



City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name: **Tillicum Middle School**

Proposal Address: 1280 160th Avenue SE

Proposal Description: To demolish the existing 92,263 square foot building to construct a new two-story middle school on 26.9 acres. The new facility will be approximately 178,000 square feet for 1400 students and 90 faculty. Modifications will be made to parking and landscaping. The playfields will be upgraded to synthetic turf. Existing trails and paths will remain with this application.

File Number: **15-107834 LB**

Applicant: Bellevue School District 405

Decisions Included: Conditional Use Application, Process I

Planner: Antoinette Pratt, Senior Planner, (425) 452-5374

State Environmental Policy Act Threshold Determination: **Determination of Non-Significance Issued February 10, 2015, by the Bellevue School District #405.**

Director's Recommendation: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: Carol V. Helland
Carol V. Helland, Land Use Director

Application Date: March 26, 2015
Public Notice (500 feet): April 16, 2015
Public Meeting: April 30, 2015
Minimum Comment Period: April 30, 2015
Bulletin Publication Date: November 5, 2015
Process I Hearing Date: November 19, 2015, 7:00 p.m. Council Chambers Bellevue City Hall

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-4570. Appeal of the Decision must be made by 5 p.m. on the date noted for appeal of the decision.

I. Request/Project Description and History

The Bellevue School District (BSD) requests Conditional Use approval to demolish the existing 92,263 square foot building to construct a new two-story middle school on 26.9 acres. The new facility will be approximately 178,000 square feet for 1400 students and 90 faculty. Modifications will be made to parking and landscaping. The playfields will be upgraded to synthetic turf. Existing trails and paths will remain with this application.

This is the third middle school that the District will demolish as part of their capital facilities upgrade which began in 2001. The District is currently in the process of upgrading a majority of its schools as part of the bond measures that were passed by Bellevue citizens. The District has conducted studies to determine the cost effectiveness of upgrading its existing facility versus demolition and construction of a new facility. It was determined that a new facility for Tillicum Middle School (TMS) would provide a better finished product—functionally, programmatically, and for maintenance purposes.

One of the purposes of this request is to meet the requirements of the state mandate set forth in, I-1351, which requires schools to reduce the number of students per teacher within the classroom. This request also responds to City of Bellevue Resolution 5840, which requires that high schools, upon redesign, create a facility that not only meets the educational needs of the neighborhood but also focuses on the “recreational, cultural, social, health and human service’s needs” of the area as well (see Attachment A). The community use of schools is not specific to TMS or to the BSD. Joint use of schools is beneficial because it reduces the need to construct additional facilities for the local community; thereby, reducing the built environment.

Construction is proposed in one phase over a period of approximately 2 years. Students will be moved off-site to the BSD’s swing school located at Ringdall Middle School located at 11650 SE 60th Street for the entire duration of construction. Construction is set to begin in June 2016 and the new school will be occupied in the fall of 2018. One building permit will be issued for this project.

Current and Future Student Population

The current student population for the 2013-2014 school year is approximately 706 students. Student population at this school has stayed at this level for several years. TMS was originally constructed in 1963 for 882 students. The Bellevue School Board met and determined that additional student capacity is necessary at TMS. The student population will be increased to 1400. The typical middle school student population for the BSD is generally 1,200. The School Board realizes that there are limited number of 20 acres sites available on the market and that TMS is the second to last middle school left to redevelop. It is unlikely that TMS will achieve this student count for many years but the capacity will be preserved now with this development review process.

See Attachment B - attached plans and drawings.

Project History

Phantom Lake Elementary School received Conditional Use approval (01-115991 LB) in 2002 (see Attachment C). This approval affected TMS because the BSD placed a covered play area south of the proposed Phantom Lake Elementary on the shared property line which did not meet required building setbacks. This precipitated the removal of the shared

property line between the two schools so that the sites could act as one. A Declaration of Lot Combination, 01-117517 LC was filed to remove the lot line which was filed under King County Recording number 20020415002425. However, when City staff began its review of TMS, it was found that King County had not formally removed the lot line. The City's Survey Department contacted King County and found the following:

The Assessor's Office was contacted on this matter. Their 2002 notes report they were prevented from combining the parcels because at the time, there were two separate Tax Levy Codes existing between the parcels. In short, we approved and recorded, but they did not aggregate together.

The good news, and end of the story, is that the tax levy codes are now common and the two parcels can now be combined as originally intended.

In addition to the lot line combination, the Hearing Examiner levied two conditions that existed under the old school code chapter which affected student population and critical areas.¹ They are as follows:

- 1. *Maximum Student Enrollment:*** *School enrollment for this facility shall not exceed 964 students while Tillicum Junior High shall be restricted to 1,200 students for a grand total of 2,164 students. To ensure compliance, within seven days after the start of each school year, the administrator shall provide written notification to the Department of Planning and Community Development, disclosing the total number of students who are registered and expect to be registered for that school year.*

Finding: When staff modified Land Use Code 20.20.740, Schools, the requirement to calculate the number of students per acre was removed because the Office of Superintendent and Public Instruction (OSPI) no longer uses this requirement for their standards. The City followed OSPI's lead and also removed the student per acre requirement from the LUC. Staff recommends that the Hearing Examiner remove this condition with this application. See Section X.1 for related condition.

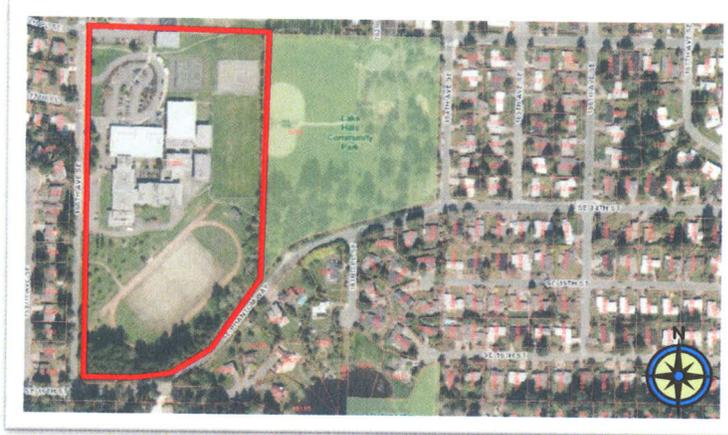
- 2. *Native Growth Protection Area (NGPA):*** *The required LUC non-disturbance area shall be placed in a Native Growth Protection Area. The applicant shall record the NGPA with King County and provide a recorded copy to the City of Bellevue prior to building permit issuance.*

Finding: LUC 20.25H, Critical Areas changed since the approval of Phantom Lake. The new code went into effect August 2006. It appears that an NGPA was not filed with Phantom Lake. The geotechnical report for TMS reviewed the Phantom Lake site again and concluded it did not meet the 10 feet of rise and 1,000 square foot in area requirements for steep slopes under the updated code. Staff recommends that the Hearing Examiner remove this requirement with this application. See Section X.1 for related condition.

¹ The City adopted applicable school ordinances 5431 and 5432 January 21, 2003.

II. Site Context and Description

Figure 1 - Site and Context



The site is located in the Southeast Bellevue Subarea at the intersection of SE 16th Street, 160th Avenue SE and SE Phantom Way. To the immediate west and south are single family uses, as well as Phantom Lake further south. The Lake Hills Community Park is directly to the east of the site with single family uses further east. To the north is Phantom Lake Elementary school and single family uses. Current zoning for the property is R-5. Schools are an allowable use through a Conditional Use permit.

The existing school is split between single and two stories, oriented to 160th Avenue SE. The existing school is composed of six (6) interconnected buildings. The total area of the site is 26.70 acres, shared with Phantom Lake Elementary school. Athletic and play fields are located to the south and east of the existing school, as well as tennis courts to the northeast. There is an additional playfield east of the existing Phantom Lake Elementary school. There is one parking lot to the west of the school and a second lot to the north, separating the two schools.

The site gradually slopes upward from south to north. The site elevation is approximately 290 feet at the southernmost perimeter of the site and increases to 330 feet at the northernmost corner. This represents an increase of approximately 40 feet over a distance of approximately 1230 feet. Most of the elevation changes occur at the perimeter of the site. A wetland buffer exists on the southern perimeter of the property abutting SE Phantom Way that will not be disturbed with this application.

III. Proposed Site and Building Design

Figure 2 - Site Plan



Site Design

The footprint of the new TMS will be approximately the same as the existing school. The new facility will be sited in the same general vicinity as the existing school, pushing just slightly further north on the site. The building will maintain its frontage along 160th Avenue SE. The primary academic areas will be located on the southern half of the first floor, with the gymnasium, band, and, mechanical and electrical spaces located to the north.

Site circulation will be located on the western edge of the property and the northern perimeter. The primary entrance will be located on the western façade of the building, with queuing and visitor parking on the same edge. Visitors and pickup/drop off will occur off of 160th Avenue SE. Pedestrian access will also occur from 160th Avenue SE with a plaza area separating the north and south parking lot entrances. This entrance area will also provide a space for gathering and congregation and will employ a 'Grand Staircase' to serve multifunctional purposes.

The northern parking lot entrance is intended for bus service and faculty and staff parking. Bus pick up and drop off would be located directly north of the gymnasium area, with busses making their loop in and out via a portion of the faculty and staff parking area. The faculty and staff parking area will be located northeast of the school. A total of 130 parking stalls will be provided on site. The same area for faculty and staff parking, as well as bus activities, will also serve as loading and waste removal locations for the school.

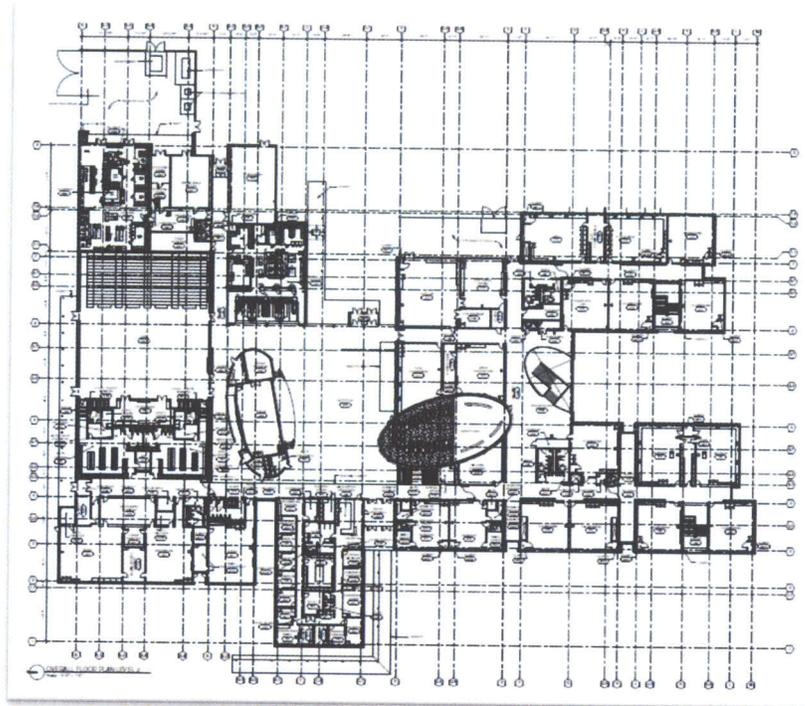
South of the school building will be a synthetic play field and track facility. To the east of the play field will be the tennis courts, and north of the tennis courts will be a secondary synthetic play field

that is bordered by a covered play area. The site will preserve the wetland and vegetated buffer along the southern edge of the property as well as vegetation between the school and the park to the east.

Building Design

In order to accommodate the increase in students, the proposal will increase the height of the school rather than the footprint. This will preserve space for the necessary athletic fields, while respecting the wetland buffer to the south. The design goals of the project are to create a project based learning experience that emphasizes STEM curriculum. The new design will enhance direct connections to the outdoor spaces and increasing opportunities for physical, social, and educational opportunities outdoors.

Figure 3 - Building Plan (First Level)



The new building will create a three story massing to the south as well as one and two story massings to the north. The southern three floors will primarily house the academic functions of the school, with the gymnasium and support functions occupying much of the northern floors. A student commons occupies the space between the two primary massings with a two story ellipsoidal courtyard to enhance daylighting and provide additional access to outdoor spaces. The primary entrance to the school is on the west façade and leads students into this central commons space. Administrative services will be located to the north of the primary entrance. The three floors of academic space will create a courtyard area at grade enhancing opportunities for daylighting.

The proposed building materials are metal panels and masonry. The masonry provides a more traditional aesthetic and utilizes a light and dark composition to differentiate between massings and scale. Academic spaces utilize a light colored concrete masonry unit while the administrative wing utilizes a darker color. Metal panels are used to create vertical slots that break up the massing at strategic locations to diminish scale, and also at the roofline of the highest massing.



The roofs are low slope in order to keep the height of the building below the allowed maximum height. A canopy extends from the entrance of the building and wraps the administrative wing, further expressing the horizontal massing of the school while also creating a focal entry. The underside of the canopy will employ a brighter color to alleviate the weight of the form and to be more inviting.



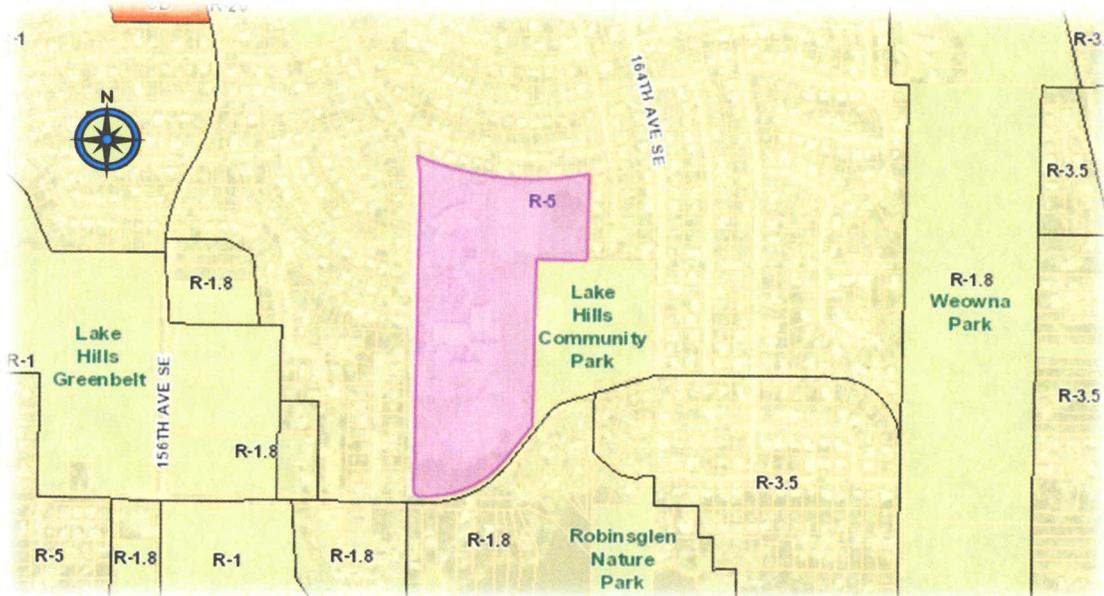
Building Exterior

The building massing and form is dictated by the internal programming of the school. Three distinct massings are defined by the academic portion, administrative offices, and the gymnasium and support functions. Masonry is the primary material, utilizing two colors to break up the overall massing and to discern between educational and administrative functions. Colored metal panels will create opportunities to break up the overall massing through colored vertical slot. An orange color will comprise the slots on the west façade, while blue panels will accent the roofline. The building windows will be a combination of vertical and square punched openings. The vertical windows establish a rhythm to the façade, diminishing the scale and horizontality of the massing. The square punched openings further break up this rhythm to avoid an excess of repetition.



IV. Consistency with Land Use Code/Zoning Requirements

A. General Provisions of the Land Use Code



This site is located within an R-5 land use district. As such, the Land Use Code (LUC) 20.10.440, Services (chart) requires a Conditional Use application for educational facilities that propose heights larger than the underlying land use height of 40 feet and an increase in student population beyond 20 percent. TMS has been designed with heights larger than 40 feet for programmatic elements inherent to middle school facilities along with a substantial student increase per requirements of the Bellevue School Board. The applicant has complied with this standard with submittal of this Conditional Use application. The proposal has fulfilled the LUC requirements as shown below:

LAND USE CODE (LUC) REQUIREMENTS

Category	LUC Requirements	Proposal by Applicant
Zoning	R-5	No changes to zoning
Site Area	8,500 square feet	26.9 acres or 1,171,075 square feet (Shared with Phantom Lake Elementary School)
Lot Coverage(1)	35 percent	158,057 square feet or 13.5 percent (Includes Phantom Lake Elementary School)
Impervious Surface(2)	80 percent	Existing: 7.8 acres or 29% Proposed: 13.6 acres or 51% (Includes Phantom Lake Elementary)
Building Height(3)	75 feet	42 feet (proposed gym)
Building Setbacks Front (West) Front (south) Side (North) Rear (east)	20 feet 20 feet 50 feet 50 feet	63' (from weather protection) 600 feet N/A (no property line) 30 feet (4)
Parking	Unspecified for schools	112 Tillicum Middle School 10 Phantom Lake Elementary School Total Provided: 130 parking stalls(5)
Landscaping Perimeter Buffers North South East West	10 feet 10 feet 10 feet 10 feet	40 to 140 feet 40 to 155 feet 10 to 90 feet 10 to 50 feet
Parking lot Landscaping	4,585 square feet (35 sq. ft. per stall)	11,690 square feet
Tree Preservation Interior	15% minimum of the existing diameter tree inches= 969.75 diameter inches	4,590.2 diameter inches or 71% remaining
Tree Preservation Perimeter	100% of diameter inches	100%--(Exception for new ingress/egresses)

1 LUC 20.20.740.A.1 restricts schools to a lot coverage of 35 percent. This is more restrictive than the lot coverage requirement of the R-5 district.
2 LUC 20.20.010, footnote 36 permits new allowed nonresidential uses in residential land use districts to increase impervious surface from 55 to 80 percent.
3 LUC 20.20.740 allows school facilities to increase height beyond 40 feet for programmatic elements such as Performing Arts Centers, gymnasiums and libraries. See Section VIII.5 for further discussion.
4 LUC 20.20.740.A.2.a reduces the building setback to 30 feet for buildings which have no required entrances or emergency exits. The covered play area will have a building setback of 31 feet from the property boundary.
5 See Section IV.D for further discussions regarding parking.

B. Schools

TMS is a nonresidential use within a residential district. The R-5 land use district permits educational facilities in residential areas.

C. Height Requirement

LUC Chapter 20.20.740 permits school facilities to increase the maximum building height from the underlying building height of 30 feet to 40 feet if no mechanical equipment is placed on the roof and the site size is five acres or larger. A second height provision allows height increases beyond 40 feet when necessary to accommodate programmatic elements such as the gymnasium, STEM classrooms, and commons areas. See Section VIII.5 for further discussion regarding these increased height parameters.

D. Parking Standards

The Land Use Code 20.20.590 does not define the number of parking stalls required for an educational facility. As such, this proposal is classified as an unspecified use per LUC 20.20.590.F.2. To comply with the standards for unspecified uses, the applicant has submitted a Traffic, Parking and Pedestrian Study by Gibson Traffic Consultants (GTC) based upon the existing parking conditions dated August 2014 with addendums as noted: November 24, 2014, June 5, 2015, August 20, 2015 and September 2015. Site reconnaissance was conducted on the following days: April 2014, November 4th and 18th, 2014. GTC contacted the City's Transportation Department to have an initial scoping discussion to determine intersections that would potentially be impacted by this proposal.

Tillicum Middle School

The school administration reports that the current student population for the 2014-2015 school year is 663 students which is less than what this proposal was originally designed to accommodate. Of the 663 students 300 are eligible to ride the bus. The school administration calculates that 65% of these students ride the available service. The BSD proposes to increase bus ridership with this application from the existing 6 buses in the morning and 8 buses in the afternoon to 14 buses for the future.

The site contains 69 parking spaces on-site along with parallel parking stalls off-site along 160th Avenue SE. Staff parking accounts for approximately 38 stalls. This figure represents teachers and school administration. With the current student population, GTC noted that 51 parking stalls were utilized in the morning and 53 parking stalls were used in the afternoon. This count also includes 12 off-site parallel parking stalls that are located along the frontage of 160th Avenue SE. Based upon these counts, GTC expects that the future parking demands for the morning will increase to 108 parking stalls while the afternoon parking demand will increase to 112 parking stalls.

Phantom Lake Elementary School

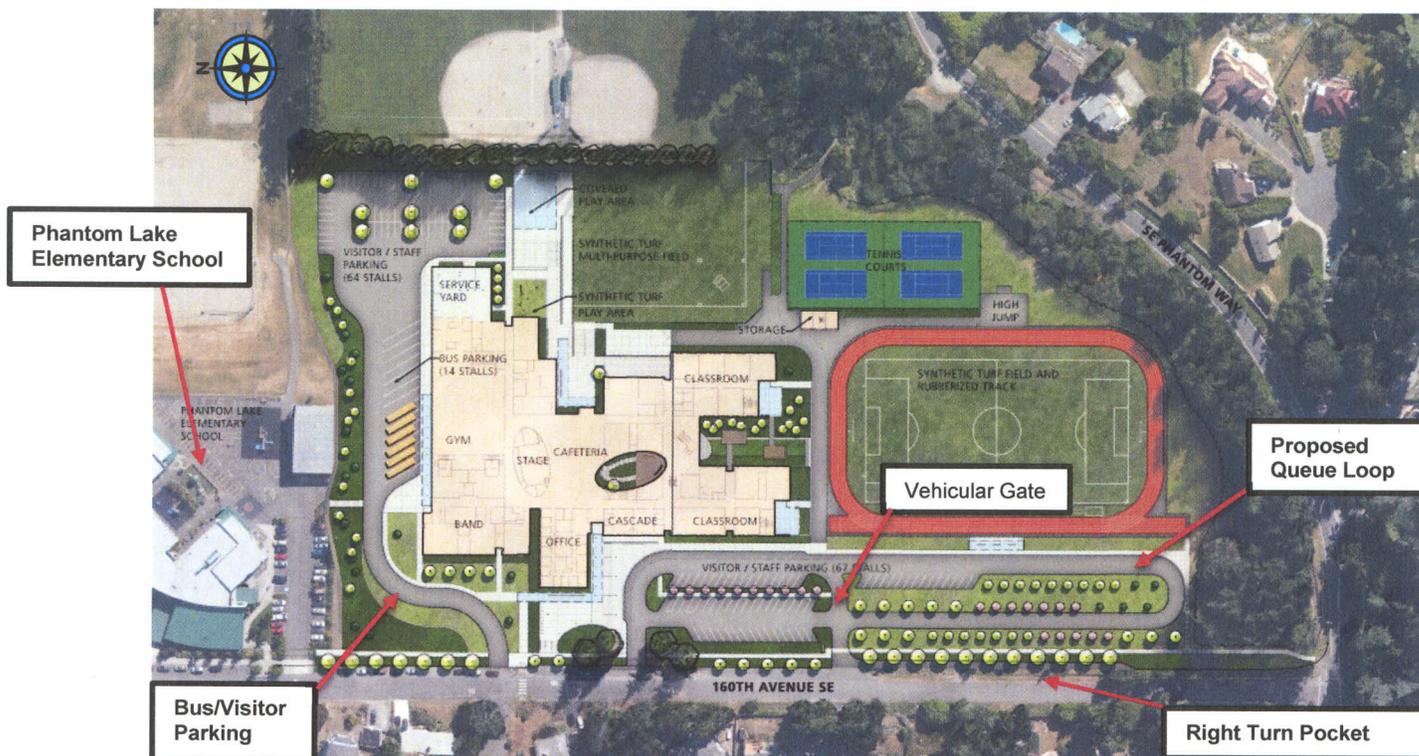
Previous Conditional Use approval, 01-115991 LB, required a shared use of parking between Phantom Lake Elementary and Tillicum Middle Schools. The previous approval required five parking stalls to be shared for Phantom Lake drop-off/pick-up. GTC re-evaluated this site given that its student count was projected to increase to 449 students while current enrollment is 322 students (39% increase). GTC found that there was a range of four to six staff and three to four parents from Phantom Lake that used TMS. GTC interpolated that a total of 10 parking stalls

would be necessary to accommodate any increases from Phantom Lake Elementary School. In sum, 122 parking stalls are required but 130 are being provided for this proposal.

Vehicular Queuing

Queuing for existing drop-off and pick-up activities takes place at the western portion of the site from 160th Avenue NE and holds up to 6 to 8 vehicles at a time. The queue is wide enough to allow a vehicle passing lane but it is not used in this fashion; thus, vehicle queuing for TMS spills off-site onto 160th Avenue SE to the intersection with SE 16th Street. GTC estimates that the existing queue is approximately 900 feet. To further compound existing traffic conditions on 160th Avenue SE, there is a pedestrian crosswalk very close to the central access point to the facility. Students are dropped off off-site on SE 12th Place. They in turn walk east across 160th Avenue SE and then south across the access point to get to the front door of the school. This backs up traffic both within and outside of the site. This also effectively stops bus traffic which exits at the northwest corner of TMS heading south on 160th Avenue SE. The existing pedestrian crosswalk will be relocated with this application to address this issue.

Given existing traffic conditions, GTC recommends that the on-site queue length be increased to accommodate the increase in student population to 1,400. The recommended length is 1,650 feet along with associated sidewalk of 825 feet to enable students to arrive at the building entrance. A separate parking lot for staff and buses will be developed north of the facility while visitor parking will take place primarily along the western portion of the site. The submitted site plan shows the enlarged vehicular loop to fulfill GTC's requirement. A gate is proposed in the center of the visitor parking lot. The gate will be closed during drop-off/pick-up activities to force vehicles to utilize the entire vehicular loop. The gate will be open during the off-peak times to allow direct access to visitor stalls. See site plan below for overview:



Proposed Site Circulation for TMS

In conclusion, staff accepts GTC's identified conclusions for parking and vehicular queuing. See Section VI.E for further discussion from Transportation regarding queuing.

E. Landscaping

The BSD has complied with the landscape standards for schools with the exception of parking lot landscaping for every 10th stall in the visitor parking lot. As noted above, the minimum requirement for parking lot landscaping is 4,585 square feet. The BSD is providing 11,690 square feet by creating rain gardens that are heavily vegetated with overstory and understory vegetation within the parking lots. This qualifies this proposal for the ALO requirements

The landscape for this school will be designed to use little water and have low maintenance requirements. An emphasis will be placed on using native plants and/or drought resistant ornamentals that have proven to be adapted to the Puget Sound climate. The saving of existing mature trees will be a priority and has influenced site design decisions.

New lawn areas will be minimized to help reduce watering requirements. Imported topsoil and mulch will be incorporated in all new landscape areas to promote healthy plant growth and reduce weeds. Certain landscape areas, particularly in the parking lots, will be designed as rain gardens to help offset storm water infrastructure requirements. These areas will act as natural filtration areas, providing pollutant removal, storm water retention, and wildlife habitat. Rain garden areas near the building may be used to incorporate roof water run-off and present teaching opportunities.

V. Public Comment

To date, staff has received emails from three individuals and one letter on this project.

- ✓ Two of the emails and the letter shared concerns about Phantom Lake, water quality, and past impacts from Tillicum Middle School from 1997. Concerns were also shared about Phantom Lake in general and its classification from the Utilities Department. The correspondence also discussed the perceived decline of Phantom Lake and water quality due to storm water outfall from the adjacent neighborhood.

Response: A consolidated letter was written on May 28, 2015, from Development Services' Land Use Division and the Utilities Department. See Attachment D for copy of letter.

- ✓ The remaining email had questions about the Determination of Non-Significance and how the environmental analysis was conducted. Additionally, this individual had concern about spillover traffic that emanates from the TMS site.

Response: The Bellevue School District is an agency with jurisdiction to conduct environmental review for its projects. As an agency with jurisdiction, the District may complete its own determinations. The District has chosen to exercise this right for all of its capital construction projects. A Determination of Non-Significance (DNS) was issued on February 10, 2015, with an appeal period ending February 26, 2015. A copy of this DNS can be located within the project file. Please note that the City retains its authority to condition projects based on its applicable policies, codes and standards such as are described above related to storm water management.

Regarding traffic, the Transportation Department responded to this neighbors' concerns about traffic. Transportation is aware of the large amount of spillover traffic that occurs at TMS. To address this concern, the BSD proposes to separate bus and vehicular traffic on

the site. A deep queue length has been added for vehicles along with a right turning lane to pull TMS traffic away from background traffic continuing north.

City Held Public Meeting

A public meeting was held on April 30, 2015. Fifteen individuals attended the meeting; four were residents of the neighborhood. The remaining individuals were from the BSD and its associated consultants. There were two individuals from the City (Land Use and Transportation). The comments that were raised at this meeting were similar to the comments noted above.

BSD Held Public Meetings

The BSD conducted a public meeting on October 1, 2014, at TMS' library. The meeting was well attended. The BSD's consultants addressed neighborhood questions regarding vehicular access, parking, and architectural design of the facility. Many of the attendees spoke about the need for an effective drop-off/pick up area as the existing school does not have enough vehicular storage. Spillage off-site onto 160th Avenue SE takes place creating backups before and after school.

VI. City Department Response

The Clear and Grade Division and the Parks Department have approved this project as proposed with no further conditions of approval. The Departments of Transportation, Utilities and Fire have the following comments regarding this proposal:

Transportation Department

A. Background

A traffic impact analysis (TIA) study was initially prepared in May 2014 by Gibson Traffic Consultants for the project. The existing school had an enrollment of 663 students in 2014; the redeveloped school is planned for 1400 students. This study was revised several times, and the final traffic analysis for this projected, dated September 2015, is the basis of the City's recommendations.

B. Existing Transportation Facilities and Services

The site is accessed via 160th Avenue SE, a local arterial with a speed limit of 25 mph. This street is 24 feet wide and has a 5-foot wide asphalt paved path along most of the frontage, connecting to a concrete sidewalk along the Phantom Lake Elementary frontage to the north and a paved trail to the south, with an offset area in the center adjacent to a parking area. There are currently three driveways to the site from 160th Avenue SE, one at the south end of the southern parking area, one in the center of the site frontage, and one to the north exiting the bus loop.

There is a school zone flashing beacon adjacent to the northbound lane of 160th Avenue SE, between the southern driveway and SE 16th Street that serves both Tillicum Middle School and Phantom Lake Elementary. There is a raised crosswalk across the southern leg of the tee intersection at 160th Avenue SE and SE 12th Place near the northern driveway.

SE 16th Street borders the site on its southern edge, and is a collector arterial with a speed limit of 30 mph. It transitions into SE Phantom Way, which is also a collector arterial with a speed limit of 30 mph. This street is striped with two 12-foot lanes and minimal shoulders, and has a separated 8-foot wide paved bicycle-pedestrian path on the north side. The intersection of 160th Avenue SE and SE 16th Street is stop controlled on SE 16th Street, and has a marked crosswalk on the north leg crossing 160th Avenue NE.

Level of service was analyzed at four intersections near the school and the three school driveways. These were found to be operating at LOS B or C at all locations in both the a.m. peak period and the p.m. peak period.

The district operates six morning bus routes and eight afternoon bus routes. Approximately 65% of the 300 students eligible ride the bus, or 195 students. There were also 88 pedestrians observed in the a.m. peak period and 90 pedestrians during the p.m. peak hour, but these may have included non-students.

Many students are picked up and dropped off before and after school, causing short duration traffic impacts to the nearby street network due to volumes and queuing that occurs near the entrance to the school. The existing parking lot configuration allows six to eight vehicles to pick up/drop off students at one time and does not utilize a passing lane. Queues extend from the parking lot south about 900 feet to the intersection of 160th Avenue SE and SE 16th Street in both the morning and afternoon peak periods. This queuing affects the ability of non-school related traffic to travel northbound on 160th Avenue NE.

C. Trip Generation and Forecasts

The TIA includes vehicle counts taken at the site in April 2014, when the school population was 663 students. Data from these counts was converted to a vehicle trip per student rate, which was then used to determine how many additional vehicle trips can be expected with a student population increase of 737 students for a total of 1400 students.

Vehicle trips per student were measured as 0.87 in the morning peak period, and 0.36 in the afternoon peak period. The lower afternoon rate is likely due to after school activities such as sports and clubs, and is similar to a recently measured rate at Tyee Middle School. With the expanded student population, a total of 1,914 additional vehicle trips can be expected per day, with 638 of them in the a.m. peak period and 267 of them in the p.m. peak period. A proportionate increase in other modes of travel is expected also, resulting in 12 to 16 school bus routes and increased pedestrians and cyclists.

D. Future Conditions

The increase in student enrollment after redevelopment of the school will result in higher vehicle volumes that need to be accommodated both on the school site, especially during before and after school pick up and drop off, and in the surrounding street system.

The redeveloped site proposal will improve the 160th Avenue SE frontage with curb and gutter, sidewalk, and a planting strip, and a total of three driveways. On-site, a parking area/pick up and drop off area will be provided on the west side of the site adjacent to 160th Avenue SE. It will be accessed by two driveways, and include a long queuing loop south of the parking area and a pick up and drop off lane with bypass lane near the school entrance. An additional lane for right turn channelization will be provided on 160th Avenue SE leading to the south driveway, adding additional space for queuing vehicles that overflow the site's

capacity. The north driveway from this area will operate as an exit only, also improving circulation.

A second parking area is proposed at the north end of the site that will be combined with the bus loading area. This area is served by a single driveway that has been realigned to form an intersection with SE 12th Place.

Level of Service was analyzed for the three proposed school driveways and four nearby intersections at SE 16th Street/156th Avenue SE, SE 16th Street/160th Avenue SE, SE 12th Place/160th Avenue SE, and 158th Place SE/160th Avenue SE. Without mitigation, these intersection all have an LOS E or better with the exception of the southbound approach at the intersection of 160th Avenue SE and SE 16th Street, which would operate at LOS F in the a.m. peak period. The southbound single-lane approach requires left-turning and right-turning vehicles to queue together, resulting in long delays for all vehicles. This condition does not exist in the p.m. peak hour due to lower expected volumes in this period. School zone traffic control has been proposed to mitigate this condition in the morning, and will result in an LOS of C.

E. Short Term Impacts of the Proposed Development

City staff and the school district's consultants analyzed the short term operational impacts of this proposal in order to recommend mitigation. These impacts included traffic operations conditions during the school's peak hours for both morning and afternoon.

Issues that were analyzed included:

- Internal circulation and queuing as it affects spill over onto adjacent streets.
- Vehicle level of service traffic impacts at nearby street intersections.

The results of the short-term traffic analysis are partly discussed in the report entitled "Tillicum Middle School Traffic Impact Analysis – Final," dated September 2015 by Gibson Traffic Consultants, as well as in City documents and emails. Those documents and emails are on file with the City. Some impacts were evaluated by City staff and are not specifically analyzed in the consultant's report.

Queuing Analysis

The existing student population and existing site layout at TMS result in queuing impacts to 160th Avenue NE that affect street operations in both morning and afternoon peak periods. GTC used site observations and analysis from other area schools to determine queuing needs for the increased student population, and determine how they could be accommodated on-site to mitigate any continuing impact to street operations.

Increasing the student population from 663 to 1400 will increase the number of vehicles queuing to pick up and drop off students. To determine the future queuing space needs, the length of the existing queue can be proportionally increased, however improvements to site layout and efficiency can reduce the space required. GTC has determined that efficiency of the pick-up and drop off zone is greatly improved when eight vehicles or more are served simultaneously and when traffic facilitated in leaving the site.

The analysis recommends that at least 500 feet of loading/unloading area be provided to allow space for at least eight vehicles, as well as split channelization at driveways to maintain on-site traffic flow. The site design provides 825 feet of curbside

loading/unloading space, some in a separate lane adjacent to the school entrance, which will allow up to 33 cars to load and/or unload at once.

GTC has estimated that 1,650 feet of queueing space will be required to serve the proposed student population; however with improvements to site layout, the average queue length will likely be much less than the maximum. The site has been designed with a queuing loop south of the parking area that will allow separation of the parking area from the queued vehicles, and also has a separate right-turn pocket for vehicles heading north on 160th Avenue SE to the southern driveway to reduce impacts to northbound through traffic. The queueing area will provide 1280 feet in a single lane, but can use the last 380 feet in a double-stack configuration if needed to provide 1660 feet on-site. See Sections X, XI, and XII for related conditions.

Traffic Impact Mitigation

To mitigate a potential LOS F on the southbound leg of 160th Avenue SE at the intersection with SE 16th Street, left-turn movements will be restricted during the morning peak period. Without mitigation, of the projected 343 vehicles travelling southbound, about 79% turn right (west) and 21% turn left (east). Left turns become very difficult due to high volumes of vehicles turning left (north) from eastbound SE 16th Street onto 160th Avenue SE. This condition exists only during the short period of time around the beginning of the school day due to a high volume of parent drop off traffic. The rest of the day and on non-school days, the intersection operates at LOS C or better with no restrictions.

GTC assessed adding a multi-way stop control (All Way Stop) to the intersection as mitigation. While this corrected the short term LOS F impact, it did not meet warrants as prescribed by the Manual of Uniform Traffic Control Devices (MUTCD) as required by the City. This option would create too great of an impact to vehicles using the intersection during non-school hours to balance the improvement to the school morning period.

GTC then assessed adding a left-turn restriction during the morning peak period. This option results in an LOS C, mitigating the impact from the project, and doesn't degrade operations at the intersection during the non-school hours when mitigation isn't needed. There is a small impact to drivers who will be required to take a more circuitous route instead of turning left on NE 16th Street, but this option provides better overall operation to intersection users as a whole.

The intersection will be signed "No Left Turn When Flashing" with a flashing beacon accompanying the sign, and tied into the existing school zone speed reduction signs and beacons that are programmed to operate on school days by the City Neighborhood Traffic Services group. See Sections X, XI, and XII for related conditions.

Buses and Service Vehicles

GTC has recommended that the site provide space for 14 buses, which has been shown in the parking lot along the north side of the school. This lot also includes 71 parking spaces for visitors and staff. The driveway for this lot has been aligned with SE 12th Place, which will reduce potential conflicts with the raised crosswalk at that intersection.

Garbage trucks and delivery vehicles will use a service area on the east side of the building, which will be accessed via the bus loop when buses are not present. **Note that on-street loading will not be allowed.** See Sections X, XI, and XII for related conditions.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

The site's frontage on 160th Avenue SE shall be improved as follows:

1. Install a new standard concrete curb and gutter along the site's frontage. The curb's horizontal alignment shall be set to accommodate a northbound travel lane eleven to twelve feet wide from the face of curb.
2. The curb elevation shall be set to accommodate a street cross slope that complies with AASHTO standards for similar streets. That requires a cross slope of 1.5 to 3 percent, with two percent preferred under City standards. Setting the proper curb elevation may require some regrading of the street's cross slope.
3. Install a new standard concrete sidewalk at least five feet in width, connecting to the existing sidewalk at the north end and to the existing path at the south end.
4. Drainage facilities meeting Utility Department standards will be required where appropriate.
5. Install a separate right turn lane south of the school's south driveway. The lane shall be 11 to 12 feet wide and designed to Transportation Department standards for both traffic engineering (length, width, taper, etc.) and for construction (pavement design, subgrade, etc.).
6. Driveway approaches shall be designed and constructed per an appropriate choice from among Transportation Department standard drawings DEV-7A, 7D, 7E, or 7F. Ramps at each side of the driveway approaches may need to be longer than the minimums shown in those drawings (up to 15 feet) in order to achieve an ADA-compliant longitudinal sidewalk grade, where feasible. The north driveway must accommodate the turning radii of school buses.
7. Sidewalks into the site adjacent to a driveway may require special consideration to order to achieve an ADA-compliant cross slope for a landing area where pedestrians would make a 90-degree turn.
8. Analysis by the developer of the existing street lighting system is required to show adequacy and conformance with current requirements. This analysis must meet the requirements of the city's traffic signal and streetlight engineering group. For 160th Avenue SE, classified as a local street, this requirement will primarily apply at crosswalk locations and entrances. If any new lights are required, then such lights and related hardware shall be installed at developer expense, based on plans that would be approved as part of the approval of the clearing and grading plans.
9. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

10. The school zone flashing beacon must be relocated to accommodate the street widening and installed in a location approved by the City.
11. For the left turn restriction, an approved sign to read “No Left Turn When Flashing” or similar with beacons shall be provided for the southbound leg of 160th Avenue SE at the intersection with SE 16th Street.
12. To allow remote programming for the school zone and left turn flashing beacons, a hub radio and node shall be installed per the City’s specifications.

See Sections X, XI, and XII for related conditions.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street’s condition and the period of time since it has last been resurfaced. These three categories are, “No Street Cuts Permitted,” “Overlay Required,” and “Standard Trench Restoration.” Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, 160th Avenue SE has been classified as Standard Trench Restoration.

See Sections X, XI, and XII for related conditions.

F. Concurrency (Mid-Range Analysis)

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. However, public education facilities are exempt from concurrency analysis per BCC 14.10.020.I.

G. Long-Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2024 have been addressed in the City’s Transportation Facilities Plan EIS. The impacts of land use growth projected to occur within the City by 2024 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City’s current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into fourteen Mobility Management Areas (MMAs) for analysis purposes. Tillicum Middle School lies within MMA # 9. The Transportation Facilities Plan EIS assumes that MMA # 9 has 83,669 square feet of “other” (non-commercial and non-residential) building space will be added by the year 2024. The proposed redevelopment of Tillicum Middle School will include approximately 85,737 square feet of building space. Therefore, based on square footage by land use type within the MMA, the proposed development project exceeds the assumptions of the Transportation Facilities Plan EIS by approximately 2,068 square feet. However, this is a minor difference, which will be accounted for in the next update of the Transportation Facilities Plan.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. However, BCC 22.16.070.B.7 exempts publicly funded schools from the impact fee requirement.

The primary concern regarding long-term traffic impacts of this proposal is whether the on-site queuing and pick-up and drop-off behavior associated with the increased student enrollment of 1400 can be successfully handled on-site without significant negative impacts to 160th Avenue SE. See Sections X, XI, and XII for related conditions for requirements regarding the management of on-site traffic.

Utilities Department

The Utilities Department reviewed the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. All design review, plan approval, and field inspection shall be performed under the Developer Extension Agreements. See Section X.C for conditions. At the time of writing this staff report, the applicant had submitted the required Developer Extension Agreements for water and storm.

Fire Department

The Fire Department has reviewed and approved this permit. Technical review will occur under associated building permits for this proposal.

VII. State Environmental Policy Act (SEPA)

The Bellevue School District is an agency with SEPA jurisdiction, which permits the District to complete its own environmental determinations. The BSD has chosen to exercise this right for this project. A Determination of Non-Significance (DNS) was issued on February 10, 2015, with an appeal period ending August February 26, 2015. A copy of this DNS can be located within the project file.

VIII. Applicable Decision Criteria

Conditional Use: The Director may approve or approve with modifications an application for Conditional Use if it complies with the decision criteria of Land Use Code Section 20.30B.140. After conducting the various administrative reviews of this project, including Comprehensive plan goals and policies and the Land Use Code provisions, the following conclusions are made with regard to the Conditional Use decision criteria:

1. The Conditional Use is consistent with the Comprehensive Plan.

This proposal is located within the Southeast Bellevue Subarea. The Comprehensive Plan designation for this site is Single-Family-High, which is consistent with the zoning classification of R-5 for this property.

Policy S-SE-1 "Strictly enforce the Land Use Code, Building Codes, Fire Code, and other regulations and standards related to development and use of property."

Response: The Conditional Use demonstrates that the proposal complies with all applicable Land Use Code requirements as they relate to the zoning and proposed use. Building and Fire Code related regulations and standards will be addressed during the building permit process.

Policy S-SE-2 “Enhance or improve the existing residential character through landscaping, building orientation, and building design for all new development and physical improvements.”

Response: The building preserves the wetland buffer along SE Phantom Way providing a transition from the single family neighborhood to the south and the proposed school. The school is buffered by the Lake Hills Community Park, providing separations from the single family neighborhoods to the east. The school uses its setback from 160th Avenue SE and the vegetated islands in the parking lot and queuing areas to provide additional separation from the single family neighborhoods to the west. Each of these elements provides and enhances a thoughtful transition between the school and the surrounding neighborhoods of lower density.

Policy S-SE-10 “Maintain soils, drainage, and flood plain characteristics of the area by maintaining major areas in vegetation indigenous to the area, existing or restored, and stringent control of surface and ground water quality prior to entering the lakes and wetland area.”

Response: The existing site conditions have minimal runoff control and water quality treatment. The proposed runoff control system under current Code and Standards will provide a much higher degree of mitigation which will slow the release of storm water prior to leaving the site. Storm water will be directed through a series of sediment and phosphorous removal Best Management Practices prior to storm water leaving the site.

Policy S-SE-21 “Improve traffic flow on arterials through redesign of intersections where needed.”

Policy S-SE-24 “Maximize safety considerations for pedestrians and vehicles and emergency vehicle access on both public and private streets when redesigning roads and intersections.”

Response: See Section VI.A, Transportation analysis above for response to the applicable policies.

Policy S-SE-24 “Maximize safety considerations for pedestrians and vehicles and emergency vehicle access on both public and private streets when redesigning roads and intersections.”

Response: Currently, TMS has a high level of spillover traffic that affects 160th Avenue SE due to the shallowness of the existing queue lane. Parents drop off students on adjacent side streets which cause them to cross over 160th Avenue SE during high traffic. The new TMS will contain a feathered right turn lane to draw vehicles away from background traffic that will continue north. Additionally, a very large queue lane has been provided to allow pick-up/drop-off activities along its entirety. Weather protection will be provided to encourage these activities throughout the loop rather than just in one area near the door. Buses will be separated from this area which will help traffic movements as well. The new modifications to this site will increase safety for both pedestrian and vehicular movements to comply with this policy.

Policy S-SE-33 “Requires high-quality maintenance of public property and facilities to prevent deterioration and enhance safety.”

Response: The BSD has determined that demolition rather than modification of the current facility is the best financial solution to upgrade this facility. Investment in TMS shows the BSD's commitment to this facility for years to come as it becomes a partner, along with adjacent homeowners in the area who generally are concerned about maintaining neighborhood

appearance and property values. A new facility eliminates any potential deterioration to the neighborhood with the high quality architectural design.

Policy HS-9 "Encourages cooperation with the school district in the development and utilization of schools as a focal point for the identification of needs and delivery of services to children and families."

Parks Plan (Summary): "Properties owned and operated by the Bellevue School District are an important component of Bellevue's open space system. They contribute more than 500 acres, or 26 percent, to our open space inventory. The use of school sites to supplement City facilities is becoming increasingly important if the City is to satisfy demand for active indoor and outdoor recreation space throughout the community."

Response: The Parks Plan encourages joint use of school facilities to supplement the City's existing services by providing a wider range of facilities to the public. A survey conducted by Park's showed that "79 percent of the respondents encourage the City and the School District to actively explore opportunities for greater joint use of facilities." Schools can be viewed as "community centers" of neighborhoods as focal points within the community.

- 2. The design 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.**

See Section III for a description of the site and building design. The proposal meets these criteria as it has been sensitively designed to blend in with the existing structure and the adjacent neighborhood. The proposed colors and materials will complement the adjacent single-family development.

- 3. The Conditional Use will be served by adequate public facilities, including streets, fire protection and utilities.**

The site will be served by adequate public facilities including fire protection and utilities. The proposed project requires a conditional use permit. The Land Use Code, Section 20.30B.140, lists five decision criteria for approving a conditional use permit. The third criterion states, "The conditional use will be served by adequate public facilities including streets..." The fourth criterion states, "The conditional use will not be materially detrimental to uses or property in the immediate vicinity..." These criteria together with the Comprehensive Plan policies identified above and applicable transportation development code requirements, provide authority to require transportation improvements based on analysis of expected future conditions. Improved parking and circulation to accommodate pick-up and drop-off vehicles, increasing the number or improving the capacity of access points, restricting left turns at access points, expanding the use of alternative modes of travel, and improving pedestrian accesses fall under these conditional use criteria. Such changes help preserve the adequacy of the City street system and reduce detrimental impacts to other properties overall.

The Transportation Department recommends approval of this conditional use permit on condition that transportation infrastructure improvements and traffic management policies described in this report are implemented. In the future, if traffic congestion from the school site is seen to create significant, on-going interference with through traffic on adjacent streets or create safety problems, then the City may require school district cooperation in considering and implementing other options. Such options may include school buses, other modes, staggered

hours, and revisions or improvements to the school's required transportation management program. See Sections X, XI, and XII for related conditions.

4. The Conditional Use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

As conditioned, demolition and construction of a new facility will not be detrimental to the adjacent neighborhood. Development has been contained in the same general footprint of the existing facility. Access continues from 160th Avenue SE pick up and drop off activities to continue in their current pattern but with separation for buses and vehicular traffic. The increased height for the gymnasium, library and commons areas are well below the 75 foot height maximum. Design impact has been limited to adjacent single-family residences due to proposed building setbacks, field placements and architectural design.

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction related noise hours limitation 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. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction that extends from June 2016 through August 2018. In order to minimize detriment to residential uses in the immediate vicinity of the Tillicum Middle School, the District and the Contractor should not rely on City issuance of a blanket exemption from the Noise Control Code during the pendency of the construction period. Allowances for short term work outside of normal construction related noise hours will 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 specific component of the school construction, **the District must apply for a separate noise permit for review and approval by staff.** See Section X for related condition.

5. The Conditional Use complies with the applicable requirements of this Code.

School facilities with programmatic elements taller than 40 feet tall are permitted to be located within residential zones as a Conditional Use. As conditioned, the proposal meets the requirements of the LUC.

Conditional Use Permit (LUC 20.10.440—Footnote 25, biii): As discussed in Section IV.1 of this report, a Conditional Use application is required for schools with programmatic elements that will be taller than 40 feet in height. With the submittal of this application, the BSD has fulfilled the LUC requirement for a Conditional Use application.

Building Height (LUC 20.20.740.A.3.b):

- ✓ *The increase in height is necessary to accommodate uses or equipment functionally related to a program offered as part of the educational programs of the school, for example, a performing arts center, library or gymnasium.*
- ✓ *That portion of the structure exceeding the maximum building height is set back from any property line a distance equal to 1.5 times the height of the structure....*
- ✓ *The building and site design minimize the impact of the additional height on the surrounding land uses.*
- ✓ *The school is located on a site of at least five acres.*

✓ *In no event may the height of a structure or portion of a structure exceed 75 feet.*

As designed, the submitted proposal fulfills all of the five identified items above as the height is necessary for the gymnasium, commons area and library. The building setbacks all meet or exceed the minimum 62.75 foot setback requirement and the site size is larger than five acres.

Perimeter Landscaping (LUC 20.25B.040C.2.c): TMS is located within a residential district but not within a transitional zone. The existing site is bordered playfields and buffers at its east, south and west property lines. Phantom Lake Elementary is located north of TMS. The existing landscape buffer to the south contains fir trees along with understory vegetation. Some of the fir trees are in excess of 60 feet in height. This buffer will remain with this application.

Vehicular and Pedestrian Circulation (LUC 20.20.590.8.c): Vehicular circulation has been provided from 160th Avenue SE. The site has three existing access points that will be re-configured to different locations along the frontage. The southwest access allows two options depending upon the time of day. During drop-off/pick up activities, vehicles will enter from the site and immediately enter the one way loop heading south to take advantage of the full loop. If visitors come to the site outside of these scheduled activities, the shown gate in the center of the parking lot will be open to allow vehicles to circumvent going through the full loop. The center access will allow for one way traffic out to 160th Avenue SE. The northwest access point will be shared with bus traffic and staff who will park predominately in the parking lot to the northeast.

Pedestrian access has been provided to and through the site. TMS is located adjacent to Lake Hills Community Park. The BSD has provided pedestrian connections at its northeast and southeast corners of TMS to allow community connection to the park. These paths will be maintained with this application. Additionally, west and south boundaries of the school are located adjacent to the Lake to Lake Trail system which will also be maintained with this application.

TMS will have a focal plaza area that is adjacent to the main entry at the west façade. The plaza is framed by a small staircase and a specimen tree located adjacent to 160th Avenue SE. Weather protection is also provided in this area for use during inclement weather conditions.

Site Design Standards (LUC 20.25B.040.D.1 and 2): The existing vegetative screening that exists at the southwest corner provides a substantial vegetative screen of the reconfigured parking lot and track located north of this area. No further vegetative screening exists at the property boundaries but this does allow ease of access for pedestrians to the City park to the east and connections to Phantom Lake to the north for shared use of facilities.

Mechanical Equipment (LUC 20.25B.040.E): No mechanical equipment will be located on this facility. Equipment is proposed to be located in a mechanical attic in various locations of the facility.

Refuse Equipment (LUC 20.25B.040.F): The refuse equipment will be located at the northeast corner of the building within the service yard. The service yard contains north only the trash enclosure but also a transformer, generator, and kitchen condenser unit. A loading dock has been provided for deliveries to the kitchen areas, etc. This area will be gated from student access. The service yard will be screened from public view with walls that will match the building body.

Site Design Guidelines (LUC 20.25B.050.A): The proposal complies with the site design guidelines for schools based upon the following guidelines:

1. Project traffic would not be directed through an abutting residential district of lower intensity.

Access to the site has remained in the same general location as the existing site. As such traffic flow on 160th Avenue SE should remain the same. Additional queuing length will be added to minimize spillover onto 160th Avenue SE.

2. Loading and refuse collection areas do not face an abutting residential district of lower intensity and are not in a front yard.

The loading and refuse areas will be located at the northeast corner of the site facing the parking and bus loading areas. It will not be visible to any surrounding residential areas or those of lower intensity. Vegetated screening will be present between the park and the site to the east, and to the north is the existing Phantom Lake Elementary School.

3. Significant trees are to be protected and the required landscape areas provided.

Landscaping and vegetation will be preserved along the southern portion of the site. This will preserve the wetland and wetland buffer while providing separation from the neighboring lower intensity residential developments. The vegetated screening on the eastern perimeter of the property will be preserved to provide a vegetated buffer between the school and the neighboring park.

4. The proposal is compatible with the site context.

The proposal has been designed to be compatible with the neighboring Phantom Lake Elementary School while respecting the surrounding single family residential. The façade will employ a light masonry color with a darker accent to highlight the administrative areas. Accented colored panels will highlight vertical slots that diminish the building massing while providing visual interest.

Varied heights will further diminish the overall massing of the school. The academic areas form a horizontal datum that is broken up by the lower administrative wing along the west elevation. The gym and common areas form the highest elevations of the structure and will be accented by gradient colored panels to provide visual interest. The maximum height will be 41'-10" at the gym and common areas. The academic areas will step down to a height of 31'-10" and the administrative area having a height of 17'-4."

Building Design Guidelines (LUC 20.25B.050.B): The proposal complies with the site design guidelines for schools based upon the following guidelines:

1. Building surfaces should be similar to or compatible with surrounding uses.

The primary lighter colored masonry will make up a majority of the façade, providing a base that is complementary to the surrounding built environment. The darker masonry and multi-colored accents will provide relief to the massing and create

visual interest. The design does not seek to replicate the neighboring Phantom Lake Elementary School but does draw upon its layering of colors and materials to create continuity from site to site.

2. Building faces should contain architectural elements to break down the scale of the building.

The building incorporates a variety of materials, recesses, and changes in height to diminish the overall horizontal scale of the massing. The administrative wing separates the structure into two primary massings. The scale of each massing is then further diminished through the use of vertical colored slots. Varying heights between the gym and common areas, administrative, and athletic areas provide depth and variation to the primary façade.

3. Roof structures should enhance residential areas using pitched or stepped roof forms.

The proposal creates three stepped forms between the gym and common areas, administrative wing, and academic wings. The stepped forms will provide relief from the overall massing and highlight the programmatic features of the school.

4. Communication devices should not be visible to residential districts.

No communication devices are proposed for this structure with this application.

5. Material and colors should be compatible with existing residential neighborhood.

The light colored masonry that composes a majority for façade complements that of the neighboring Phantom Lake Elementary School. To provide visual interest and depth the administrative area will be clad in a contrasting dark masonry. The light colored masonry will be punctured with colored vertical slots that will create visual interest and break up the overall massing. However, if the applicant revises the building materials, details or colors for this proposal, the revision submittal shall be submitted to the Development Services Department for review and approval through the Land Use Exemption process. See Section XII for related condition.

Playfields (LUC 20.20.740.A.8): The playfields will be reconfigured with this application. The tennis courts which currently exist at the northeast corner of the site will be relocated to the eastern portion of the site while the track and turf field will be placed west of these courts. A second smaller turf field will be located north of the tennis courts adjacent to the outside play area.

IX. Recommendation of the Director

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, and City Code and Standard compliance reviews, the Director of Development Services does hereby **RECOMMEND APPROVAL WITH 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.

X. CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF CLEAR AND GRADE AND BUILDING PERMITS:

A. GENERAL CONDITIONS

1. **Removal of Student Count Limitation:** Approval of 01-115991 LB placed a limitation of students to 1,200 for TMS. Staff recommends that the Hearing Examiner remove this condition with this application given that OSPI has removed this calculation from its school standards. The BSD is proposing 1,400 students with this application.

Authority: Discretionary Condition, #1, 01-115991 LB
Reviewer: Antoinette Pratt, (425) 452-5374

2. **Native Growth Protection Area (NGPA):** Condition 13 required a LUC non-disturbance area shall be placed in a Native Growth Protection Area. However, staff cannot find evidence of its filing in conformance with 01-115991 LB. Staff recommends removal of this requirement given the LUC updated to 20.25H as the current geotech report concludes that the area east of Phantom Lake does not meet qualifications of a steep slopes, i.e., 10 feet of rise and 1,000 square foot in area. Staff requests that the Hearing Examiner remove this requirement with this application.

Authority: Discretionary Condition, #13, 01-115991 LB
Reviewer: Antoinette Pratt, (425) 452-5374

3. **Vehicular Access Restrictions:** All vehicular access to and from the site is intended to be via three driveways on 160th Avenue SE. Vehicle queuing space totaling 1650 feet shall be provided on the site. If vehicle queues extend from the site into the street, turning restrictions may be required at the driveways to prevent impacts to through-traffic.

Authority: BCC 14.60.050, 060, 150, 180; Comprehensive Plan Policy TR 38
Reviewer: Molly Johnson, 425-452-4228

4. **Provisions for Loading:** The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.

Authority: LUC 20.20.590.K.4; BCC 14.60.180
Reviewer: Molly Johnson (425) 452-6175

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.

Authority: BCC 11.70 & 14.30
Reviewer: Tim Stever (425) 452-4294

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 provisions of the Transportation Department Design 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, including beacons and programming equipment.
- 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) Curb ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons. Reference ADA compliance or provision of MEF form.
- d) Installation or relocation of streetlights and related equipment.
- e) Street lighting.
- f) Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
- g) Sight distance. Show the required sight triangles and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
- h) Location of fixed objects in the sidewalk or near the driveway approach.
- i) Trench restoration within any right of way or access easement.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Maximum Extent Feasible (MEF) form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be

made to comply with ADA standards. MEF forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. MEF forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, MEF forms must be provided prior to project completion.

Authority: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act
Reviewer: Molly Johnson (425) 452-6175

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 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.

Authority: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241
Reviewer: Molly Johnson (425) 452-6175

- 2. Existing Easements:** Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

Authority: BCC 14.60.100
Reviewer: Tim Stever (425) 452-4294

- 3. Sidewalk/Utility Permits:** The applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area.

AUTHORITY: BCC 14.60.100
Reviewer: Molly Johnson (425) 452-6175

- 4. Signs:** The proposed signage shown throughout the submittal is not approved with this application. 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.

Authority: BCC 22B.10.040.B.1,2
Reviewer: Antoinette Pratt, (425) 452-5374

- 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.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Don Rust, (425) 452-4656

- 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.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Don Rust, (425) 452-4656

7. **Construction Hours: Construction Hours:** Normal hours for construction related noises are from 7:00 a.m. 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 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.

Authority: BCC 9.18.040
Reviewer: Antoinette Pratt (425) 452-5374

XI. CONDITIONS PRIOR TO CERTIFICATE OF OCCUPANCY:

1. **Street Frontage Improvements:** All street frontage improvements and other required transportation elements, including street light and traffic sign and beacon 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, unless the City requires a delay.

Authority: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings
Reviewer: Molly Johnson (425) 452-6175

2. **Pavement Restoration:** Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

160th Avenue SE is classified as Standard Trench Restoration along the frontage of the site. SE 16th Street classified as Overlay Required. Trenching within the intersection of 160th Avenue SE and SE 16th Street may or may not require a grind and overlay, depending on the determination of the city's Pavement Manager and the conditions of the right of way use permit for the project.

For any asphalt street surface classified as Overlay Required, any trenching or construction-related damage to the street surface generally requires 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.

Authority: BCC 14.60. 250; Design Manual Design Standard #23
Reviewer: Tim Stever (425) 452-4294

4. Transportation Management Program: BSD and the administrators of TMS shall implement a transportation management program with the goal of accommodating pick-up and drop-off activity and vehicle queuing on-site as much as feasible, with minimal off-site traffic impacts. Prior to initial occupancy of the building, the school district shall submit a detailed transportation management program and policies for City review and approval. The program and policies shall include at least the following:

- a) Provide on-site traffic monitors whose duties include managing peak on-site traffic flow as needed. Traffic monitors must be adequately trained and be provided in sufficient numbers to effectively manage traffic in every peak period.
- b) At the beginning of each school year, and periodically as needed, the school district or school administrators shall provide information to parents, staff, and students regarding proper traffic and pedestrian behavior and safety, and encouraging the use of buses, carpooling, and other modes of travel. Information to parents must emphasize the need to obey traffic monitors.
- c) At the beginning of each school year, and periodically as needed, the school district or school administrators shall provide contact information to recognized neighborhood groups near the site and to any nearby resident who requests contact information so that nearby residents can easily report to the school district regarding off-site traffic problems related to TMS.
- d) The BSD and the administrators of TMS shall be responsible to review and revise the traffic management program as needed in order to improve and implement the program for the long-term with the intent of achieving the goal stated above; that is, to accommodate pick-up and drop-off activity and vehicle queuing on-site as much as feasible, with minimal off-site traffic impacts. The program shall include a policy on how to notify each new school administrator about the requirements of the program and a policy requiring each administrator to continue the program each year. The program shall include a method for addressing reports of school-related traffic problems from nearby residents.

Authority: BCC 14.60.180
Reviewer: Molly Johnson (425) 452-6175

XII. CONDITIONS REQUIRED POST CERTIFICATE OF OCCUPANCY:

1. Future Transportation Condition if Significant Traffic Safety or Congestion Problems are identified: If necessary to address specific concerns with safety, pedestrian access, off-site traffic impacts, or the required transportation management program, the school district may be required to obtain the services of transportation consultants and/or to pay for city staff review time through a Predevelopment Services application or similar procedure. Based on the results of such work, the school district may be required to make changes in the traffic management program, the crossing guard program, or other non-capital transportation programs or services.

Authority: BCC 14.60.050, 060, Comprehensive Plan Policy TR 35
Reviewer: Molly Johnson (425) 452-6175

Attachments

Attachment A – Resolution 5840

Attachment B – Plans and Drawings

Attachment C – Phantom Lake Elementary School Conditional Use Approval

Attachment D - Consolidated Response/Letter

**ATTACHMENT A
(Resolution 5840)**

CITY OF BELLEVUE, WASHINGTON

ORIGINAL

RESOLUTION NO. 5840

A RESOLUTION adopting a joint resolution with the Bellevue School District to create a partnership to meet the needs of the community by focusing on schools as community resource centers.

WHEREAS, the complexity of community problems points to an increasing need for all governmental units and related public service organizations to mobilize their respective resources for the common purpose of improving the quality of community life; and

WHEREAS, the Bellevue School District and the City of Bellevue have a long history of joint cooperation in using public facilities and developing programs; and

WHEREAS, other related public, non-profit, and private community organizations provide programs and services for community betterment; and

WHEREAS, the limited amount of tax money and other resources available to meet public demands for facilities, programs, and services requires that it be used efficiently, and

WHEREAS, our community has facilities, equipment, and staff organized for the purpose of providing educational, opportunities for children and youth; and

WHEREAS, our school and park facilities are a major focal point of this community; and

WHEREAS, one of a community's largest investments--its school buildings-- could be used more efficiently to provide educational, recreational, cultural, and service programs for community residents of all ages; and

WHEREAS, great potential social and economic benefit can be derived from cooperation in facility use and program development for the benefit of all citizens; and

WHEREAS, a cohesive strategy to coordinate the efforts of the public, non-profit, and private sectors in developing and coordinating use of these community resources is needed; and

WHEREAS, we believe that there is a direct link between the quality of community life and the ability of the School District successfully to fulfill its mission to provide K-12 education; and

WHEREAS, improving the quality of community life by providing facilities, services and programs is the mission of the City; now, therefore,

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

Section 1. The City of Bellevue joins the Bellevue School District in adopting the following mutual goal:

To further our common interest in enhancing the quality of community life in Bellevue, the City and School District will work as partners to meet the educational, recreational, cultural, social, health and human services needs of the community by focusing on schools as community resource centers.

Section 2. In furtherance of the goal established in Section 1 of this resolution, the City and the Bellevue School District agree to:

- A. Marshal the resources of the whole community to develop programs and believe services needed or desired by community residents.
- B. Expand the uses and hours of operation at all public facilities to better meet the needs of the community.
- C. Identify and overcome barriers to joint facility use and program development and support.
- D. Explore ways to institutionalize and fund programs that will support the use of schools as community resource centers.
- E. Approve the City/School District 1995 Joint Work Program that will test and evaluate the use of schools as community resource centers with four pilot projects at several schools in the District's East Attendance Area Community. These projects include:
 1. A Community School at Phantom Lake Elementary that is using school facilities to provide lifelong learning opportunities for all ages.
 2. Joint Middle School Master Planning at Tillicum that is looking at ways to enhance community use and access to school facilities.
 3. A Human Services Collaborative that is finding better ways to give children and families access to health and human services at five schools in the attendance area.
 4. A Neighborhood Outreach effort at Tillicum and its "feeder elementary schools" that is seeking to involve the local community in identifying needs that could be met at these neighborhood schools.

PASSED by the City Council this *5th* day of *December*, 1994, and signed in authentication of its passage this *5th* day of *December*, 1994.

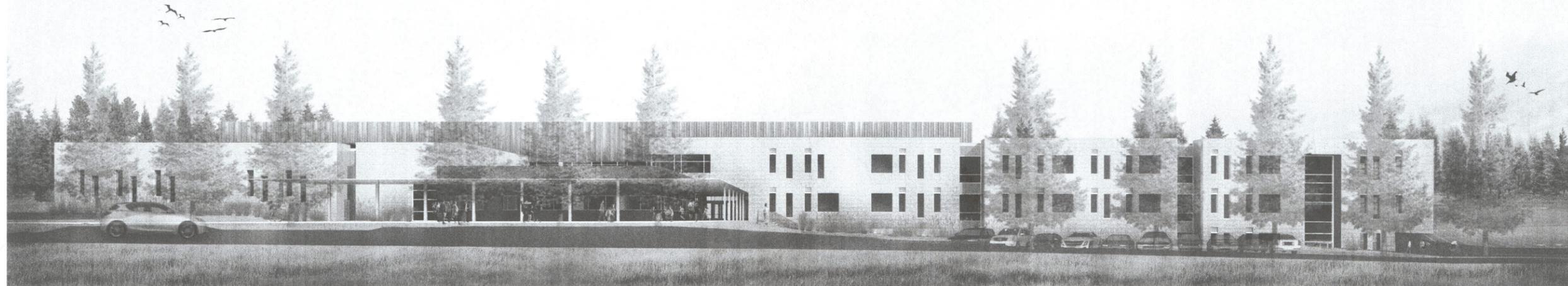
(SEAL)


Donald S. Davidson, DDS, Mayor

Attest:


Myrna L. Basich, City Clerk

ATTACHMENT B
(Project Plans and Drawings)



BELLEVUE SCHOOL DISTRICT
TILLICUM MIDDLE SCHOOL
 VOLUME 1 - SURVEY, CIVIL, LANDSCAPE, ARCHITECTURAL, STRUCTURAL

REVISIONS

65% STAGE - CONDITIONAL
 USE SUBMITTAL



BELLEVUE SCHOOL DISTRICT
TILLICUM MIDDLE SCHOOL
 18200 SE 16TH ST, BELLEVUE, WA 98008

NAC ARCHITECTURE

NAC ID: 121-14012
 DATE: 03-25-2015
 DRAWN: Author
 CHECKED: Checker

COVER SHEET -
 VOLUME 1

G0.01

PROJECT INFORMATION	
PROJECT NAME:	TILLCUM MIDDLE SCHOOL
PROJECT ADDRESS:	16020 SE 16TH ST, BELLEVUE, WA 98008
ARCHITECT:	NAC ARCHITECTURE 2025 FIRST AVENUE SUITE 200 SEATTLE, WA 98101-3131
CONTACT:	MALCOLM JOLLIE, AIA PHONE: 206.441.4522 FAX: 206.441.7917
DESCRIPTION:	NEW THREE STORY MIDDLE SCHOOL BUILDING
ZONING:	R 5 RESIDENTIAL

LEGAL DESCRIPTION

A PARCEL OF LAND DESCRIBED IN DECLARATION OF LOT COMBINATION AS RECORDED UNDER AFN 2002041502045, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON LYING NORTH OF F.W. WOOD ROAD (SOUTHEAST PHANTOM LAKE WAY), EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 5607141, TOGETHER WITH THAT PORTION OF THE NORTH-EAST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID NORTH-EAST QUARTER OF THE NORTH-EAST QUARTER, THENCE NORTH D 49° 57' EAST ALONG THE WEST LINE THEREOF 352.61 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 1629 FEET, THE CENTER OF WHICH BEARS NORTH 22° 41' 29" EAST, THENCE ALONG SAID CURVE IN AN EASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 33° 37' 03" AND AN ARC DISTANCE OF 329.31 FEET, THE CENTER OF WHICH BEARS NORTH 95° 33' WEST AT THIS POINT, THENCE SOUTH 1° 57' 52" WEST, PARALLEL WITH EAST LINE OF SAID NORTH-EAST QUARTER OF THE NORTH-EAST QUARTER 467.00 FEET TO THE SOUTH LINE, THEREAFTER THENCE NORTH 88° 16' 40" WEST 940.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 30 FEET FOR ROAD.

PLUMBING FIXTURE CALCULATIONS

BASED ON 2012 IBC TABLE 2102.1 AND WASHINGTON STATE AMENDMENTS

1. OCCUPANCY GROUP A**	GYM, A/JX GYM	OCCUPANT LOAD 1000 (500 EA SEX)***
GROUP E - EDUCATIONAL STUDENT (1100SF/OCC)		1810 (905 EA SEX)
GROUP E - EDUCATIONAL STAFF (1-20 STUDENTS)		84 (42 EA SEX)

(BASED ON GROSS SF OF 180,973 SF)

2. FIXTURES REQUIRED	WC-MALE	URINAL-MALE	LAVS-MALE	WC-FEMALE	LAVS-FEMALE	DRINK FOUNT
GROUP A	4	28	3	37	19	5
GROUP E - STUDENT	2	-	2	2	2	1

3. FIXTURES PROVIDED	WC-MALE	URINAL-MALE	LAVS-MALE	WC-FEMALE	LAVS-FEMALE	DRINK FOUNT
GROUP A	7	5	7	15	7	4
GROUP E - STUDENTS****	17.5	20	7	41.5	17	16
GROUP E - STAFF****	8.5	-	8.5	8.5	6.5	-

FOOTNOTES

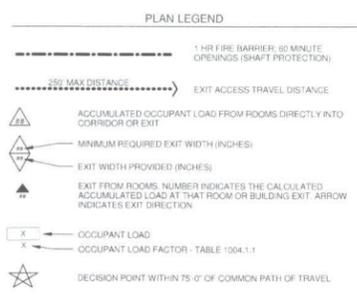
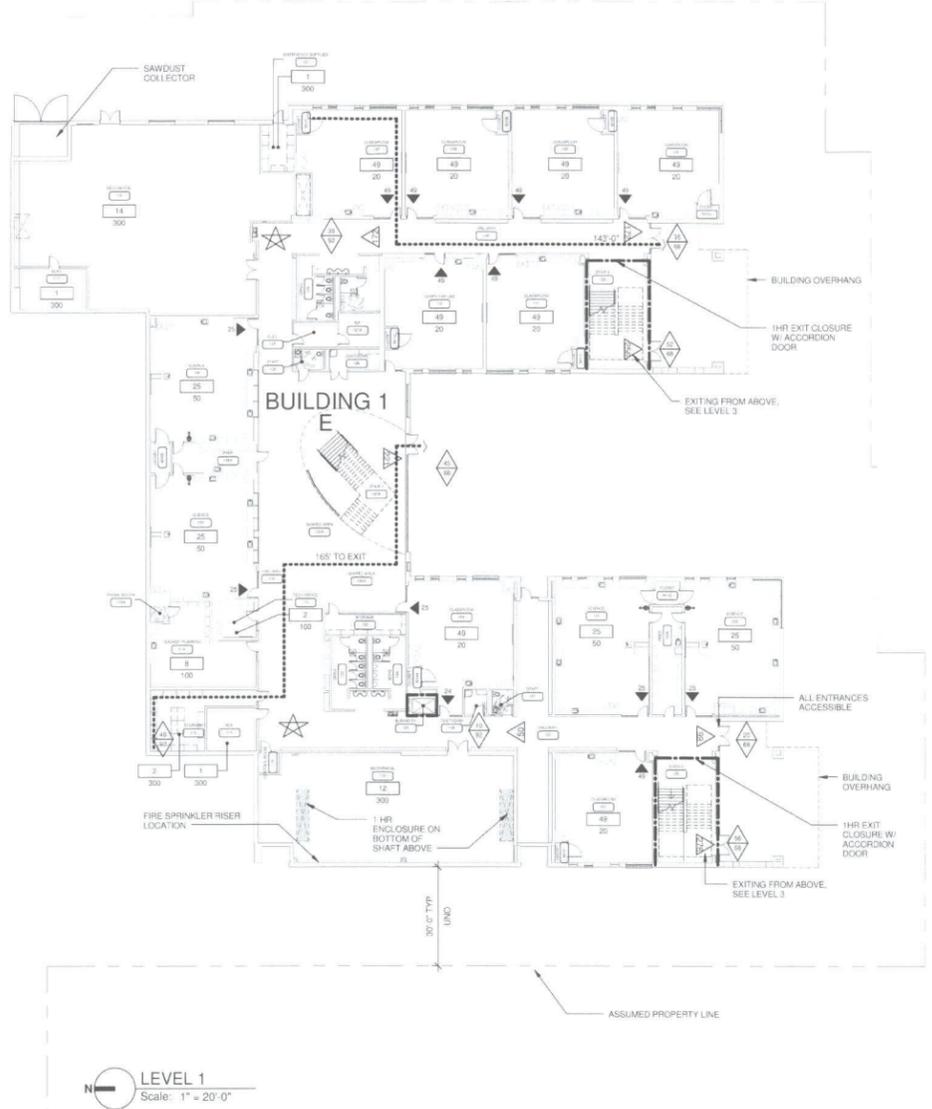
** NOT ADDITIVE WITH E OCCUPANCY LOAD. CLASSROOMS AND GYM (ASSEMBLY) NOT SIMULTANEOUSLY OCCUPIED

*** STAFF UN-SEX STAFF TOILET ROOMS. FIXTURES PROVIDED INCLUDES 1/2 OF TOTAL STAFF TOILET FACILITIES ALLOCATED TO EACH SEX IN THE BUILDING

**** BASED ON MAXIMUM BLEACHER CAPACITY. IF EVENT EXCEEDS BLEACHER CAPACITY, ENTIRE SCHOOL WILL BE OPENED UP WITH ALL TOILET ROOMS AVAILABLE

***** STUDENT UNSEX/GENDER NEUTRAL TOILET ROOMS. FIXTURES PROVIDED INCLUDES 1/2 OF FIXTURES ALLOCATED TO EACH SEX IN THE BUILDING

1. URINALS ARE OPTIONALLY PROVIDED IN LIEU OF WC-MALE PER ICC 2102.1 FOOTNOTE 3



BUILDING CODE ANALYSIS

GOVERNING CODES:

- 2012 INTERNATIONAL BUILDING CODE (WAC AMENDMENTS)
- 2009 IGCANS A17.1 (WAC AMENDMENTS)
- 2014 BELLEVUE CITY CODE (BCC 20.23.05)
- ELEVATOR CODE, ASME A17.1-2004 & A17.1-2015
- 2012 INTERNATIONAL MECHANICAL CODE (WAC AMENDMENTS)
- 2012 INTERNATIONAL FUEL AND GAS CODE (WAC AMENDMENTS)
- 2012 INTERNATIONAL FIRE CODE (WAC AMENDMENTS)
- 2010 NFPA STANDARD 13 & 72 FIRE PROTECTION
- 2012 UNIFORM PLUMBING CODE (WAC AMENDMENTS)
- 2012 WASHINGTON STATE ENERGY CODE
- 2009 NATIONAL ELECTRICAL CODE (WAC AMENDMENTS)

ALLOWABLE BUILDING HEIGHT:

ALLOWABLE - E OCC	2 STORIES, 55'-0"
ALLOWABLE - B OCC	3 STORIES, 55'-0"
ALLOWABLE - S-1 OCC	2 STORIES, 55'-0"
INCREASE - SPRINKLERS	1 STORY
ACTUAL	3 STORIES, 53'-0" (INCREASE PER VARIANCE REQUEST WITH CUP)

BUILDING 1 - LEVEL 1

NON-SEPARATED OCCUPANCY PER 508.2

OCCUPANCY GROUP: SCHOOL E

CONSTRUCTION TYPE: IIA, FULLY SPRINKLERED, IN ACCORDANCE WITH IBC SECTION 503 AND NFPA 13

ALLOWABLE AREA:

PER 508.2:	$A = 100 [(2985/2385) - 25] 30/30 = 75%$
PER 508.3:	E OCCUPANCY: $A = 25,500 + (26,500 \times 2') + (26,500 \times 75') = 99,375 SF$

ACTUAL FLOOR AREA:

OCCUPANCY TYPE	ACTUAL AREA	ALLOWABLE AREA	AREA RATIO
E	35,716 SF	99,375 SF	0.36

ALLOWABLE BUILDING HEIGHT

GRADE PLANE = 311.5' TOP OF GYM COMMONS PARAPET = 356.5' HEIGHT OF BUILDING = 356.5' - 311.5' = 45.0' < 55.0' ALLOW

ALLOWABLE LOT COVERAGE

BUILDING FOOTPRINT (158,057 SF) / LOT AREA (1,171,075 SF) = LOT COVERAGE (13.5%)

PARKING REQUIREMENTS

130 TOTAL PARKING SPACES, INCLUDING 5 ADA SPACES (1 VAN ACCESSIBLE)

PERCENT FENESTRATION

TOTAL FENESTRATION/GROSS EXTERIOR WALL AREA X 100 = % FENESTRATION

37 / 100 = 37%

CODE PLAN GENERAL NOTES

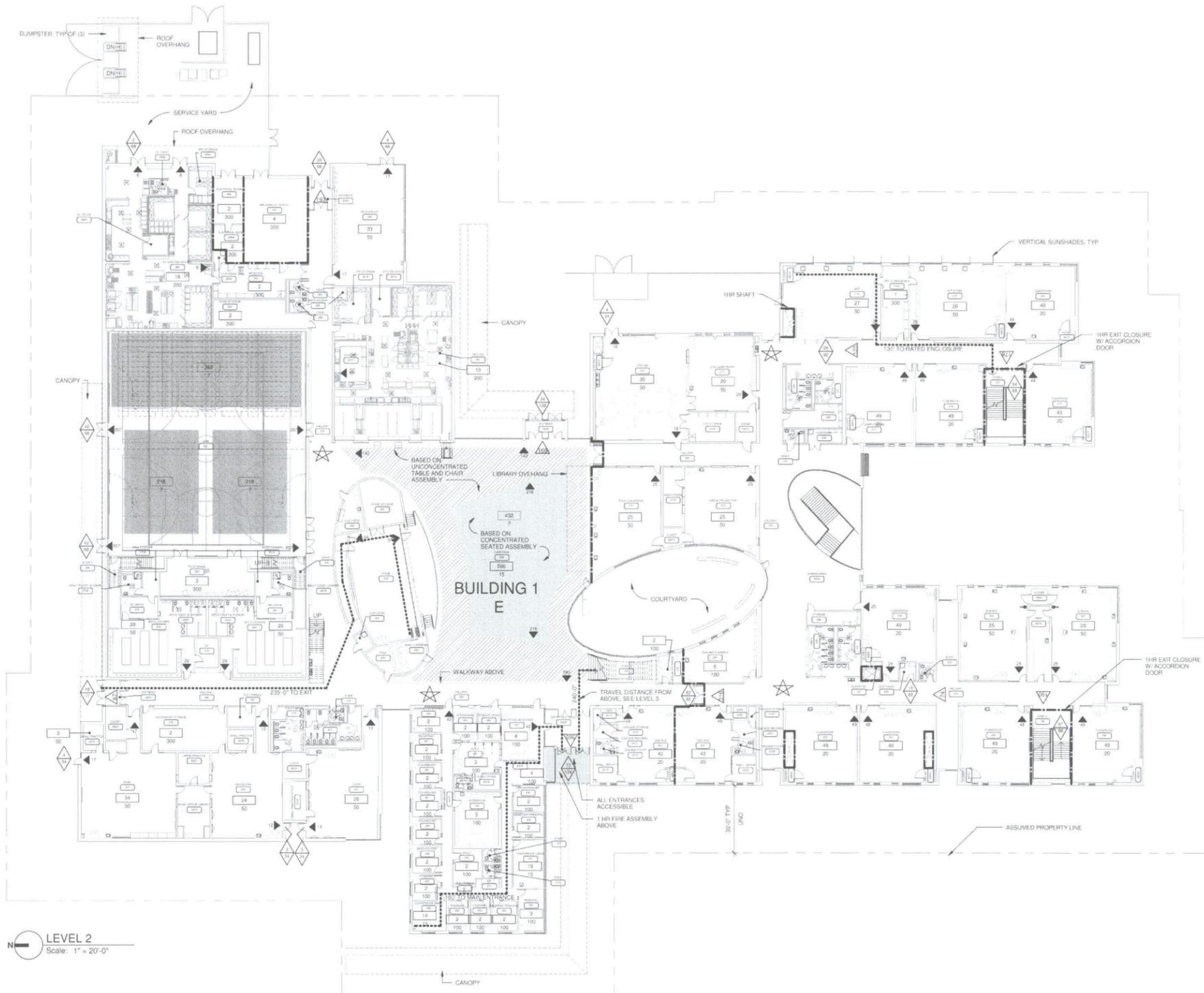
- SEE MAIN FLOOR PLAN FOR DIMENSIONS, WALL TYPE REFERENCES AND FIRE EXTINGUISHER LOCATIONS.
- SEE DOOR AND RELITE SCHEDULES, SHEET A3.20 AND A3.21, AND DIVISION 8 SPECIFICATION FOR DOOR HARDWARE AND OTHER FIRE RATING REQUIREMENTS FOR DOORS AND RELITES.
- SEE ELECTRICAL FOR EXIT SIGNS AND EMERGENCY EGRESS LIGHT FIXTURES.
- STORAGE AND USE OF CLASS I, II AND III LIQUIDS ARE PROHIBITED EXCEPT IN APPROVED QUANTITIES AS NECESSARY IN CLASSROOMS FOR OPERATION AND MAINTENANCE. THE QUANTITIES OF OTHER HAZARDOUS MATERIALS ARE LIMITED TO 100 POUNDS PER ROOM.
- BUILDING IS NON-COMBUSTIBLE FULLY SPRINKLERED CONSTRUCTION. AREAS OF EVACUATION ASSISTANCE ARE NOT REQUIRED. QUICK RESPONSE HEADS ARE USED WHERE ALLOWED BY IBC CHAPTER 9 AND A WRITTEN EVACUATION PLAN WILL BE SUBMITTED FOR APPROVAL, PRIOR TO OCCUPANCY.
- ALL ASSEMBLY ROOMS SHALL BE POSTED WITH ROOM CAPACITY SIGNS PER IBC 103.2.2.5 AND DIVISION 10 SPECIFICATIONS.
- LESS THAN 25% OF THE LINEAR FEET OF EACH WALL IN ALL 2-HOUR HORIZONTAL EXIT WALLS AND FIRE WALLS SHALL BE PENETRATED.
- SEE MECHANICAL AND ROOF PLAN, SHEET A4.10 FOR ROOF PENETRATIONS. NO PENETRATIONS ARE PERMITTED WITHIN 4'-0" OF FIRE WALL.
- ARCHITECT SHALL REVIEW ALL DEFERRED SUBMITTALS AND VERIFY COMPLIANCE WITH THE DESIGN CONCEPT AND CODE REQUIREMENTS RELATING TO:
 - A. AUTOMATIC SPRINKLER SYSTEM DESIGN DRAWINGS
 - B. MANUAL AND AUTOMATIC FIRE ALARM DRAWINGS
 - C. INSTALLATION DETAILS OF ACoustICAL CEILING SUSPENSION SYSTEM
 - D. INSTALLATION DETAILS OF MEMBRANE AND THROUGH PENETRATION FIRE STOPS, AND FIRE-RESISTIVE JOINT SYSTEMS
 - E. DESIGN DETAILS AND STRUCTURAL CALCULATIONS FOR THE SEISMIC ANCHORAGE AND BRACING OF EACH PIECE OF FLOOR MOUNTED AND ROOF MOUNTED MECHANICAL AND OTHER EQUIPMENT WEIGHING 400 POUNDS OR MORE
 - F. WRITTEN FIRE AND LIFE SAFETY EMERGENCY PLAN, WHICH SPECIFICALLY ADDRESSES THE EVACUATION OF PERSONS WITH DISABILITIES
 - G. BASKETBALL BACKBOARD DRAWINGS
- APPROVED ADJULABLE SPRINKLER FLOW ALARMS SHALL BE INSTALLED WITHIN THE BUILDING AND ON THE EXTERIOR IN APPROVED LOCATIONS. ACTUATION SHALL CONFORM TO IBC CHAPTER 9, ELECTRICAL VALVE MONITORING FOR SPRINKLER SYSTEM AND WATER FLOW SWITCHES SHALL BE INSTALLED AND CONNECTED TO AN APPROVED CENTRAL, REMOTE, OR PROPRIETARY MONITORING STATION.
- AN APPROVED MANUAL AND AUTOMATIC FIRE ALARM SYSTEM SHALL BE INSTALLED AS SPECIFIED IN THE FIRE CODE. VISIBLE ALARMS COMPLYING WITH WSEC SECTION 1106.15.2 SHALL BE INSTALLED IN ALL COMMON-USE AREAS, ASSEMBLY AREAS, TOILET ROOMS, HALLWAYS, LOBBIES AND CORRIDORS.
- A PROGRAM OF PROTECTION FOR ALL THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF FIRE AND SMOKE RATED ASSEMBLIES SHALL BE REQUIRED. THIS PROGRAM SHALL APPLY AN F-RATING EQUAL TO THE FIRE RESISTIVE RATING OF THE COMPONENT BEING PENETRATED AS DEMONSTRATED BY THE MANUFACTURER OF THE PENETRATION PROTECTION SYSTEM THROUGH RECOGNIZED TESTING. ALL PENETRATIONS THROUGH ALL FIRE RATED ASSEMBLIES SHALL BE PROTECTED IN THIS MANNER.
- AT JOINTS BETWEEN FIRE RESISTIVE ASSEMBLIES A FIRE RESISTIVE JOINT SYSTEM SHALL BE PROVIDED. SUBMIT MANUFACTURER'S LITERATURE DESCRIBING FIRE RATING TESTING AND SPECIFIC DETAIL REQUIREMENTS FOR THE INSTALLATION OF THE SYSTEM IF REQUIRED TO COMPLY WITH MANUFACTURER'S REQUIREMENTS. SURROUNDING CONSTRUCTION SHALL BE MODIFIED ONLY WITH PRIOR APPROVAL OF THE ARCHITECT, TO ALLOW FOR THE INSTALLATION OF THE PROPOSED SYSTEM.
- INTERIOR WALL AND CEILING FINISHES SHALL CONFORM TO IBC SECTION 803.5 AND TABLE 803.5 FOR FLAME SPREAD REQUIREMENTS.

FIRE PROTECTION NOTES

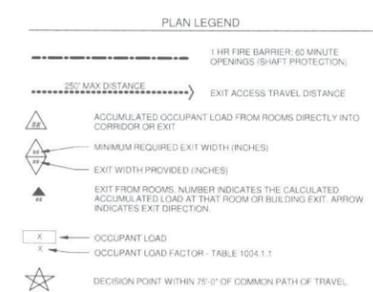
- A SPRINKLER SYSTEM WITH QUICK-RESPONSE HEADS WILL BE INSTALLED IN ACCORDANCE WITH IBC CHAPTER 9 AND NFPA-13. SEE MECHANICAL DRAWINGS AND DIVISION 15 SPECIFICATIONS. SPRINKLER DRAWINGS TO BE SUBMITTED BY LICENSED INSTALLER AS DEFERRED SUBMITTAL AFTER PROJECT BIDS.
- BUILDING TO HAVE FIRE ALARM SYSTEM PER NFPA 72 THROUGHOUT WITH ADDRESSABLE PANEL. SEE ELECTRICAL DRAWINGS AND DIVISION 16 SPECIFICATIONS. FIRE ALARM DRAWINGS TO BE SUBMITTED BY LICENSED INSTALLER AS DEFERRED SUBMITTAL AFTER PROJECT BIDS.
- SMOKE CONTROL SYSTEM IS NOT REQUIRED.
- FIREBLOCKING IS TO BE LOCATED AT COMBUSTIBLE WALL CAVITIES AS NOTED ON THE ARCHITECTURAL FLOOR PLANS.
- FIRE EXTINGUISHERS ARE LOCATED AS SHOWN ON THE ARCHITECTURAL FLOOR PLANS.

FIRE STOPPING NOTES

ALL PENETRATIONS MADE THROUGH FIRE RATED WALLS, CEILINGS AND FLOOR ASSEMBLIES, BOTH EMPTY HOLES AND HOLES ACCOMMODATING SUCH ITEMS AS DUCTS, PIPES, CONDUIT, AND OTHER PENETRATING ITEMS SHALL BE FIRE STOPPED. PENETRATIONS SHALL BE FIRE STOPPED TO RETAIN THE INTEGRITY OF THE TIME-RATED CONSTRUCTION BY MAINTAINING AN EFFECTIVE BARRIER AGAINST THE SPREAD OF FLAME, SMOKE, AND GASES, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 707.2. FIRE STOPPING, MECHANICAL, AND ELECTRICAL RELATED PENETRATIONS SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR MAKING THE PENETRATION - SEE MECHANICAL AND ELECTRICAL.



LEVEL 2
Scale: 1" = 20'-0"



BUILDING CODE ANALYSIS

GOVERNING CODES:

- 2012 INTERNATIONAL BUILDING CODE (WAC AMENDMENTS)
- 2009 ICCANS A117.1 (WAC AMENDMENTS)
- 2014 BELLEVUE CITY CODE (BCD 20.23.05)
- ELEVATOR CODE: ASME A17.1-2004 & A17.1a-2005
- 2012 INTERNATIONAL MECHANICAL AND GAS CODE (WAC AMENDMENTS)
- 2012 INTERNATIONAL FUEL AND GAS CODE (WAC AMENDMENTS)
- 2012 INTERNATIONAL FIRE CODE (WAC AMENDMENTS)
- 2010 NFPA STANDARD 13 & 72 FIRE PROTECTION
- 2012 UNIFORM PLUMBING CODE (WAC AMENDMENTS)
- 2012 WASHINGTON STATE ENERGY CODE
- 2008 NATIONAL ELECTRICAL CODE (WAC AMENDMENTS)

ALLOWABLE BUILDING HEIGHT:

ALLOWABLE - E OCC	2 STORIES, 55'-0"
ALLOWABLE - B OCC	3 STORIES, 65'-0"
ALLOWABLE - S-1 OCC	2 STORIES, 55'-0"
INCREASE - SPRINKLERS	1 STORY
ACTUAL	3 STORIES, 53'-0" (INCREASE PER VARIANCE REQUEST WITH CUP)

BUILDING 1 - LEVEL 2

NON-SEPARATED OCCUPANCY PER 508.2

OCCUPANCY GROUP: SCHOOL - E

CONSTRUCTION TYPE: IIA FULLY SPRINKLERED, IN ACCORDANCE WITH IBC SECTION 903 AND NFPA 13

ALLOWABLE AREA:

PER 506.2	$A = 100(285 \times 285 - 25)30/30 = 75\%$
PER 506.2	E OCCUPANCY: $A = 126,500 + (28,500 \times 2) = (28,500 \times 75) = 99,375$ SF

* PER 903.3.1.1 - 237% ALLOWABLE AREA INCREASE (FULLY SPRINKLERED)
** PER 506.2 - FRONTAGE INCREASE CALCULATION

ACTUAL FLOOR AREA:

OCCUPANCY TYPE	ACTUAL AREA	ALLOWABLE AREA	AREA RATIO
E	93,914 SF	99,375 SF	0.95

CODE PLAN GENERAL NOTES

1. SEE MAIN FLOOR PLAN FOR DIMENSIONS, WALL TYPE REFERENCES AND FIRE EXTINGUISHER LOCATIONS.
2. SEE DOOR AND RELITE SCHEDULES, SHEET A3.20 AND A3.21, AND DIVISION 8 SPECIFICATION FOR DOOR HARDWARE AND OTHER FIRE-RATING REQUIREMENTS FOR DOORS AND RELITES.
3. SEE ELECTRICAL FOR EXIT SIGNS AND EMERGENCY EGRESS LIGHT FIXTURES.
4. STORAGE AND USE OF CLASS I, II AND IIA LIQUIDS ARE PROHIBITED EXCEPT IN APPROVED QUANTITIES AS NECESSARY IN CLASSROOMS FOR OPERATION AND MAINTENANCE. THE QUANTITIES OF OTHER HAZARDOUS.
5. BUILDING IS NON-COMBUSTIBLE FULLY SPRINKLERED CONSTRUCTION. AREAS OF EVACUATION ASSISTANCE ARE NOT REQUIRED. QUICK RESPONSE HEADS ARE USED WHERE ALLOWED BY IBC CHAPTER 9 AND A WRITTEN EVACUATION PLAN WILL BE SUBMITTED FOR APPROVAL PRIOR TO OCCUPANCY.
6. ALL ASSEMBLY ROOMS SHALL BE POSTED WITH ROOM CAPACITY SIGNS PER IBC 103.2.2.5 AND DIVISION 10 SPECIFICATIONS.
7. LESS THAN 25% OF THE LINEAR FEET OF EACH WALL IN ALL 2-HOUR HORIZONTAL EXIT WALLS AND FIRE WALLS WILL BE PENETRATED.
8. SEE MECHANICAL AND ROOF PLAN, SHEET A4.10 FOR ROOF PENETRATIONS. NO PENETRATIONS ARE PERMITTED WITHIN 4'-0" OF FIRE WALL.
9. ARCHITECT SHALL REVIEW ALL DEFERRED SUBMITTALS AND VERIFY COMPLIANCE WITH THE DESIGN CONCEPT AND CODE REQUIREMENTS RELATING TO:
 - A. AUTOMATIC SPRINKLER SYSTEM DESIGN DRAWINGS.
 - B. MANUAL AND AUTOMATIC FIRE ALARM DRAWINGS.
 - C. INSTALLATION DETAILS OF ACUSTICAL CEILING SUSPENSION SYSTEM.
 - D. INSTALLATION DETAILS OF MEMBRANE AND THROUGH-PENETRATION FIRE STOPS, AND FIRE-RESISTIVE JOINT SYSTEMS.
 - E. DESIGN DETAILS AND STRUCTURAL CALCULATIONS FOR THE SEISMIC ANCHORAGE AND BRACING OF EACH PIECE OF FLOOR MOUNTED AND ROOF MOUNTED MECHANICAL AND OTHER EQUIPMENT WEIGHING 400 POUNDS OR MORE.
 - F. WRITTEN FIRE AND LIFE SAFETY EMERGENCY PLAN, WHICH SPECIFICALLY ADDRESSES THE EVACUATION OF PERSONS WITH DISABILITIES.
 - G. BASKETBALL BACKCOURT DRAWINGS.
10. APPROVED AUDIBLE SPRINKLER FLOW ALARMS SHALL BE INSTALLED WITHIN THE BUILDING AND ON THE EXTERIOR IN APPROVED LOCATIONS. ACTUATION SHALL CONFORM TO IBC CHAPTER 9, ELECTRICAL VALVE MONITORING FOR SPRINKLER SYSTEM AND WATER FLOW SWITCHES SHALL BE INSTALLED AND CONNECTED TO AN APPROVED CENTRAL, REMOTE, OR PROPRIETARY MONITORING STATION.
11. AN APPROVED MANUAL AND AUTOMATIC FIRE ALARM SYSTEM SHALL BE INSTALLED AS SPECIFIED IN THE FIRE CODE. VISIBLE ALARMS COMPLYING WITH WSBC SECTION 1106.15.2 SHALL BE INSTALLED IN ALL COMMON-USE AREAS, ASSEMBLY AREAS, TOILET ROOMS, HALLWAYS, LOBBIES AND CORRIDORS.
12. A PROGRAM OF PROTECTION FOR ALL THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF FIRE AND SMOKE RATED ASSEMBLIES SHALL BE REQUIRED. THIS PROGRAM SHALL APPLY ANY RATING EQUAL TO THE FIRE RESISTIVE RATING OF THE COMPONENT BEING PENETRATED AS DEMONSTRATED BY THE MANUFACTURER OF THE PENETRATION PROTECTION SYSTEM THROUGH RECOGNIZED TESTING. ALL PENETRATIONS THROUGH ALL FIRE RATED ASSEMBLIES SHALL BE PROTECTED IN THIS MANNER.
13. AT JOINTS BETWEEN FIRE RESISTIVE ASSEMBLIES A FIRE RESISTIVE JOINT SYSTEM SHALL BE PROVIDED. SUBMIT MANUFACTURER'S LITERATURE DESCRIBING FIRE RATING TESTING AND SPECIFIC DETAIL REQUIREMENTS FOR THE INSTALLATION OF THE SYSTEM IF REQUIRED TO COMPLY WITH MANUFACTURER'S REQUIREMENTS. SURROUNDING CONSTRUCTION SHALL BE MODIFIED ONLY WITH PRIOR APPROVAL OF THE ARCHITECT, TO ALLOW FOR THE INSTALLATION OF THE PROPOSED SYSTEM.
14. INTERIOR WALL AND CEILING FINISHES SHALL CONFORM TO IBC SECTION 803.5 AND TABLE 803.5 FOR FLAME SPREAD REQUIREMENTS.

FIRE PROTECTION NOTES

1. A SPRINKLER SYSTEM WITH QUICK-RESPONSE HEADS WILL BE INSTALLED IN ACCORDANCE WITH IBC CHAPTER 9 AND NFPA 13. SEE MECHANICAL DRAWINGS AND DIVISION 15 SPECIFICATIONS. SPRINKLER DRAWINGS TO BE SUBMITTED BY LICENCED INSTALLER AS DEFERRED SUBMITTAL AFTER PROJECT BIDS.
2. BUILDING TO HAVE FIRE ALARM SYSTEM PER NFPA 72 THROUGHOUT WITH ADDRESSABLE PANEL. SEE ELECTRICAL DRAWINGS AND DIVISION 16 SPECIFICATIONS. FIRE ALARM DRAWINGS TO BE SUBMITTED BY LICENCED INSTALLER AS DEFERRED SUBMITTAL AFTER PROJECT BIDS.
3. SMOKE CONTROL SYSTEM IS NOT REQUIRED.
4. FIREBLOCKING IS TO BE LOCATED AT COMBUSTIBLE WALL CAVITIES AS NOTED ON THE ARCHITECTURAL FLOOR PLANS.
5. FIRE EXTINGUISHERS ARE LOCATED AS SHOWN ON THE ARCHITECTURAL FLOOR PLANS.

FIRE STOPPING NOTES

ALL PENETRATIONS MADE THROUGH FIRE-RATED WALLS, CEILING AND FLOOR ASSEMBLIES, BOTH EMPTY HOLES AND HOLES ACCOMMODATING SUCH ITEMS AS DUCTS, PIPES, CONDUIT, AND OTHER PENETRATING ITEMS SHALL BE FIRE-STOPPED. PENETRATIONS SHALL BE FIRE STOPPED TO BE THE INTEGRITY OF THE TIME-RATED CONSTRUCTION BY MAINTAINING AN EFFECTIVE BARRIER AGAINST THE SPREAD OF FLAME, SMOKE AND GASES, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 807.0 - FIRESTOPPING, MECHANICAL AND ELECTRICAL RELATED PENETRATIONS SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR MAKING THE PENETRATION. SEE MECHANICAL AND ELECTRICAL.

65% STAGE - CONDITIONAL USE SUBMITTAL - REVISED



BELLEVUE SCHOOL DISTRICT
TILlicum MIDDLE SCHOOL
14025 SE 16TH ST, BELLEVUE, WA 98008



2503 180TH AVE | SUITE 200
SEATac, WA 98148
P: 206.447.4522

121-14012
LAP
Checker
07-10-2015



BUILDING CODE ANALYSIS

GOVERNING CODES: 2012 INTERNATIONAL BUILDING CODE (WAC AMENDMENTS)
2009 ICC-ANSI A117.1 (WAC AMENDMENTS)
2014 BELLEVUE CITY CODE (BCC 22.23.05)
ELEVATOR CODE: ASME A17.1-2004 & A17.1a-2009
2012 INTERNATIONAL MECHANICAL CODE (WAC AMENDMENTS)
2012 INTERNATIONAL FUEL AND GAS CODE (WAC AMENDMENTS)
2012 INTERNATIONAL FIRE CODE (WAC AMENDMENTS)
2010 NFPA STANDARD 13 & 72 FIRE PROTECTION
2012 INTERNATIONAL PLUMBING CODE (WAC AMENDMENTS)
2012 WASHINGTON STATE ENERGY CODE
2008 NATIONAL ELECTRICAL CODE (WAC AMENDMENTS)

ALLOWABLE BUILDING HEIGHT:

ALLOWABLE - E OCC	2 STORIES, 55'-0"
ALLOWABLE - B OCC	3 STORIES, 55'-0"
ALLOWABLE - S-1 OCC	2 STORIES, 55'-0"
INCREASE - SPRINKLERS	1 STORY
ACTUAL	3 STORIES, 53'-0" (INCREASE PER VARIANCE REQUEST WITH CUP)

BUILDING 1 - LEVEL 1

NON-SEPARATED OCCUPANCY PER 508.2

OCCUPANCY GROUP: SCHOOL E

CONSTRUCTION TYPE: IIA, FULLY SPRINKLERED, IN ACCORDANCE WITH IBC SECTION 903 AND NFPA 13

ALLOWABLE AREA: PER 506.2: $A = 100 [(2385/2385 - .25) 3030 - 75\%]$

PER 506.3: E OCCUPANCY: $A = 26,500 + (26,500 \times 2) + (26,500 \times 75) = 99,375$ SF

* PER 903.3.1.1: 200% ALLOWABLE AREA INCREASE (FULLY SPRINKLERED)
** PER 506.2: FRONTAGE INCREASE CALCULATION

ACTUAL FLOOR AREA:

OCCUPANCY TYPE	ACTUAL AREA	ALLOWABLE AREA	AREA RATIO
E	51,435 SF	99,375 SF	0.52

CODE PLAN GENERAL NOTES

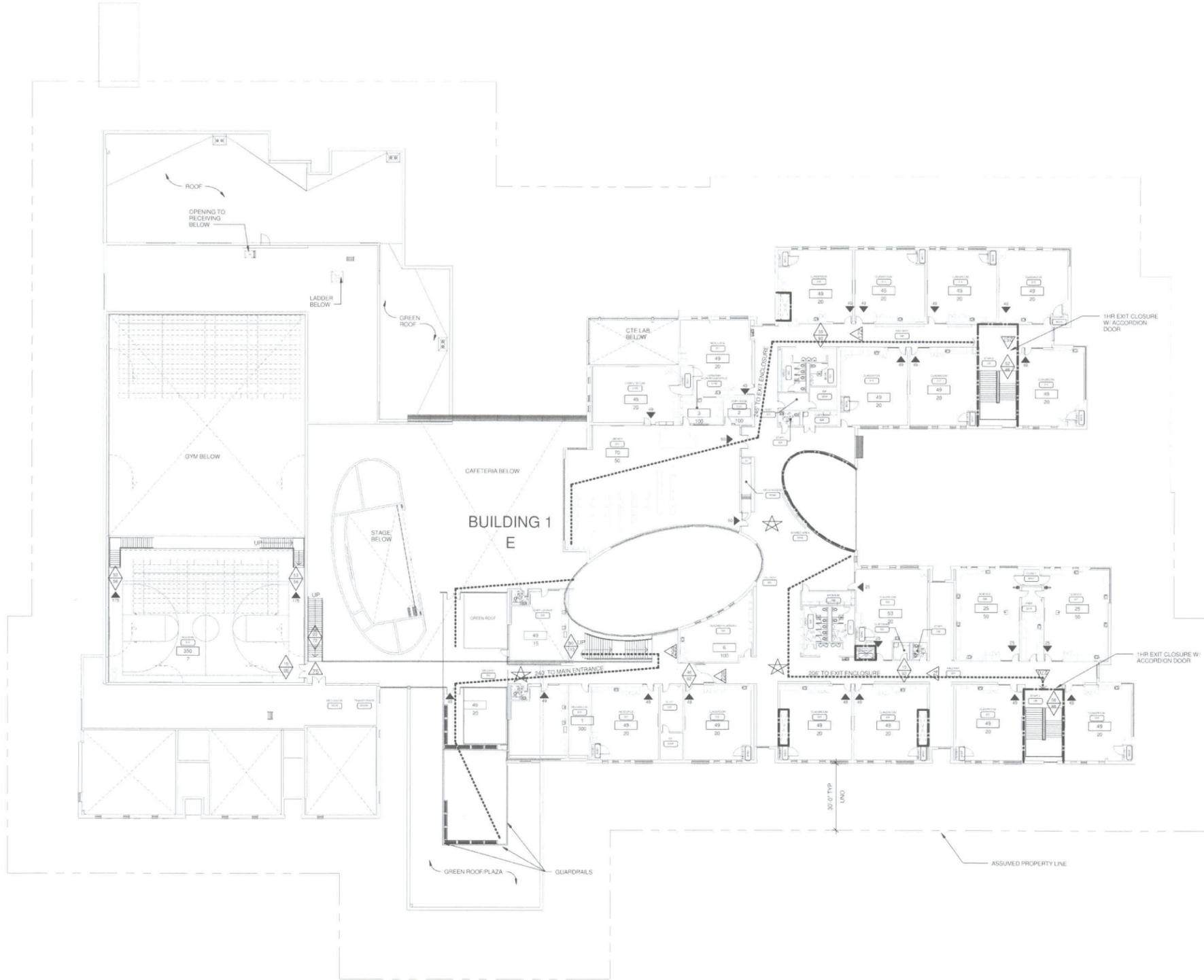
- SEE MAIN FLOOR PLAN FOR DIMENSIONS, WALL TYPE REFERENCES AND FIRE EXTINGUISHER LOCATIONS.
- SEE DOOR AND RELITE SCHEDULES, SHEET A3.20 AND A3.21, AND DIVISION 8 SPECIFICATION FOR DOOR HARDWARE AND OTHER FIRE RATING REQUIREMENTS FOR DOORS AND RELITES.
- SEE ELECTRICAL FOR EXIT SIGNS AND EMERGENCY EGRESS LIGHT FIXTURES.
- STORAGE AND USE OF CLASS I, II AND III LIQUIDS ARE PROHIBITED EXCEPT IN APPROVED QUANTITIES AS NECESSARY IN CLASSROOMS FOR OPERATION AND MAINTENANCE. THE QUANTITIES OF OTHER HAZARDOUS MATERIALS ARE LIMITED TO 10 GALLONS PER ROOM.
- BUILDING IS NON-COMBUSTIBLE FULLY SPRINKLERED CONSTRUCTION. AREAS OF EVALUATION ASSISTANCE ARE NOT REQUIRED. QUICK RESPONSE HEADS ARE USED WHERE ALLOWED BY IBC CHAPTER 9 AND A WRITTEN EVALUATION PLAN WILL BE SUBMITTED FOR APPROVAL PRIOR TO OCCUPANCY.
- ALL ASSEMBLY ROOMS SHALL BE POSTED WITH ROOM CAPACITY SIGNS PER IBC 103.2.2.5 AND DIVISION 10 SPECIFICATIONS.
- LESS THAN 25% OF THE LINEAR FEET OF EACH WALL IN ALL 2-HOUR HORIZONTAL EXIT WALLS AND FIRE WALLS WILL BE PENETRATED.
- SEE MECHANICAL AND ROOF PLAN, SHEET A4.10 FOR ROOF PENETRATIONS. NO PENETRATIONS ARE PERMITTED WITHIN 4'-0" OF FIRE WALL.
- ARCHITECT SHALL REVIEW ALL DEFERRED SUBMITTALS AND VERIFY COMPLIANCE WITH THE DESIGN CONCEPT AND CODE REQUIREMENTS RELATING TO:
 - AUTOMATIC SPRINKLER SYSTEM DESIGN DRAWINGS.
 - MANUAL AND AUTOMATIC FIRE ALARM DRAWINGS.
 - INSTALLATION DETAILS OF ACOUSTICAL CEILING SUSPENSION SYSTEM.
 - INSTALLATION DETAILS OF MEMBRANE AND THROUGH PENETRATION FIRE STOPS, AND FIRE-RESISTIVE JOINT SYSTEMS.
 - DESIGN DETAILS AND STRUCTURAL CALCULATIONS FOR THE SEISMIC ANCHORAGE AND BRACING OF EACH PIECE OF FLOOR MOUNTED AND ROOF MOUNTED MECHANICAL AND OTHER EQUIPMENT WEIGHING 400 POUNDS OR MORE.
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- A PROGRAM OF PROTECTION FOR ALL THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF FIRE AND SMOKE RATED ASSEMBLIES SHALL BE REQUIRED. THIS PROGRAM SHALL APPLY AN F RATING EQUAL TO THE FIRE RESISTIVE RATING OF THE COMPONENT BEING PENETRATED AS DEMONSTRATED BY THE MANUFACTURER OF THE PENETRATION PROTECTION SYSTEM THROUGH RECOGNIZED TESTING. ALL PENETRATIONS THROUGH ALL FIRE RATED ASSEMBLIES SHALL BE PROTECTED IN THIS MANNER.
- AT JOINTS BETWEEN FIRE RESISTIVE ASSEMBLIES A FIRE RESISTIVE JOINT SYSTEM SHALL BE PROVIDED. SUBMIT MANUFACTURER'S LITERATURE DESCRIBING FIRE RATING TESTING AND SPECIFIC DETAIL REQUIREMENTS FOR THE INSTALLATION OF THE SYSTEM. IF REQUIRED TO COMPLY WITH MANUFACTURER'S REQUIREMENTS, SURROUNDING CONSTRUCTION SHALL BE MODIFIED, ONLY WITH PRIOR APPROVAL OF THE ARCHITECT, TO ALLOW FOR THE INSTALLATION OF THE PROPOSED SYSTEM.
- INTERIOR WALL AND CEILING FINISHES SHALL CONFORM TO IBC SECTION 903.5 AND TABLE 903.5 FOR FLAME SPREAD REQUIREMENTS.

FIRE PROTECTION NOTES

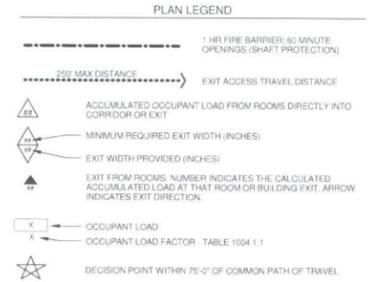
- A SPRINKLER SYSTEM WITH QUICK-RESPONSE HEADS WILL BE INSTALLED IN ACCORDANCE WITH IBC, CHAPTER 9 AND NFPA 13. SEE MECHANICAL DRAWINGS AND DIVISION 15 SPECIFICATIONS. SPRINKLER DRAWINGS TO BE SUBMITTED BY LICENCED INSTALLER AS DEFERRED SUBMITTAL AFTER PROJECT BIDS.
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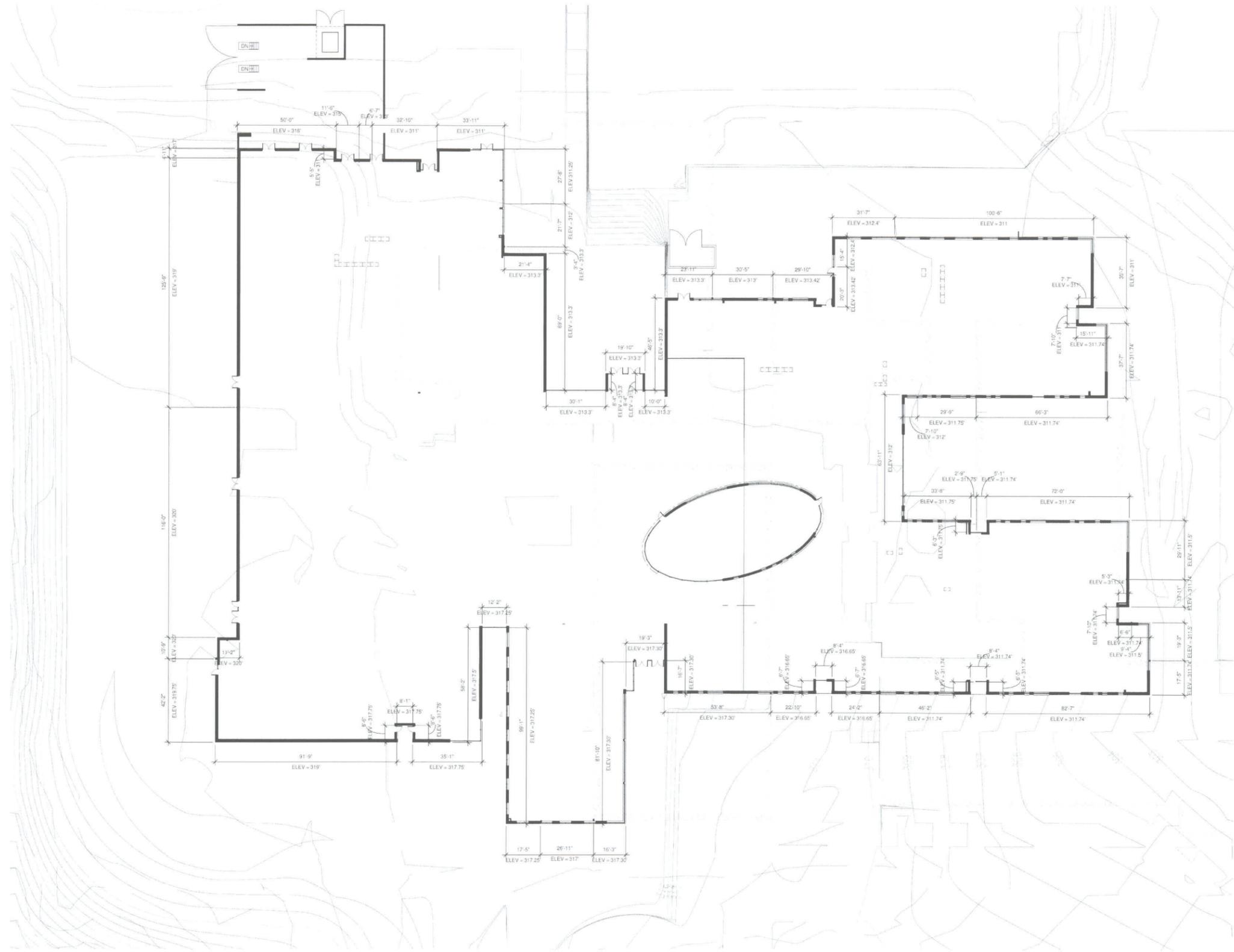
FIRE STOPPING NOTES

ALL PENETRATIONS MADE THROUGH FIRE-RATED WALLS, CEILINGS AND FLOOR ASSEMBLIES, BOTH EMPTY HOLES AND HOLES ACCOMMODATING SUCH ITEMS AS DUCTS, PIPES, CONDUIT, AND OTHER PENETRATING ITEMS SHALL BE FIRE STOPPED. PENETRATIONS SHALL BE FIRE STOPPED TO RETAIN THE INTEGRITY OF THE FIRE-RATED CONSTRUCTION BY MAINTAINING AN EFFECTIVE BARRIER AGAINST THE SPREAD OF FLAME, SMOKE, AND GASES. IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 07201, FIRE STOPPING, MECHANICAL AND ELECTRICAL RELATED PENETRATIONS SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR MAKING THE PENETRATION. SEE MECHANICAL AND ELECTRICAL.



LEVEL 3
Scale: 1" = 20'-0"





LEVEL 2 - AVERAGE GRADE LEVEL
Scale: 1" = 20'-0"

Tillicum Middle School - Average Existing Grade Calculation
NAC Architecture Project No. 121-14012
3/25/2015

Methodology: after superimposing the new plan on the existing survey, each portion (length) of the proposed exterior wall and its existing grade (elevation) is noted. The length of each wall segment is multiplied by its elevation and the total is summed and divided by the overall length of the new building perimeter. See plan showing lengths and elevations. The spreadsheet summary starts at the "Point of Beginning" and continues around the building perimeter in a clockwise direction until it returns to the "Point of Beginning".

elevation	length	elevation x length
311.74	17.417	5429.576
311.74	83.417	26004.42
311.74	6.417	2000.436
311.74	8.167	2545.981
311.74	6.417	2000.436
311.74	45.417	14158.3
316.65	24.167	7652.481
316.65	6.576	2082.29
316.65	8.25	2612.363
316.65	6.576	2082.29
316.65	22.83	7229.12
317.3	53.67	17029.49
317.3	16.417	5209.114
317.3	19.25	6188.225
317.3	82.25	26097.93
317.3	16.25	5156.125
317	26.576	8424.592
317.25	17.75	5631.888
317.25	98.75	31328.44
317.25	13.33	4228.943
317.5	57.583	18282.6
317.75	33.917	10777.13
317.75	8.33	2646.858
317.75	8.08	2567.42
317.75	8.33	2646.858
319	91.576	29212.74
319.75	42	13429.5
320	10.583	3386.56
320	11.83	3785.6
320	116.167	37173.44
319	125.75	40114.25
317	4.917	1558.689
316	48.5	15326
315	7.417	2336.355
315	11	3465
313	8.33	2607.29
311	32.5	10107.5
311	7.67	2385.37
311	33.75	10496.25
311.25	27.25	8481.563
312	21.583	6733.896
313.3	3.33	1043.289
313.3	21.33	6682.689
313.3	68.75	21539.38
313.3	28.25	8850.715
313.3	8.08	2531.464
313.3	20.83	6526.039
313.3	8.08	2531.464
313.3	10	3133
313.3	46.167	14464.12
313.3	23.917	7493.196
313	30.417	9520.521
313.42	29.83	9349.319
313.42	18.75	5876.625
312.4	15.33	4789.092
312.4	31.583	9866.529
311	100.5	31255.5
311	35.583	11066.31
311	7.583	2358.313
311	7.83	2435.13
311.74	15.917	4961.966
311.74	37.583	11716.12
311.74	66.25	20652.78
311.75	29.75	9274.563
312	7.83	2442.96
312	63.917	19942.1
311.75	32.917	10261.87
311.75	6.25	1948.438
311.75	3.583	1117
311.74	4.25	1324.895
311.74	6.25	1948.375
311.74	71.83	22392.28
311.5	29.917	9319.146
311.74	13.917	4338.496
311.74	4.25	1324.895
311.74	7.83	2440.924
311.74	6.417	2000.436
311.5	9.33	2906.295
311.5	19.167	5970.521
perimeter	2250.252	
perimeter x contour	708129.2	
average existing contour at face of new building	314.69	

REVISIONS

65% STAGE - CONDITIONAL USE SUBMITTAL -
REVISED



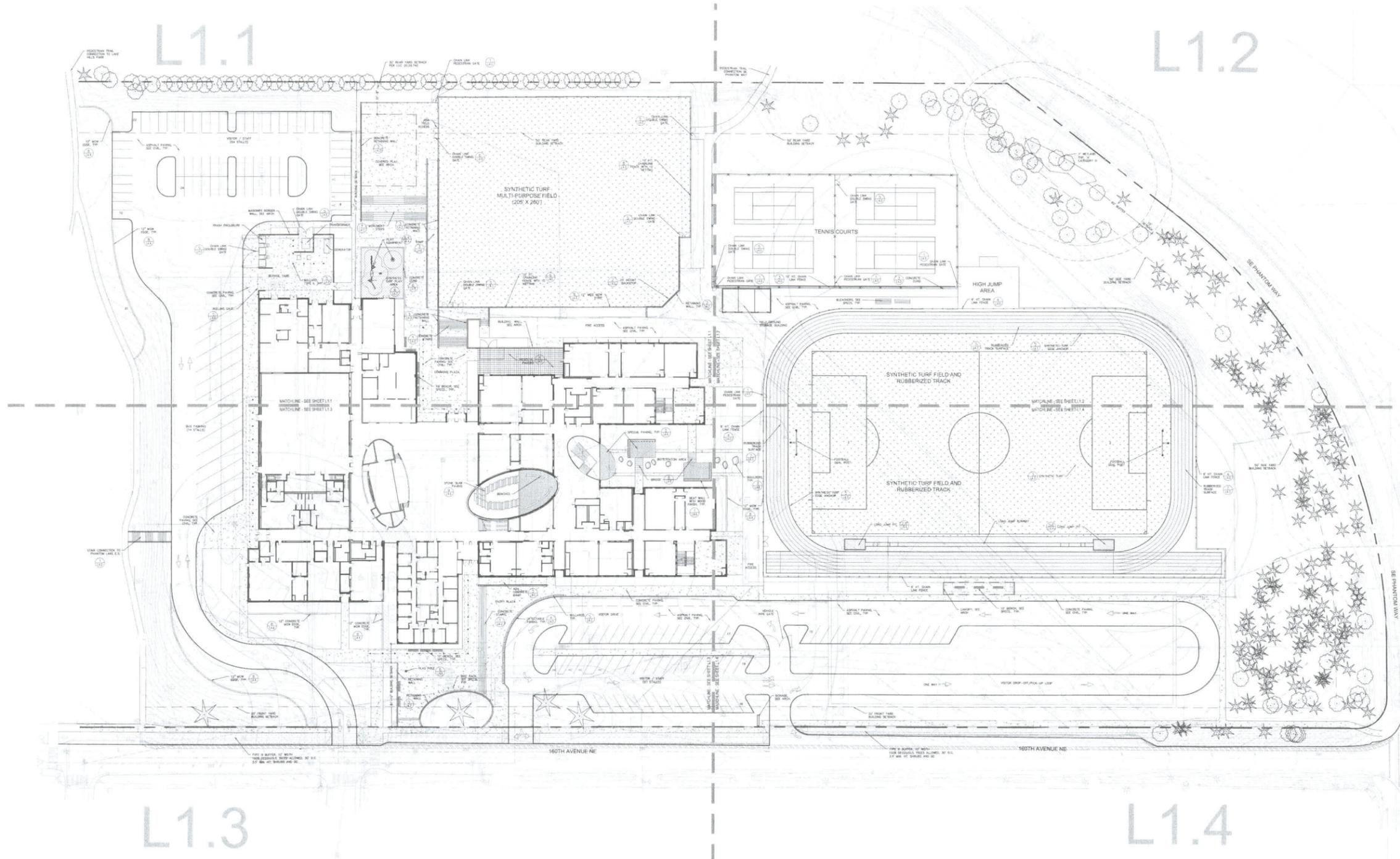
BELLEVUE SCHOOL DISTRICT
TILlicum MIDDLE SCHOOL
16020 SE 10TH ST, BELLEVUE, WA 98008

NAC
ARCHITECTURE
NACARCHITECTURE.COM
2025 FIRST AVE | SUITE 300
BATTLE WA 98107
P: 206.440.4522

PROJECT: 121-14012
DRAWN: Author
CHECKED: Checker
DATE: 07-10-2015

AVERAGE GRADE LEVEL

G2.04



GENERAL NOTES

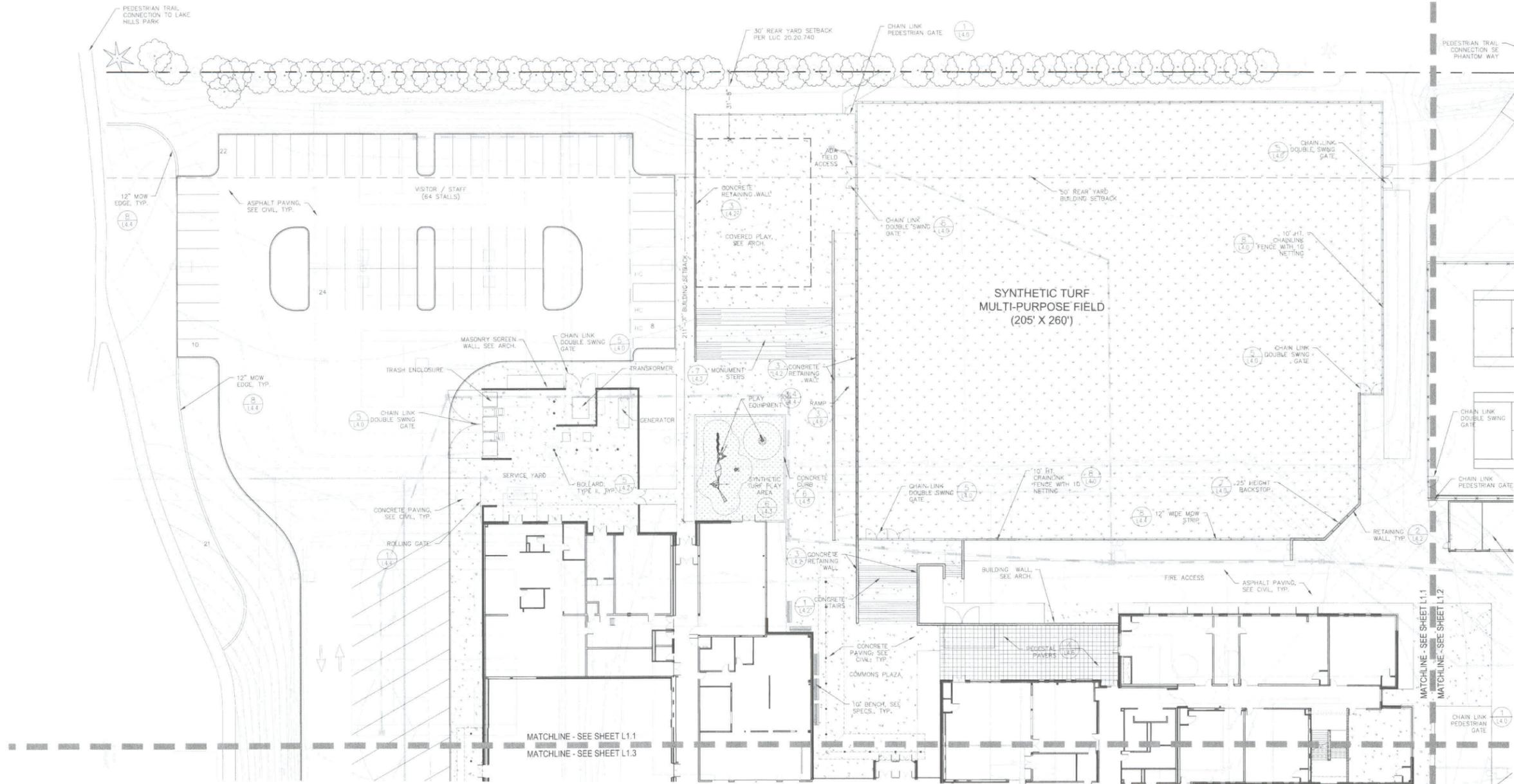
- 1.) DO NOT SCALE DRAWINGS.
- 2.) REFER TO CIVIL DRAWINGS FOR GRADING, UTILITY AND ADDITIONAL LAYOUT INFORMATION.
- 3.) REFER TO ARCHITECTURAL FOR BUILDING GRID LAYOUT INFORMATION.
- 4.) VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
- 5.) NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS OR DEVIATIONS FROM DOCUMENTED ON-SITE CONDITIONS. FAILURE TO NOTIFY THE ARCHITECT IN A TIMELY MANNER AS SPECIFIED SHALL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY AND ALL REMEDIAL MEASURES REQUIRED.
- 6.) STRING DIMENSIONS OF SITE IMPROVEMENTS ARE FROM FACE OF BUILDING WALL, BACK OF CURB OR COORDINATE POINT AS SHOWN ON PLAN. STAIR WIDTHS INDICATED ARE CLEAR DIMENSIONS (INSIDE TO INSIDE WALL FACE).
- 7.) WHERE DIMENSIONS ARE IN FEET ONLY, CONTRACTOR IS TO ASSUME THEY ARE 0" (E.G. 12" = 12'-0").
- 8.) MARK OR STAKE LOCATIONS OF FENCING, SITE WALLS, RAMPS, WALKS, SITE FURNITURE, ATHLETIC EQUIPMENT, ETC. FOR APPROVAL BY ARCHITECT, PER SPECIFICATIONS, PRIOR TO INSTALLATION.

RUBBERIZED TRACK NOTES

- 1.) PRIOR TO INSTALLATION OF THE RUBBERIZED SURFACE THE PAVING SHALL BE CHECKED AND APPROVED FOR PLANARITY BY THE ENGINEER, GENERAL CONTRACTOR, AND TRACK VENDOR.
- 2.) FINISH SURFACE PLANARITY OF ASPHALT SHALL NOT DEVIATE MORE THAN 1/8" WHEN MEASURED WITH A 10 FOOT STRAIGHT EDGE IN ALL DIRECTIONS.
- 3.) THE CONTRACTOR SHALL PROTECT ALL ADJACENT AREAS FROM ANY OVERSPRAY FROM THE RUBBERIZED SURFACING INSTALLATION PROCEDURES. TAPE PLASTIC SHEETING TO THE CONCRETE EDGING OR ADJACENT EXPOSED PAVING TO PROTECT ALL ADJACENT AREAS AND SURFACES.
- 4.) IMMEDIATELY PRIOR TO APPLICATION OF RUBBERIZED SURFACING, THE ASPHALT SHALL BE THOROUGHLY CLEANED OF ALL DIRT, DEBRIS, OR ANY OTHER SUBSTANCES THAT WILL BE DETRIMENTAL TO THE INSTALLATION. ALL SURFACES TO BE VACUUMED WITH A COMMERCIAL HEAVY DUTY UNIT AND PRESSURE WASHED AS REQUIRED BY RUBBERIZED SURFACING INSTALLER.
- 5.) APPLY SUCH PRIMUM MATERIAL AS MAY BE NECESSARY TO ASSURE COMPLETE BOND OF POLYURETHANE TO THE ASPHALT PAVING.
- 6.) THE RUBBERIZED SURFACING SHALL CONSIST OF A PERMEABLE POLYURETHANE BASE MAT WITH A PERMEABLE POLYURETHANE STRUCTURAL SPRAY.
- 7.) MASK ALL EDGES OF RUBBERIZED SURFACING TO BE SPRAYED WITH STRUCTURAL SPRAY.
- 8.) INSTALL TAKE-OFF BOARDS INCLUDING RUBBERIZED SURFACING.

SCALE: 1"=40'-0"



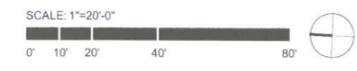


REVISIONS
 65% STAGE - CONDITIONAL USE SUBMITTAL - REVISED
 WEISMANDESIGNGROUP
 LANDSCAPE ARCHITECTURE
 1208 4th AVENUE, SUITE 100
 SEATTLE, WA 98102
 TEL: 206.325.7332
 WWW.WEISMANDESIGN.COM

BELLEVUE SCHOOL DISTRICT
TILLICUM MIDDLE SCHOOL
 16020 SE 16TH ST, BELLEVUE, WA 98008

NAC
 ARCHITECTURE
 nacarchitecture.com
 2024 FIRST AVENUE, SUITE 300
 SEATTLE, WA 98101
 P: 206.441.8012
 NAC NO: 121-14012
 DRAWN: NH, AL
 CHECKED: NH
 DATE: 07-10-2015

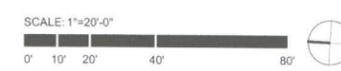
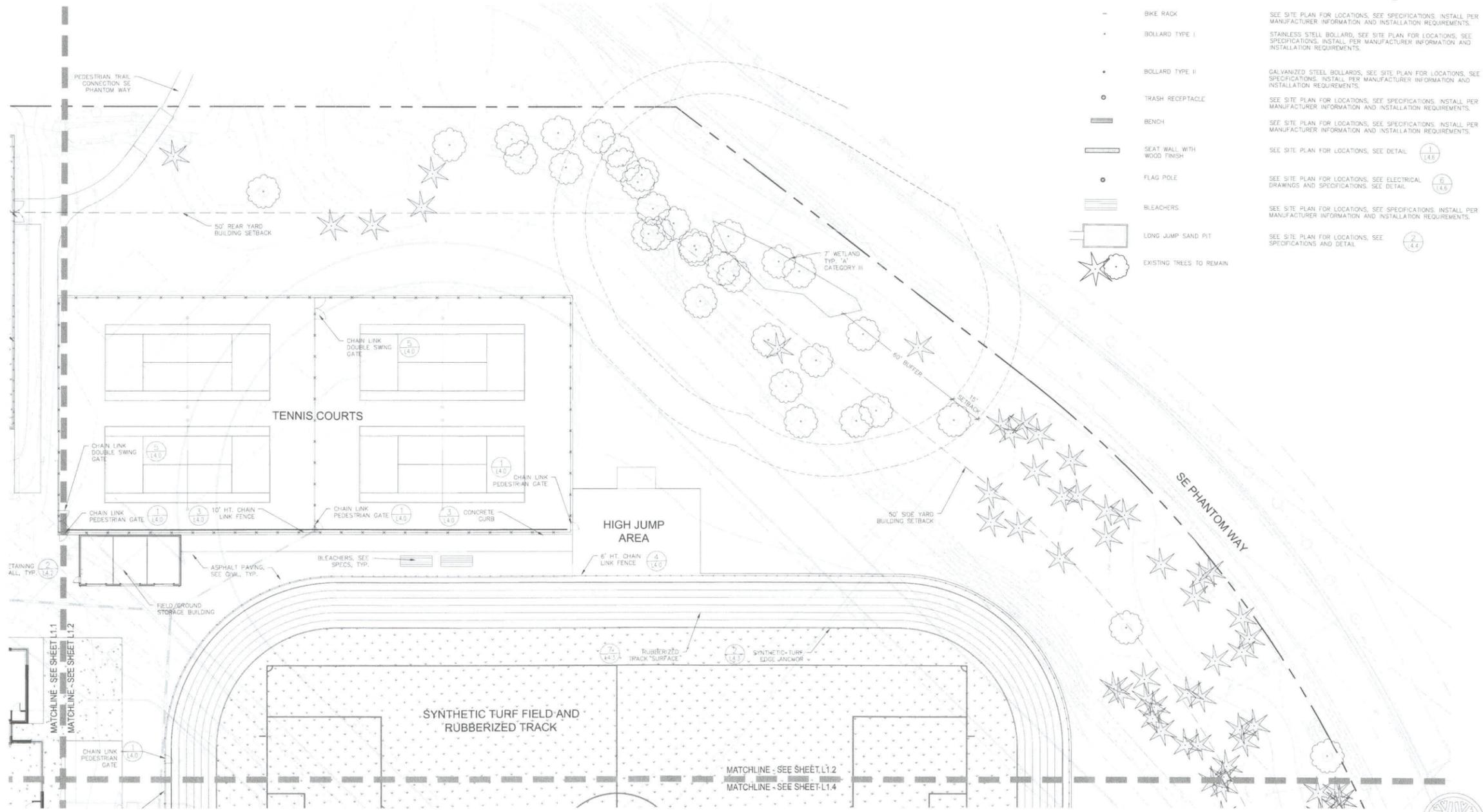
SITE PLAN
 ENLARGEMENT
L1.1



SITE IMPROVEMENTS LEGEND

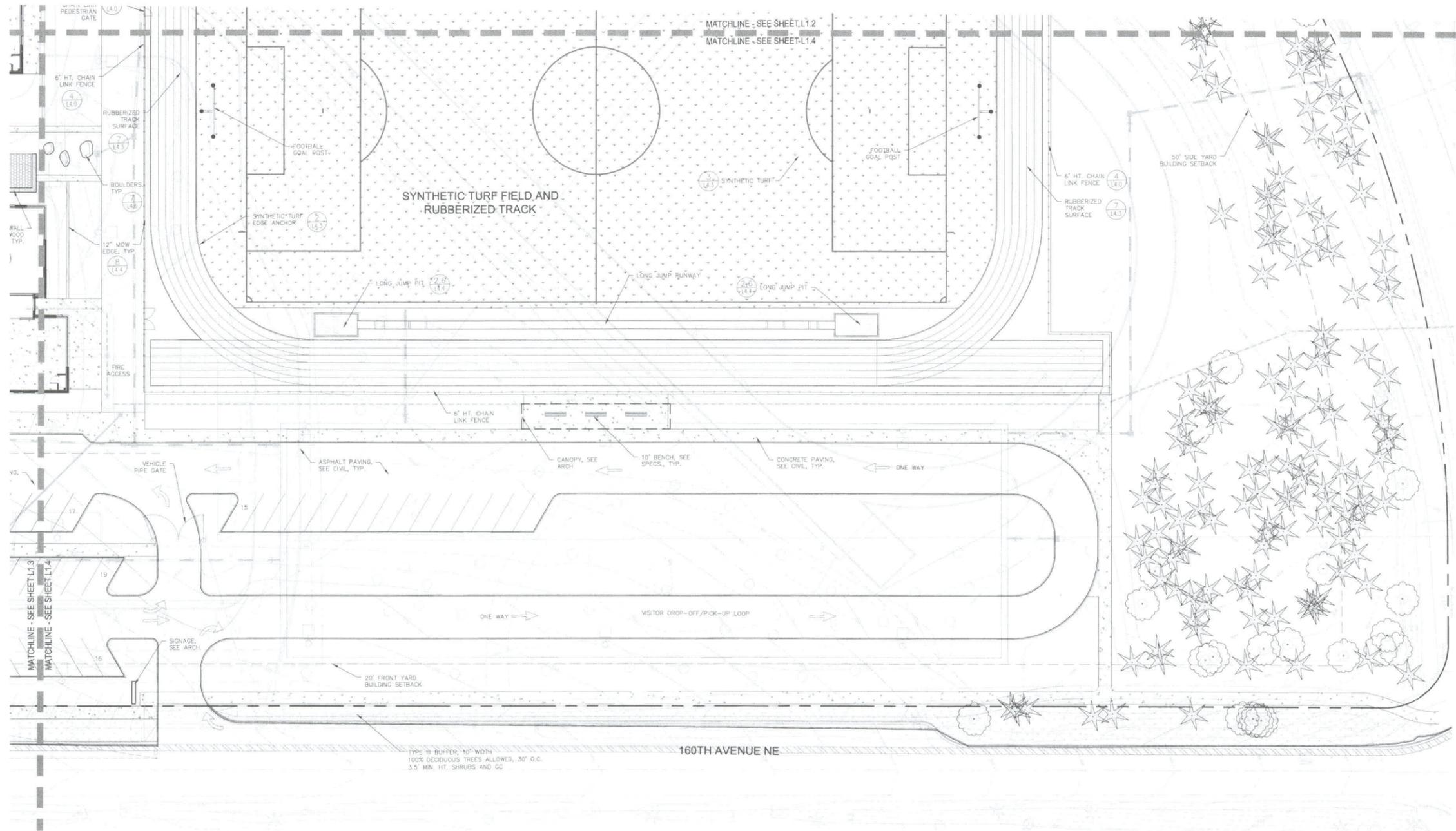
(Symbols shown at 1" = 20'-0")

SYMBOL	ITEM	QUANT. PER FOOTING UNIT
	NEW CHAIN LINK FENCE	SEE SPECIFICATIONS AND DETAILS (2/14.0), (3/14.0), (4/14.0)
	SCORE JOINT	SEE SITE PLAN FOR LAYOUT AND PATTERN SEE CIVIL DRAWINGS FOR DETAIL AND SPECIFICATION SECTION CONCRETE PAVING.
	RUBBERIZED SURFACE	SEE SPECIFICATIONS AND DETAIL (7/14.5)
	SYNTHETIC TURF (FIELDS)	SYNTHETIC TURF "CARPET" NOT IN CONTRACT FOR SYSTEM COMPONENTS BELOW "CARPET" SEE SPECIFICATIONS AND DETAIL (3/14.3)
	SYNTHETIC TURF PLAY SURFACING	SYNTHETIC PLAY TURF "CARPET" NOT IN CONTRACT FOR SYSTEM COMPONENTS BELOW "CARPET" SEE SPECIFICATIONS AND DETAIL (6/14.3)
	TACTILE PAVING	SEE SPECIFICATIONS AND DETAIL (4/14.2)
	PEDESTAL PAVERS	SEE SPECIFICATIONS AND DETAIL (4/14.5)
	SPECIALTY PAVING	SEE SPECIFICATIONS AND DETAIL (2/14.8)
	BIKE RACK	SEE SITE PLAN FOR LOCATIONS, SEE SPECIFICATIONS, INSTALL PER MANUFACTURER INFORMATION AND INSTALLATION REQUIREMENTS.
	BOLLARD TYPE I	STAINLESS STEEL BOLLARD, SEE SITE PLAN FOR LOCATIONS, SEE SPECIFICATIONS, INSTALL PER MANUFACTURER INFORMATION AND INSTALLATION REQUIREMENTS.
	BOLLARD TYPE II	GALVANIZED STEEL BOLLARDS, SEE SITE PLAN FOR LOCATIONS, SEE SPECIFICATIONS, INSTALL PER MANUFACTURER INFORMATION AND INSTALLATION REQUIREMENTS.
	TRASH RECEPTACLE	SEE SITE PLAN FOR LOCATIONS, SEE SPECIFICATIONS, INSTALL PER MANUFACTURER INFORMATION AND INSTALLATION REQUIREMENTS.
	BENCH	SEE SITE PLAN FOR LOCATIONS, SEE SPECIFICATIONS, INSTALL PER MANUFACTURER INFORMATION AND INSTALLATION REQUIREMENTS.
	SEAT WALL WITH WOOD FINISH	SEE SITE PLAN FOR LOCATIONS, SEE DETAIL (1/14.6)
	FLAG POLE	SEE SITE PLAN FOR LOCATIONS, SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS, SEE DETAIL (6/14.8)
	BLEACHERS	SEE SITE PLAN FOR LOCATIONS, SEE SPECIFICATIONS, INSTALL PER MANUFACTURER INFORMATION AND INSTALLATION REQUIREMENTS.
	LONG JUMP SAND PIT	SEE SITE PLAN FOR LOCATIONS, SEE SPECIFICATIONS AND DETAIL (2/14.4)
	EXISTING TREES TO REMAIN	



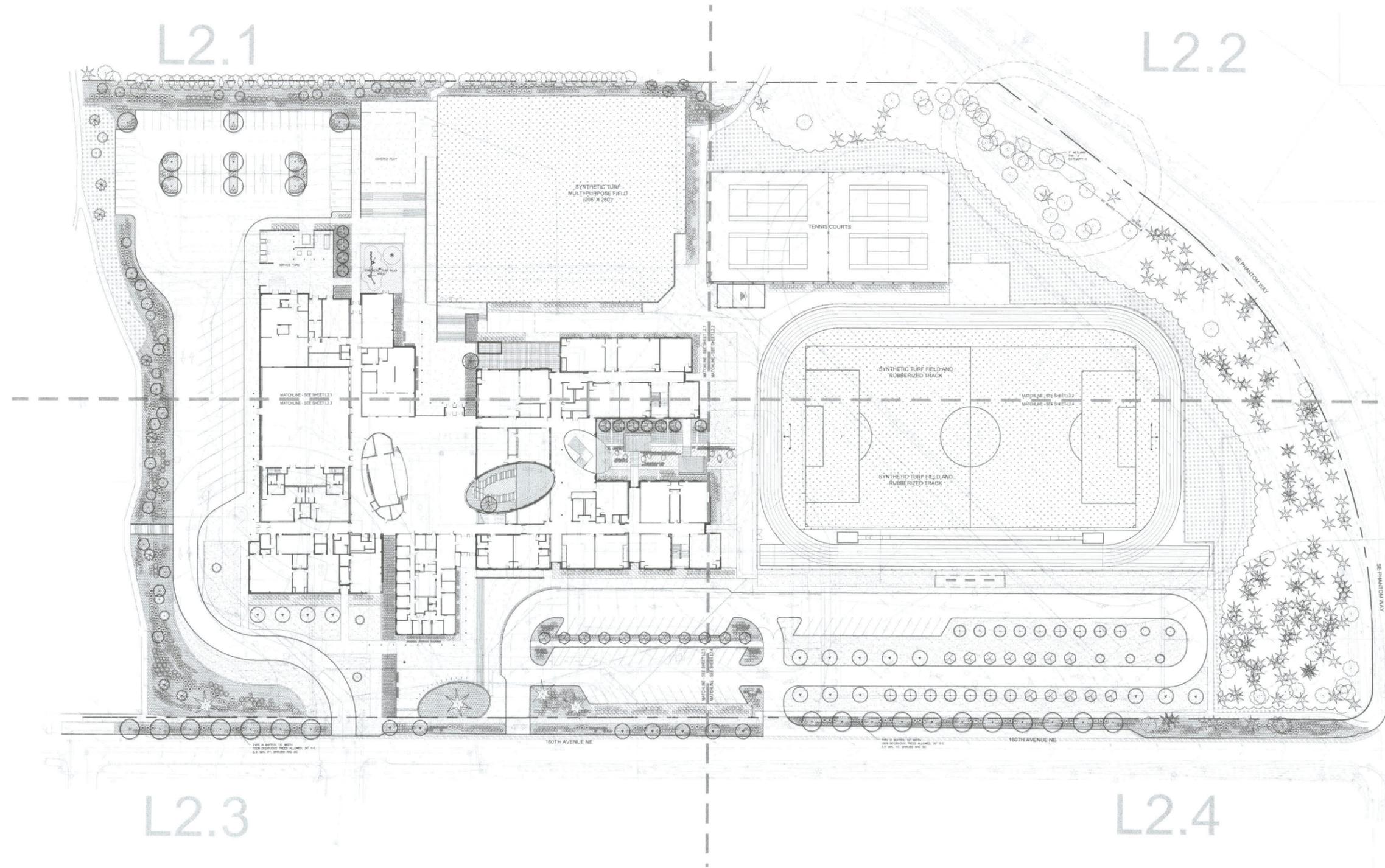
MATCHLINE - SEE SHEET L1.1
MATCHLINE - SEE SHEET L1.2

MATCHLINE - SEE SHEET L1.2
MATCHLINE - SEE SHEET L1.4



SCALE: 1"=20'-0"





GENERAL NOTES:

1. SUBMIT COLOR PHOTOS REPRESENTATIVE OF PROPOSED NURSERY STOCK FOR EACH PLANT SPECIES AND VARIETY LISTED IN LANDSCAPE SCHEDULE. FINAL APPROVAL OF PLANT MATERIAL WILL NOT BE PROVIDED UNTIL DELIVERY AND REVIEW ON SITE.
2. CONTAINERIZED TREES ARE STRONGLY DISCOURAGED. TREES WITH LARGE CIRCLING ROOTS OR TOO DEEP ROOT SYSTEMS WILL BE REJECTED.
3. ALL ROOT PACKAGES MUST BE FREE OF ANY WEEDS.
4. TREE STAKING REQUIREMENTS WILL BE DETERMINED BY LANDSCAPE ARCHITECT AT THE TIME OF PLANTING. PROPERLY PROPORTIONED AND PLANTED TREES WITH HEALTHY ROOT PACKAGES MAY NOT REQUIRE STAKING.
5. ALL TREE STAKES MUST BE REMOVED BY THE CONTRACTOR BY THE END OF THE FIRST FULL GROWING SEASON.
6. AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, PRUNING MAY BE REQUIRED TO REMOVE DAMAGED, CROSSING, MISSHAPEN OR LOW BRANCHING LIMBS. TREES SHOULD NOT REQUIRE SIGNIFICANT PRUNING TO CORRECT HEALTH OR AESTHETIC DEFICIENCIES.
7. INSTALL 3" DEPTH SPECIFIED MULCH IN ALL LANDSCAPE AREAS.
8. INSTALL 8" DEPTH SPECIFIED TOPSOIL IN ALL LANDSCAPE AREAS.
9. PROVIDE 4' DIAMETER MULCH CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS.
10. REFER TO CIVIL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR REMOVAL REQUIREMENTS AND PROTECTION FENCING AROUND EXISTING VEGETATION.
11. REFER TO TREE PRESERVATION PLANS FOR SCHEDULE OF EXISTING TREES TO BE SAVED OR REMOVED.
12. REFER TO CIVIL PLANS FOR NEW UTILITY WORK. CONTRACTOR RESPONSIBLE FOR PATCH AND REPAIR OF ALL EXISTING LANDSCAPE AREAS DISTURBED BY CONSTRUCTION WORK UNDER THIS CONTRACT.
13. REFER TO PLANTING AND SEEDING SPECIFICATION FOR ADDITIONAL REQUIREMENTS, INCLUDING EXTENDED MAINTENANCE REQUIREMENTS.

PARKING LOT LANDSCAPE CALCULATIONS:

1. ALL ON-SITE PARKING LOTS TO RECEIVE TYPE V LANDSCAPING.
2. TOTAL NUMBER OF ON-SITE PARKING STALLS PROPOSED: 131
3. TOTAL AREA OF LANDSCAPE REQUIRED: 4,585 SF (35 SF PER STALL)
4. TOTAL AREA OF LANDSCAPE PROVIDED: 11,690 SF

SCALE: 1"=40'-0"



REVISIONS
65% STAGE - CONDITIONAL USE SUBMITTAL -
REVISED

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
7000 1ST AVENUE, SUITE 100
SEATTLE, WA 98112
TEL: 206.441.4322
WWW.WEISMANDESIGN.COM

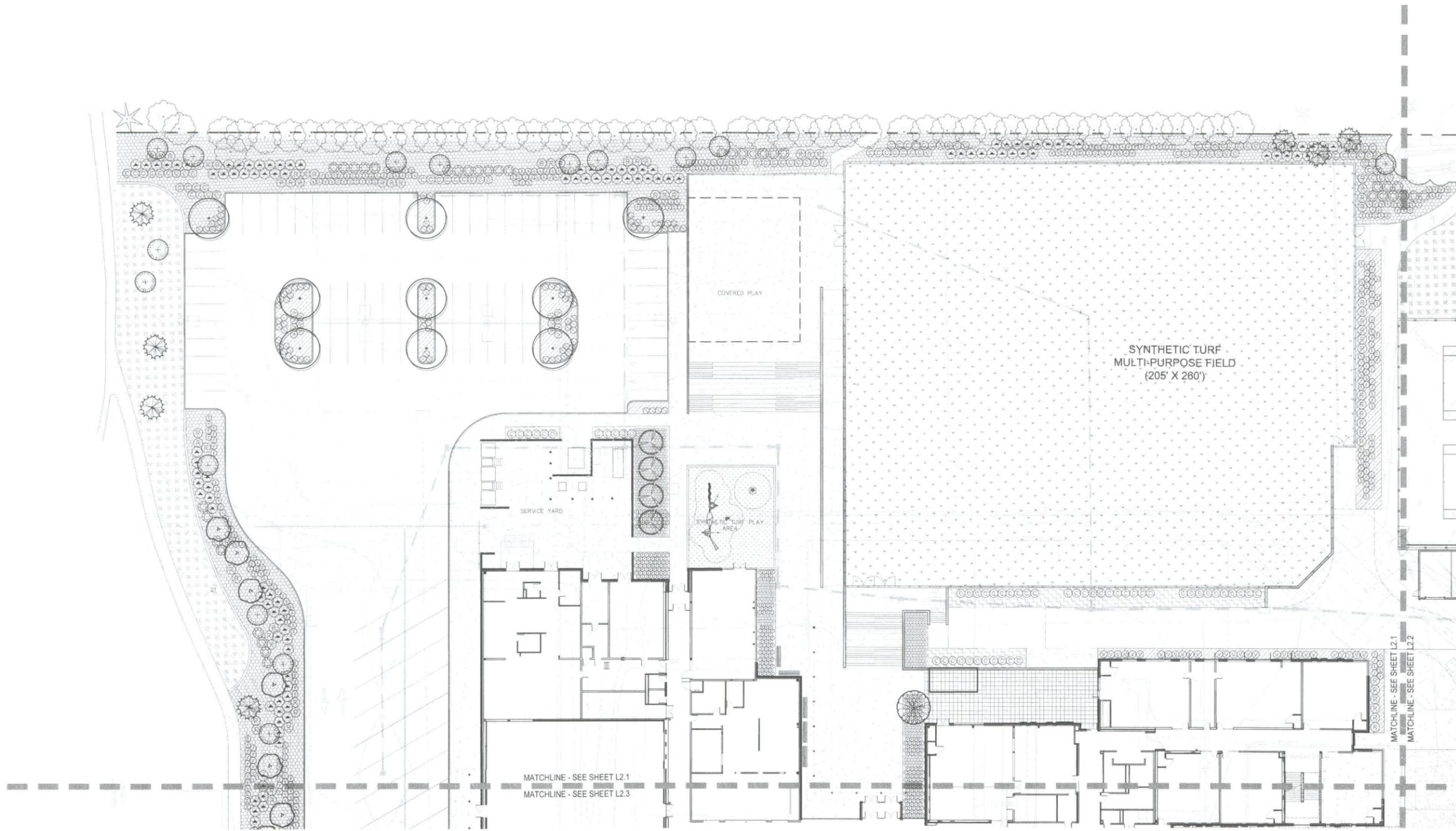
BELLEVUE SCHOOL DISTRICT
TILLICUM MIDDLE SCHOOL
16025 SE 16TH ST, BELLEVUE, WA 98008

NAC
ARCHITECTURE
nacarchitecture.com
1205 1ST AVENUE, SUITE 100
SEATTLE, WA 98101
P: 206-441-4322

PROJECT NO: 121-14012
OWNER: NH, AL
CHECKED: NH
DATE: 07-10-2015

OVERALL
LANDSCAPE PLAN

L2.0



SCALE: 1"=20'-0"

0' 10' 20' 40' 80'



REVISIONS

65% STAGE - CONDITIONAL USE SUBMITTAL - REVISED

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
1000 1ST AVENUE, SUITE 1000
SEATTLE, WA 98101
WWW.WEISMANDESIGN.COM

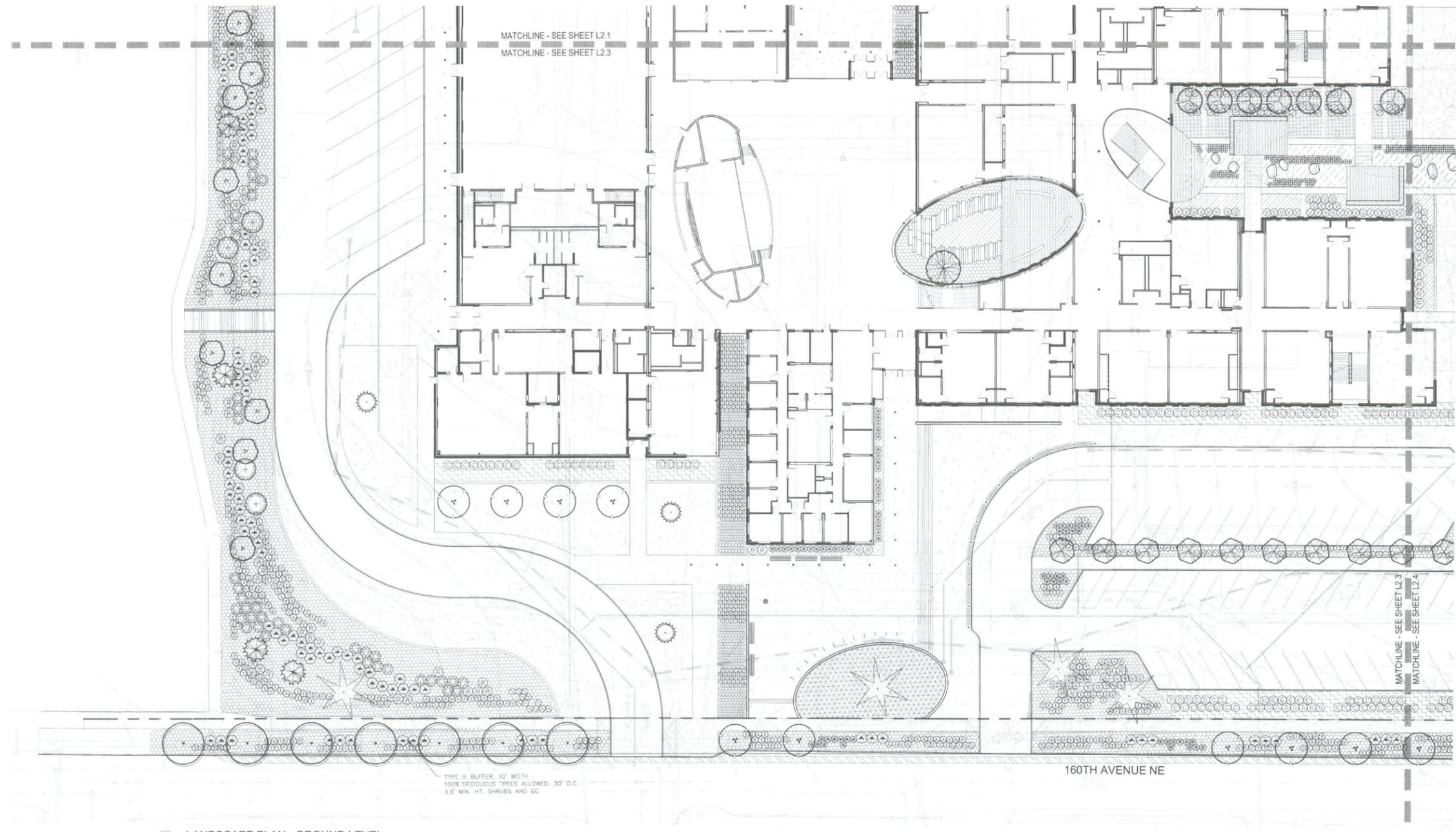
BELLEVUE SCHOOL DISTRICT
TILlicum MIDDLE SCHOOL
14025 SE 19TH ST, BELLEVUE, WA 98008

NAC
ARCHITECTURE
nacarchitecture.com
2025 FIRST AVENUE, SUITE 1000
SEATTLE, WA 98101
P.206.441.4532

NAC NO: 121-14012
DESIGN: NH, AL
CHECKED: NH
DATE: 07-10-2015

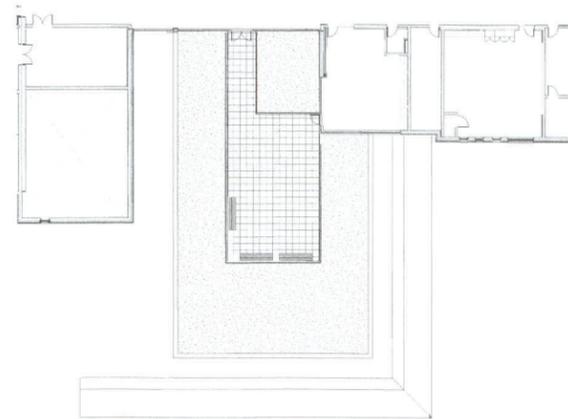
LANDSCAPE PLAN ENLARGEMENT

L2.1



1 LANDSCAPE PLAN - GROUND LEVEL

Scale: 1"=20'-0"



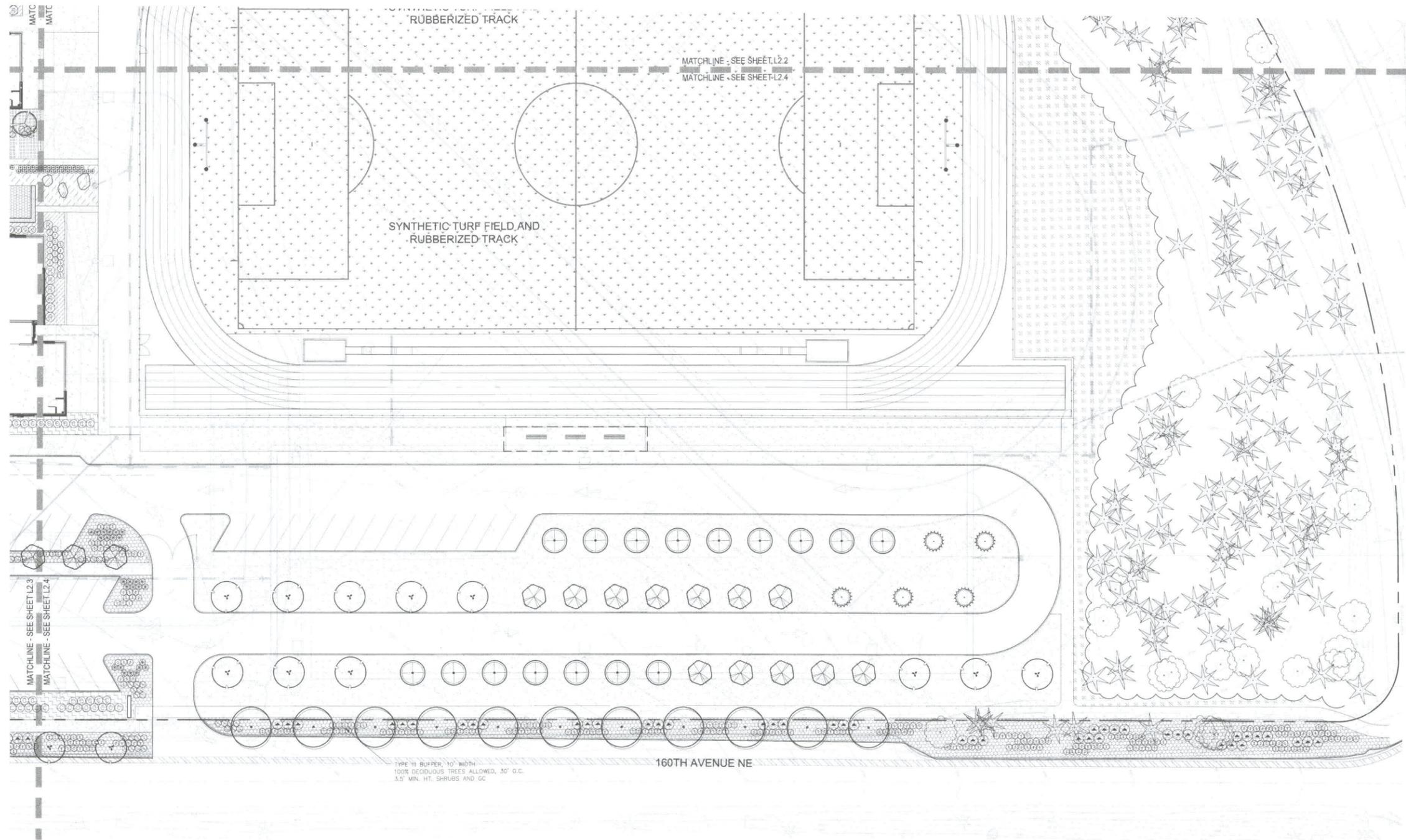
2 GREEN ROOF - LEVEL 3

Scale: 1"=20'-0"

SCALE: 1"=20'-0"



STATE OF WASHINGTON
LICENSED ARCHITECT
NICHOLAS PAJULIAN
CERTIFICATE NO. 732



TYPE "B" BUFFER, 10' WIDTH
 100% DECIDUOUS TREES ALLOWED, 30' O.C.
 5.5' MIN. HT. SHRUBS AND GC

160TH AVENUE NE

SCALE: 1"=20'-0"



REVISIONS

65% STAGE - CONDITIONAL USE SUBMITTAL - REVISED

WEISMANDESIGNGROUP
 LANDSCAPE ARCHITECTURE
 2200 8TH AVENUE, SUITE 300
 SEATTLE, WA 98112
 TEL: 206.441.8522
 WWW.WEISMANDESIGN.COM

BELLEVUE SCHOOL DISTRICT
TILlicum MIDDLE SCHOOL
 16025 SE 16TH ST, BELLEVUE, WA 98008

NAC
 ARCHITECTURE
 nacarchitecture.com
 3025 118TH AVENUE, SUITE 300
 SEATTLE, WA 98147
 P: 206.441.8522

PROJECT NO: 121-14012
 ISSUED: NH, AL
 CHECKED: NH
 DATE: 07-10-2015

LANDSCAPE PLAN ENLARGEMENT

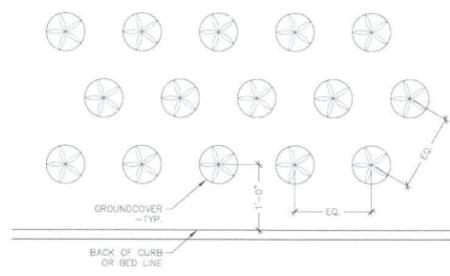
L2.4

LANDSCAPE SCHEDULE

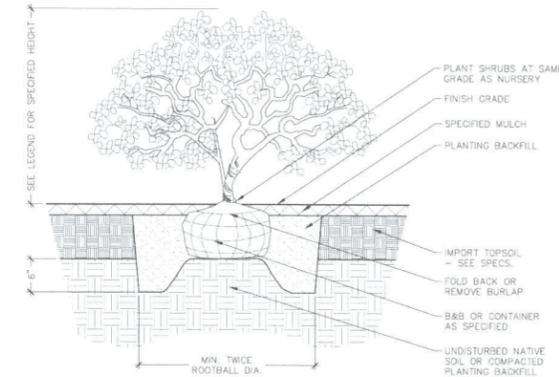
(LEGEND SHOWN AT 1"=20'-0" SCALE)
 * INDICATES PACIFIC NORTHWEST NATIVE SPECIES

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
DECIDUOUS TREES		
	AMELANCHIER X 'AUTUMN BRILLIANCE' SERVICEBERRY	MULTI-STEMMED, MIN (3) 1" CALIPER TRUNKS, 8'-10' HT., WELL-BRANCHED, FULL & BUSHY, MATCHED, B&B.
	ACER CIRCINATUM VINE MAPLE	MULTI-STEMMED, MIN (3) 1" CALIPER TRUNKS, 10'-12' HT., WELL-BRANCHED, FULL & BUSHY, MATCHED, B&B.
	ACER X 'JEFFERSRED' AUTUMN BLAZE MAPLE	MIN. 3" CALIPER, 12-14' HT. WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B.
	ACER PALMATUM JAPANESE MAPLE	SPECIMEN TREE, MULTI STEMMED, 14-16' HT. WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B.
	NYSSA SYLVATICA BLACK TUPELO	MIN. 3" CALIPER, 12-14' HT. WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B.
	GINKGO BILOBA 'PRINCETON SENTRY' GINKGO	MALE SELECTION, MIN. 3" CALIPER, 12-14' HT. WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B.
	ACER RUBRUM 'COLUMNARE' COLUMNAR RED MAPLE	MIN. 2" CALIPER, 10-12' HT. WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B.
EVERGREEN TREES		
	PSEUDOTSUGA MENZIESII DOUGLAS FIR	10' HT., FULL & BUSHY TO BASE, B&B
	THUJA PLICATA WESTERN RED CEDAR	10' HT., FULL & BUSHY TO BASE, B&B
	CALOCEDRUS DECURRENS INCENSE CEDAR	10' HT., FULL & BUSHY TO BASE, B&B
SHRUBS		
	CORNUS SANG. 'MID-WINTER FIRE' CONT.	MIN. 18-24" HT. & SPR, FULL & BUSHY, CONT.
	CORNUS STOLONIFERA 'KELSEY' DOGWOOD	MIN. 15-18" HT. AND SPREAD, FULL & BUSHY, CONT.
	MAHONIA AQUIFOLIUM TALL OREGON GRAPE	MIN. 42" HT. & SPR, FULL & BUSHY, CONT.
	SPIRAEA BETULIFOLIA 'TOR' SPIRAEA	MIN. 18-24" HT., FULL & BUSHY, CONT.
	TRIBES SANGUINEUM RED FLOWERING CURRANT	MIN. 36" HT. & SPR., FULL & BUSHY, CONT.
	PHYSOCARPUS OPUL. 'LITTLE DEVIL' DWARF NINEBARK	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT.
	SYMPHORICARPOS ALBUS COMMON SNOWBERRY	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT.
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT.
	RUBUS SPECTABILIS SALMONBERRY	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT.
NATIVE GROUNDCOVER MIX		
	GAULTHERIA SHALLON SALAL	1 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA. PLANT IN DRIFTS OF 20-30
GROUNDCOVERS / ORNAMENTAL GRASSES		
	MAHONIA REPENS CREEPING MAHONIA	1 GAL. POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.
	GAULTHERIA SHALLON SALAL	1 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.
	POLYSTICHUM MUNIUM SWORD FERN	1 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.
	MAHONIA NERVOSA LOW OREGON MAHONIA	1 GAL. POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.
	CAREX TESTACEA ORANGE SEDGE	1 GAL. POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.
	CAREX MORROWII 'ICE DANCE' JAPANESE SEDGE	1 GAL. POTS MIN., FULL AND BUSHY, SPACING AS SHOWN
WETLAND PLANTING MIX		
	30% CAREX OBOVATA SEDGE	10" PLUGS @ 8" O.C., TRIANGULAR SPACING. PLANT SPECIES THAT TOLERATE DEEPER WATER LEVELS AT BOTTOM OF BIO-RETENTION AREAS
	20% JUNCUS ACUMINATUS TAPERED BULRUSH	
	20% JUNCUS ENSIFOLIUS DAGGER LEAF RUSH	
	30% SCIRPUS MICROCARPUS SMALL FRUITED BULRUSH	
	SEEDED LAWN	SEE SPECIFICATIONS
	MEADOW MIX	SEE SPECIFICATIONS
	SYNTHETIC FIELD TURF	SEE SPECIFICATIONS
	SYNTHETIC PLAY TURF	SEE SPECIFICATIONS
	MULCH ONLY	SEE SPECIFICATIONS
	GREEN ROOF SYSTEM	SEE SPECIFICATIONS
	EXISTING VEGETATION TO REMAIN	SAVE AND PROTECT, SEE CIVIL FOR EXACT LIMITS OF CLEARING
	EXISTING TREES TO REMAIN	SAVE AND PROTECT, SEE CIVIL FOR EXACT LIMITS OF CLEARING

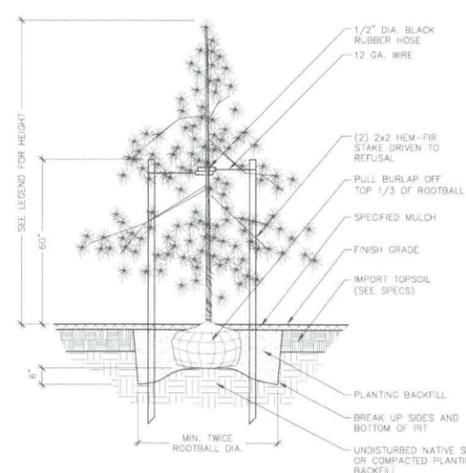
NOTES:
 1. ALL GROUNDCOVER TO PLANTED AT = SPACING (TRIANGULAR) PER O.C. SPACING ON PLANS



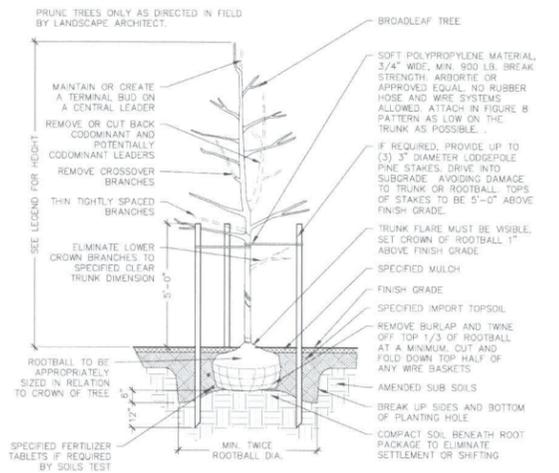
1 GROUNDCOVER PLANTING NTS



2 SHRUB PLANTING NTS



3 CONIFEROUS TREE PLANTING NTS



4 DECIDUOUS TREE PLANTING NTS



Table with columns: TREE #, TREE SPECIES, DIAMETER INCHES (DBH), SIGNIFICANCE, HEALTH RATING, INCHES SAVED, INCHES REM. Rows 576-699.

Table with columns: TREE #, TREE SPECIES, DIAMETER INCHES (DBH), SIGNIFICANCE, HEALTH RATING, INCHES SAVED, INCHES REM. Rows 700-799.

Table with columns: TREE #, TREE SPECIES, DIAMETER INCHES (DBH), SIGNIFICANCE, HEALTH RATING, INCHES SAVED, INCHES REM. Rows 800-899.

Table with columns: TREE #, TREE SPECIES, DIAMETER INCHES (DBH), SIGNIFICANCE, HEALTH RATING, INCHES SAVED, INCHES REM. Rows 900-999.

Total diameter inches: 6465.0"

Total diameter inches required to be saved: 15% of 6465" = 969.75"

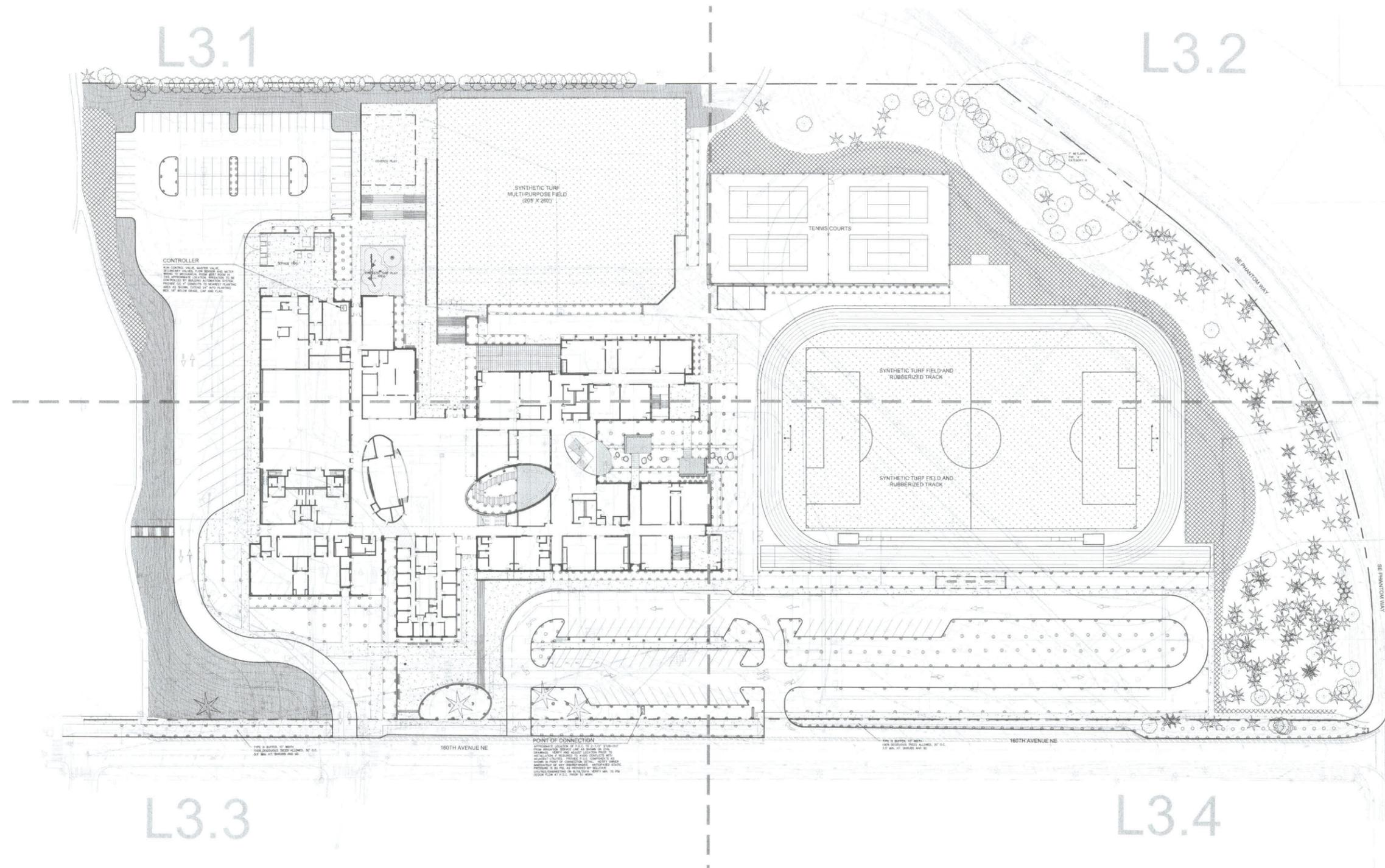
Total diameter inches proposed to be saved: 71% of 6465" = 4590.2"

HABITAT TREES table with columns: TREE #, TREE SPECIES, DIAMETER INCHES (DBH), SIGNIFICANCE, HEALTH RATING, INCHES SAVED, INCHES REM. Rows 869-960.

REMOVE FOR SAFETY table with columns: TREE #, TREE SPECIES, DIAMETER INCHES (DBH), SIGNIFICANCE, HEALTH RATING, INCHES SAVED, INCHES REM. Rows 586-920.

Species Abbreviations table with columns: Species Abbreviation, Full Name. Rows AHC/C, AM/Ag, ARM/Ar, etc.





L3.1

L3.2

L3.3

L3.4

CONTROLLER
 SEE CONTROL VALVE MASTER PLAN FOR CONTROLLER LOCATION. THIS CONTROLLER WILL CONTROL ALL IRRIGATION SYSTEMS ON THIS SITE. IT IS LOCATED IN THE BUILDING TO THE LEFT OF THE CENTER OF THE SITE. IT IS LOCATED TO THE WEST OF THE CENTER OF THE SITE. IT IS LOCATED TO THE WEST OF THE CENTER OF THE SITE.

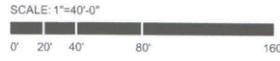
SYNTHETIC TURF MULTI-PURPOSE FIELD (109' X 200')

TENNIS COURTS

SYNTHETIC TURF FIELD AND RUBBERIZED TRACK

SYNTHETIC TURF FIELD AND RUBBERIZED TRACK

POINT OF CONNECTION
 THIS POINT OF CONNECTION IS TO BE USED TO CONNECT THE IRRIGATION SYSTEM TO THE MAIN WATER SUPPLY. IT IS LOCATED IN THE BUILDING TO THE LEFT OF THE CENTER OF THE SITE. IT IS LOCATED TO THE WEST OF THE CENTER OF THE SITE. IT IS LOCATED TO THE WEST OF THE CENTER OF THE SITE.



REVISIONS
 65% STAGE - CONDITIONAL USE SUBMITTAL - REVISED

WEISMANDESIGNGROUP
 LANDSCAPE ARCHITECTURE
 1000 1ST AVENUE, SUITE 1000
 SEATTLE, WA 98101
 TEL: 206.467.3376
 WWW.WEISMANDSGROUP.COM

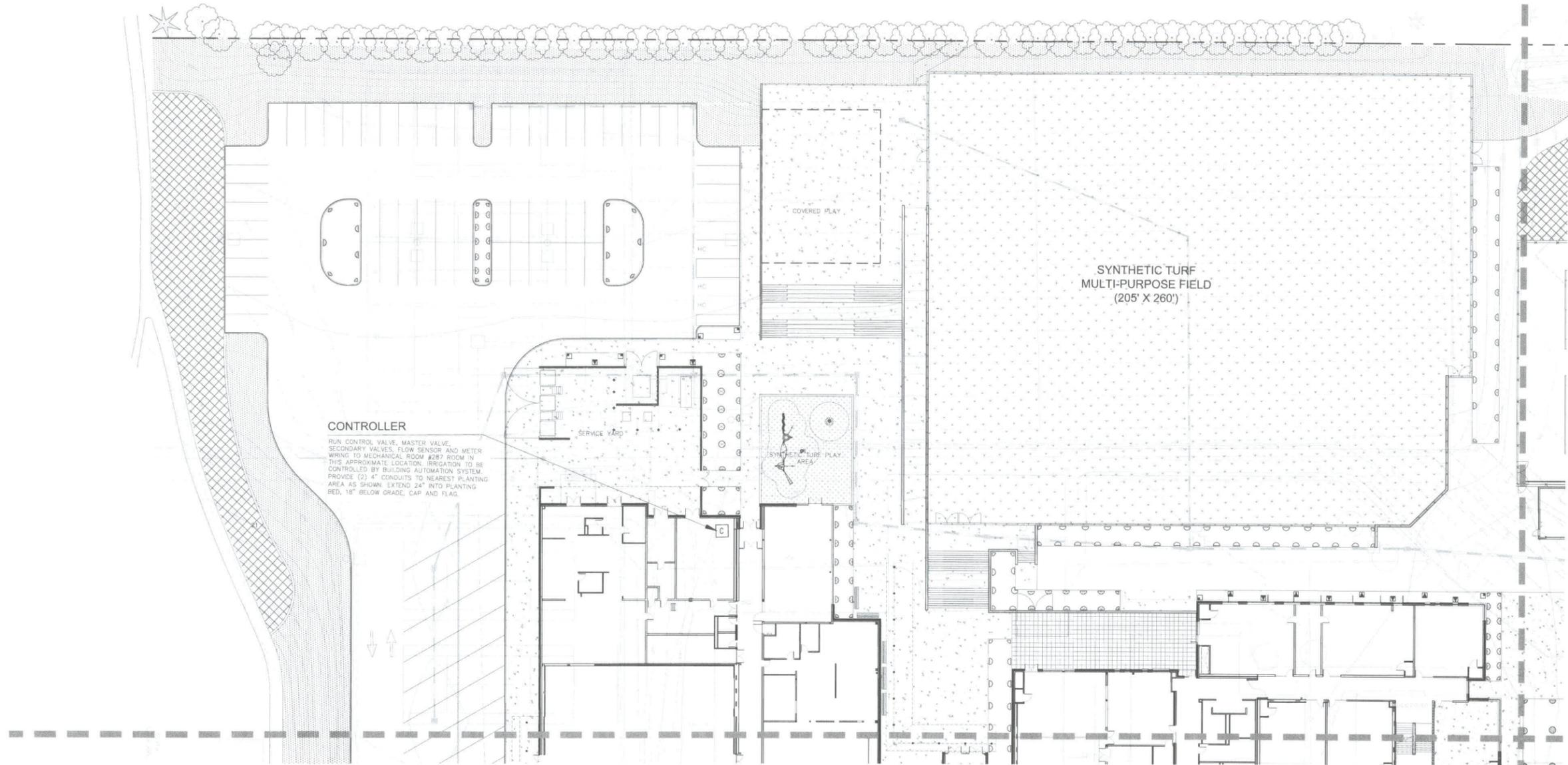
BELLEVUE SCHOOL DISTRICT
TILlicum MIDDLE SCHOOL
 16000 SE 10TH ST, BELLEVUE, WA 98008

NAC
 ARCHITECTURE
 NACARCHITECTURE.COM
 2025 FIRST AVENUE, SUITE 3000
 SEATTLE, WA 98101
 P.O. BOX 441802

NAC NO: 121-14012
 DRAWN: TY, AL
 CHECKED: NH
 DATE: 07-10-2015

OVERALL IRRIGATION PLAN

L3.0



CONTROLLER

RUN CONTROL VALVE, MASTER VALVE, SECONDARY VALVES, FLOW SENSOR AND METER WIRING TO MECHANICAL ROOM #287 ROOM IN THIS APPROXIMATE LOCATION. IRRIGATION TO BE CONTROLLED BY BUILDING AUTOMATION SYSTEM. PROVIDE (2) 4" CONDUITS TO NEAREST PLANTING AREA AS SHOWN. EXTEND 24" INTO PLANTING BED, 18" BELOW GRADE, CAP AND FLAG.

SERVICE YARD

COVERED PLAY

SYNTHETIC TURF MULTI-PURPOSE FIELD (205' X 260')

SYNTHETIC TURF PLAY AREA

SCALE: 1"=20'-0"
0' 10' 20' 40' 80'



REVISIONS
65% STAGE - CONDITIONAL USE SUBMITTAL - REVISED

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
1228 N HANCOCK ST
SEATTLE, WA 98112
206.319.5732
WWW.WEISMANDESIGN.COM

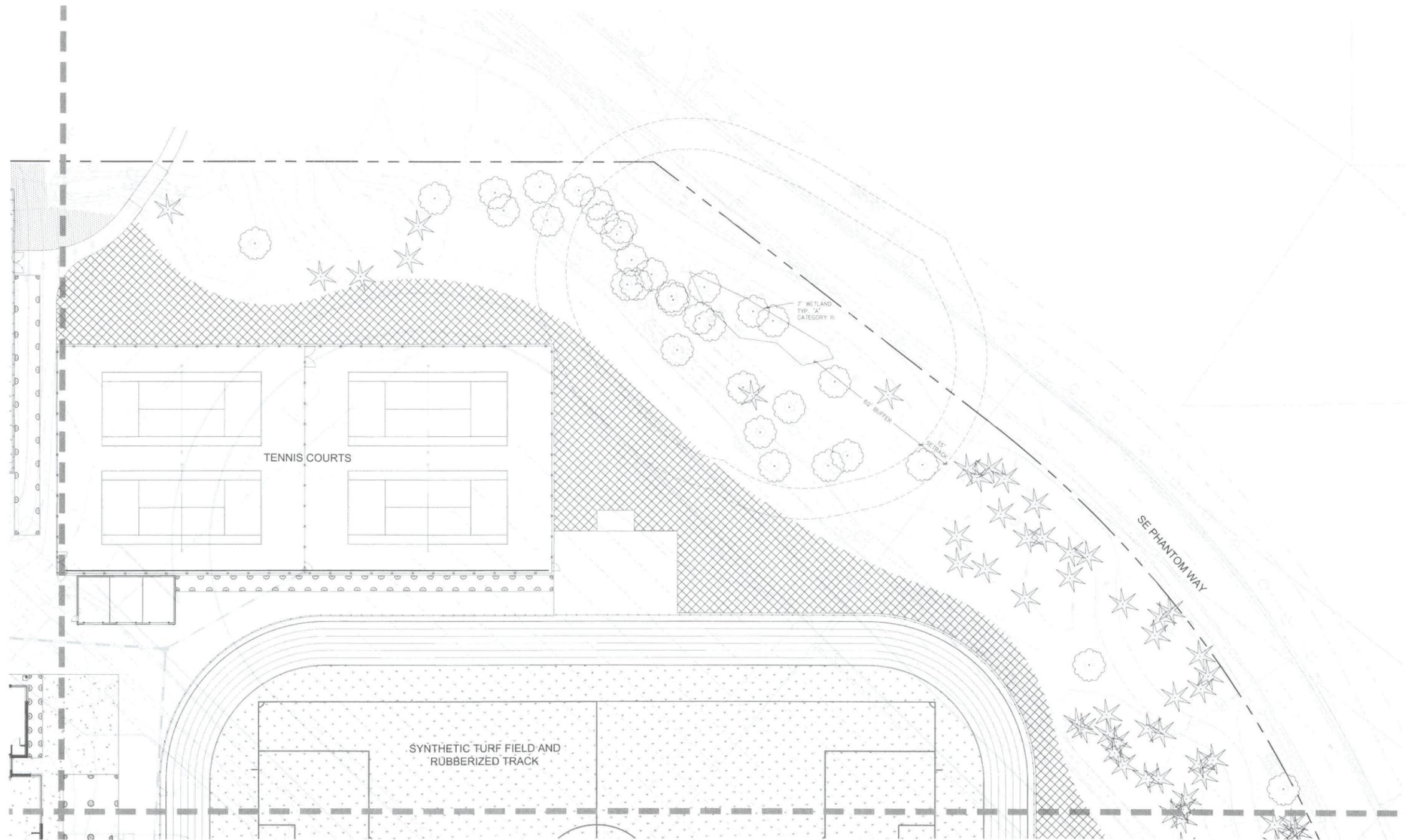
BELLEVUE SCHOOL DISTRICT
TILlicum MIDDLE SCHOOL
16025 SE 16TH ST, BELLEVUE, WA 98008

NAC
ARCHITECTURE
nacarchitecture.com
3025 FIRST AVENUE, SUITE 300
SEATTLE, WA 98112
P:206.441.4532

DATE: 07-10-2015
CHECKED: NH
DRAWN: TY, AL
PROJECT NO: 121-14012

IRRIGATION PLAN ENLARGEMENT

L3.1



SCALE: 1"=20'-0"

0' 10' 20' 40' 80'



REVISIONS

65% STAGE - CONDITIONAL USE SUBMITTAL - REVISED

WEISMAN DESIGN GROUP
LANDSCAPE ARCHITECTURE
2201 E HANCOCK ST
SEATTLE WA 98112
PHONE: 206.467.2332
WWW.WEISMANDC.COM

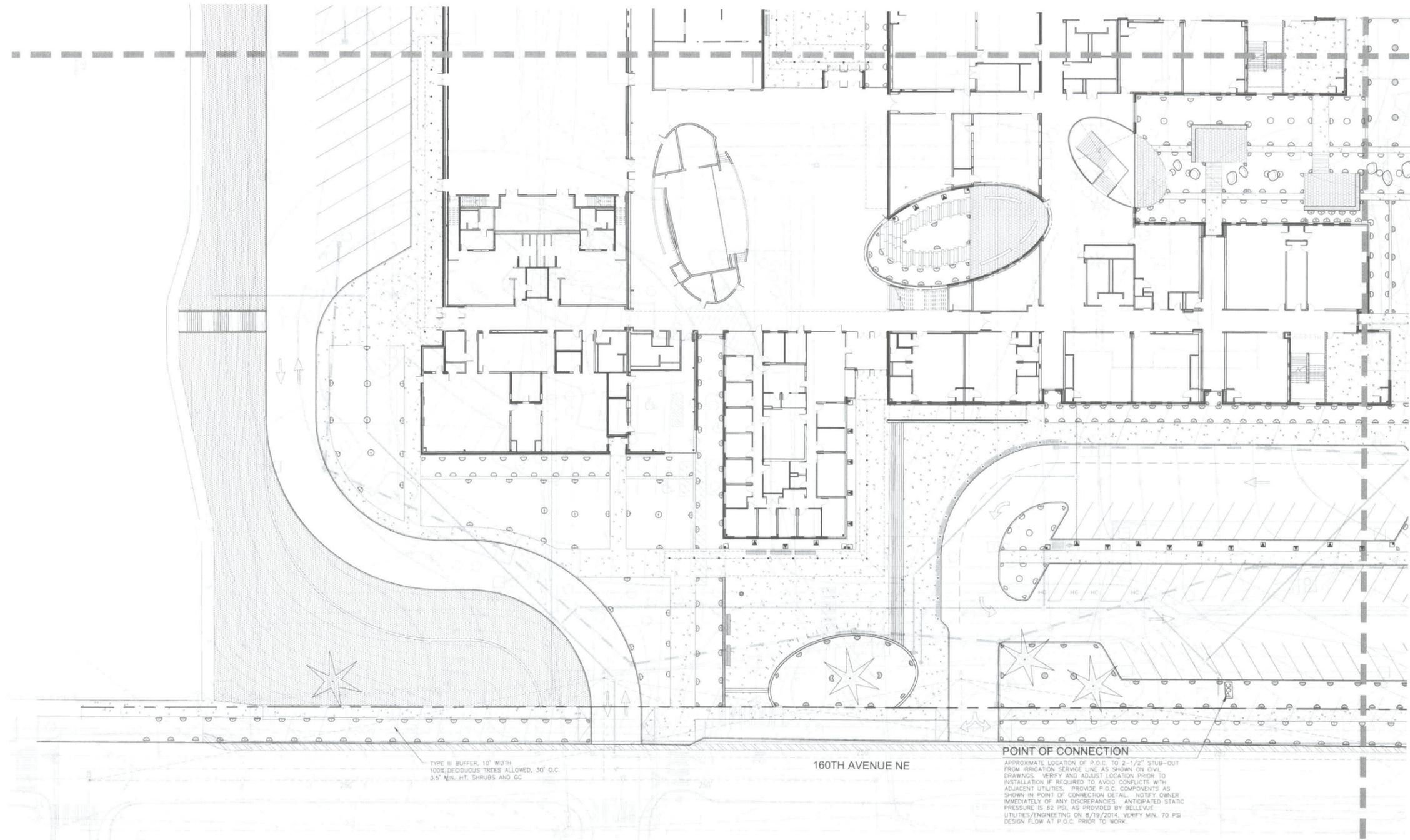
BELLEVUE SCHOOL DISTRICT
TILlicum MIDDLE SCHOOL
16025 SE 18TH ST, BELLEVUE, WA 98008

NAC
ARCHITECTURE
nacarchitecture.com
2025 FIRST AVENUE | SUITE 300
SEATTLE WA 98121
P: 206.441.4522

W/C NO: 121-14012
DRAWN: TY, AL
CHECKED: NH
DATE: 07-10-2015

IRRIGATION PLAN
ENLARGEMENT

L3.2



TYPE III BUFFER, 10' WIDTH
 100% DECIDUOUS TREES ALLOWED, 30' O.C.
 3.5' MIN. HT. SHRUBS AND GC

160TH AVENUE NE

POINT OF CONNECTION

APPROXIMATE LOCATION OF P.O.C. TO 2-1/2" STUB-OUT FROM IRRIGATION SERVICE LINE AS SHOWN ON CIVIL DRAWINGS. VERIFY AND ADJUST LOCATION PRIOR TO INSTALLATION IF REQUIRED TO AVOID CONFLICTS WITH ADJACENT UTILITIES. PROVIDE P.O.C. COMPONENTS AS SHOWN IN POINT OF CONNECTION DETAIL. NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES. ANTICIPATED STATIC PRESSURE IS 82 PSI, AS PROVIDED BY BELLEVUE UTILITIES/ENGINEERING ON 8/19/2014. VERIFY MIN. 70 PSI DESIGN FLOW AT P.O.C. PRIOR TO WORK.



REVISIONS
 65% STAGE - CONDITIONAL USE SUBMITTAL -
 REVISED

WEISMANDESIGNGROUP
 LANDSCAPE ARCHITECTURE
 1000 1ST AVENUE, SUITE 1000
 SEATTLE, WA 98101
 TEL: 206.467.1111
 WWW.WEISMANDSGROUP.COM

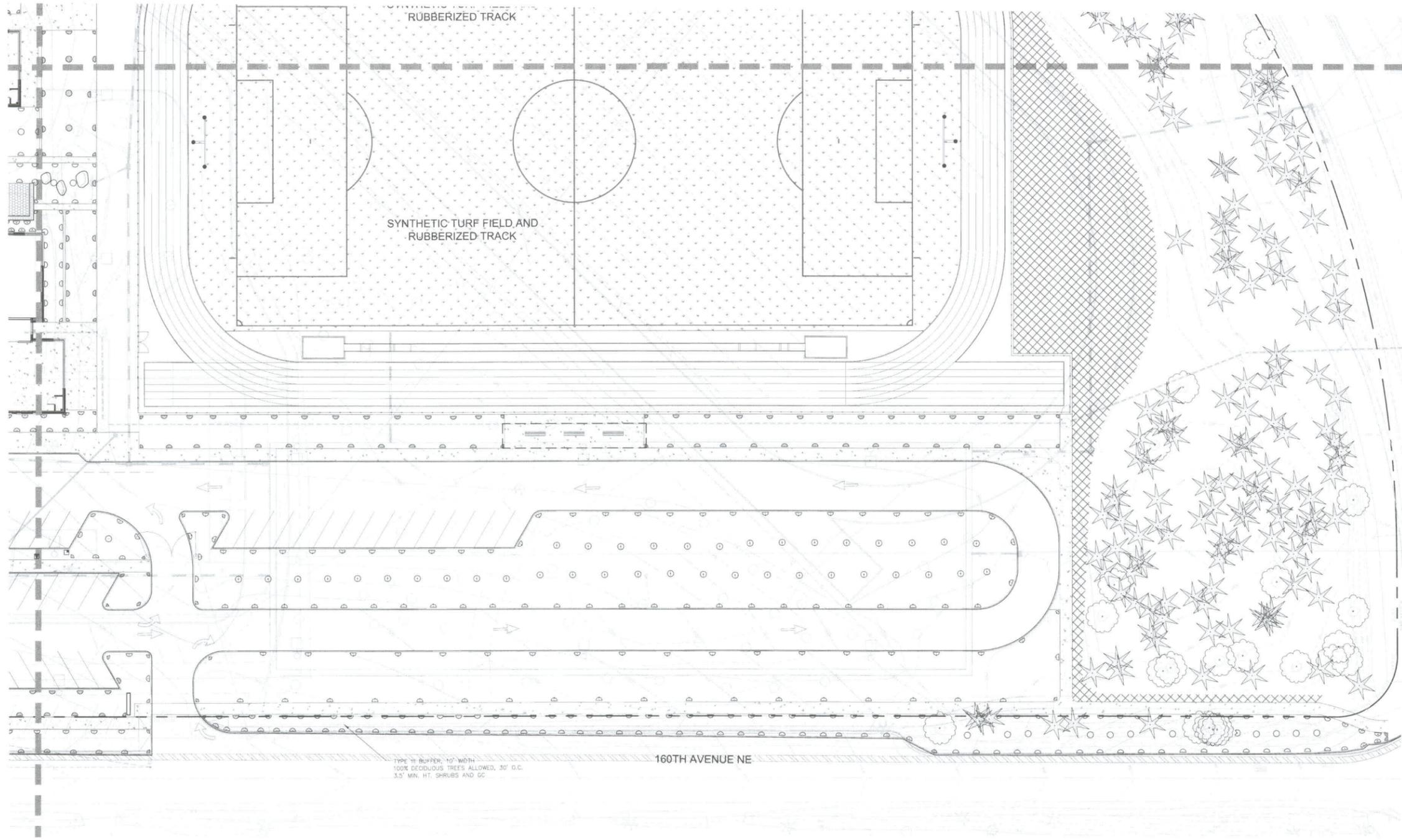
BELLEVUE SCHOOL DISTRICT
TILLICUM MIDDLE SCHOOL
 16020 SE 16TH ST, BELLEVUE, WA 98008

NAC
 ARCHITECTURE
 nacarchitecture.com
 2205 160TH AVENUE, SUITE 300
 SEATTLE, WA 98147
 P: 206.441.4922

NAC NO: 121-14012
 DRAWN: TY, AL
 CHECKED: NH
 DATE: 07-10-2015

IRRIGATION PLAN
 ENLARGEMENT

L3.3



TYPE "H" BUFFER, 10' WIDTH
 100% DECIDUOUS TREES ALLOWED, 30' O.C.
 3.5' MIN. HT. SHRUBS AND GC

160TH AVENUE NE



REVISIONS
 65% STAGE - CONDITIONAL USE SUBMITTAL - REVISED
 WEISMANDESIGNGROUP
 LANDSCAPE ARCHITECTURE
 2205 1ST AVENUE, SUITE 300
 SEATTLE, WA 98101
 WWW.WEISMANDESIGN.COM

BELLEVUE SCHOOL DISTRICT
TILLICUM MIDDLE SCHOOL
 16025 SE 16TH ST, BELLEVUE, WA 98008

NAC
 ARCHITECTURE
 nacarchitecture.com
 2025 1ST AVENUE | SUITE 300
 SEATTLE, WA 98101
 P 206.441.8532

NAC NO: 121-14012
 DRAWN: TY, AL
 CHECKED: NH
 DATE: 07-10-2015

IRRIGATION PLAN
 ENLARGEMENT
L3.4

IRRIGATION NOTES:

- ADJUST ALL IRRIGATION HEADS TO PROVIDE MAXIMUM COVERAGE, MINIMUM OVERSPRAY, AND NO FOOTING. SET ALL HEADS BACK FROM CURBS, PAVING, AND WALLS.
- LOCATION OF IRRIGATION MAINLINE, LATERALS, AND SLEEVING ARE SCHEMATIC ONLY, AND SHALL OCCUR IN PLANTING AREAS UNLESS SLEEVING IS SHOWN. IF SLEEVES ARE SHOWN THEY ARE TO BE STRAIGHT RUNS, TYP. MAKE MINOR CHANGES TO COORDINATE WITH ACTUAL AS-BUILT DIMENSIONS AND CONDITIONS. SLEEVES ARE REQUIRED WHENEVER LATERAL OR MAIN IRRIGATION LINES CROSS PAVED SURFACES.
- VALVE BOXES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY. LOCATE IN APPROXIMATE LOCATIONS AS SHOWN ON PLAN.
- SEE CIVIL PLANS FOR LOCATION OF IRRIGATION STUB-OUT FROM EXISTING _____ METER.
- ANTICIPATED AVAILABLE STATIC WATER PRESSURE IS +/- 82 PSI. VERIFY EXACT PRESSURE AT POINT OF CONNECTION PRIOR TO START OF WORK.
- THE IRRIGATION SYSTEM HAS BEEN DESIGNED WITH SEPARATE HYDROZONES ACCORDING TO THE NEEDS OF THE PLANT MATERIAL. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO PROVIDE A MINIMUM AVERAGE DISTRIBUTION UNIFORMITY OF 0.625. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, AND OVERSPRAY. AVOID IRRIGATION DURING TIMES OF HIGH WINDS, WHEN RAINING, OR DURING THE MIDDLE OF THE DAY.
- LATERAL LINE PIPE SHALL BE SIZED PER THE FOLLOWING:
0-6.9 GPM = 3/4" PIPE
7-13.9 GPM = 1" PIPE
14-23.9 GPM = 1-1/4" PIPE
24-33.9 GPM = 1-1/2" PIPE
34-56 GPM = 2" PIPE
- WHERE IRRIGATION PIPING IS SHOWN ADJACENT OR UNDER EXISTING TREES, MAKE MINOR ROUTE ADJUSTMENTS TO AVOID TRENCHING THROUGH LARGE TREE ROOTS. REFER TO SPECIFICATION SECTION 02810 FOR FURTHER INSTRUCTIONS.
- REFER TO IRRIGATION SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
- IRRIGATION SYSTEMS WILL BE DESIGNED TO COMPLY WITH CITY OF BELLEVUE WATER CODE INCLUDING IRRIGATION WATER BUDGETING AND TOTAL ESTIMATED WATER USE CALCULATIONS.
- ADJUST IRRIGATION LAYOUT IF NECESSARY TO AVOID CONFLICT WITH BUILDING FOUNDATION AND FOOTING DRAINS.

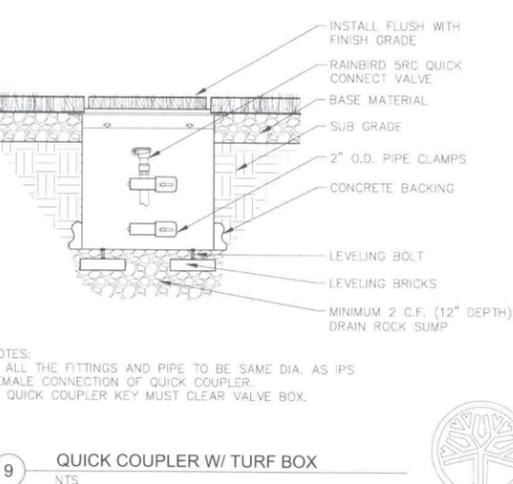
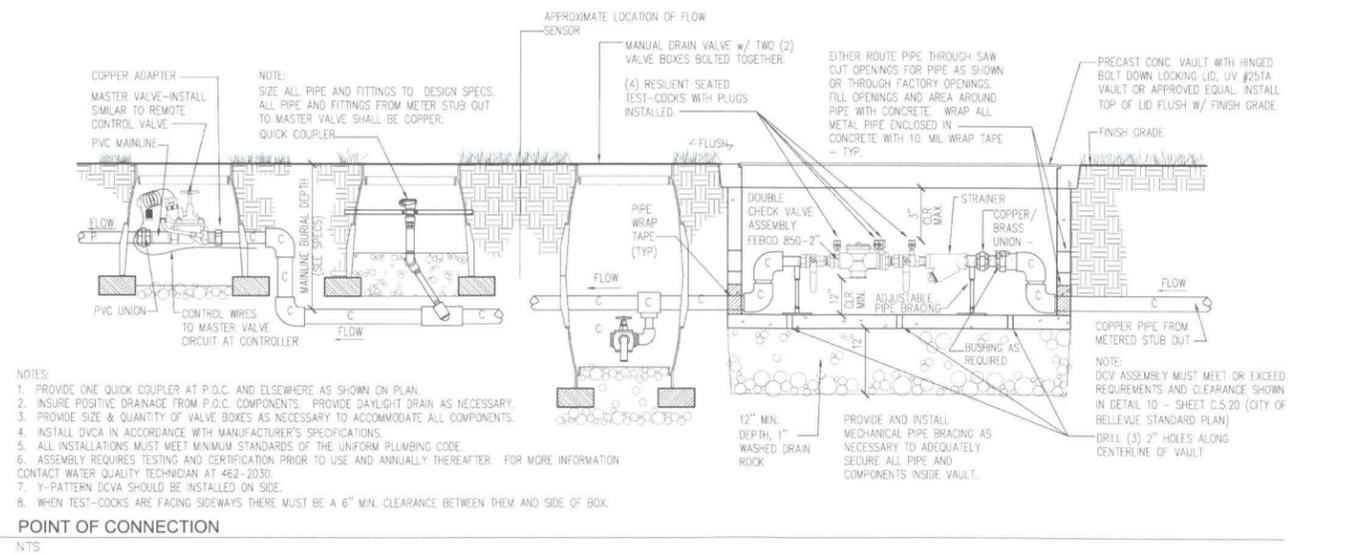
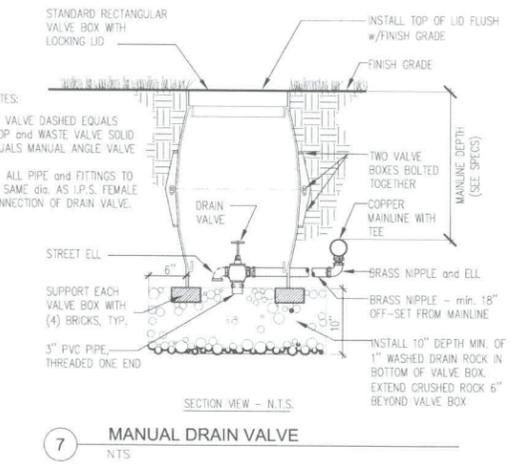
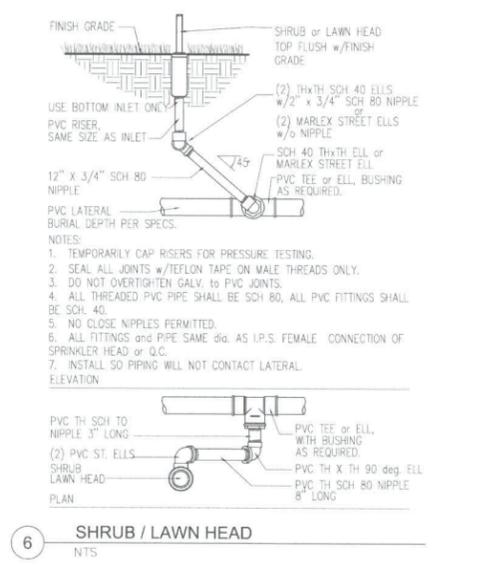
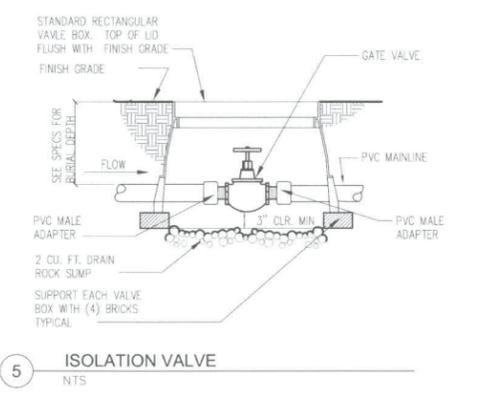
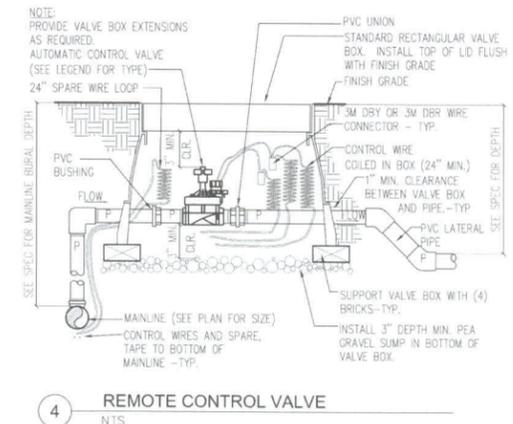
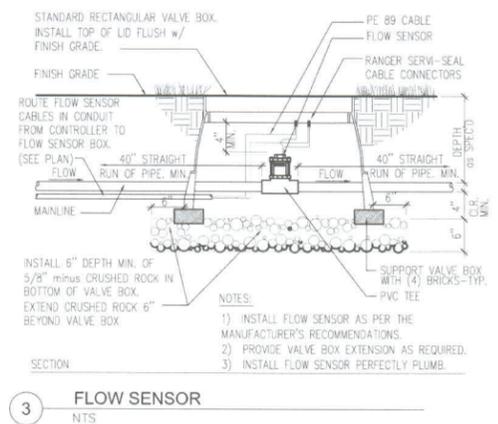
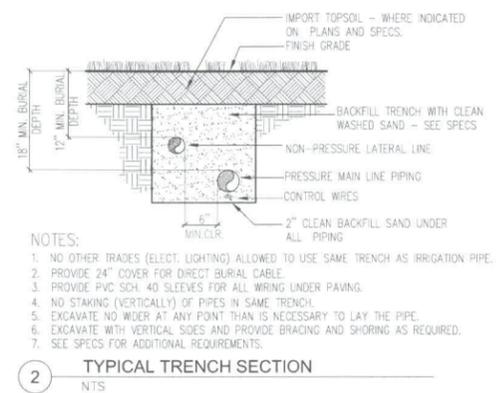
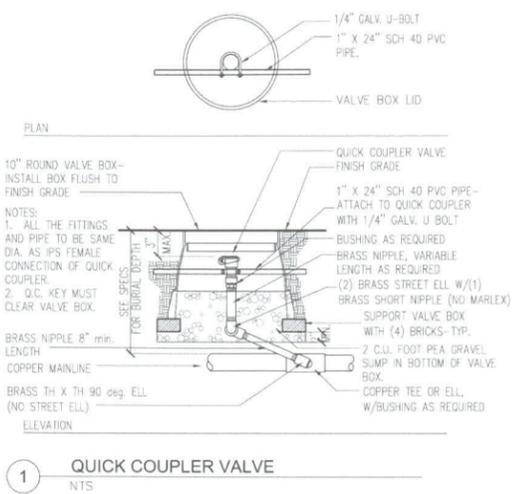
BAS SYSTEM NOTES:

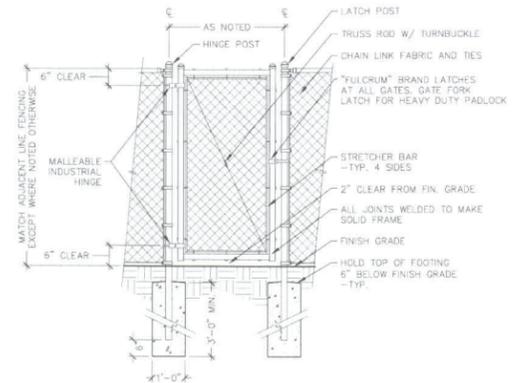
- THE INTERFACE SHALL HAVE SIX SEPARATE PROGRAMS CAPABLE OF SEPARATE START TIMES. EACH PROGRAM SHALL HOLD UP TO 500 ZONES. EACH PROGRAM SHALL BE SEPARATELY ENABLED/DISABLED.
- ZONES SHALL BE PROGRAMMABLE WITH SEQUENTIAL RUN TIMES IN THE PRE-DEFINED ZONE SEQUENCE FOR EACH PROGRAM. TYPICAL PROGRAMMING EXAMPLE: THE CONTRACTOR SHALL COMBINE ZONES INTO PROGRAM GROUPS AS DIRECTED BY THE OWNER. THESE SHALL BE ARRANGED IN THE DESIRED WATERING SEQUENCE. THE USER THEN SELECTS A RUN TIME FOR EACH ZONE. FINALLY, THE USER SELECTS A START TIME FOR THAT PROGRAM. THE NORMAL SEQUENCE OF OPERATIONS WOULD BE FOR THE FIRST ZONE TO START AT THE SET TIME, WATER FOR ITS PRESET RUN TIME, THEN SEQUENCE TO THE NEXT ZONE AND SO ON.
- THE GRAPHICAL USER INTERFACE FOR THE IRRIGATION SYSTEM SHALL CONSIST OF 2 TYPES OF SCREENS. SCREEN TYPE 1 SHALL CONSIST OF A SINGLE SCREEN FOR EACH OF THE THREE PROGRAM GROUPS. ON THIS SCREEN SHALL BE THE START TIME FOR THIS PROGRAM GROUP, A LIST OF ALL ZONES IN THIS GROUP LISTED IN SEQUENCE, AND OVERRIDE METHOD TO TURN EACH ZONE ON AND OFF INDIVIDUALLY, AND A RUN TIME INDICATOR FOR EACH ZONE. INCLUDE LOCATION OF PRIMARY AND SECONDARY MASTER VALVES, SHUT OFF SEQUENCING FOR PRIMARY AND SECONDARY MASTER VALVES AND ALARM NOTIFICATIONS WHEN FLOW IS DETECTED OUTSIDE OF SCHEDULED RUN TIMES.
- SCREEN TYPE 2 SHALL CONSIST OF A MAP OF THE GROUNDS IDENTIFYING EACH ZONE AND AN APPROXIMATION OF COVERAGE. THE MAP SHALL DISPLAY THE PROGRAMMED RUN TIME AND SEQUENCE NUMBER FOR PROGRAM #1 (THE MAIN PROGRAM) ON EACH ZONE. EACH ZONE SHALL ALSO HAVE A METHOD FOR OVERRIDING TO TURN THE ZONE ON AND OFF INDIVIDUALLY. IN ORDER TO PROVIDE ADEQUATE SPACE, THE MAP MAY BE SPREAD OUT OVER MORE THAN ONE SCREEN.
- BOTH SCREEN TYPES SHALL HAVE INDICATORS DISPLAYING WHICH PROGRAM IS CURRENTLY ACTIVE AND WHICH ZONES ARE ON.
- THE PROGRAM SHALL ALLOW FOR A USER PROVIDED DRY CONTACT INPUT TO ENABLE AND DISABLE THE ENTIRE IRRIGATION SYSTEM.
- THE SYSTEM SHALL UTILIZE A RAIN SENSOR TO "LOCK OUT" OR PREVENT THE IRRIGATION SYSTEM FROM OPERATING WHEN IT IS RAINING. WHEN THE SENSOR DETECTS A NO RAIN CONDITION THE IRRIGATION PROGRAM SHALL RETURN TO NORMAL OPERATION. THE COMPUTER TERMINAL DISPLAY SHALL ALLOW FOR OVERRIDE OF RAIN SENSOR "LOCK OUT" FEATURE.
- THE SECTION 02810 INSTALLER SHALL PROVIDE AN IRRIGATION CONTROL PANEL TO INTERFACE WITH THE IRRIGATION SYSTEM ZONE SOLENOID VALVES. THE CONTROL PANEL SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING DEVICES AND FEATURES:
A. A SOLENOID CONTROL RELAY FOR EACH IRRIGATION ZONE SOLENOID VALVE. (36) VALVES TOTAL. RELAYS SHALL BE "ICE CUBE" OR "RIB" TYPE, NOT INTEGRAL TO THE EMS CONTROLLER.
B. A HAND/OFF/AUTO SWITCH FOR EACH RELAY TO ALLOW FOR MANUAL OVERRIDE OF EACH SOLENOID VALVE.
C. H-O-A SWITCHES SHALL BE LOCATED WITHIN THE CONTROL PANEL ENCLOSURE.
D. CONTROL PANEL SHALL HAVE A HINGED LOCKING FRONT PANEL.
E. THE CONTROL PANEL FRONT SHALL BE LABELED AND EACH RELAY AND EACH H-O-A SWITCH SHALL BE LABELED INDICATING ZONE SERVED.
F. 24 VOLT FUSED TRANSFORMER(S) TO POWER ALL RELAYS AND SOLENOID VALVES.
G. A SINGLE POWER DISCONNECT SWITCH SHALL BE LOCATED INSIDE THE CONTROL PANEL ENCLOSURE. THE SWITCH SHALL CONTROL POWER TO THE TRANSFORMER(S), CONTROLLER AND SOLENOID VALVES. PLACING THIS SWITCH IN THE "OFF" POSITION SHALL DISABLE THE ENTIRE IRRIGATION CONTROL SYSTEM.
- WIRING BETWEEN THE SOLENOID VALVES AND THE CONTROL PANEL SHALL BE THE RESPONSIBILITY OF SECTION 02810. THE SECTION 02810 INSTALLER SHALL LABEL ALL WIRE ENDS AT THE IRRIGATION CONTROL PANEL. THE SECTION 15900 INSTALLER SHALL CONNECT/TERMINATE ALL SOLENOID WIRING TO THE CONTROL RELAYS.
- BOTH THE SECTION 02810 INSTALLERS AND THE SECTION 15900 INSTALLER SHALL PERFORM STARTUP AND TESTING OF THE IRRIGATION SYSTEM TO ENSURE FULL SYSTEM OPERATION.
- REFER TO SPECIFICATION SECTION 15900 BUILDING AUTOMATION SYSTEM FOR ADDITIONAL INFORMATION.

IRRIGATION SCHEDULE

SYMBOL	ITEM	MANUFACTURER / DESCRIPTION	NOTES
	ROTOR	RAINBIRD 5000-MPR SERIES 5000-MPR-35	45 PSI. ADJUST RADIUS AS REQUIRED. INSTALL PER DETAIL 6 SHEET L3.6
	PRECISION ROTATOR	TORO PRN-T-(X)-570Z-6P-PR (X)= A (ADJUSTABLE ARC, 45°-270°), OR F (FULL CIRCLE, 360°) 13"-21" RADIUS	40 PSI. ADJUST RADIUS AS REQUIRED. INSTALL PER DETAIL 6, SHEET L3.6. SEE SHEET L-304. USE TORO PRN-T-(X)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE
	PRECISION SPRAY HEAD	TORO 0-T-15-(X)-570Z-6P-PR (X)=60, Q, T, 150, H, 210, TT, TQ or F AS SHOWN ON PLAN.	30 PSI. ADJUST RADIUS AS REQUIRED. INSTALL PER DETAIL 6, SHEET L3.6. SEE SHEET L-304. USE TORO 0-T-15-(X)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE
	PRECISION SPRAY HEAD	TORO 0-T-12-(X)-570Z-6P-PR (X)=60, Q, T, 150, H, 210, TT, TQ or F AS SHOWN ON PLAN.	30 PSI. ADJUST RADIUS AS REQUIRED. INSTALL PER DETAIL 6, SHEET L3.6. SEE SHEET L-304. USE TORO 0-T-12-(X)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE
	PRECISION SPRAY HEAD	TORO 0-T-10-(X)-570Z-6P-PR (X)=60, Q, T, 150, H, 210, TT, TQ or F AS SHOWN ON PLAN.	30 PSI. ADJUST RADIUS AS REQUIRED. INSTALL PER DETAIL 6, SHEET L3.6. SEE SHEET L-304. USE TORO 0-T-10-(X)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE
	PRECISION SPRAY HEAD	TORO 0-T-8-(X)-570Z-6P-PR (X)=60, Q, T, 150, H, 210, TT, TQ or F AS SHOWN ON PLAN.	30 PSI. ADJUST RADIUS AS REQUIRED. INSTALL PER DETAIL 6, SHEET L3.6. SEE SHEET L-304. USE TORO 0-T-8-(X)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE
	PRECISION SPRAY HEAD	TORO 0-T-5-(X)-570Z-6P-PR (X)=60, Q, T, 150, H, 210, TT, TQ or F AS SHOWN ON PLAN.	30 PSI. ADJUST RADIUS AS REQUIRED. INSTALL PER DETAIL 6, SHEET L3.6. SEE SHEET L-304. USE TORO 0-T-5-(X)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE
	PRECISION SPRAY HEAD	TORO 0-T-(X)-570Z-6P-PR (X)=15 or 30 (X)=SET, RCS or LCS AS SHOWN ON PLAN.	30 PSI. ADJUST RADIUS AS REQUIRED. INSTALL PER DETAIL 6, SHEET L3.6. SEE SHEET L-304. USE TORO 0-T-(X)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE
	ELECTRIC REMOTE CONTROL VALVE WITH PRESSURE REGULATOR	RAINBIRD 100-PEB-PRS-D (1") RAINBIRD 150-PEB-PRS-D (1-1/2") AND 200-PEB-PRS-D (2")	PLASTIC CONTROL VALVE WITH PRS-DIAL. INSTALL PER DETAIL 4, SHEET L3.6. ALL VALVES SHOWN IN LAWN AREAS MUST BE INSTALLED WITHIN CONCRETE VALVE BOXES.
	SECONDARY MASTER VALVE	SUPERIOR 3100 SERIES (3")	NORMALLY OPEN REMOTE CONTROL VALVE. INSTALL SIM. TO DETAIL 8, SHEET L3.6
	QUICK COUPLER WITH TURF COVERED VALVE BOX	SH-2 SWIVEL HOSE ELL RAINBIRD #5RC 55K-1 KEY WITH TURFCOOL TC-3700-QVC PLUS QUICK CONNECT VALVE BOX	INSTALL IN BOX ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 9, SHEET L3.6
	CONTROLLER	PER BAS	IRRIGATION SYSTEM WILL BE CONTROLLED BY THE BUILDING AUTOMATION SYSTEM (BAS). REFER TO IRRIGATION AND MECHANICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
	DOUBLE CHECK VALVE ASSEMBLY	SEE CIVIL	
	SHUT-OFF / ISOLATION VALVE	AQIA OR APPROVED EQUAL (2")	200 PSI THREADED ENDS. INSTALL WHERE SHOWN ON PLAN AND AT P.O.C. PER DETAIL 5, SHEET L3.6.
	STRAINER	WILKINS S SERIES (2")	BRASS STRAINER WITH 20 MESH SCREEN. INSTALL PER DETAIL 8, SHEET L3.6.
	QUICK COUPLER	SH-2 SWIVEL HOSE ELL RAINBIRD #5RC 55K-1 KEY	INSTALL AT POINT OF CONNECTION AND ELSEWHERE AS SHOWN ON PLAN. INSTALL PER DETAIL 1, SHEET L3.6. PROVIDE (2) KEYS AND (2) ELLS.
	MANUAL DRAIN	CHAMPION	INSTALL AT POINT OF CONNECTION AND ELSEWHERE AS SHOWN ON PLAN PER DETAIL 7, SHEET L3.6.
	FLOW SENSOR	IRRTROL FS-B200 (2")	BRONZE FLOW SENSOR. INSTALL IN SEPARATE VALVE BOX AND CONNECT TO CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 3, SHEET L3.6.
	MASTER VALVE	SUPERIOR 3000 SERIES (2")	NORMALLY CLOSED MASTER VALVE. INSTALL AT POINT OF CONNECTION PER DETAIL 8, SHEET L3.6.
	BACKFLOW PREVENTION VAULT	UTILITY VAULT NO. 25-TA WITH # 25-BT BASE AND # 25P COVER	PRECAST CONCRETE UTILITY VAULT. INSTALL AT POINT OF CONNECTION PER DETAIL 8, SHEET L3.6.
	MAINLINE	PVC-SCHEDULE 40	3" MINIMUM UNLESS NOTED ON PLAN. SEE TRENCHING SECTION ON DETAIL 2, SHEET L3.6.
	LATERALS	PVC-CLASS 200	SIZE AS PER PLAN, 3/4" MIN. UNLABELED PIPE SECTIONS TO MATCH THE LARGEST OF THE ADJACENT PIPES. UNLABELED PIPE AT THE END OF LATERAL RUNS TO BE 3/4". SEE TRENCHING SECTION ON DETAIL 2, SHEET L3.6.
	SLEEVES	PVC-SCHEDULE 40	6" MINIMUM SIZE UNLESS OTHERWISE NOTED ON PLAN. INSTALL WHERE INDICATED ON PLAN. DEPTH AS REQUIRED BY PIPE WITHIN. SEE TRENCHING SECTION ON DETAIL 2, SHEET L3.6.
	VALVE NUMBER VALVE SIZE GPM	SEE ZONE SUMMARY	
	TEMPORARY IRRIGATED AREAS		ABOVE GROUND LATERAL PIPING WITH ROTOR AND SPRAY SPRINKLER HEADS. CONTRACTOR TO PROVIDE WATER SOURCE AND INSTALL BATTERY POWERED CONTROL VALVE DURING PLANT ESTABLISHMENT PERIOD. REMOVE ALL TEMPORARY LATERAL PIPING AND SPRINKLERS FROM THE SITE AT THE END OF THE MAINTENANCE PERIOD. SEE SPECIFICATIONS FOR MORE INFORMATION.

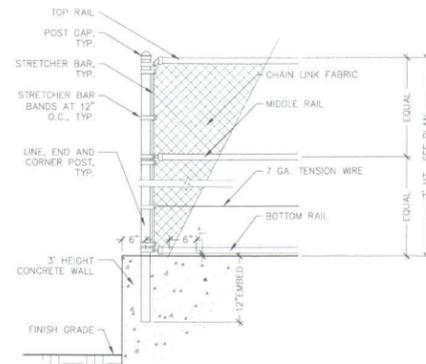






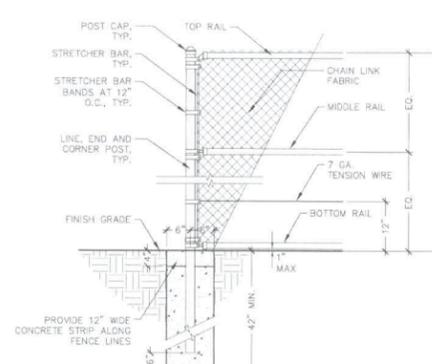
- NOTES:
 1. ALL GATES TO BE INSTALLED PLUMB, AND SECURE FOR FULL OPENING WITHOUT INTERFERENCES.
 2. ATTACH HARDWARE BY MEANS WHICH WILL PREVENT UNAUTHORIZED REMOVAL.
 3. ADJUST HARDWARE FOR SMOOTH OPERATION.
 4. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED OR BLACK PVC VINYL AS SPECIFIED.
 5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

1 CHAIN LINK PEDESTRIAN GATE Scale: 1/2"=1'-0"



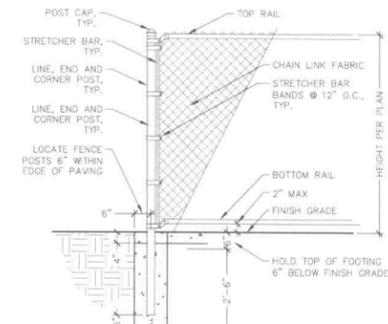
- NOTES:
 1. 12" POST EMBED DEPTH IN CONCRETE WALL.
 2. POST SPACING 10'-0" MAX.
 3. SEE SPEC'S FOR ADDITIONAL INFORMATION ON POSTS, RAILING AND OTHER COMPONENTS.
 4. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED STEEL / BLACK PVC VINYL.
 5. PROVIDE CRACK CONTROL JOINT CENTERED ON EACH POST.

2 7' HT. CHAIN LINK FENCE IN CONCRETE WALL Scale: 1/2"=1'-0"



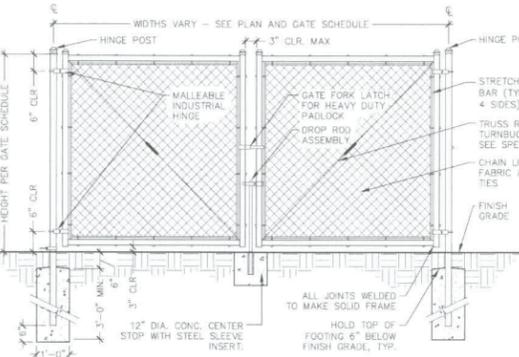
- NOTES:
 1. 42" FOOTING DEPTH WITH 36" POST EMBEDMENT AT END AND CORNER POSTS.
 2. POST SPACING 10'-0" MAX.
 3. SEE SPEC'S FOR ADDITIONAL INFORMATION ON POSTS, RAILING AND OTHER COMPONENTS.
 4. PROVIDE WOOD PLANKING AND CONCRETE MOW STRIPS AT LOCATIONS SHOWN ON PLAN.
 5. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED STEEL / BLACK PVC VINYL.
 6. PROVIDE CRACK CONTROL JOINT CENTERED ON EACH POST.

3 10' HT. CHAIN LINK FENCE Scale: 1/2"=1'-0"



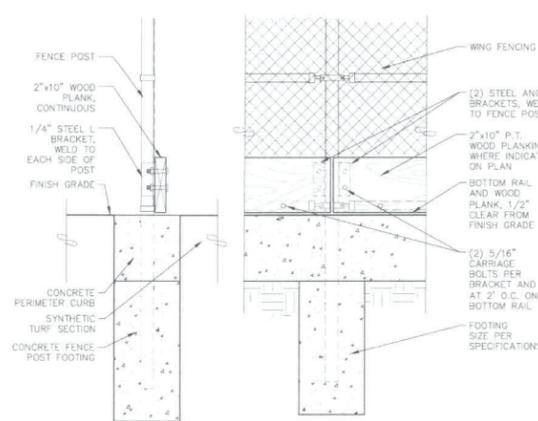
- NOTES:
 1. 36" FOOTING DEPTH, 30" EMBEDMENT @ CORNERS AND END POSTS. POST SPACING 10'0" O.C. MAX.
 2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON POSTS, RAILING AND OTHER COMPONENTS.
 3. PROVIDE 12" CONCRETE MOW STRIPS WHERE FENCE FALLS IN LAWN AREAS. CENTER FENCE ON STRIP.
 4. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED STEEL / BLACK PVC VINYL.
 5. PROVIDE CRACK CONTROL JOINT CENTERED ON EACH POST.

4 4' OR 6' HT. CHAIN LINK FENCE Scale: 1/2"=1'-0"



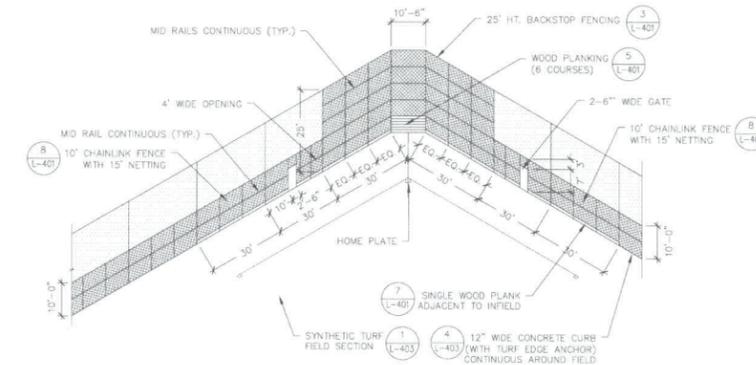
- NOTES:
 1. ALL GATES TO BE INSTALLED PLUMB, AND SECURE FOR FULL OPENING WITHOUT INTERFERENCES.
 2. ATTACH HARDWARE BY MEANS WHICH WILL PREVENT UNAUTHORIZED REMOVAL.
 3. ADJUST HARDWARE FOR SMOOTH OPERATION.
 4. PROVIDE CANS BOLT AND RECEPTACLE IN PAVEMENT TO SECURE IN CLOSED POSITION.
 5. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED OR BLACK PVC VINYL AS SPECIFIED.
 6. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

5 CHAIN LINK DOUBLE SWING GATE Scale: 1/2"=1'-0"



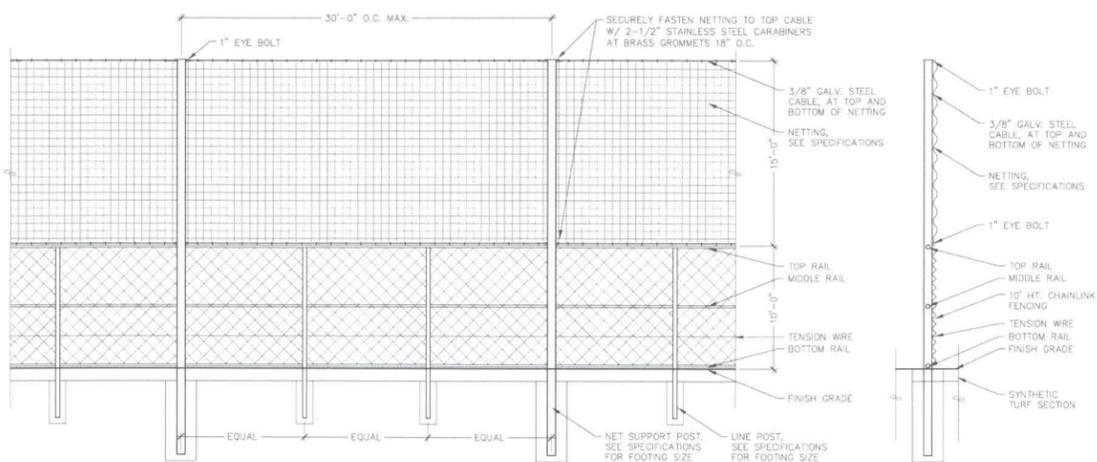
SECTION FROM SIDE SECTION FROM FIELD

6 WOOD PLANK AT FENCING Scale: 1"=1'-0"

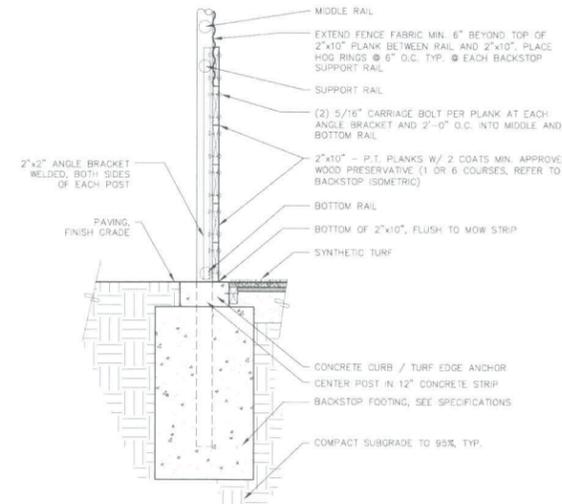


- NOTES:
 1. ALL FABRIC IS 9 GA. AND SHALL BE INSTALLED ON THE FIELD SIDE OF THE POST.
 2. DRAWING IS SYMMETRICAL ABOUT FIELD CENTER LINE.
 3. ALL FENCING TO HAVE TOP AND BOTTOM RAIL.

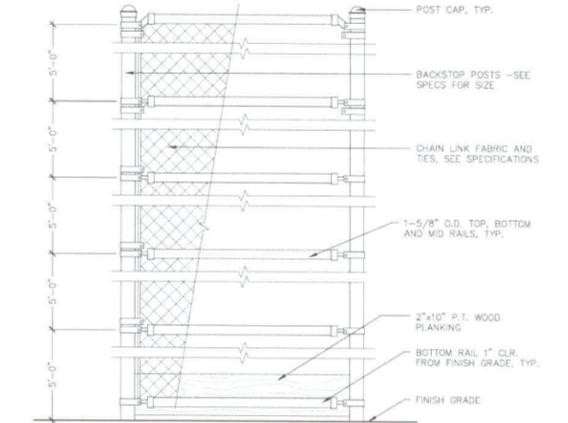
7 BACKSTOP ISOMETRIC Scale: 1"=20'-0"



8 10' CHAINLINK FENCE WITH 15' NETTING Scale: 3/16"=1'-0"



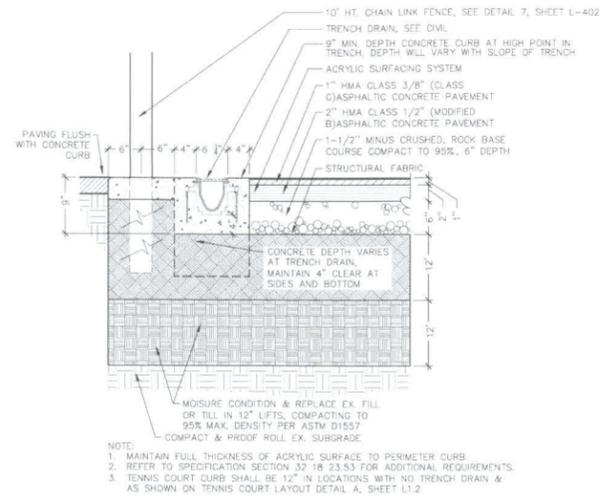
9 BACKSTOP WITH BOARDS Scale: 3/4"=1'-0"



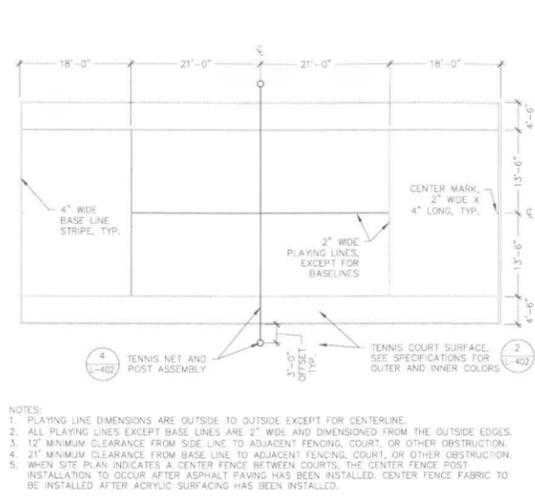
- NOTES:
 1. BACKSTOP POST SPACING 8' O.C. TYP. - SEE BACKSTOP ISOMETRIC DETAIL.
 2. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED OR BLACK PVC VINYL AS SPECIFIED.
 3. SEE SPECIFICATION FOR ADDITIONAL INFORMATION.

10 BACKSTOP FENCING Scale: 3/4"=1'-0"

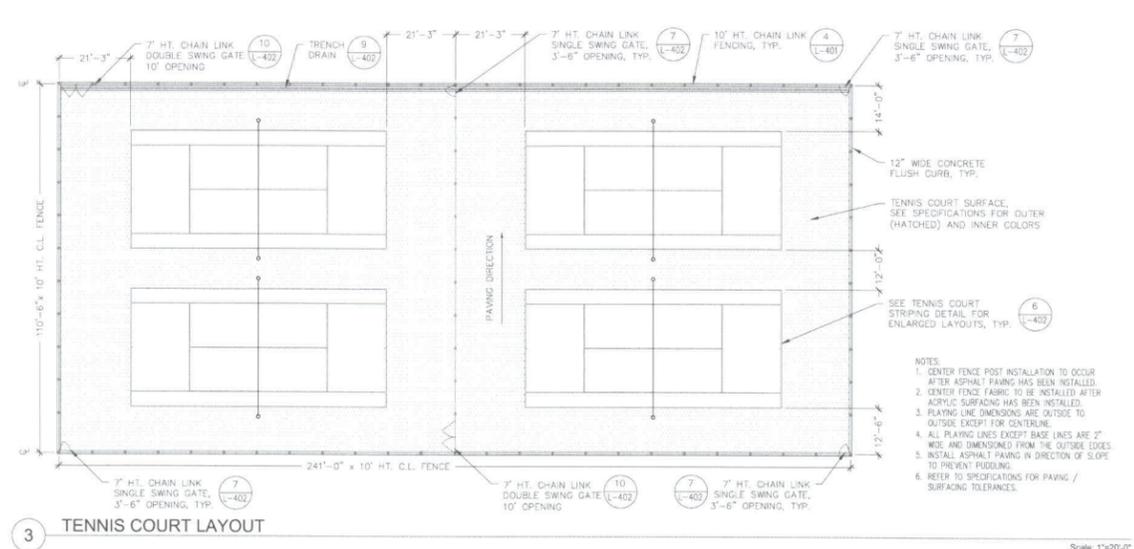




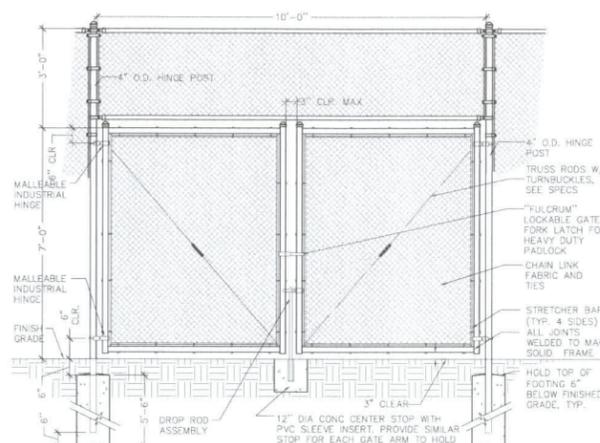
1 TRENCH DRAIN AT TENNIS COURT Scale: 1"=1'-0"



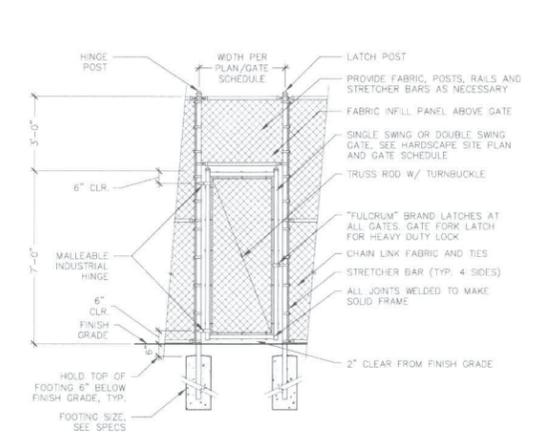
2 TENNIS COURT STRIPING Scale: 3/32"=1'-0"



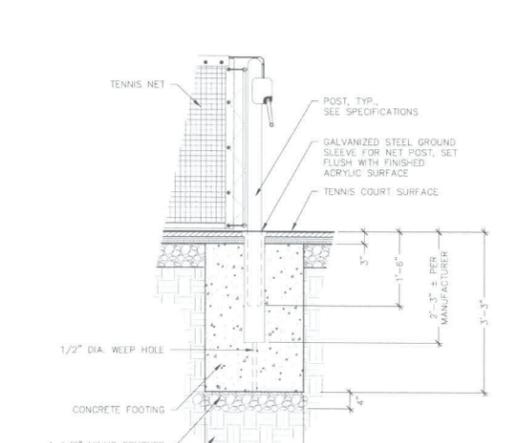
3 TENNIS COURT LAYOUT Scale: 1"=20'-0"



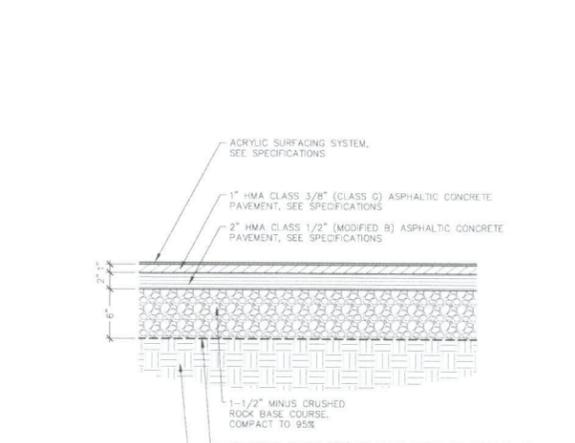
4 7' HT. CHAIN LINK DOUBLE SWING GATE Scale: 1/2"=1'-0"



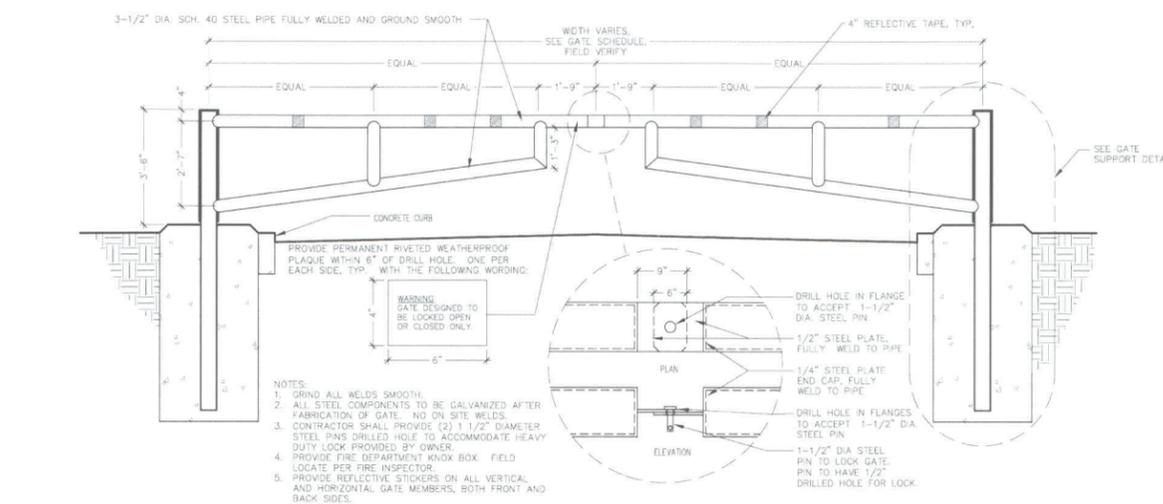
5 7' HT. CHAIN LINK GATE Scale: 3/8"=1'-0"



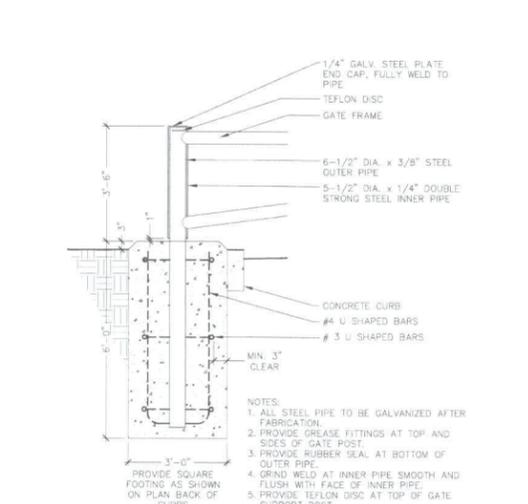
6 TENNIS NET Scale: 3/4"=1'-0"



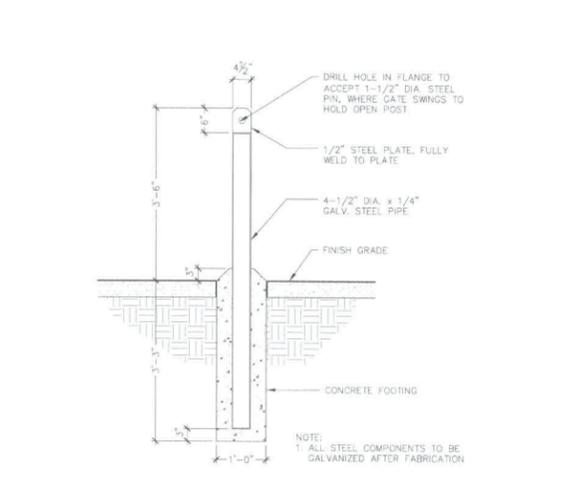
7 TENNIS COURT SURFACE Scale: 1 1/2"=1'-0"



8 VEHICLE PIPE GATE - DOUBLE SWING Scale: 1/2"=1'-0"



9 VEHICLE GATE SUPPORT Scale: 1/2"=1'-0"

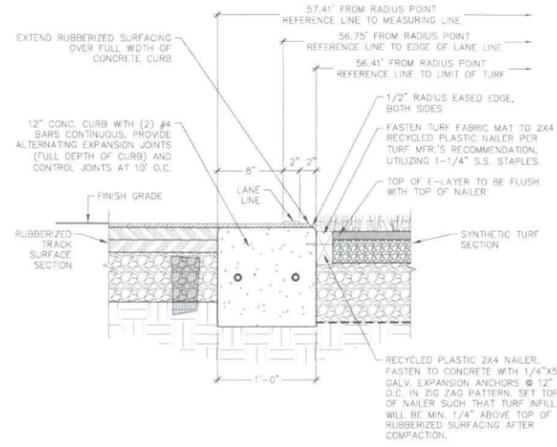


10 VEHICLE GATE HOLD OPEN POST Scale: 3/4"=1'-0"

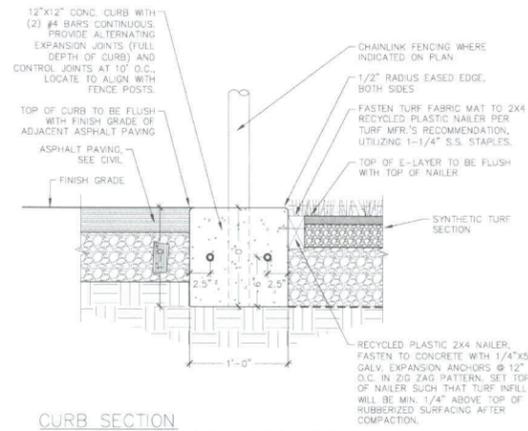




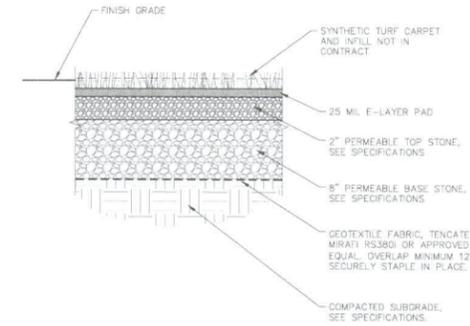
1 TRACK NUMBER
Scale: 1"=1'-0"



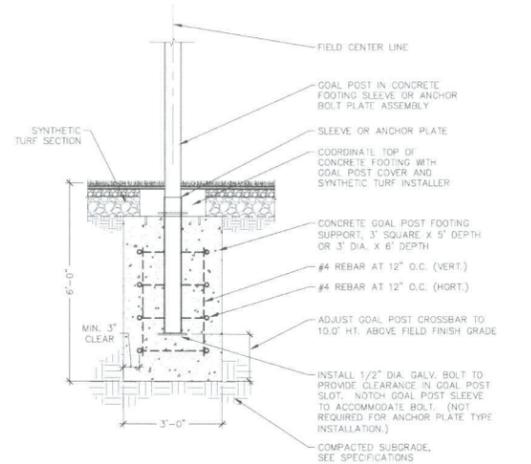
2 SYNTHETIC TURF EDGE ANCHOR
Scale: 1 1/2"=1'-0"



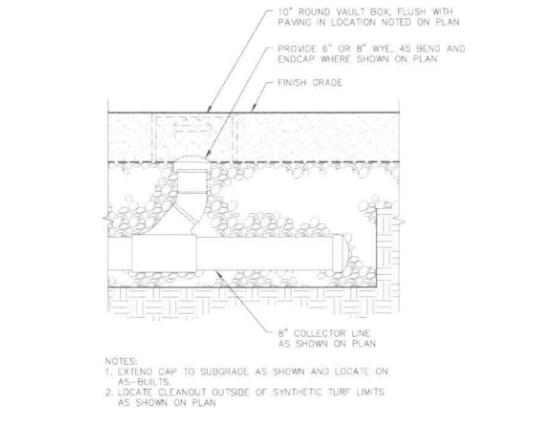
CURB SECTION
AT OUTSIDE OF PRACTICE FIELD



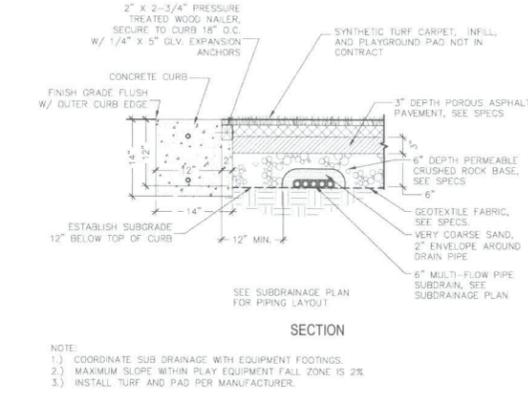
3 SYNTHETIC TURF (FIELDS) SECTION
Scale: 1 1/2"=1'-0"



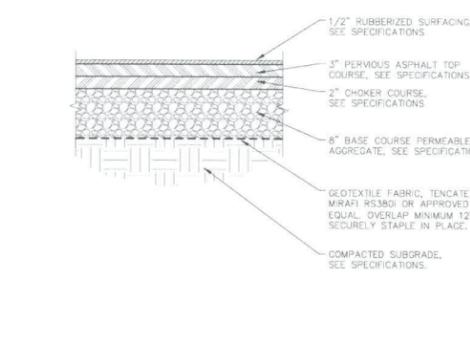
4 FOOTBALL GOAL POST
Scale: 1/2"=1'-0"



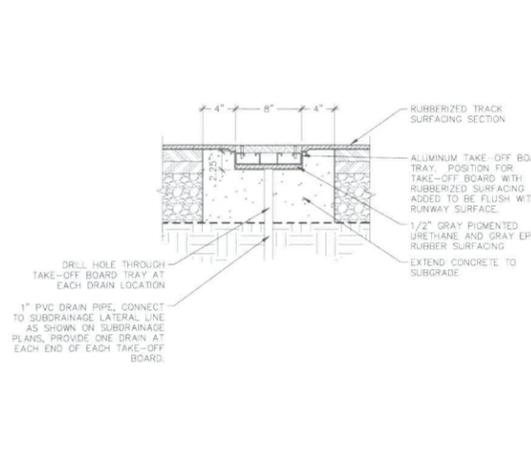
5 CLEANOUT
Scale: 3/4"=1'-0"



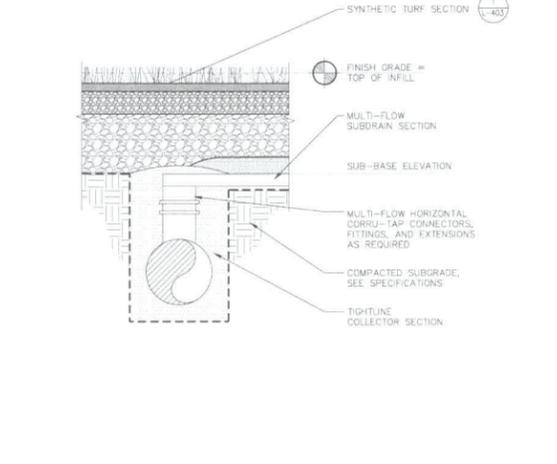
6 SYNTHETIC TURF (PLAY AREA) SECTION
Scale: 1"=1'-0"



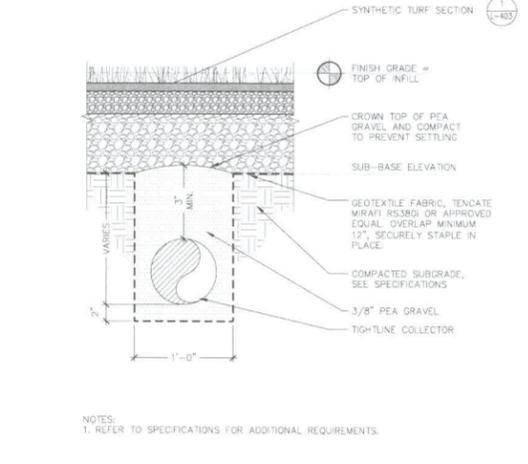
7 RUBBERIZED TRACK SURFACE SECTION
Scale: 1 1/2"=1'-0"



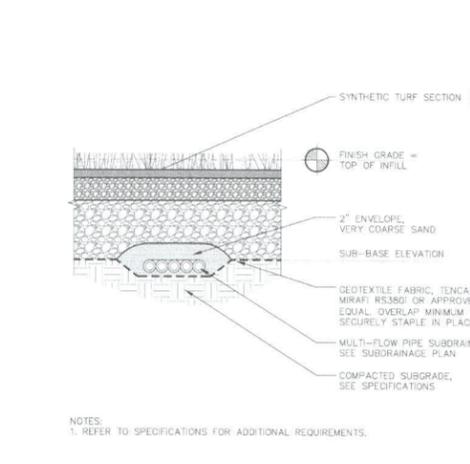
8 TAKE-OFF BOARDS
Scale: 1 1/2"=1'-0"



9 LATERAL TO COLLECTOR CONNECTION
Scale: 1 1/2"=1'-0"

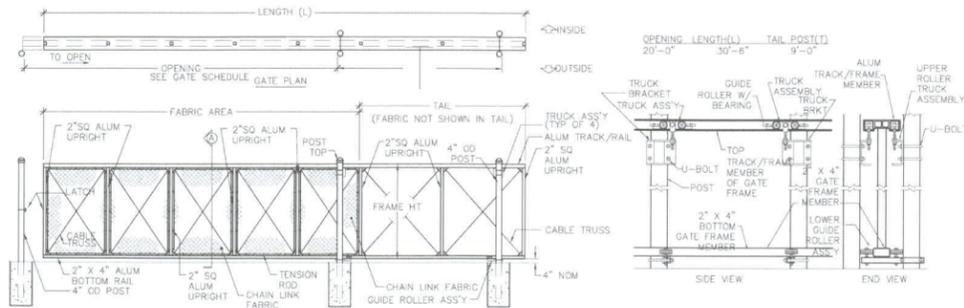


10 TIGHTLINE COLLECTOR SECTION
Scale: 1 1/2"=1'-0"



11 MULTI-FLOW SUBDRAIN SECTION
Scale: 1 1/2"=1'-0"

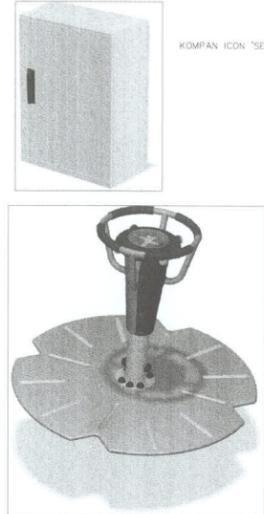




- NOTES:
 1. FOOTING WIDTH TO BE (4)x POST WIDTH. MIN DEPTH TO BE 36".
 2. GATES TO BE MANUALLY OPERATED.
 3. 6 FOOT NOMINAL GATE HEIGHT.
 4. GATE OPENING AS SHOWN ON GATE SCHEDULE.
 5. GATES TO BE MASTER HALCO SINGLE TRACK CANTILEVERED SLIDING GATE OR APPROVED EQUAL.
 6. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED OR BLACK PVC VINYL AS SPECIFIED.

1 CHAIN LINK ROLLING GATE

Scale: 1/4"=1'-0"



CONTRACTOR NOTICE - PLAYGROUND INSTALLATION
 1.) Installation of all playground equipment and protective surfacing must comply with ASTM Standards F1252-05 and the U.S. Consumer Product Safety Commission (CPSC) Public Law 104-210, Federal Safety Standard 1615, when installed in accordance with the equipment manufacturer's instructions.
 2.) Layout of playground equipment and protective surfacing is designed to meet the specific requirements of the equipment manufacturer shown on the plans or specified in the specifications. Any deviations to the type or location of any equipment or protective surfacing shall be the responsibility of the contractor. It is the contractor's responsibility to ensure all U.S. safety standards are met.

OWNER/OPERATOR NOTICE POST-CONSTRUCTION PLAYGROUND MAINTENANCE
 1.) The Owner/Operator understands that maintenance of all equipment, playground equipment and protective surfacing on these drawings requires ongoing continuous maintenance for the life of the project. Maintenance must comply with CURRENT ASTM and U.S. Consumer Product Safety Commission (CPSC) standards. Maintenance requirements include, but are not limited to the following:
 a. Tightening and review of safety standards with manufacturer's drawings.
 b. Adding material to or replacing safety surfaces or a regular basis to maintain minimum fall impact stress in compliance with ASTM specification F1252 appropriate for the fall height of each structure.
 c. Tightening of nuts and bolts throughout.
 d. Replacement of worn, missing or damaged parts.
 e. Removal from safety surfaces extraneous materials that could cause injury, infection or disease.
 f. Repainting and rust control.
 g. Replacement and/or lubrication of moving parts.
 h. Replacement of entire play elements at or prior to the end of their useful life.
 i. Correction of unsecured hazards.
 j. Keeping detailed installation, inspection, maintenance, and repair records.



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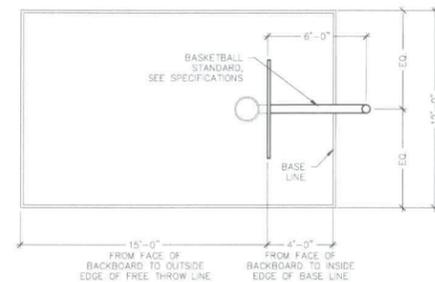
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3 KOMPAN ICON 'ROCKY' AND 'SERVER'

Scale: NTS

4 KOMPAN ICON 'SPACE'

Scale: NTS



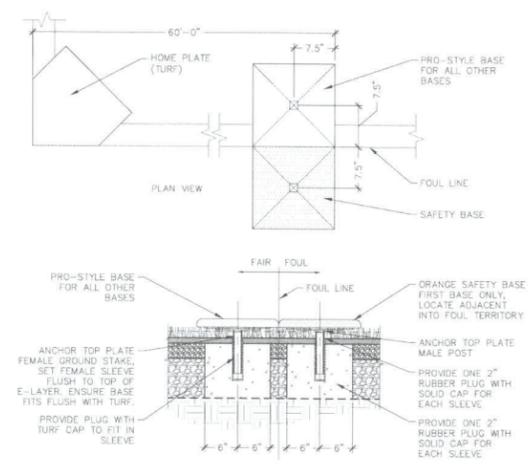
NOTE:
 1. ALL PAVEMENT STRIPING TO BE 2" WIDE YELLOW PAINT. PROVIDE MINIMUM TWO COATS. REPEAT AS NEEDED TO ACHIEVE SOLID, OPAQUE COLOR.

7 BASKETBALL STRIPING

Scale: 1/4"=1'-0"

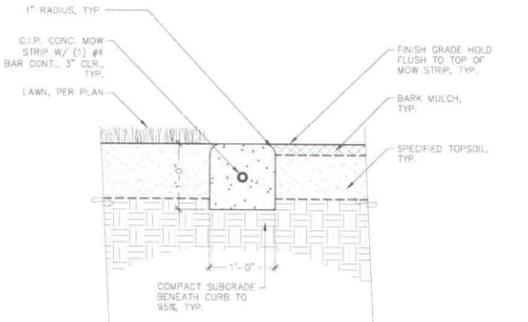
2 LONG JUMP / TRIPLE JUMP LAYOUT

Scale: 1"=10'-0"



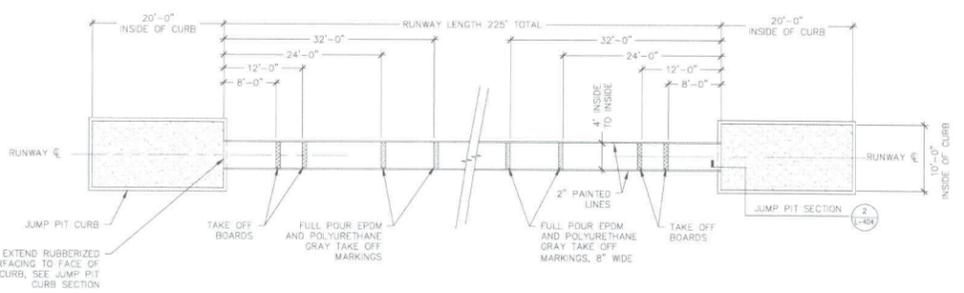
5 SAFETY BASE

Scale: 1"=1'-0"



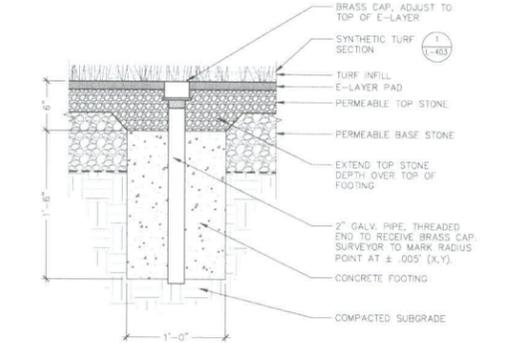
8 CONCRETE MOW STRIP

Scale: 1"=1'-0"



6 JUMP PIT SECTION

Scale: 1 1/2"=1'-0"



9 RADIUS POINT MONUMENT

Scale: 1 1/2"=1'-0"



FOOTBALL LAYOUT NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
- ALL LINE WORK IS TO BE LAID OUT WITH A TOLERANCE OF 1/4 INCH.
- ALL YARD LINES SHALL BE 4 INCH WHITE, TUFTED INTO THE TURF PANELS. THE GOAL LINES SHALL BE 8" TUFTED INTO THE TURF PANELS.
- AN 8 INCH WHITE LINE, TUFTED INTO THE TURF, SHALL SURROUND THE ENTIRE PLAYING FIELD.
- THE TWO SETS OF INBOUNDS LINES ARE 53 FEET 4 INCHES FROM THE SIDE LINES. INBOUNDS LINES AND SHORT YARD LINE EXTENSIONS SHALL BE 24 INCHES LONG AND 4 INCHES WIDE. INLAID, WHITE LINES.
- THE EXTRA POINT LINES ARE 2 FEET LONG, 4 INCHES WIDE, WHITE INLAID LINES AT THE CENTERLINE OF THE FIELD, AND THE 3 YARD LINE ON EACH END OF THE FIELD. REFER TO PLAN FOR LOCATION.
- PYLON LOCATIONS AT THE INTERSECTIONS OF THE GOAL LINES AND THE END LINES WITH THE SIDE LINES, AND THE END LINES AND THE EXTENSION OF THE INBOUNDS LINE, SHALL BE 4 INCHES BY 4 INCHES. THE PYLON SHALL BE FREESTANDING, WEIGHTED TYPE.

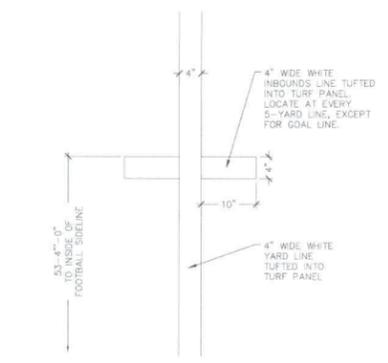
SOCCER LAYOUT NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
- ALL LINE WORK IS TO BE LAID OUT WITH A TOLERANCE OF 1/4 INCH.
- ALL SOCCER LINES ARE 4 INCH YELLOW/GOLD INLAID TURF AS DIMENSIONED ON PLAN.
- THE SOCCER GOAL AREA IS 18 FEET BY 60 FEET. REFER TO PLAN FOR LOCATION.
- THE SOCCER PENALTY AREA IS 54 FEET BY 132 FEET. REFER TO PLAN FOR LOCATION.
- THE PENALTY MARK IS A 2 FOOT LINE, 4 INCHES WIDE, 26 FEET FROM THE GOAL LINE AND CENTERED ON THE GOAL.
- THE RESTRAINING LINE FOR PENALTY KICKS IS AN ARC 30 FEET FROM THIS MARK OUTSIDE OF THE PENALTY AREA. REFER TO PLAN FOR LOCATION.
- THE HALFWAY LINE FOR THE SOCCER FIELD IS A 4 INCH WIDE LINE WITH A CIRCLE 30 FEET IN RADIUS IN THE CENTER OF THE FIELD. THE RADIUS POINT OF THE MIDFIELD CIRCLE WILL BE INLAID YELLOW DOT WITH A 9 INCH DIAMETER. THE FOOTBALL LINES WILL PASS THROUGH THE SOCCER LINES. REFER TO PLAN FOR LOCATION.
- THE 50 YARD LINE OF THE FOOTBALL FIELD WILL BE 4 INCH WHITE FRAMED IN 4 INCH YELLOW BOTH SIDES. THE SOCCER LINE WILL EXTEND BEYOND THE FOOTBALL SIDE LINE BEGINNING 4 INCHES OUTSIDE THE 8 INCH SIDE LINE.
- THE CORNERS OF THE SOCCER FIELD SHALL HAVE A 3 FOOT RADIUS ARC IN YELLOW TURF DESIGNATING THE CORNER KICK AREA. REFER TO CORNER KICK DETAIL.
- THE HASH MARK IS A 3 FEET LONG LINE, 4 INCHES WIDE, 33 FEET FROM THE SIDE LINE, WILL BE LOCATED 6" OUTSIDE EACH ENDBLINE, AND EXTENDS AWAY FROM THE FIELD OF PLAY. REFER TO HASH MARK DETAIL.

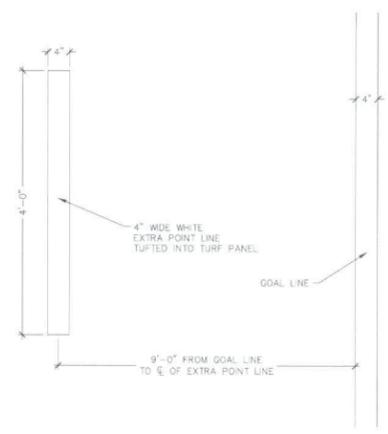
LACROSSE LAYOUT NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
- ALL LINE WORK IS TO BE LAID OUT WITH A TOLERANCE OF 1/4 INCH.
- CENTER LINE ON LACROSSE FIELD IS A YELLOW 4" WIDE LINE.
- CONTRACTOR TO INSTALL TWENTY-SIX (26) 4" BLUE SQUARE TURF FOR BOYS LACROSSE, AT LOCATIONS INDICATED ON PLAN WITH LETTER (B).
- CONTRACTOR TO INSTALL TWENTY-SIX (26) 4" RED SQUARE TURF FOR GIRLS LACROSSE, AT LOCATIONS INDICATED ON PLAN WITH LETTER (R).
- LAY OUT LACROSSE FIELDS ACCORDING TO U.S. LACROSSE STANDARDS, AND PER THE GENERAL DIMENSIONS AS SHOWN ON THE PLANS.
- PROVIDE COMPLETE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER.

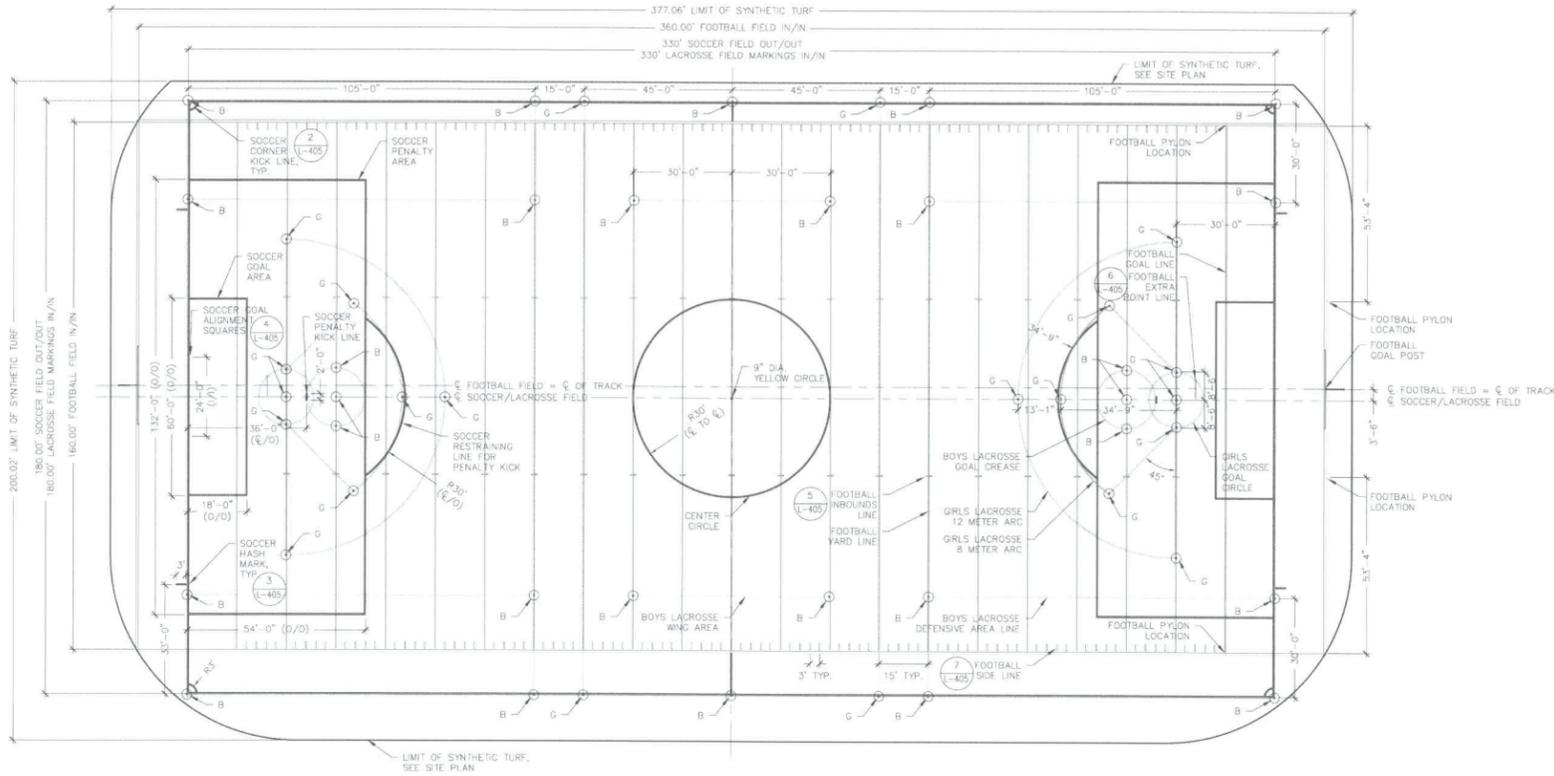
1 FOOTBALL INBOUNDS LINE Scale: 1"=1'-0"



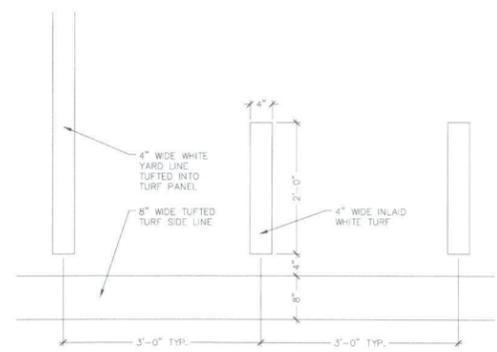
2 FOOTBALL EXTRA POINT LINE Scale: 1"=1'-0"



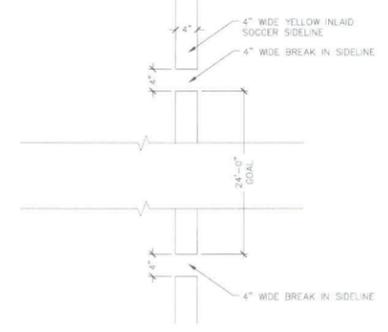
3 SYNTHETIC TURF FIELD MARKINGS COMPOSITE PLAN Scale: 1"=20'-0"



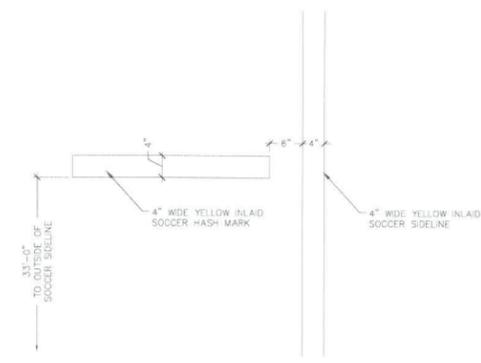
4 FOOTBALL SIDE LINE Scale: 1"=1'-0"



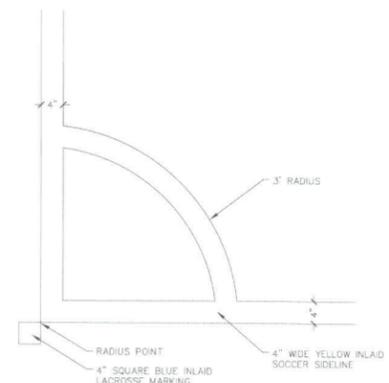
5 SOCCER GOAL ALIGNMENT SQUARES Scale: 1"=1'-0"

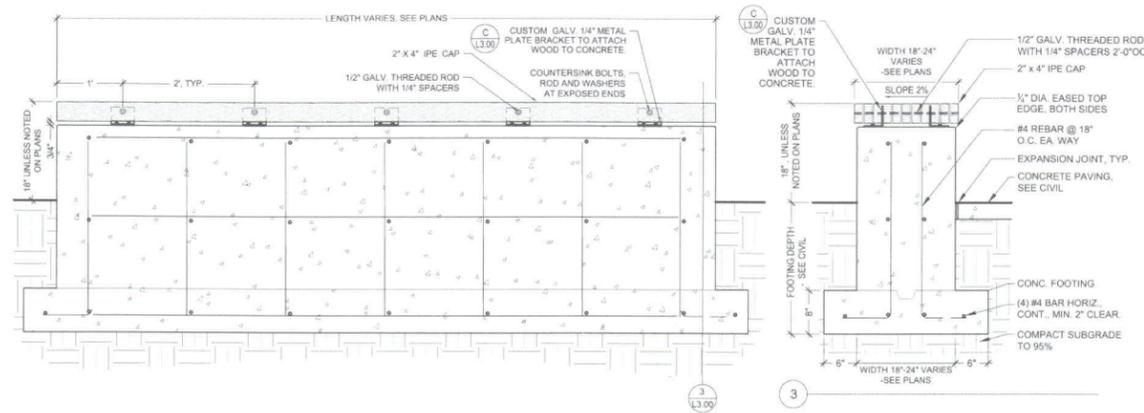


6 SOCCER HASH MARK Scale: 1"=1'-0"

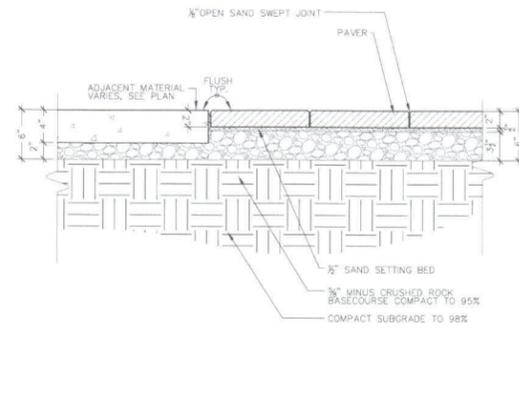


7 SOCCER CORNER KICK Scale: 1"=1'-0"

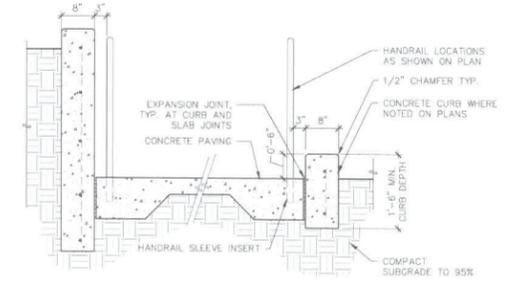




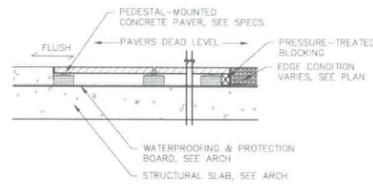
1 WOOD SEAT WALL Scale: 1"=1'-0"



2 SPECIAL PAVING Scale: 1 1/2"=1'-0"

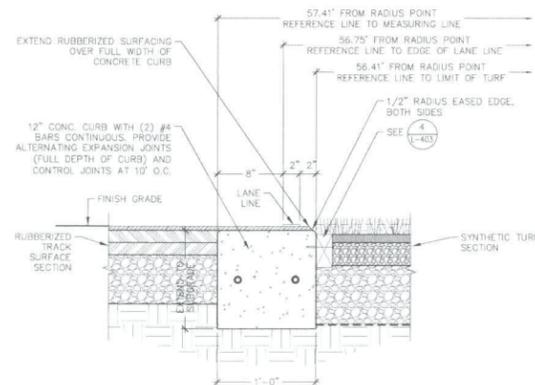


3 CONCRETE CURB AT RAMP Scale: 3/4"=1'-0"

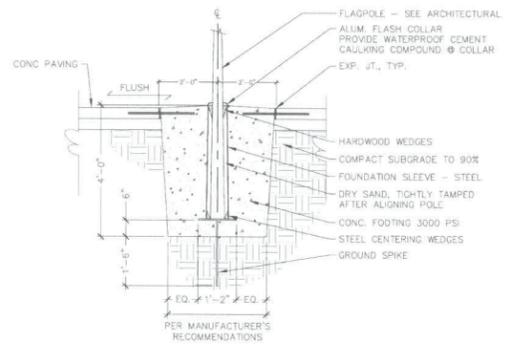


- NOTES:
 1. INSTALL PER MANUFACTURER'S RECOMMENDATION.
 2. SEE SPECIFICATIONS FOR PAVERS AND PEDESTAL SYSTEM.
 3. SEE ARCH DRAWINGS FOR TRANSITIONS TO ADJACENT CONDITIONS.
 4. ALL PAVERS TO BE SEALED.

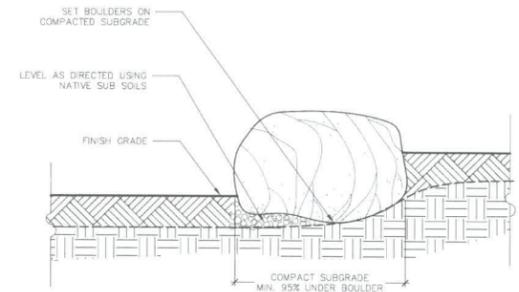
4 PEDESTAL PAVERS ON STRUCTURE Scale: 3/4"=1'-0"



5 CURB AT INSIDE OF TRACK Scale: 1 1/2"=1'-0"

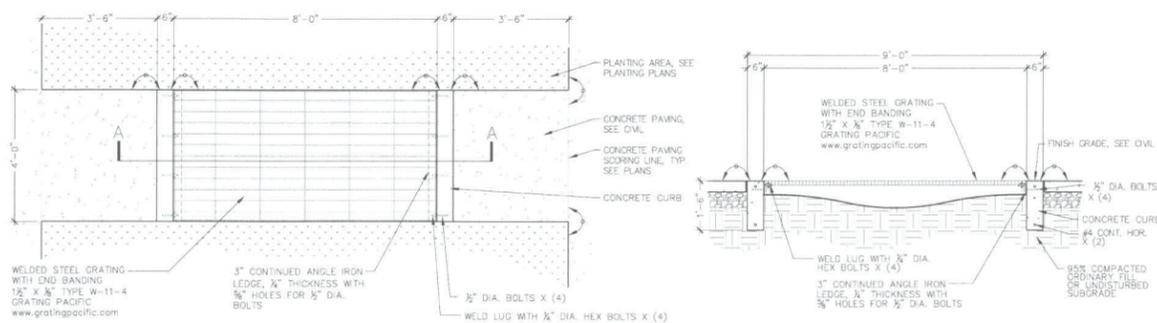


6 FLAG POLE Scale: 1/2"=1'-0"



- GENERAL NOTES:
 1.) LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF ALL BOULDERS.
 2.) BACKFILL AND COMPACT ALL CAPS ON SIDES AND BOTTOM TO PROHIBIT MOVEMENT AND MINIMIZE SETTLING.
 3.) REMOVE ALL LOOSE DEBRIS AND DIRT FROM BOULDER SURFACES.

7 BOULDER Scale: 3/4"=1'-0"



PLAN VIEW

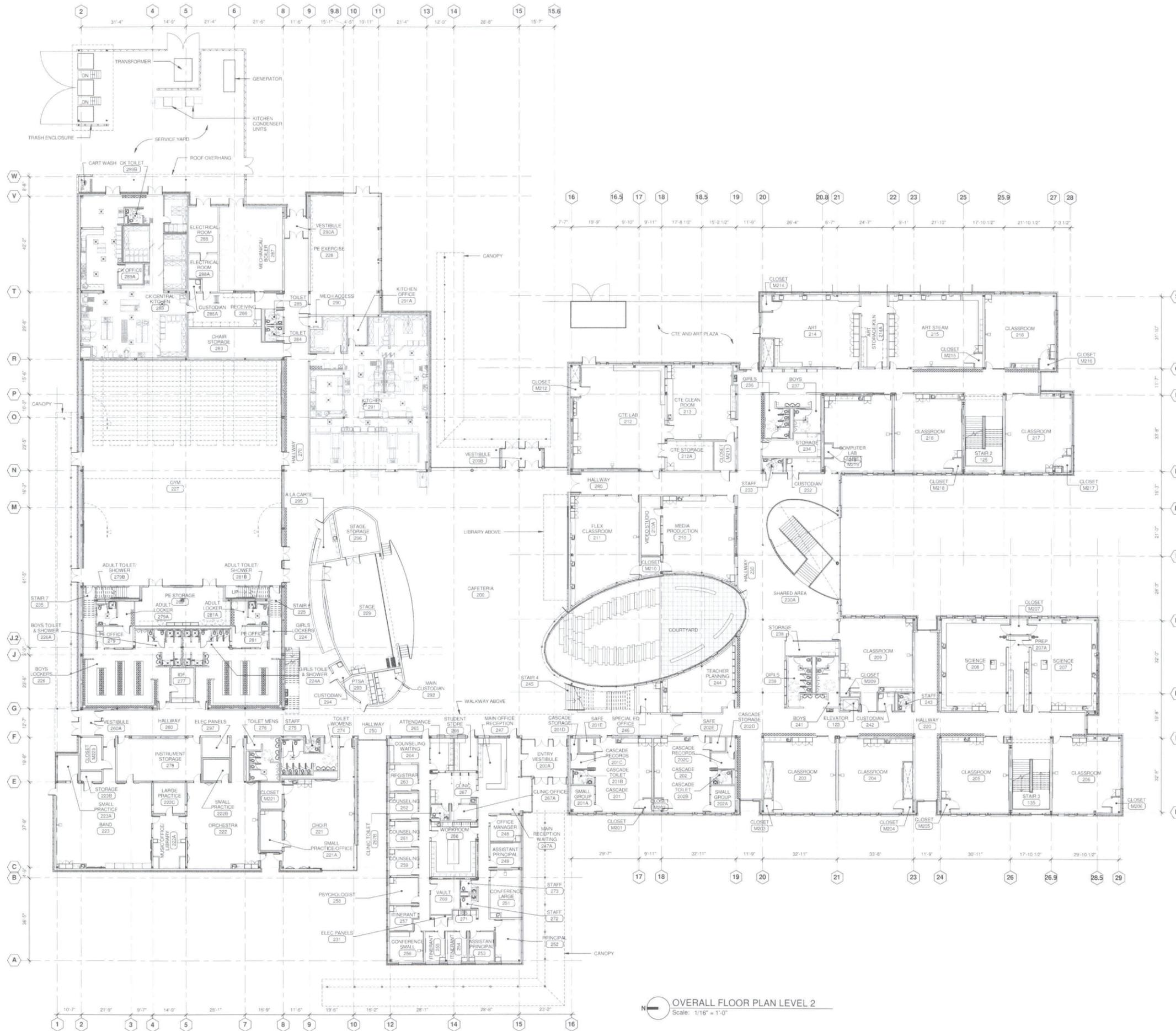
- NOTES:
 1.) CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S REVIEW PRIOR INSTALLATION.
 2.) ALL STEEL AND CONNECTIONS HOT DIPPED GALVANIZED EXCEPT AS NOTED.
 3.) ALL FASTENERS PER MANUFACTURE'S STANDARD.

8 METAL GRATING BRIDGE Scale: 1/2"=1'-0"





OVERALL FLOOR PLAN LEVEL 1
Scale: 1/16" = 1'-0"



OVERALL FLOOR PLAN LEVEL 2
Scale: 1/16" = 1'-0"

REVISIONS
65% STAGE - CONDITIONAL USE SUBMITTAL -
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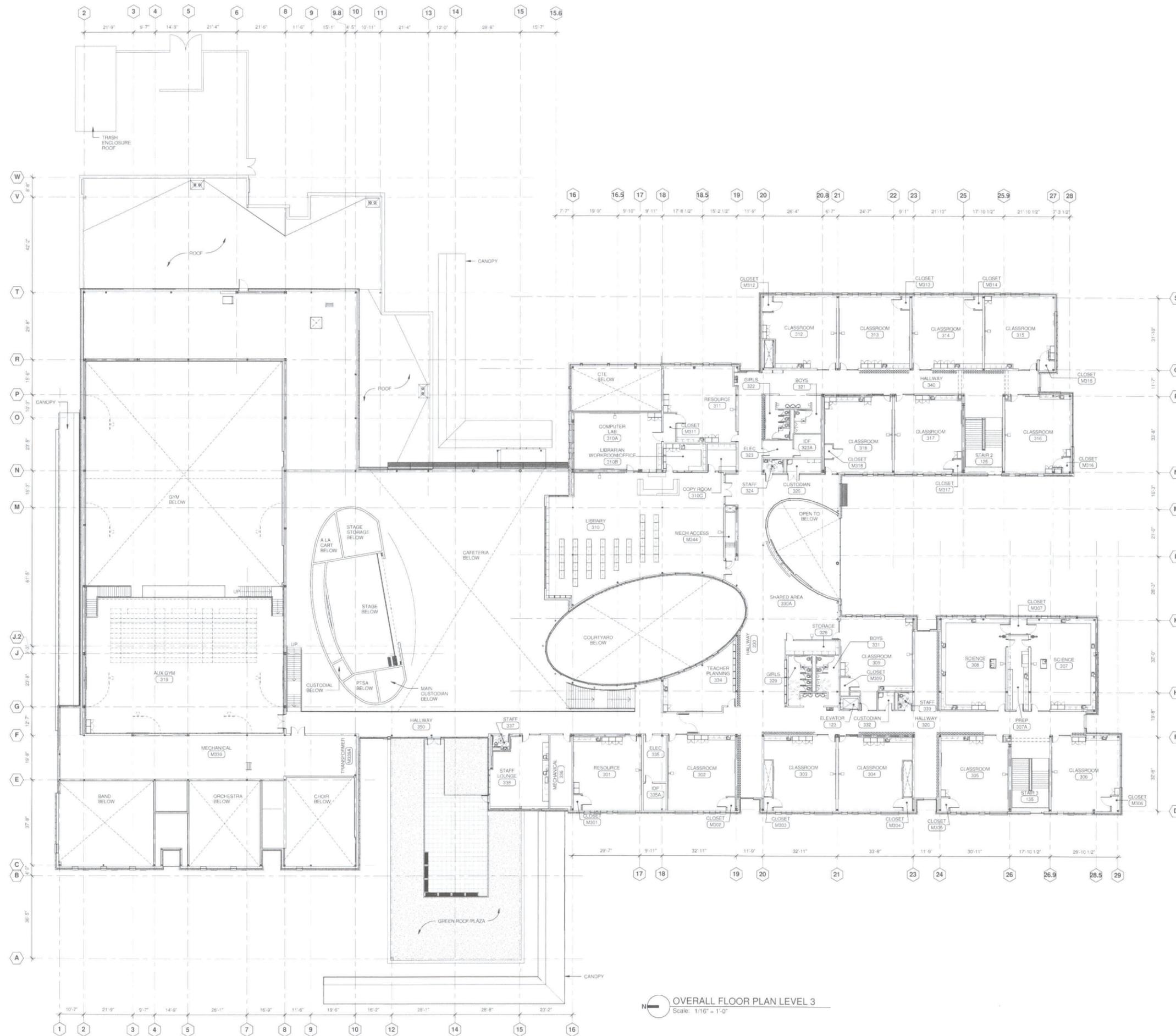
BELLEVUE SCHOOL DISTRICT
TILLICUM MIDDLE SCHOOL
16030 SE 10TH ST, BELLEVUE, WA 98008

NAC
ARCHITECTURE
NAC@NACARCH.COM
2005 FIRST AVE, SUITE 200
SEATTLE, WA 98101
P: 206.445.4222

PROJECT: 121-14012
OWNER: CTA
CHECKED: Checker
DATE: 07-10-2015

OVERALL PLAN LEVEL 2

A1.02



OVERALL FLOOR PLAN LEVEL 3
Scale: 1/16" = 1'-0"

REVISIONS

65% STAGE - CONDITIONAL USE SUBMITTAL -
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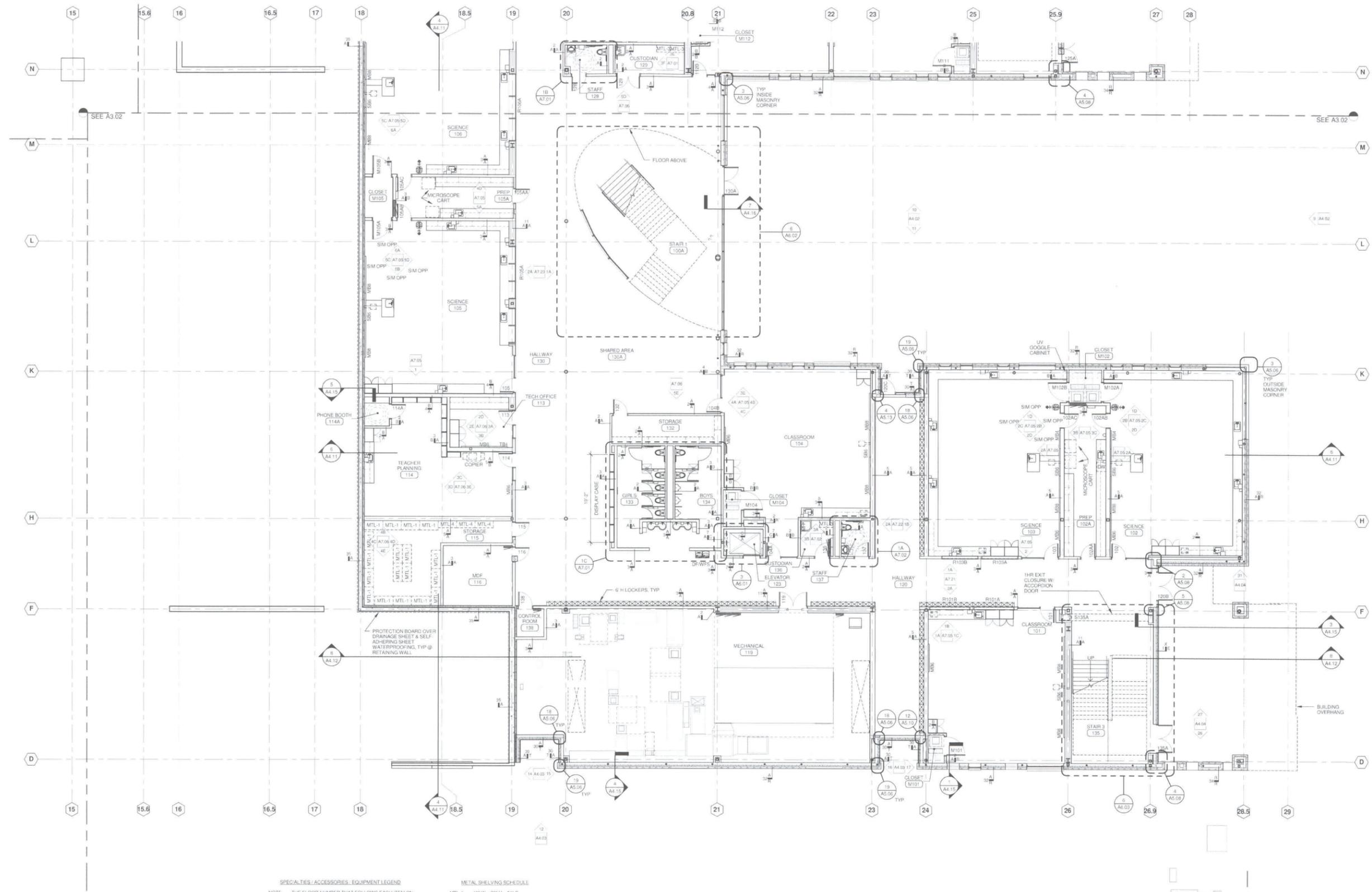
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TILlicum MIDDLE SCHOOL
1400 16TH ST, BELLEVUE, WA 98008



121-14012
OWNER: CTA
CHECKED: Checker
DATE: 07-10-2015

OVERALL PLAN LEVEL 3

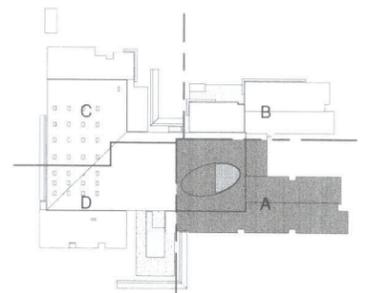
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LEVEL 1 FLOOR PLAN - AREA A
Scale: 1/8" = 1'-0"

SPECIALTIES/ACCESSORIES/ EQUIPMENT LEGEND		METAL SHELVING SCHEDULE	
A	ATHLETIC EQUIPMENT	MTL-1	48" W x 72" H x 24" D
DFWS	DRINKING FOUNTAIN/WATER FILLING STATION. SEE MECH	MTL-2	36" W x 72" H x 24" D
DW	DISHWASHER	MTL-3	36" W x 72" H x 18" D
FEC	FIRE EXTINGUISHER CABINET	MTL-4	48" W x 72" H x 18" D
FH	FUME HOOD. SEE MECH		
LE	LASER ENGRAVER		
MB	MARKERBOARD		
MH	MOP HOLDER		
MIC	MICROWAVE		
MIR	MIRROR		
MTL	METAL SHELVING		
PS	PROJECTION SCREEN		
RE	RESIDENTIAL EQUIPMENT		
REF	REFRIGERATOR		
SB, NC	SMARTBOARD, NIC		

NOTE: THE FLOOR NUMBER THAT FOLLOWS EACH ITEM ON THE FLOOR PLAN INDICATES EITHER A SPECIFIC ITEM THAT IS REFERENCED ON THE SPECIFICATIONS OR THE SIZE OF THE ITEM. FOR EXAMPLE, "MB" IS A MARKERBOARD 8'-0" WIDE.



KEY PLAN - LEVEL 1 - AREA A
Scale: NTS

REVISIONS

65% STAGE - CONDITIONAL USE SUBMITTAL -
REVISED



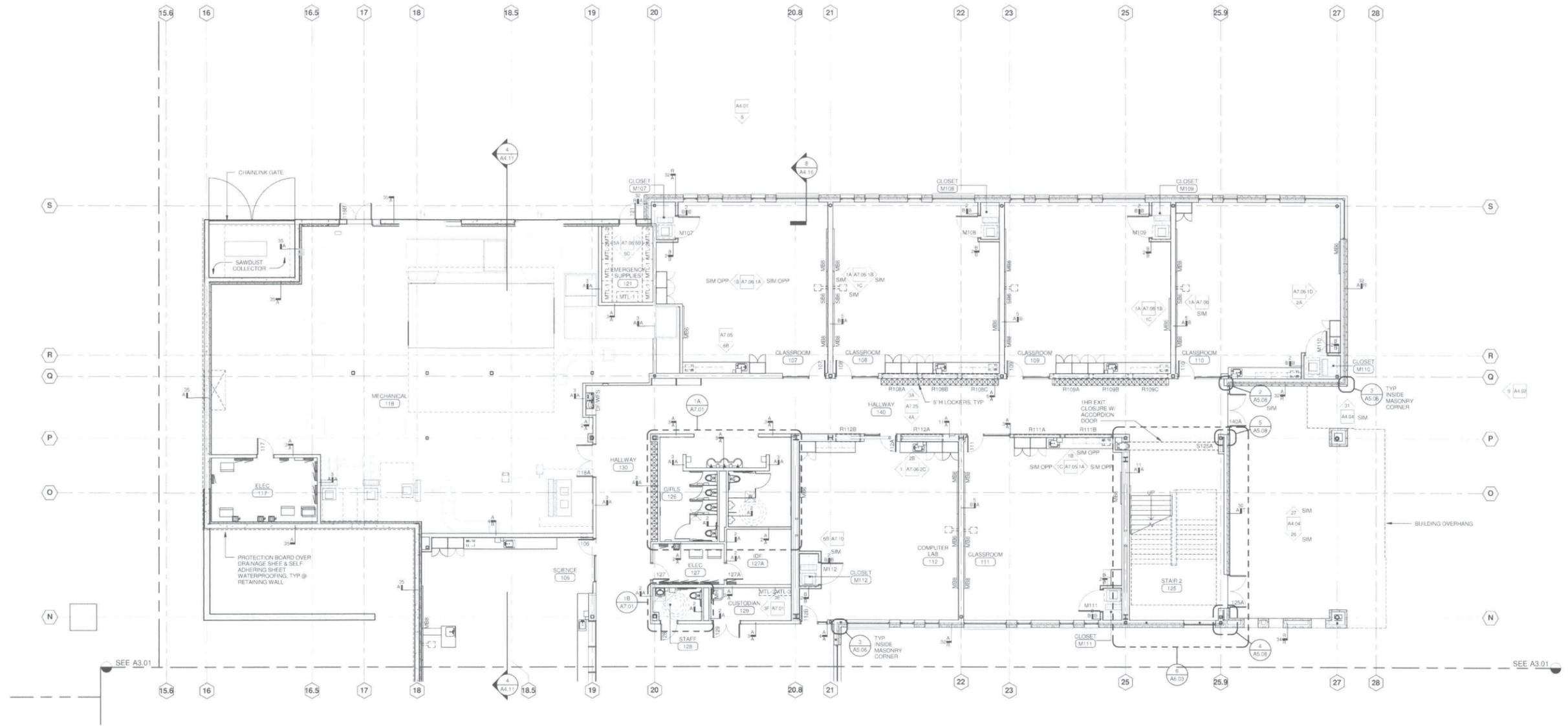
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TILlicum MIDDLE SCHOOL
14000 SE 10TH ST, BELLEVUE, WA 98008

NAC
ARCHITECTURE
NACARCHITECTURE.COM
2025 0827 408 | 2017E 300
BATTLE WA 98121
P.258.447.4121

NO. 121-14012
DRAWN: LAP
CHECKED: Checker
DATE: 07-10-2015

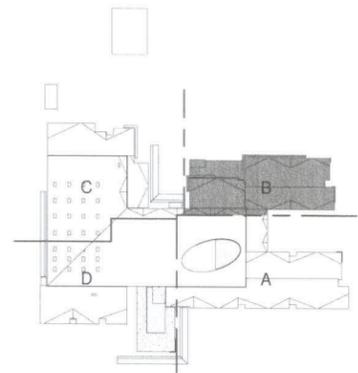
LEVEL 1 FLOOR PLAN - A

A3.01

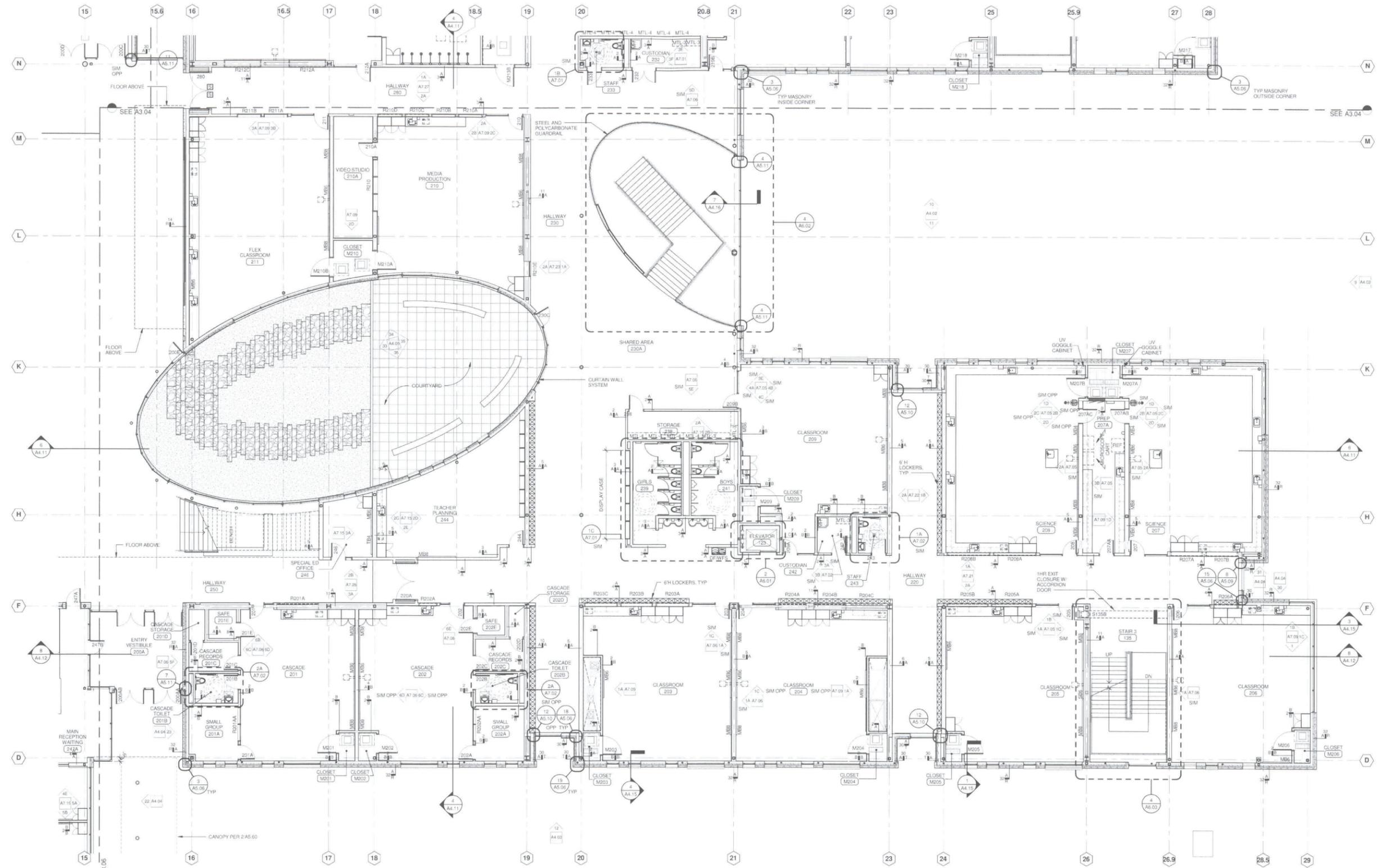


LEVEL 1 FLOOR PLAN - AREA B
Scale: 1/8" = 1'-0"

SPECIALTIES / ACCESSORIES / EQUIPMENT LEGEND		METAL SHELVING SCHEDULE	
NOTE:	THE FLOOR NUMBER THAT FOLLOWS EACH ITEM ON THE FLOOR PLAN INDICATES EITHER A SPECIFIC ITEM THAT IS REFERENCED ON THE SPECIFICATIONS OR THE SIZE OF THE ITEM FOR EXAMPLE, 'MB' IS A MARKERBOARD 8'-0" WIDE	MTL-1	48" W x 72" H x 24" D
A	ATHLETIC EQUIPMENT	MTL-2	36" W x 72" H x 24" D
DF/WFS	DRINKING FOUNTAIN/WATER FILLING STATION. SEE MECH	MTL-3	36" W x 72" H x 18" D
DW	DISHWASHER	MTL-4	48" W x 72" H x 18" D
FEC	FIRE EXTINGUISHER CABINET		
FH	FUME HOOD. SEE MECH		
LE	LASER ENGRAVER		
MB	MARKERBOARD		
MH	MOP HOLDER		
MC	MICROWAVE		
MIR	MIRROR		
MTL	METAL SHELVING		
PS	PROJECTION SCREEN		
R	RESIDENTIAL EQUIPMENT		
REF	REFRIGERATOR		
SB, NIC	SMARTBOARD, NIC		

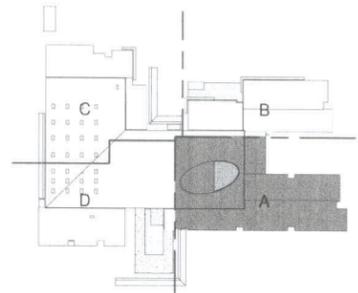


KEY PLAN - LEVEL 1 - AREA B
Scale: NTS



LEVEL 2 FLOOR PLAN - AREA A
Scale: 1/8" = 1'-0"

- SPECIALTIES / ACCESSORIES / EQUIPMENT LEGEND**
- NOTE: THE FLOOR NUMBER THAT FOLLOWS EACH ITEM ON THE FLOOR PLAN INDICATES EITHER A SPECIFIC ITEM THAT IS REFERENCED ON THE SPECIFICATIONS OR THE SIZE OF THE ITEM. FOR EXAMPLE, "MB" IS A MARKERBOARD 8'-0" WIDE.
- A ATHLETIC EQUIPMENT
 - DF/WFS DRINKING FOUNTAIN/WATER FILLING STATION. SEE MECH
 - DW DISHWASHER
 - FEC FIRE EXTINGUISHER CABINET
 - FH FUME HOOD. SEE MECH
 - LE LASER ENGRAVER
 - MB MARKERBOARD
 - MH MESH HOLDER
 - MIC MICROWAVE
 - MIR MIRROR
 - MTL METAL SHELVING
 - PS PROJECTION SCREEN
 - R RESIDENTIAL EQUIPMENT
 - REF REFRIGERATOR
 - SB NIC SMARTBOARD. NIC
- METAL SHELVING SCHEDULE**
- MTL-1 48" W x 72" H x 24" D
 - MTL-2 36" W x 72" H x 24" D
 - MTL-3 36" W x 72" H x 18" D
 - MTL-4 48" W x 72" H x 18" D



KEY PLAN - LEVEL 2 - AREA A
Scale: NTS

REVISIONS
65% STAGE - CONDITIONAL USE SUBMITTAL -
REVISED



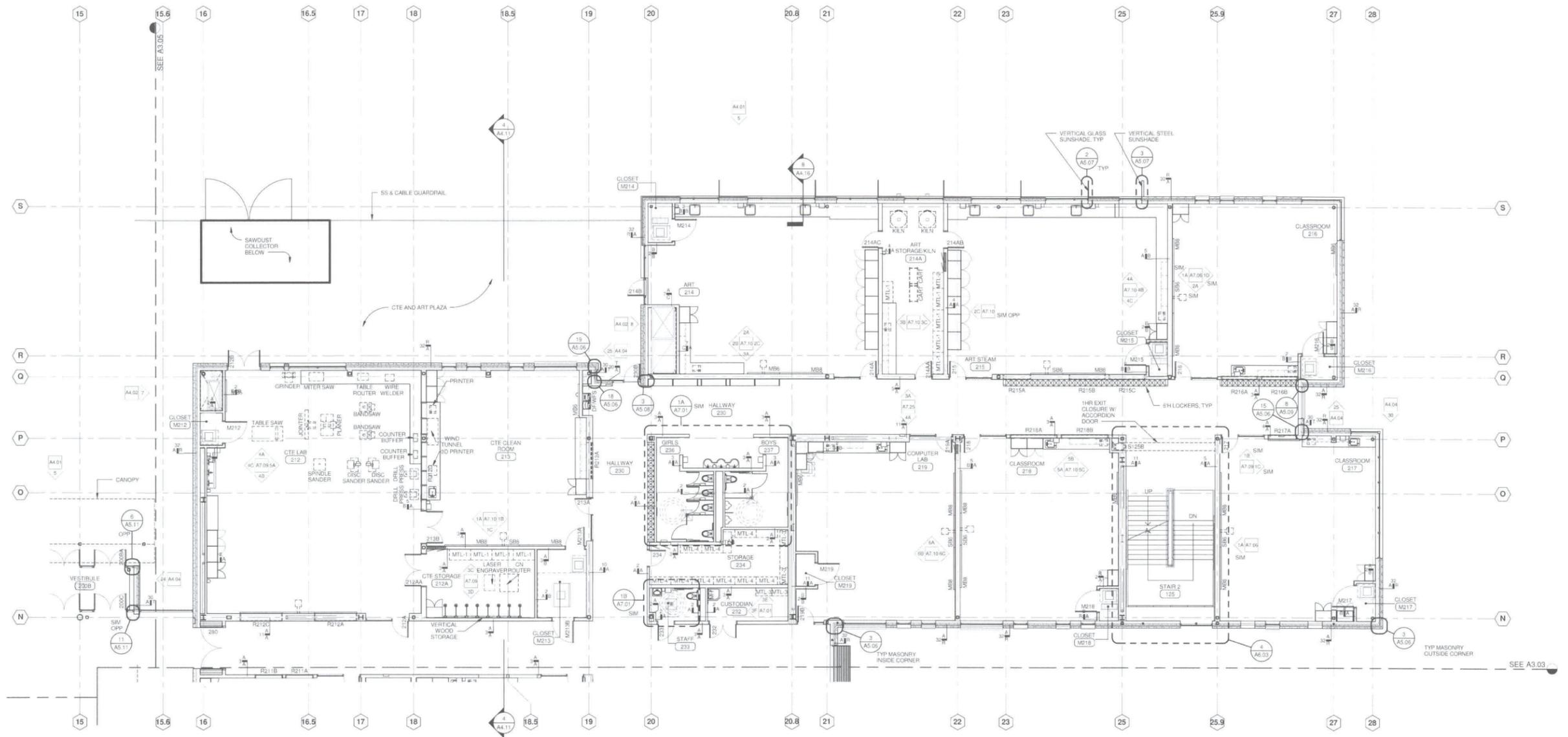
BELLEVUE SCHOOL DISTRICT
TILLICUM MIDDLE SCHOOL
14000 SE 16TH ST. BELLEVUE, WA 98008

NAC
ARCHITECTURE
nacarchitecture.com
2025 0501 048 1670 800
164716 04 05/21
P:206.441.4522

DATE: 12-14-01/2
DRAWN: LAP
CHECKED: Checker
DATE: 07-10-2015

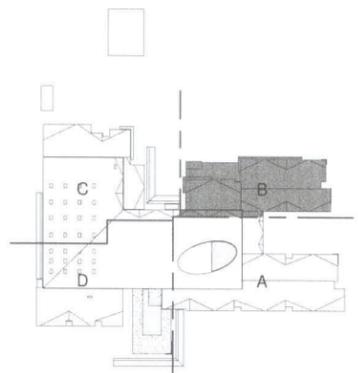
LEVEL 2 FLOOR PLAN -
A

A3.03



LEVEL 2 FLOOR PLAN - AREA B
Scale: 1/8" = 1'-0"

SPECIALTIES, ACCESSORIES, EQUIPMENT LEGEND		METAL SHELVING SCHEDULE	
NOTE:	THE FLOOR NUMBER THAT FOLLOWS EACH ITEM ON THE FLOOR PLAN INDICATES EITHER A SPECIFIC ITEM THAT IS REFERENCED ON THE SPECIFICATIONS OR THE SIZE OF THE ITEM FOR EXAMPLE, 'M8' IS A MARKERBOARD 8' 0" WIDE.	MTL-1	48" W x 72" H x 24" D
A	ATHLETIC EQUIPMENT	MTL-2	36" W x 72" H x 24" D
DF/WFS	DRINKING FOUNTAIN/WATER FILLING STATION. SEE MECH.	MTL-3	36" W x 72" H x 18" D
DW	DISHWASHER	MTL-4	48" W x 72" H x 18" D
FEC	FIRE EXTINGUISHER CABINET		
FH	FUME HOOD. SEE MECH.		
LE	LASER ENGRAVER		
MB	MARKERBOARD		
MH	MOP HOLDER		
MIC	MICROWAVE		
MIR	MIRROR		
MTL	METAL SHELVING		
PS	PROJECTION SCREEN		
R	RESIDENTIAL EQUIPMENT		
REF	REFRIGERATOR		
SB, NC	SMARTBOARD, NC		



KEY PLAN - LEVEL 2 - AREA B
Scale: NTS

REVISIONS
65% STAGE - CONDITIONAL USE SUBMITTAL -
REVISED

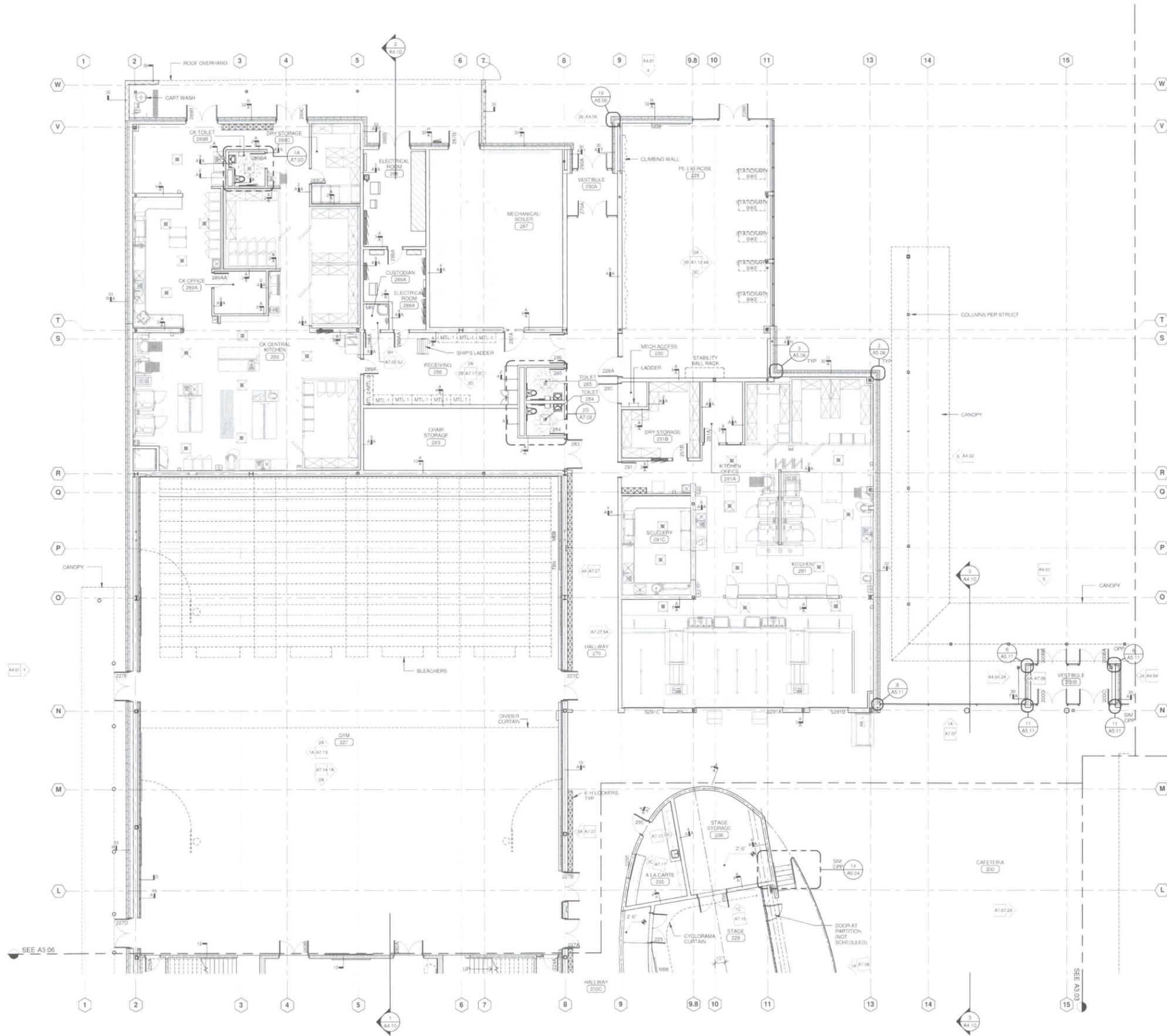


BELLEVUE SCHOOL DISTRICT
TILlicum MIDDLE SCHOOL
14200 SE 16TH ST, BELLEVUE, WA 98008

NAC
ARCHITECTURE
nacarchitecture.com
2525 140TH AVE, SUITE 300
BELLEVUE, WA 98007
P: 206.441.4522

LEVEL 2 FLOOR PLAN - B

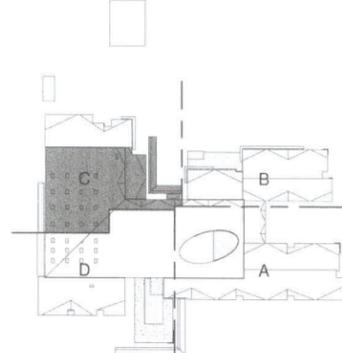
A3.04

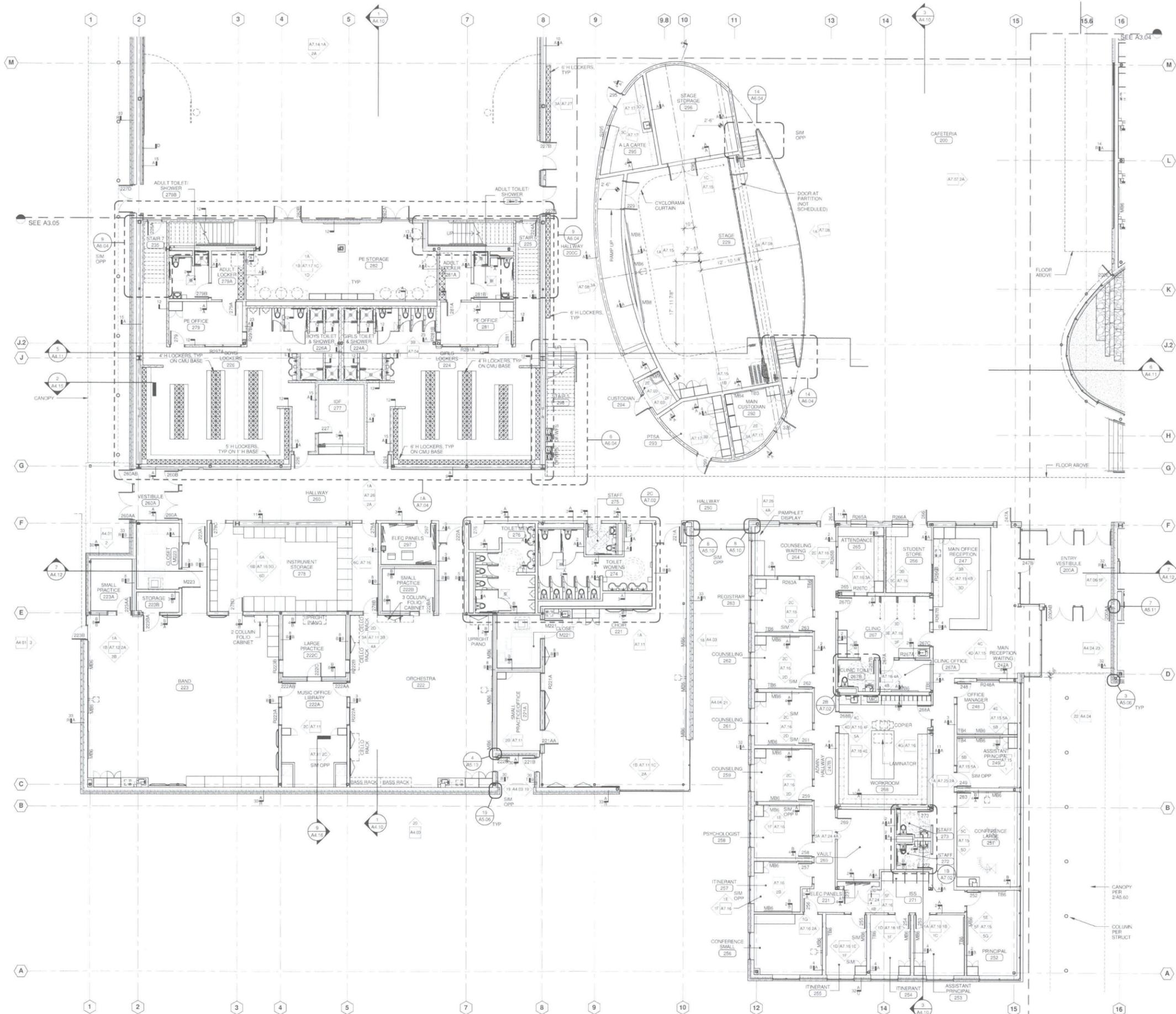


- SPECIALTIES / ACCESSORIES / EQUIPMENT LEGEND**
- NOTE: THE FLOOR NUMBER THAT FOLLOWS EACH ITEM ON THE FLOOR PLAN INDICATES EITHER A SPECIFIC ITEM THAT IS REFERENCED ON THE SPECIFICATIONS OR THE SIZE OF THE ITEM. FOR EXAMPLE, "MB" IS A MARKERBOARD 8'0" WIDE.
- A ATHLETIC EQUIPMENT
 - DF/WPS DRINKING FOUNTAIN/WATER FILLING STATION, SEE MECH
 - DW DISHWASHER
 - FEC FIRE EXTINGUISHER CABINET
 - FH FUME HOOD, SEE MECH
 - LE LASER ENGRAVER
 - MB MARKERBOARD
 - MH MOP HOLDER
 - MIC MICROWAVE
 - MIR MIRROR
 - MTL METAL SHELVING
 - PS PROJECTION SCREEN
 - RE RESIDENTIAL EQUIPMENT
 - REF REFRIGERATOR
 - SB, NIC SMARTBOARD, NIC
- METAL SHELVING SCHEDULE**
- MTL-1 48" W x 72" H x 24" D
 - MTL-2 36" W x 72" H x 24" D
 - MTL-3 36" W x 72" H x 18" D
 - MTL-4 48" W x 72" H x 18" D

LEVEL 2 FLOOR PLAN - AREA C
Scale: 1/8" = 1'-0"

KEY PLAN - LEVEL 2 - AREA C
Scale: NTS





- SPECIALTIES / ACCESSORIES / EQUIPMENT LEGEND**
- NOTE: THE FLOOR NUMBER THAT FOLLOWS EACH ITEM ON THE FLOOR PLAN INDICATES EITHER A SPECIFIC ITEM THAT IS REFERENCED ON THE SPECIFICATIONS OR THE SIZE OF THE ITEM. FOR EXAMPLE, "MB" IS A MARKERBOARD 8'0" WIDE.
- A ATHLETIC EQUIPMENT
 - DF/WFS DRINKING FOUNTAIN/WATER FILLING STATION. SEE MECH
 - DW DISHWASHER
 - FEC FIRE EXTINGUISHER CABINET
 - FLH FLUME HOOD. SEE MECH
 - LE LASER ENGRAVER
 - MB MARKERBOARD
 - MH MOP HOLDER
 - MIC MICROWAVE
 - MIR MIRROR
 - MTL METAL SHELVING
 - PS PROJECTION SCREEN
 - R RESIDENTIAL EQUIPMENT
 - REF REFRIGERATOR
 - SB/NIC SMARTBOARD, NIC
- METAL SHELVING SCHEDULE**
- MTL-1 48" W x 72" H x 24" D
 - MTL-2 36" W x 72" H x 24" D
 - MTL-3 36" W x 12" H x 18" D
 - MTL-4 48" W x 72" H x 18" D

LEVEL 2 FLOOR PLAN - AREA D
Scale: 1/8" = 1'-0"

KEY PLAN - LEVEL 2 - AREA D
Scale: NTS

REVISIONS

65% STAGE - CONDITIONAL USE SUBMITTAL -
REVISED



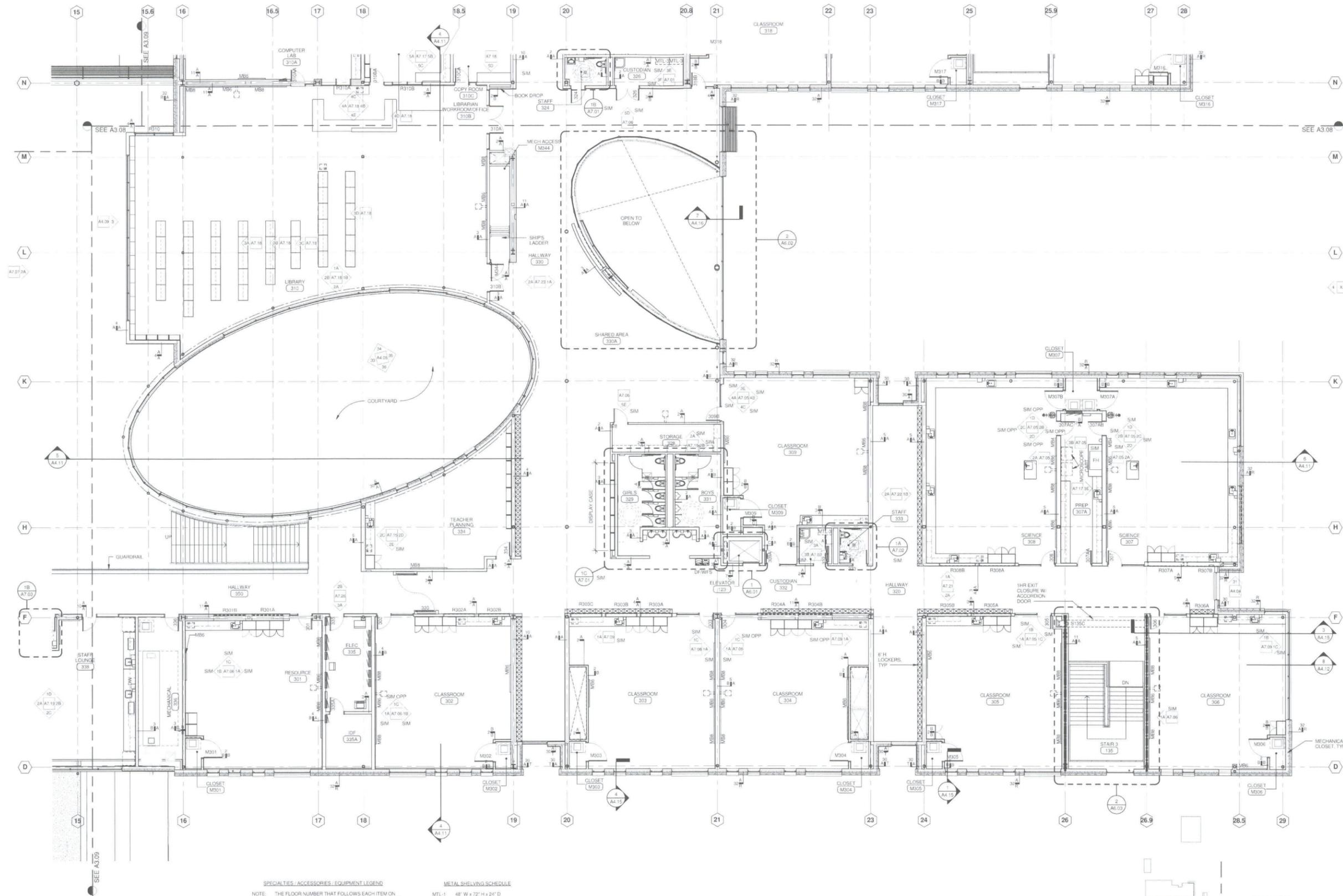
BELLEVUE SCHOOL DISTRICT
TILlicum MIDDLE SCHOOL
16020 SE 10TH ST, BELLEVUE, WA 98008



121-14012
LAP
Checker
07-10-2015

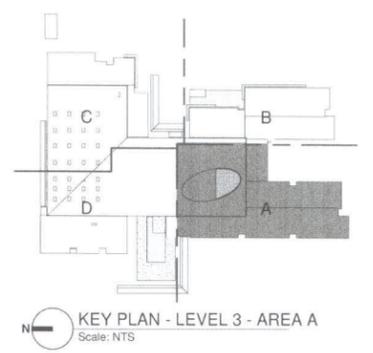
LEVEL 2 FLOOR PLAN - D

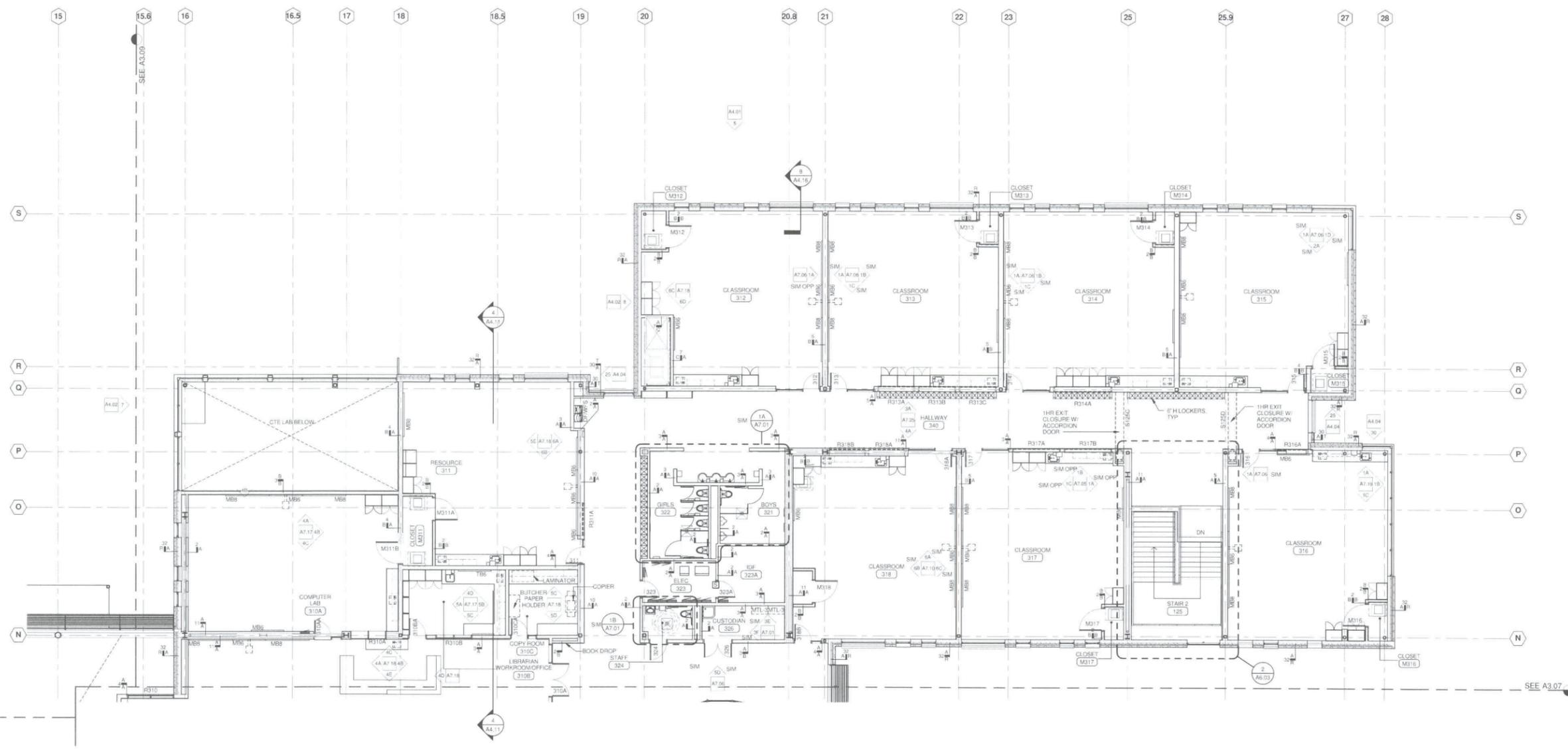
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LEVEL 3 FLOOR PLAN - AREA A
Scale: 1/8" = 1'-0"

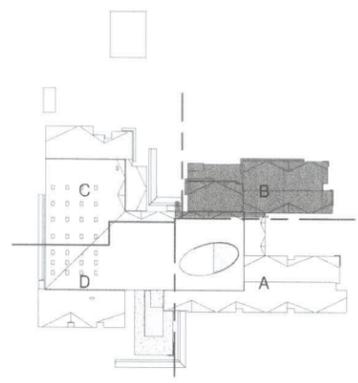
- SPECIAL TIES / ACCESSORIES / EQUIPMENT LEGEND**
- NOTE: THE FLOOR NUMBER THAT FOLLOWS EACH ITEM ON THE FLOOR PLAN INDICATES EITHER A SPECIFIC ITEM THAT IS REFERENCED ON THE SPECIFICATIONS OR THE SIZE OF THE ITEM. FOR EXAMPLE, "MB8" IS A MARKERBOARD 8' 0" WIDE.
- A ATHLETIC EQUIPMENT
 - DF/WFS DRINKING FOUNTAIN/WATER FILLING STATION. SEE MECH
 - DW DISHWASHER
 - FEC FIRE EXTINGUISHER CABINET
 - FH FUME HOOD. SEE MECH
 - LE LASER ENGRAVER
 - MB MARKERBOARD
 - MH MOP HOLDER
 - MC MICROWAVE
 - MIR MIRROR
 - MTL METAL SHELVING
 - PS PROJECTION SCREEN
 - R RESIDENTIAL EQUIPMENT
 - REF REFRIGERATOR
 - SB, NIC SMARTBOARD, NIC
- METAL SHELVING SCHEDULE**
- MTL-1 48" W x 72" H x 24" D
 - MTL-2 36" W x 72" H x 24" D
 - MTL-3 36" W x 72" H x 18" D
 - MTL-4 48" W x 72" H x 18" D





LEVEL 3 FLOOR PLAN - AREA B
Scale: 1/8" = 1'-0"

- SPECIALTIES / ACCESSORIES / EQUIPMENT LEGEND**
- NOTE: THE FLOOR NUMBER THAT FOLLOWS EACH ITEM ON THE FLOOR PLAN INDICATES EITHER A SPECIFIC ITEM THAT IS REFERENCED ON THE SPECIFICATIONS OR THE SIZE OF THE ITEM. FOR EXAMPLE, "MBB" IS A MARKERBOARD 8'-0" WIDE.
- | | | | |
|---------|---|-------|-----------------------|
| A | ATHLETIC EQUIPMENT | MTL-1 | 48" W x 72" H x 24" D |
| DF/WFS | DRINKING FOUNTAIN/WATER FILLING STATION, SEE MECH | MTL-2 | 36" W x 72" H x 24" D |
| FW | FRIDGE/WASHER | MTL-3 | 36" W x 72" H x 18" D |
| FE | FIRE EXTINGUISHER CABINET | MTL-4 | 48" W x 72" H x 18" D |
| PH | FLAME HOOD, SEE MECH | | |
| LE | LASER ENGRAVER | | |
| MB | MARKERBOARD | | |
| MH | MOP HOLDER | | |
| MIC | MICROWAVE | | |
| MIR | MIRROR | | |
| MTL | METAL SHELVING | | |
| PS | PROJECTION SCREEN | | |
| R | RESIDENTIAL EQUIPMENT | | |
| REF | REFRIGERATOR | | |
| SB, NIC | SMARTBOARD, NIC | | |



KEY PLAN - LEVEL 3 - AREA B
Scale: NTS

REVISIONS
65% STAGE - CONDITIONAL USE SUBMITTAL -
REVISED



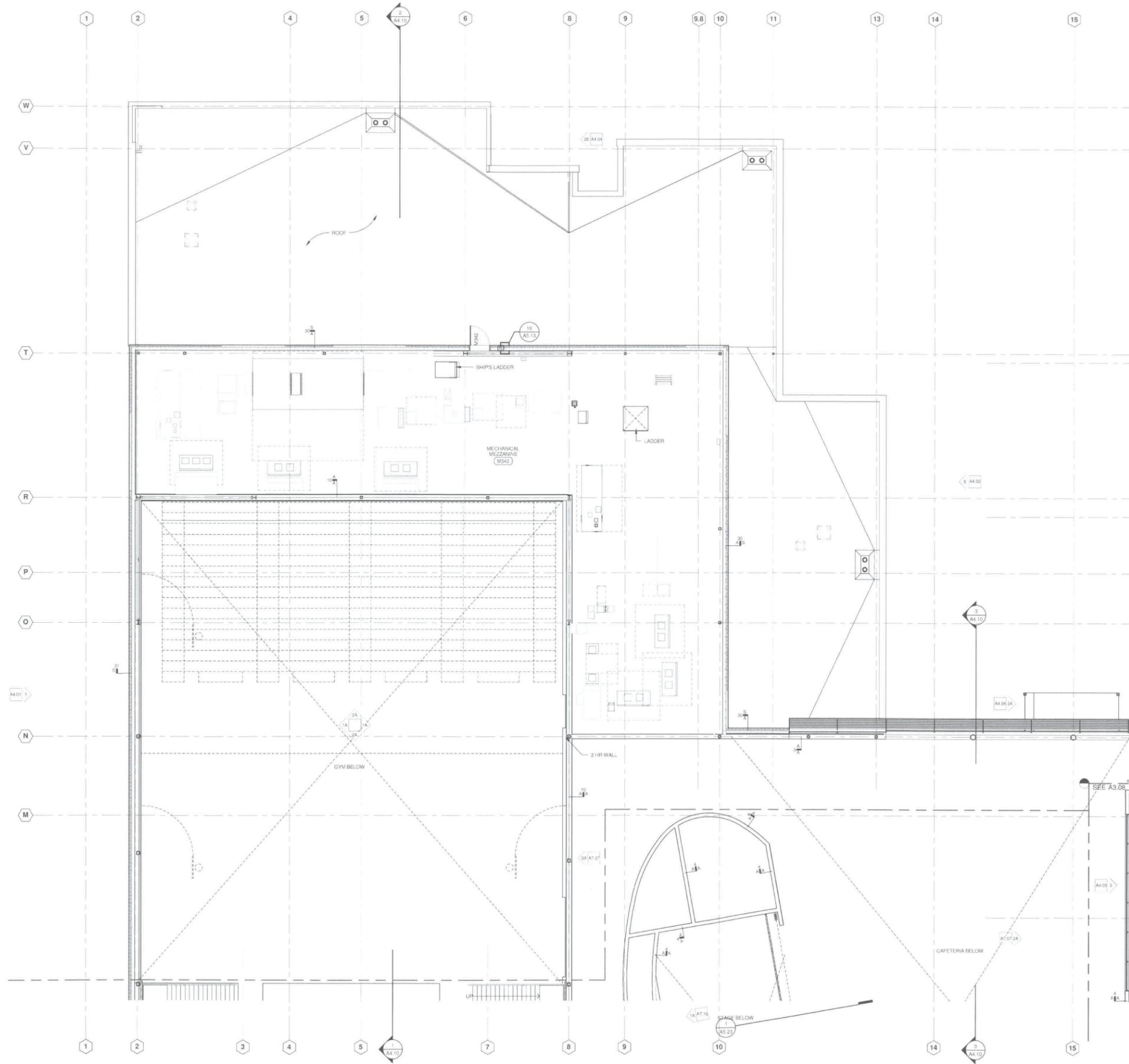
BELLEVUE SCHOOL DISTRICT
TILlicum MIDDLE SCHOOL
10020 SE 10TH ST, BELLEVUE, WA 98008

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ARCHITECTURE
nacarchitecture.com
2025 FIRST AVE | SUITE 300
SEATTLE, WA 98101
P: 206.447.4522

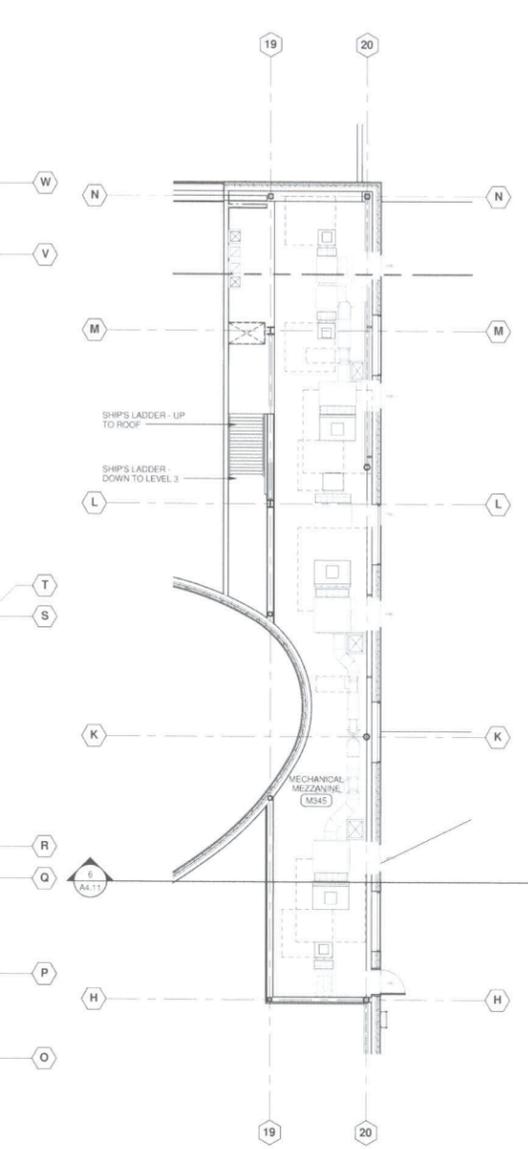
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OWNER: LAF
CHECKED: Checker
DATE: 07-10-2015

LEVEL 3 FLOOR PLAN - B

A3.08

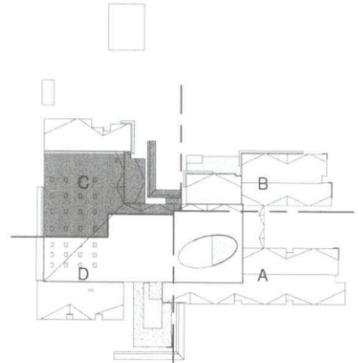


1 LEVEL 3 FLOOR PLAN - AREA C
1/8" = 1'-0"



2 MECH MEZZANINE
1/8" = 1'-0"

- SPECIALTIES / ACCESSORIES / EQUIPMENT LEGEND**
- NOTE: THE FLOOR NUMBER THAT FOLLOWS EACH ITEM ON THE FLOOR PLAN INDICATES EITHER A SPECIFIC ITEM THAT IS REFERENCED ON THE SPECIFICATIONS OR THE SIZE OF THE ITEM. FOR EXAMPLE, "MB" IS A MARKERBOARD 6'0" WIDE.
- A ATHLETIC EQUIPMENT
 - DFWFS DRINKING FOUNTAIN/WATER FILLING STATION. SEE MECH
 - DW DISHWASHER
 - FEC FIRE EXTINGUISHER CABINET
 - PH FLUME HOOD. SEE MECH
 - LE LASER ENGRAVER
 - MB MARKERBOARD
 - MH MOP HOLDER
 - MIC MICROWAVE
 - MIR MIRROR
 - MTL METAL SHELVING
 - PS PROJECTION SCREEN
 - R RESIDENTIAL EQUIPMENT
 - REF REFRIGERATOR
 - SB, NIC SMARTBOARD, NIC



KEY PLAN - LEVEL 3 - AREA C
Scale: NTS

METAL SHELVING SCHEDULE

MTL-1	48" W x 72" H x 24" D
MTL-2	36" W x 72" H x 24" D
MTL-3	36" W x 72" H x 18" D
MTL-4	48" W x 72" H x 18" D

REVISIONS
65% STAGE - CONDITIONAL USE SUBMITTAL -
REVISED



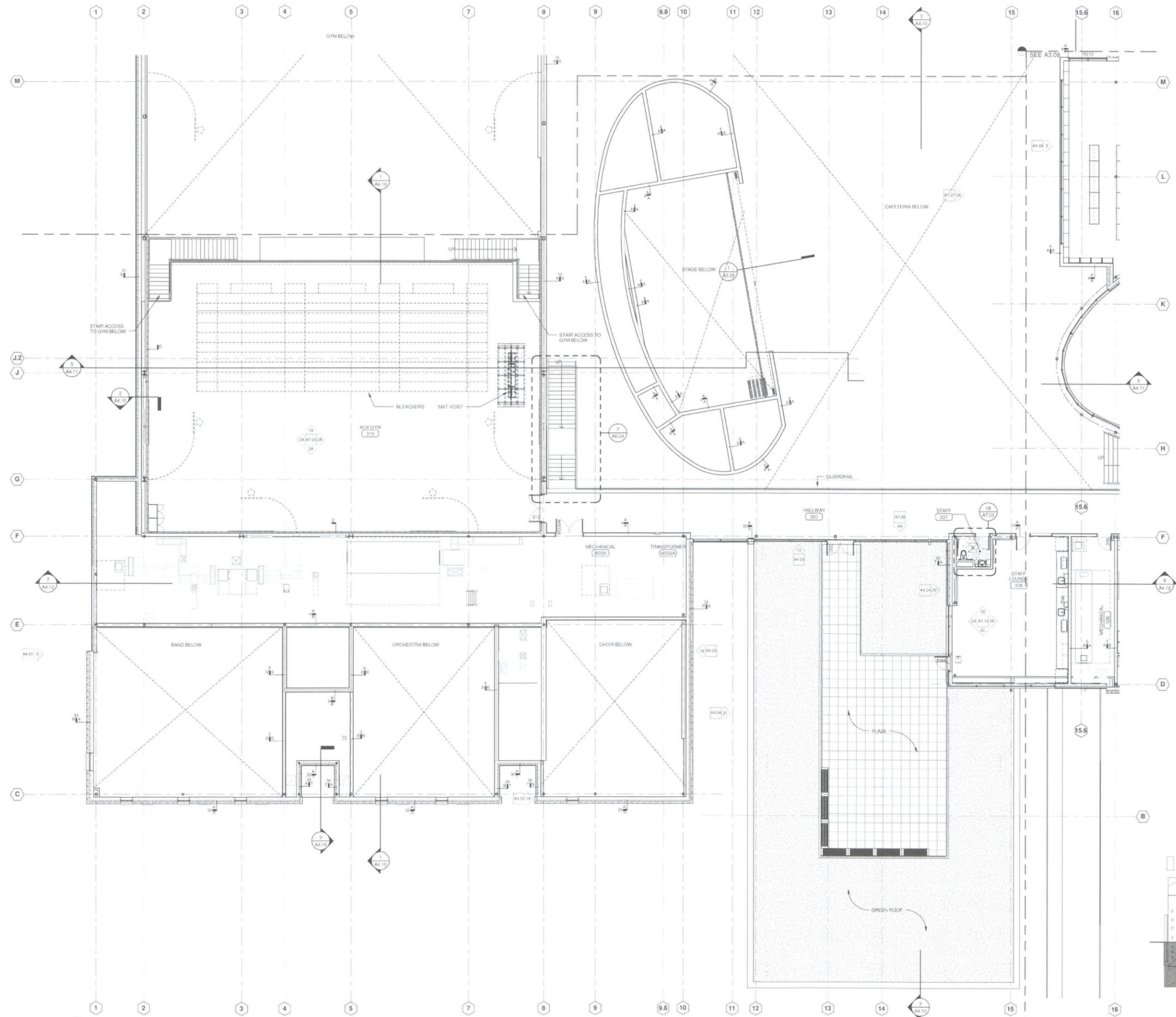
BELLEVUE SCHOOL DISTRICT
TILlicum MIDDLE SCHOOL
16000 SE 10TH ST, BELLEVUE, WA 98008

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ARCHITECTURE
PROJECT: CHILDS LANE SCH. CONT.
2025 5407 AVE | SUITE 300
SEATTLE, WA 98107
P: 206.441.4122

PROJECT: 121-14012
OWNER: LAPS
CHECKER: [Name]
DATE: 07-10-2015

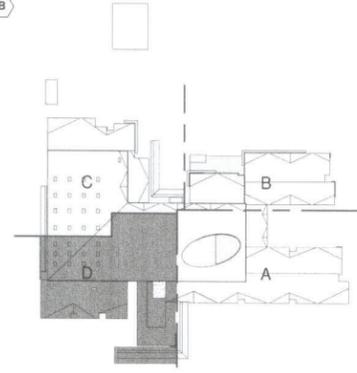
LEVEL 3 FLOOR PLAN - C

A3.09



- SPECIALTIES / ACCESSORIES / EQUIPMENT LEGEND**
- NOTE: THE FLOOR NUMBER THAT FOLLOWS EACH ITEM ON THE FLOOR PLAN INDICATES EITHER A SPECIFIC ITEM THAT IS REFERENCED ON THIS SPECIFICATION OR THE SIZE OF THE ITEM. FOR EXAMPLE, "MB8" IS A MARKERBOARD 8' 0" WIDE.
- A ATHLETIC EQUIPMENT
 - DF-WFS DRINKING FOUNTAIN/WATER FILLING STATION. SEE MECH
 - DW DISHWASHER
 - FIC FIRE EXTINGUISHER CABINET
 - FH FUME HOOD. SEE MECH
 - LE LASER ENGRAVER
 - MB MARKERBOARD
 - MH MOP HOLDER
 - MIC MICROWAVE
 - MIR MIRROR
 - MTL METAL SHELVING
 - PS PROJECTION SCREEN
 - R RESIDENTIAL EQUIPMENT
 - REF REFRIGERATOR
 - SB-NIC SMARTBOARD, NIC
- METAL SHELVING SCHEDULE**
- MTL-1 48" W x 72" H x 24" D
 - MTL-2 36" W x 72" H x 24" D
 - MTL-3 36" W x 72" H x 18" D
 - MTL-4 48" W x 72" H x 18" D

LEVEL 3 FLOOR PLAN - AREA D
Scale: 1/8" = 1'-0"



KEY PLAN - LEVEL 3 - AREA D
Scale: NTS

REVISIONS
65% STAGE - CONDITIONAL USE SUBMITTAL -
REVISED



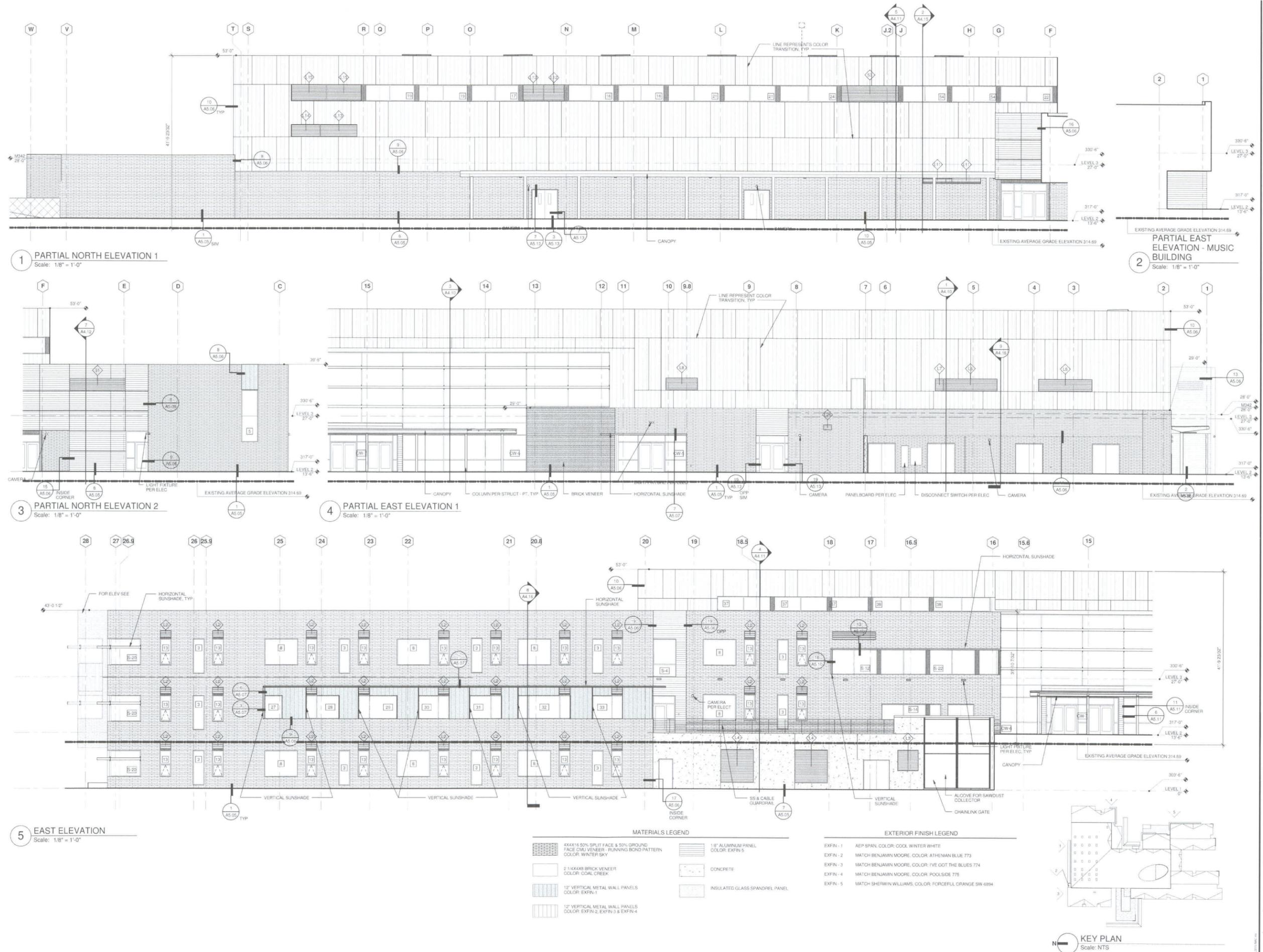
BELLEVUE SCHOOL DISTRICT
TILlicum MIDDLE SCHOOL
15020 SE 15TH ST, BELLEVUE, WA 98008

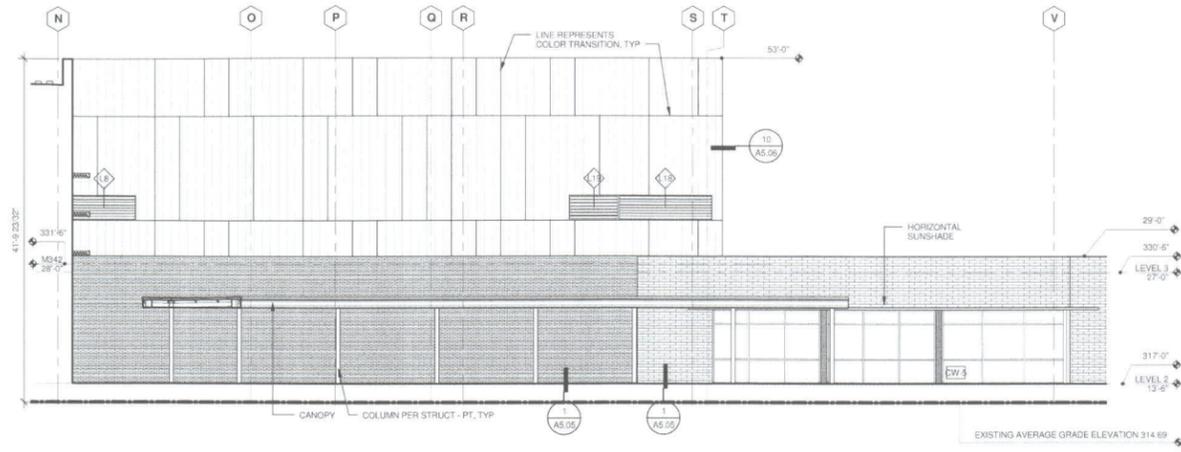


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DRAWN: LAF
CHECKED: Checker
DATE: 07-10-2015

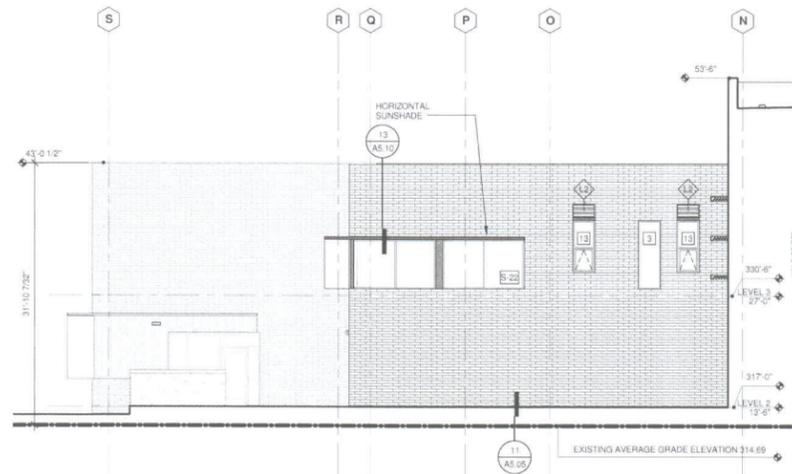
LEVEL 3 FLOOR PLAN - D

A3.10

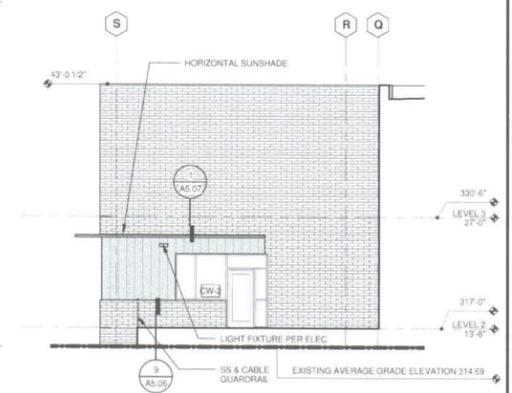




6 SOUTH ELEVATION - PE BUILDING
Scale: 1/8" = 1'-0"



7 NORTH ELEVATION - EAST CLASSROOM WING
Scale: 1/8" = 1'-0"



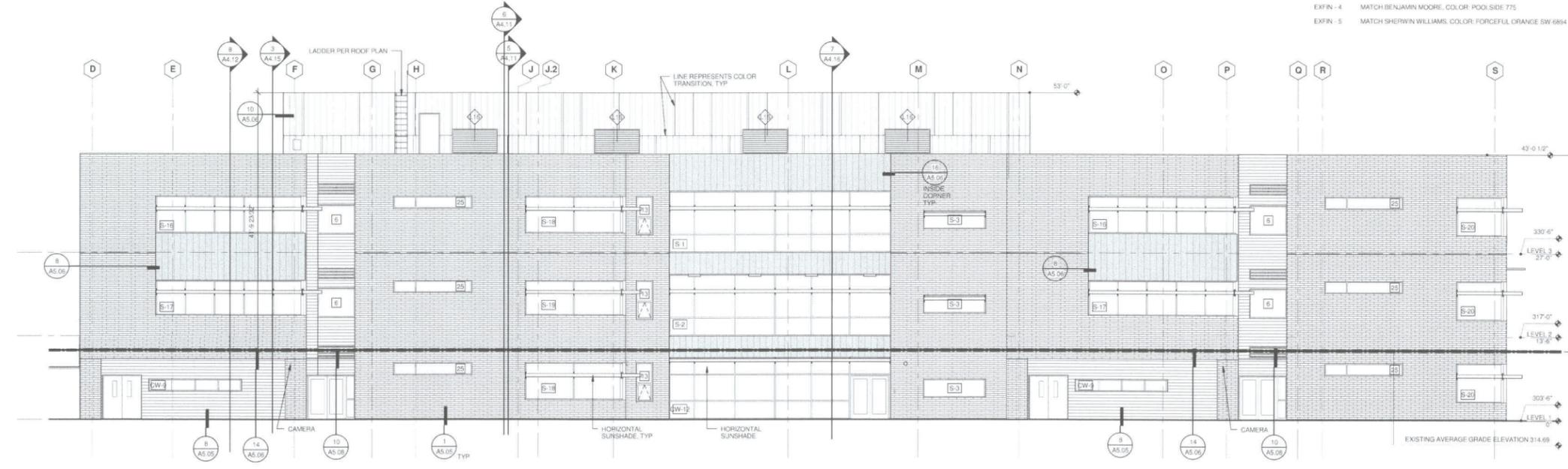
8 PARTIAL NORTH ELEVATION - EAST CLASSROOM WING
Scale: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

EXFIN - 1	AER SPAN, COLOR: COOL WINTER WHITE
EXFIN - 2	MATCH BENJAMIN MOORE, COLOR: ATHENIAN BLUE 773
EXFIN - 3	MATCH BENJAMIN MOORE, COLOR: I'VE GOT THE BLUES 774
EXFIN - 4	MATCH BENJAMIN MOORE, COLOR: POOL SIDE 775
EXFIN - 5	MATCH SHERWIN WILLIAMS, COLOR: FORCEFUL ORANGE SW 6854

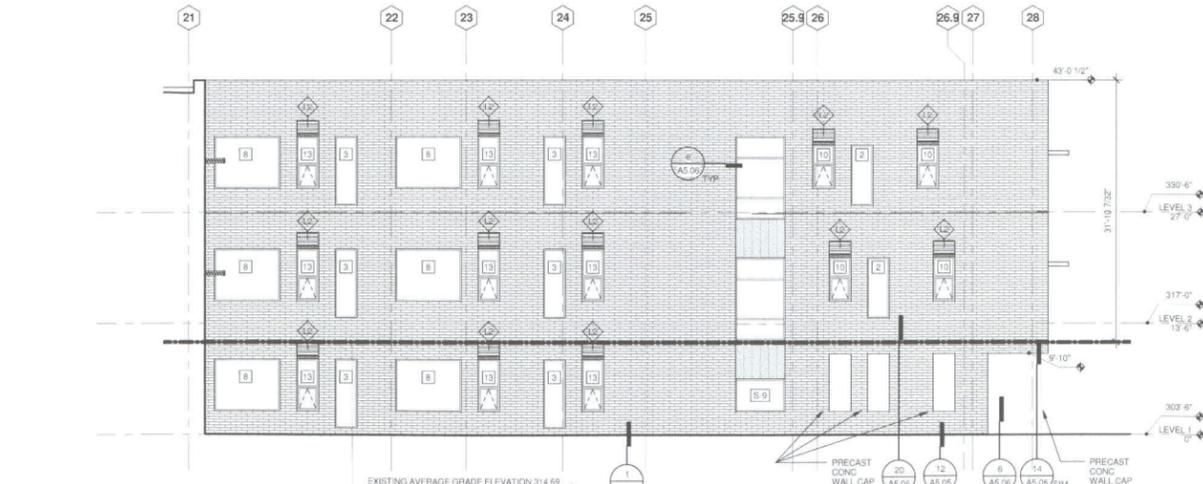
MATERIALS LEGEND

[Pattern]	4X4X16 50% SPLIT FACE & 50% GROUND FACE CMU VENEER - RUNNING BOND PATTERN COLOR: WINTER SKY
[Pattern]	2 1/4X4X8 BRICK VENEER COLOR: COAL CREEK
[Pattern]	12" VERTICAL METAL WALL PANELS COLOR: EXFIN-1
[Pattern]	12" VERTICAL METAL WALL PANELS COLOR: EXFIN-1, EXFIN-2, EXFIN-3 & EXFIN-4
[Pattern]	COMPOSITE ALUMINUM PANEL COLOR: EXFIN-4
[Pattern]	CONCRETE
[Pattern]	INSULATED GLASS SPANDREL PANEL

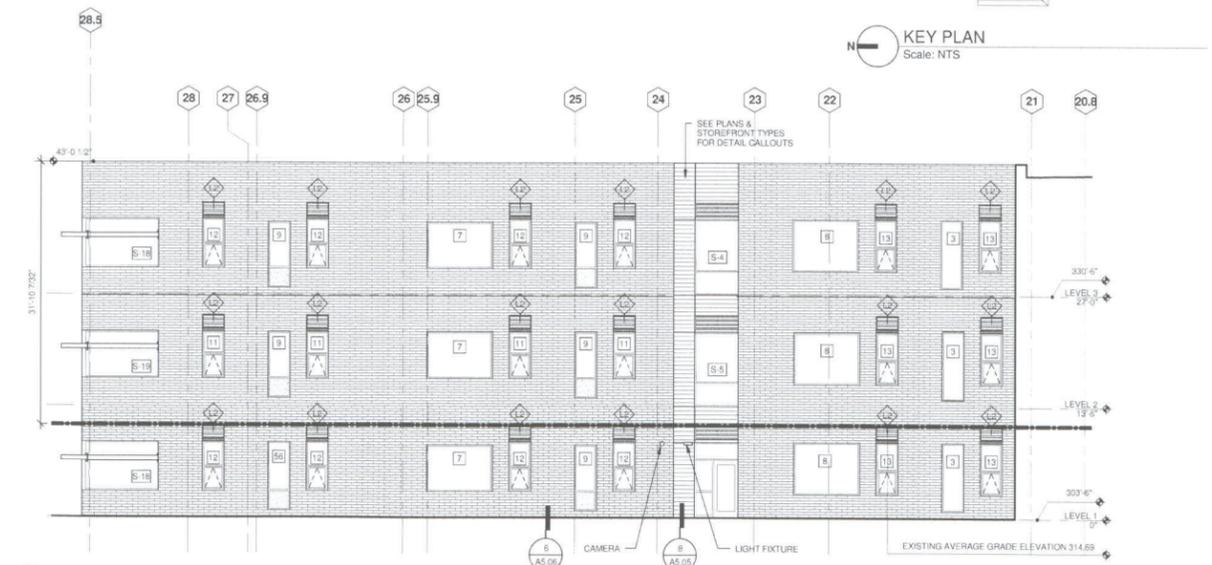


9 SOUTH ELEVATION - CLASSROOM WING
Scale: 1/8" = 1'-0"

KEY PLAN
Scale: NTS



10 WEST ELEVATION - CLASSROOM WING
Scale: 1/8" = 1'-0"



11 EAST ELEVATION - CLASSROOM WING
Scale: 1/8" = 1'-0"



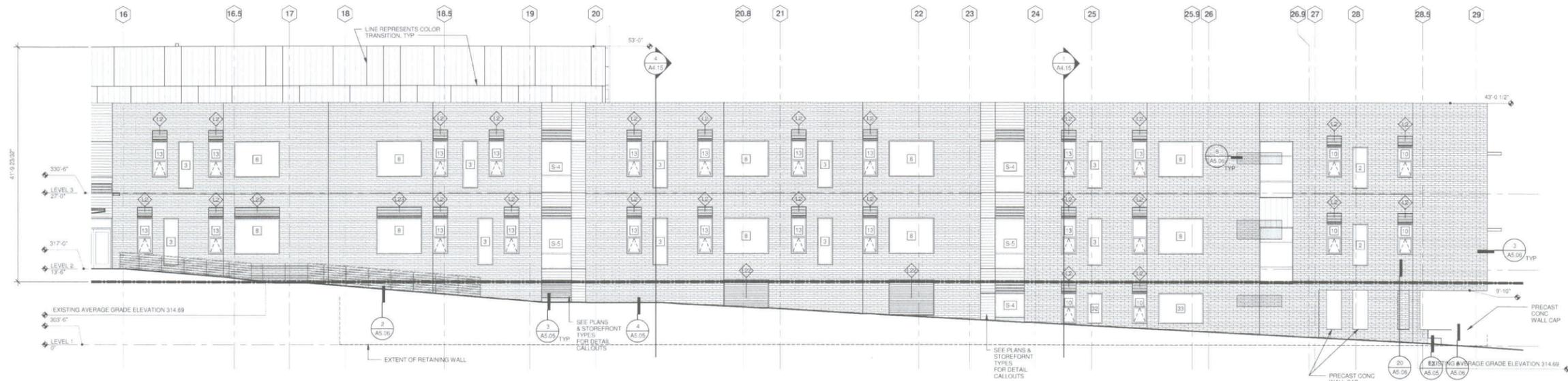
BELLEVUE SCHOOL DISTRICT
TILlicum MIDDLE SCHOOL
16200 38TH ST, BELLEVUE, WA 98008

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ARCHITECTURE
NACARCHITECTURE.COM
2025 9847 AVE | SUITE 300
SEATTLE WA 98127
P: 206.444.4122

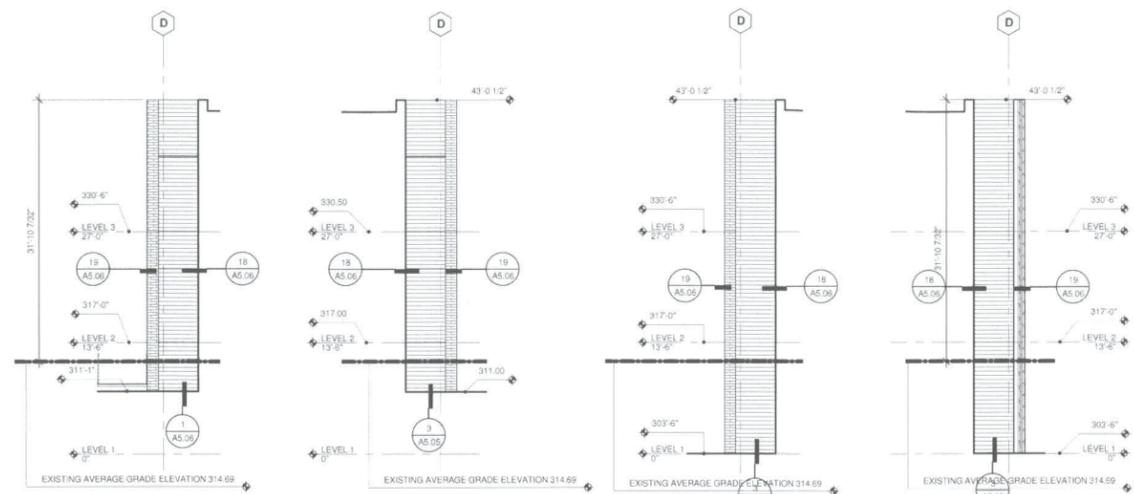
PROJECT NO: 121-14012
DRAWN: CTA
CHECKED: Checker
DATE: 07-10-2015

EXTERIOR ELEVATIONS

A4.02



12 PARTIAL WEST ELEVATION 1
Scale: 1/8" = 1'-0"

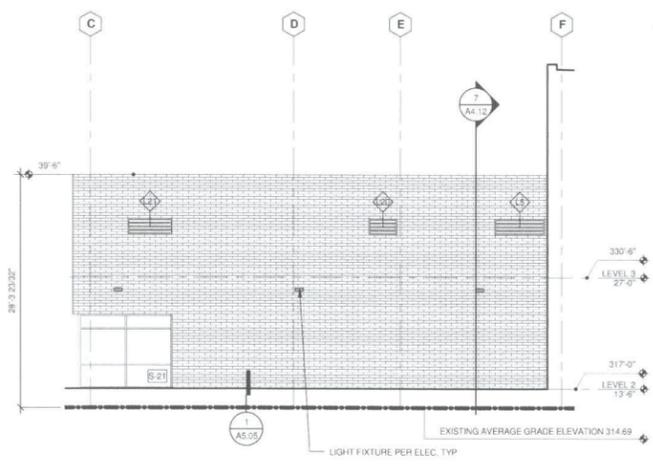


14 PARTIAL NORTH ELEVATION 1 - WEST CLASSROOM WING
Scale: 1/8" = 1'-0"

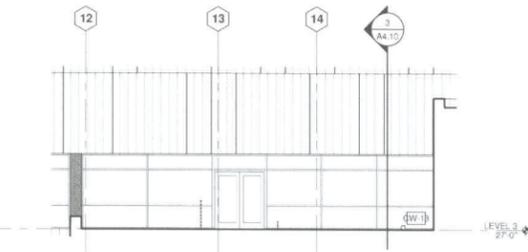
15 PARTIAL SOUTH ELEVATION 1 - WEST CLASSROOM WING
Scale: 1/8" = 1'-0"

16 PARTIAL NORTH ELEVATION 2 - WEST CLASSROOM WING
Scale: 1/8" = 1'-0"

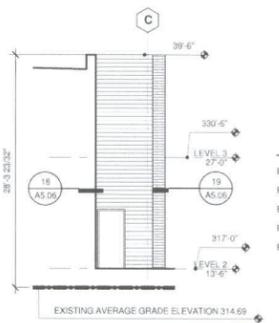
17 PARTIAL SOUTH ELEVATION 2 - WEST CLASSROOM WING 1
Scale: 1/8" = 1'-0"



18 SOUTH ELEVATION - MUSIC BUILDING
Scale: 1/8" = 1'-0"



13 PARTIAL WEST ELEVATION 3
Scale: 1/8" = 1'-0"



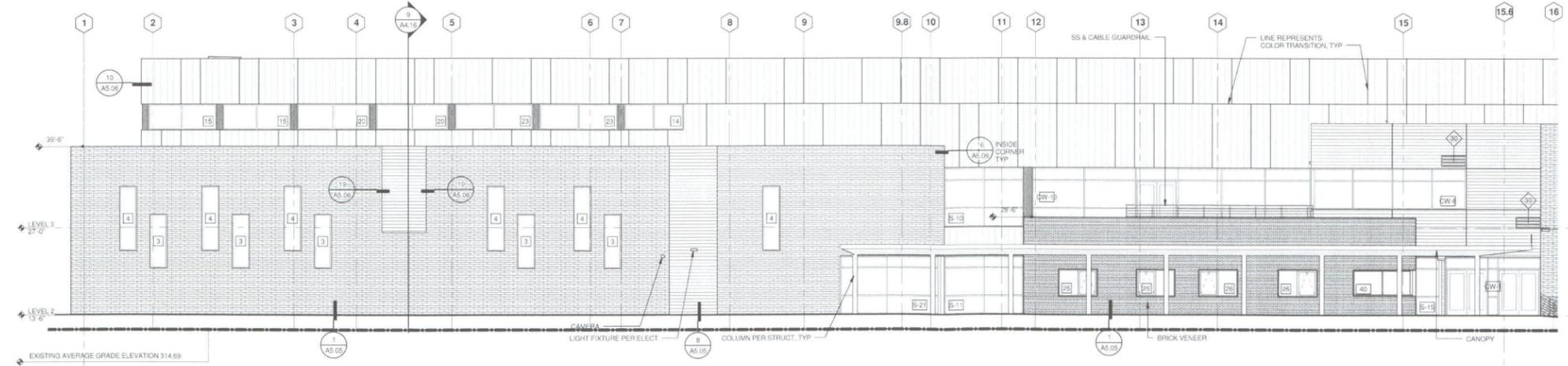
19 PARTIAL NORTH ELEVATION - MUSIC BUILDING
Scale: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

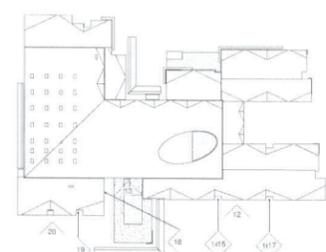
- EXFN-1 AEP SPAN, COLOR: COOL WINTER WHITE
- EXFN-2 MATCH BENJAMIN MOORE, COLOR: ATHENIAN BLUE 773
- EXFN-3 MATCH BENJAMIN MOORE, COLOR: I'VE GOT THE BLUES 774
- EXFN-4 MATCH BENJAMIN MOORE, CO. OR. POOL SIDE 775
- EXFN-5 MATCH SHERWIN WILLIAMS, COLOR: FORCEFUL ORANGE SW 6894

MATERIALS LEGEND

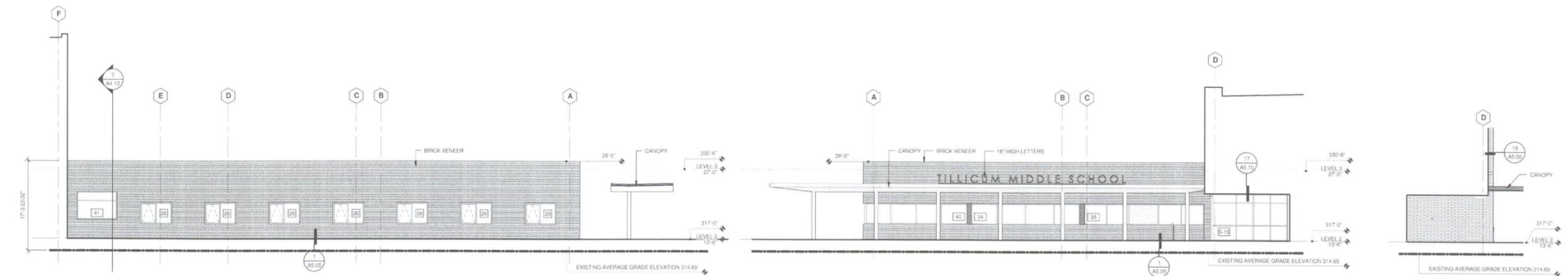
- 40X40 1/2 50% SPLIT FACE & 50% GROUND FACE CMU VENEER - RUNNING BOND PATTERN COLOR: WINTER SKY
- 2 1/4X4X8 BRICK VENEER COLOR: COAL GREY
- 12" VERTICAL METAL WALL PANELS COLOR: EXFN-1
- 12" VERTICAL METAL WALL PANELS COLOR: EXFN-1, EXFN-2, EXFN-3 & EXFN-4
- COMPOSITE ALUMINUM PANEL COLOR: EXFN-4
- CONCRETE
- INSULATED GLASS SPANDREL PANEL



20 PARTIAL WEST ELEVATION 2
Scale: 1/8" = 1'-0"



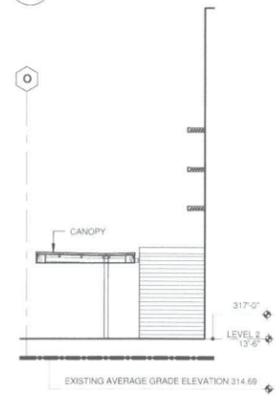
KEY PLAN
Scale: NTS



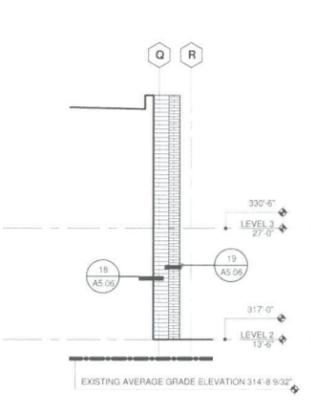
21 PARTIAL NORTH ELEVATION - ADMIN
Scale: 1/8" = 1'-0"

22 PARTIAL SOUTH ELEVATION - ADMIN
Scale: 1/8" = 1'-0"

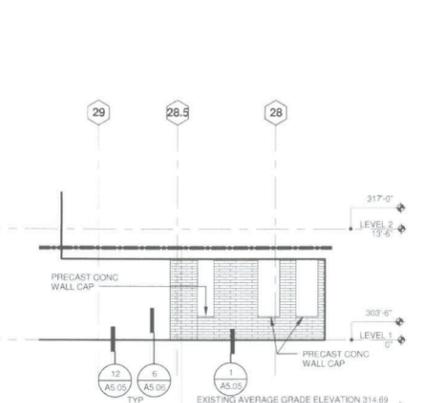
23 NORTH ELEVATION - WEST CLASSROOM WING
Scale: 1/8" = 1'-0"



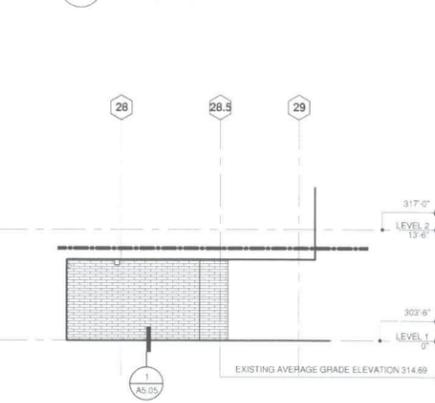
24 VESTIBULE @ COMMONS - EAST ELEVATION
Scale: 1/8" = 1'-0"



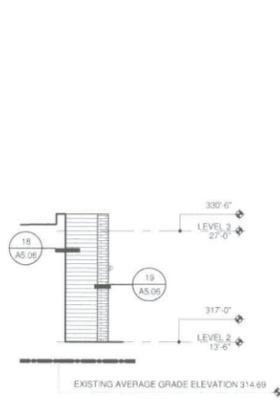
25 PARTIAL SOUTH ELEVATION - EAST CLASSROOM WING
Scale: 1/8" = 1'-0"



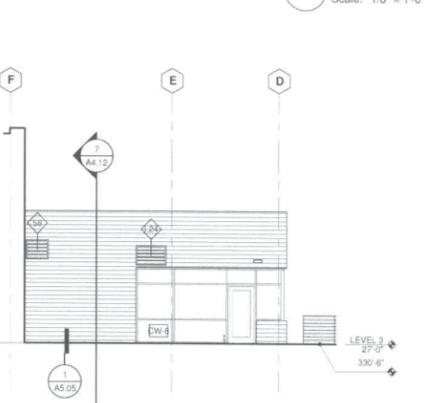
26 PARTIAL EAST ELEVATION - WEST CLASSROOM WING
Scale: 1/8" = 1'-0"



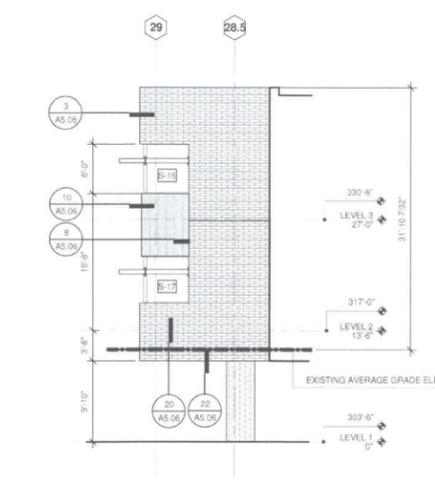
27 PARTIAL WEST ELEVATION - WEST CLASSROOM WING
Scale: 1/8" = 1'-0"



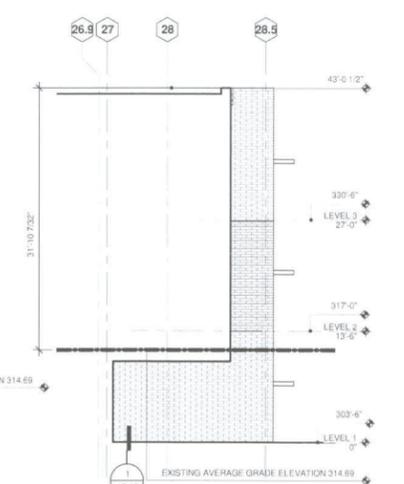
28 PARTIAL SOUTH ELEVATION - PE BUILDING
Scale: 1/8" = 1'-0"



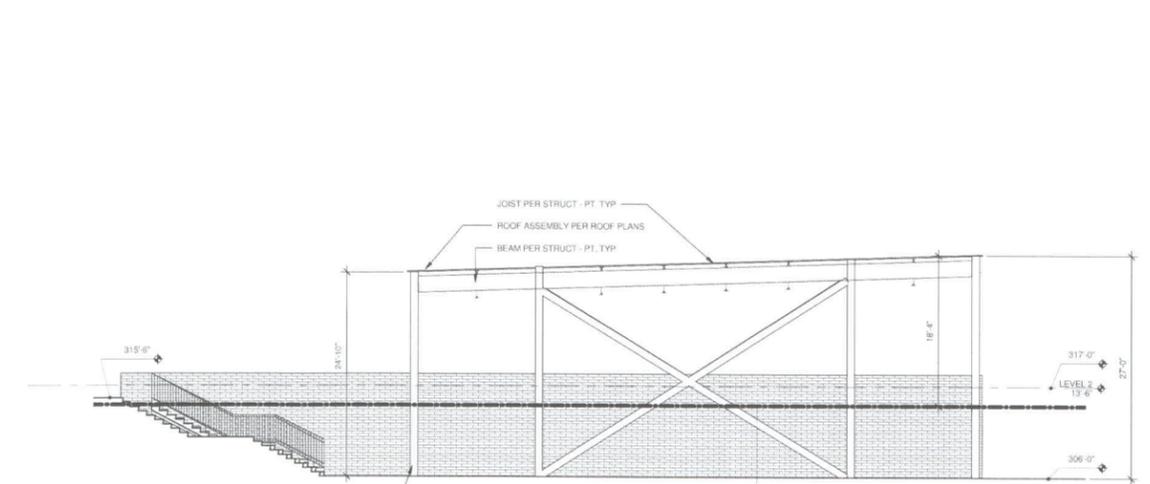
29 PARTIAL NORTH ELEVATION - STAFF LOUNGE
Scale: 1/8" = 1'-0"



30 PARTIAL EAST ELEVATION 2 - WEST CLASSROOM WING
Scale: 1/8" = 1'-0"



31 PARTIAL WEST ELEVATION 2 - WEST CLASSROOM WING
Scale: 1/8" = 1'-0"



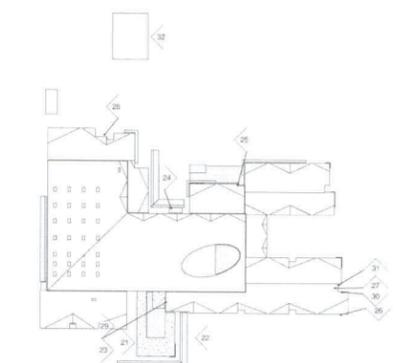
32 COVERED PLAY ELEVATION
Scale: 1/8" = 1'-0"

MATERIALS LEGEND

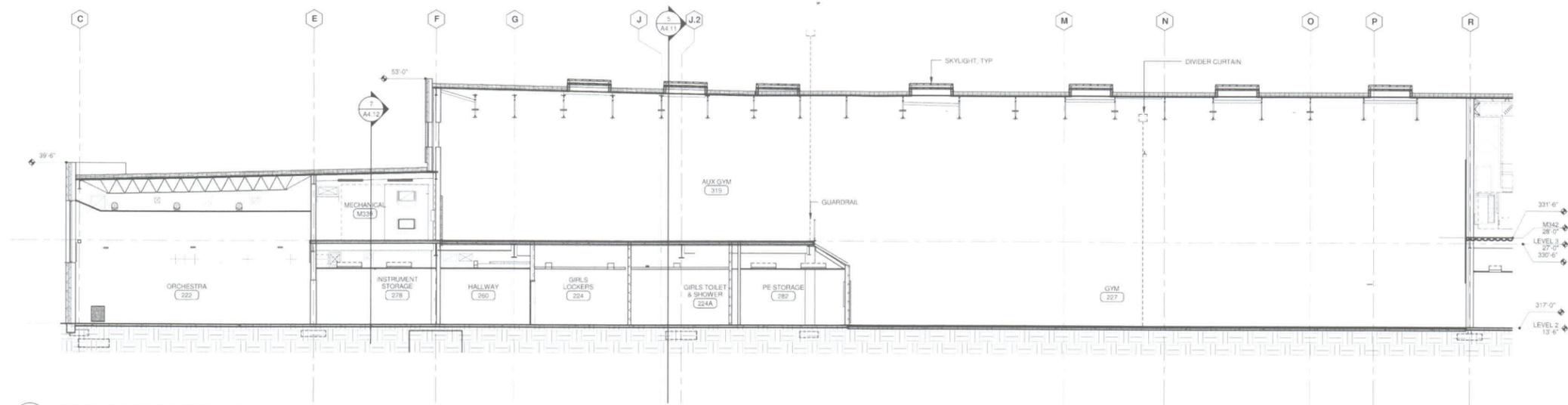
- 4X4X16 50% SPLIT FACE & 50% GROUND FACE CMU VENEER - RUNNING BOND PATTERN COLOR: WINTER SKY
- 2 1/4X4X8 BRICK VENEER COLOR: COAL CREEK
- 12" VERTICAL METAL WALL PANELS COLOR: EXFN-1
- 12" VERTICAL METAL WALL PANELS COLOR: EXFN-1, EXFN-2, EXFN-3 & EXFN-4
- COMPOSITE ALUMINUM PANEL COLOR: EXFN-4
- CONCRETE
- INSULATED GLASS SPANDREL PANEL

EXTERIOR FINISH LEGEND

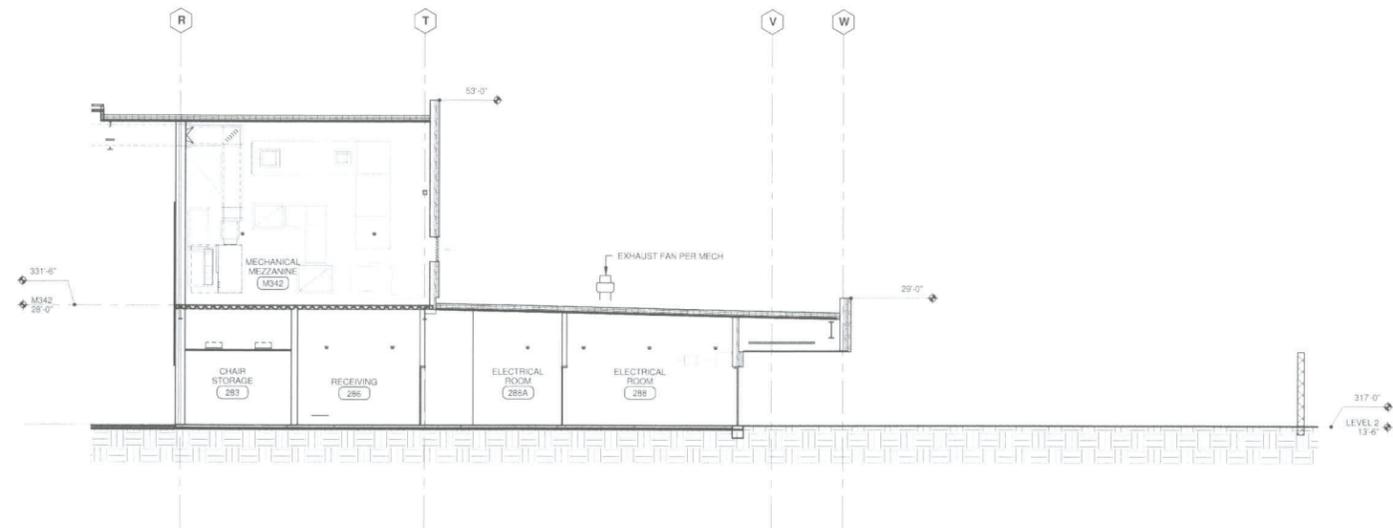
- EXFN-1 AEP SPAN. COLOR: COOL WINTER WHITE
- EXFN-2 MATCH BENJAMIN MOORE, COLOR: ATHENIAN BLUE 773
- EXFN-3 MATCH BENJAMIN MOORE, COLOR: I'VE GOT THE BLUES 774
- EXFN-4 MATCH BENJAMIN MOORE, COLOR: POOLSIDE 775
- EXFN-5 MATCH SHERWIN WILLIAMS, COLOR: FORCEFUL ORANGE SW 6894



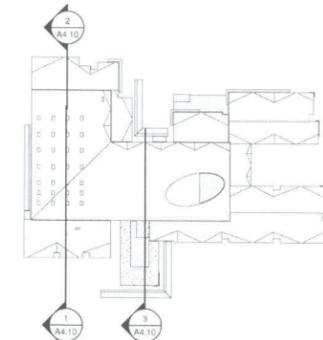
KEY PLAN
Scale: NTS



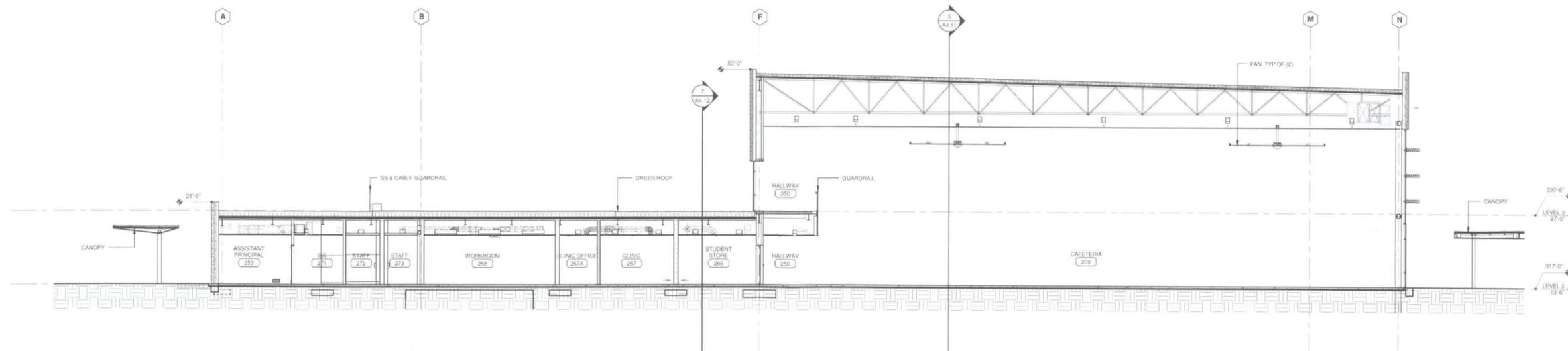
1 PARTIAL BUILDING SECTION 1A
Scale: 1/8" = 1'-0"



2 PARTIAL BUILDING SECTION 1B
Scale: 1/8" = 1'-0"

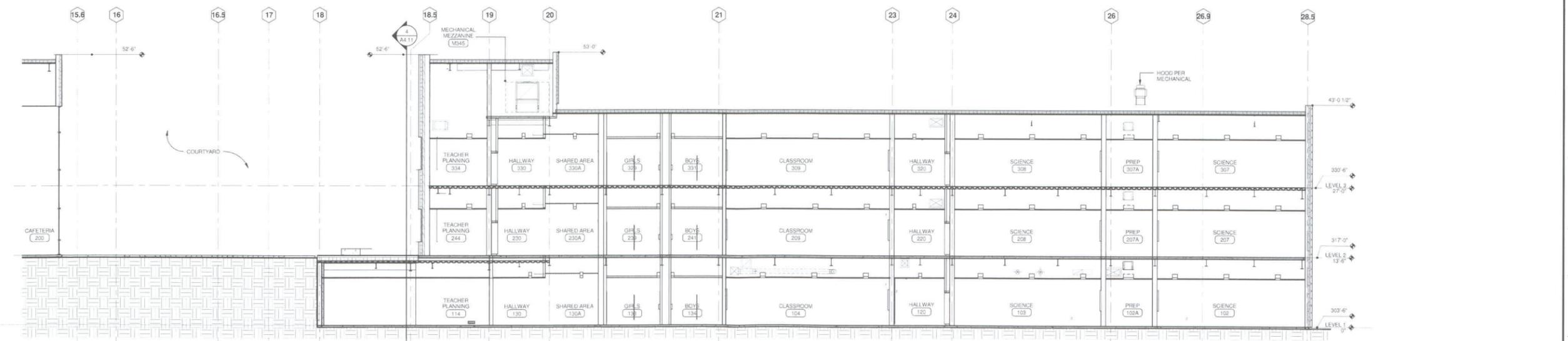
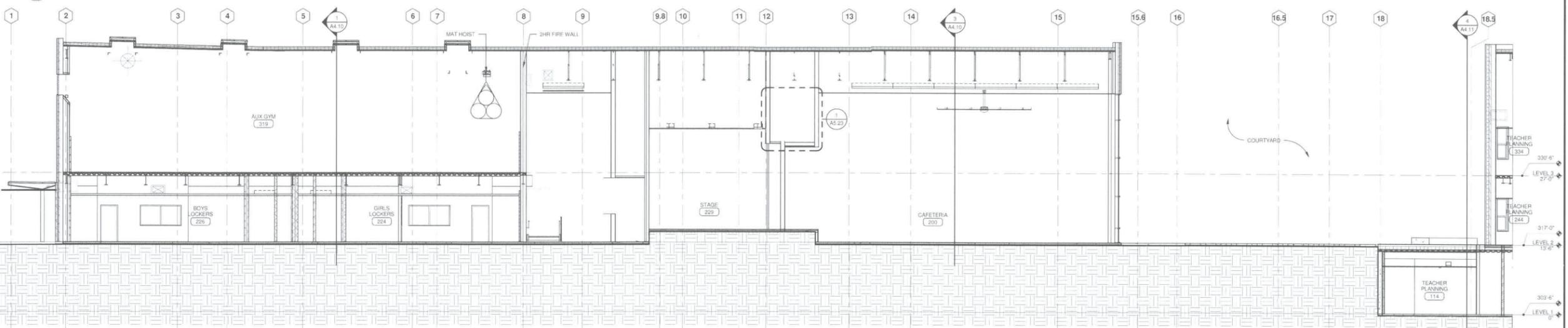
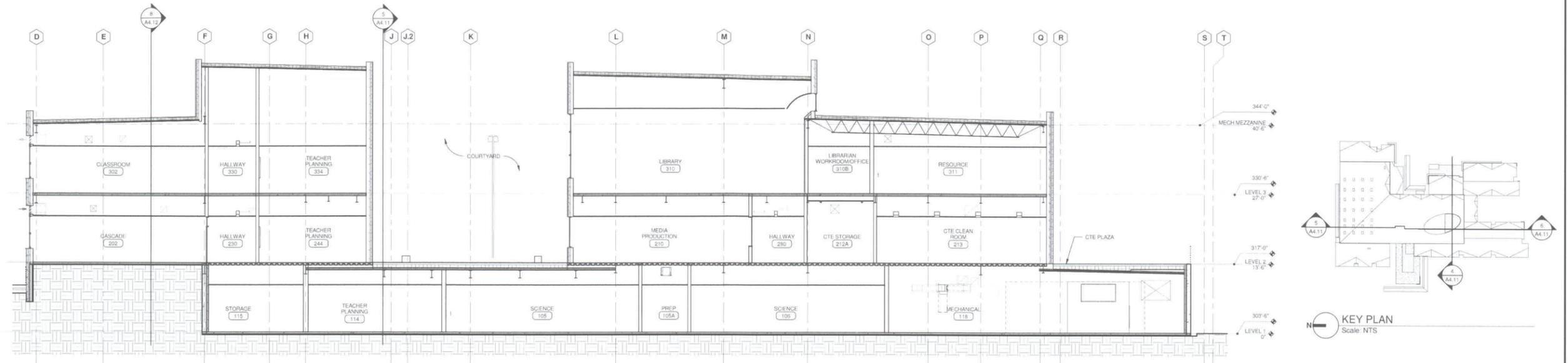


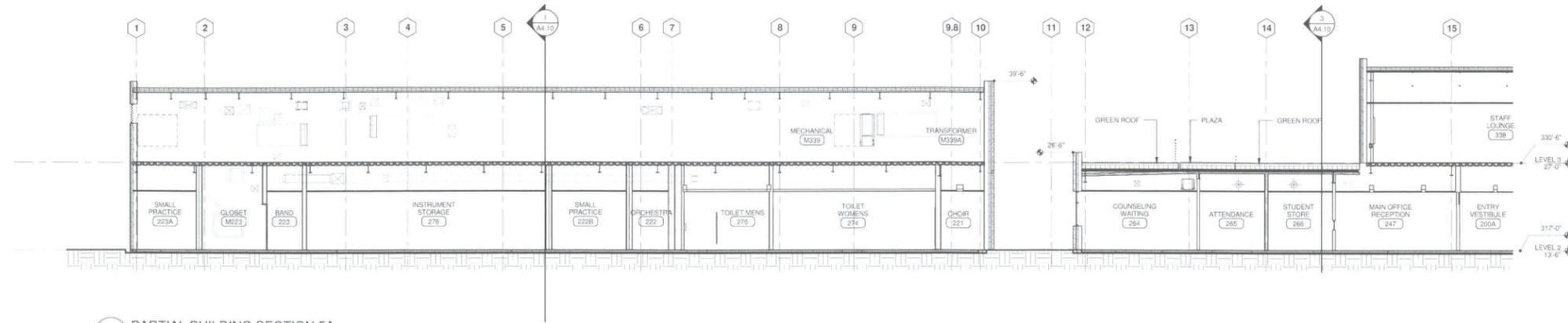
KEY PLAN
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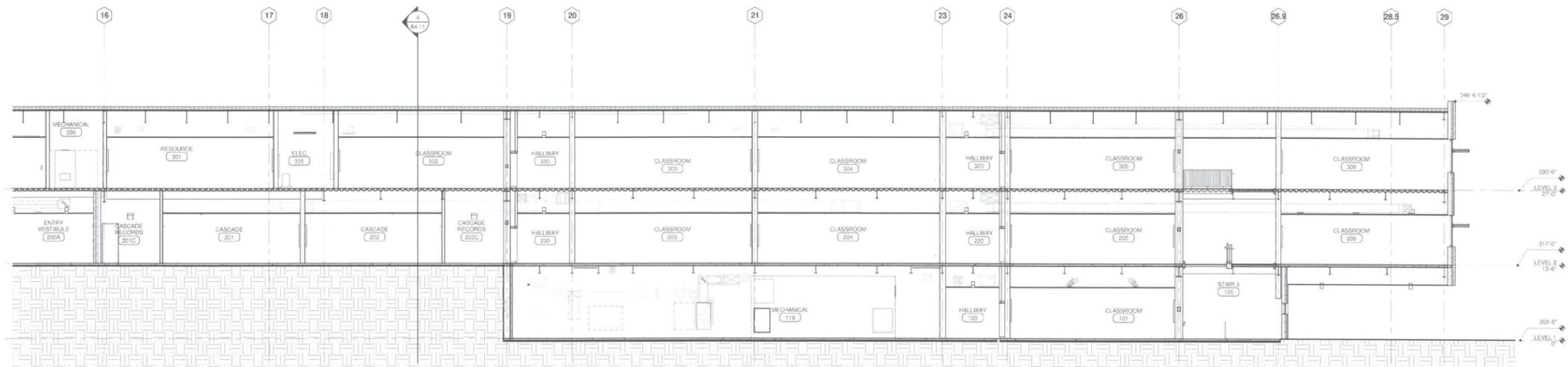
3 BUILDING SECTION 2
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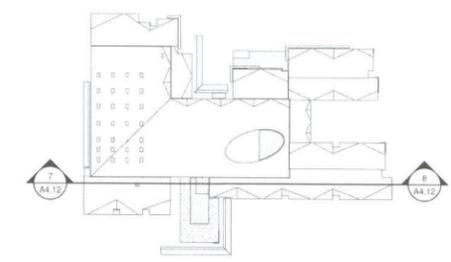




7 PARTIAL BUILDING SECTION 5A
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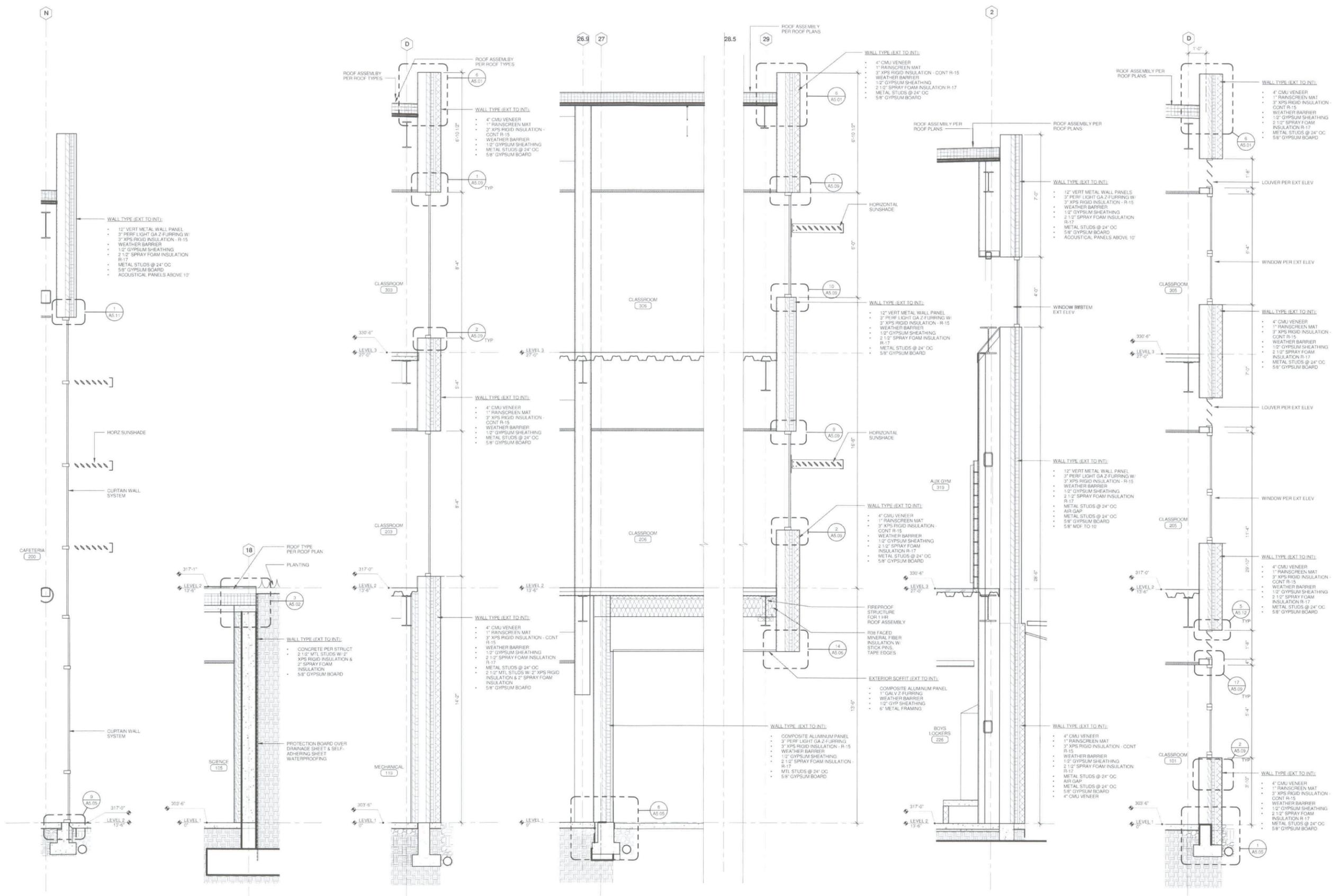


8 PARTIAL BUILDING SECTION 5B
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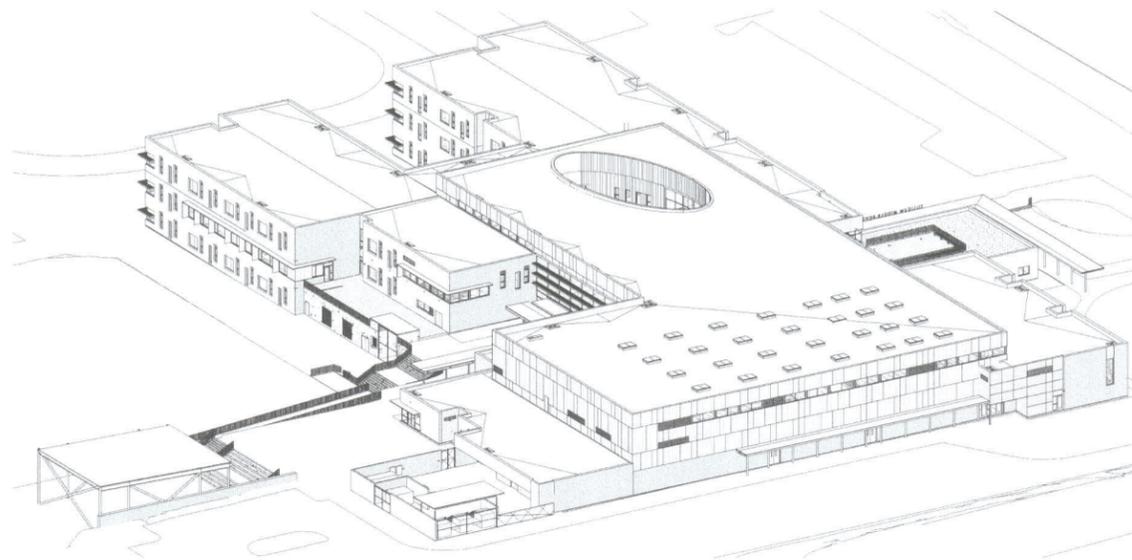


KEY PLAN
Scale: NTS

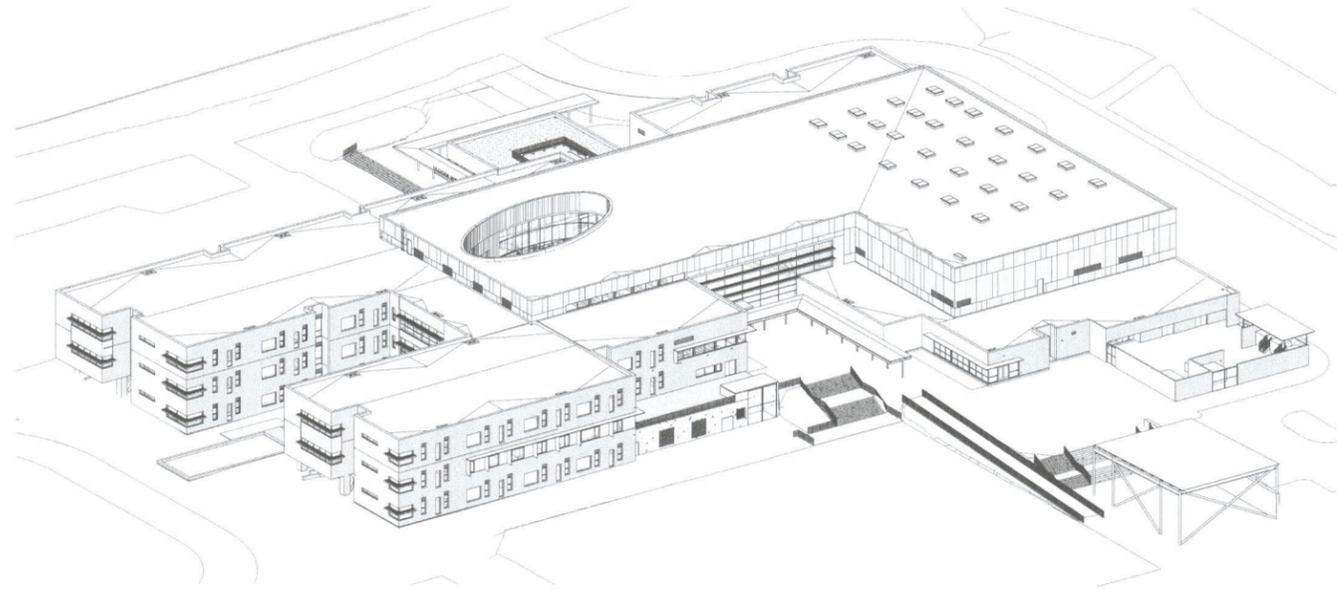




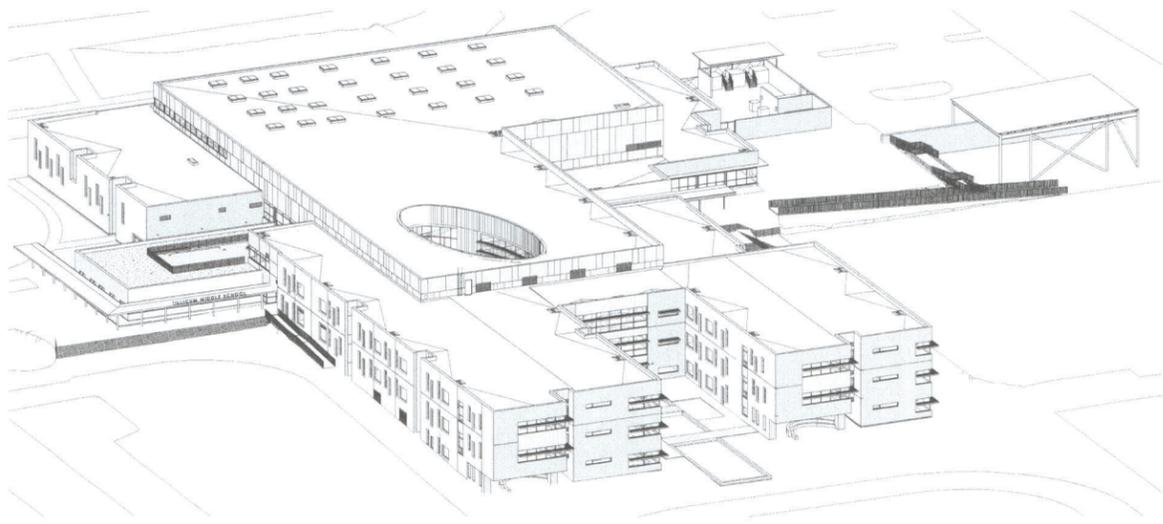
6 WALL SECTION 6 @ COMMONS Scale: 1/2" = 1'-0"
 5 WALL SECTION 5 @ SCIENCE 118 Scale: 1/2" = 1'-0"
 4 WALL SECTION 4 @ CLASSROOMS Scale: 1/2" = 1'-0"
 3 WALL SECTION 3 @ CLASSROOM HALLWAY Scale: 1/2" = 1'-0"
 2 WALL SECTION 2 @ LOCKERS/AUX GYM Scale: 1/2" = 1'-0"
 1 WALL SECTION 1 @ CLASSROOMS Scale: 1/2" = 1'-0"



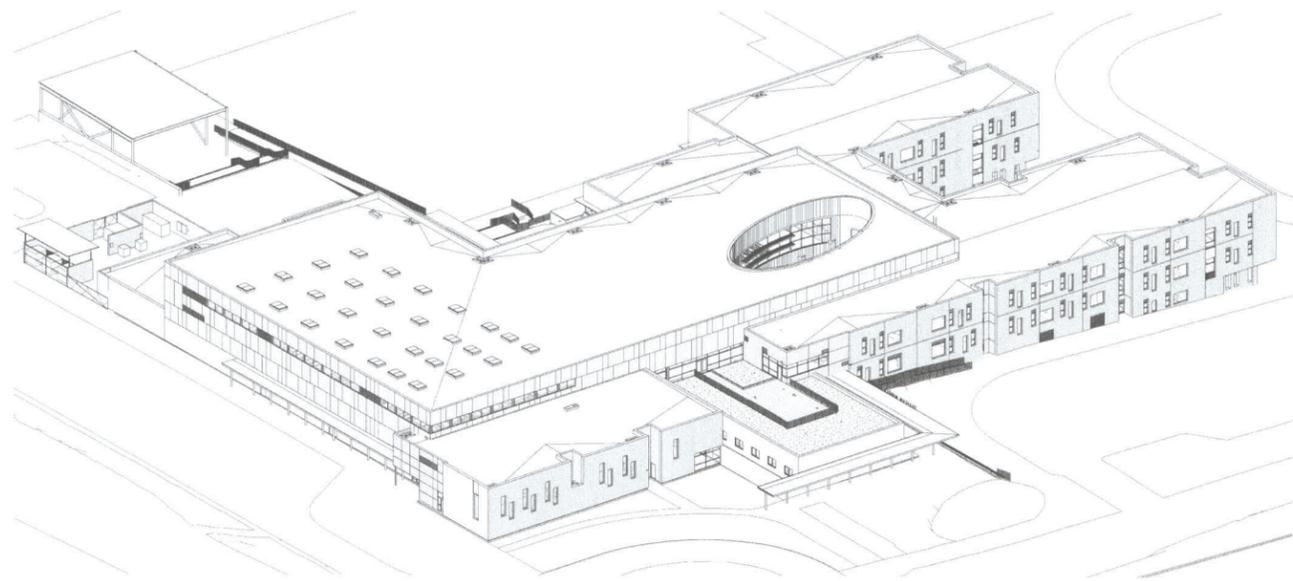
1 3D VIEW - NORTH
Scale:



2 3D VIEW - EAST
Scale:

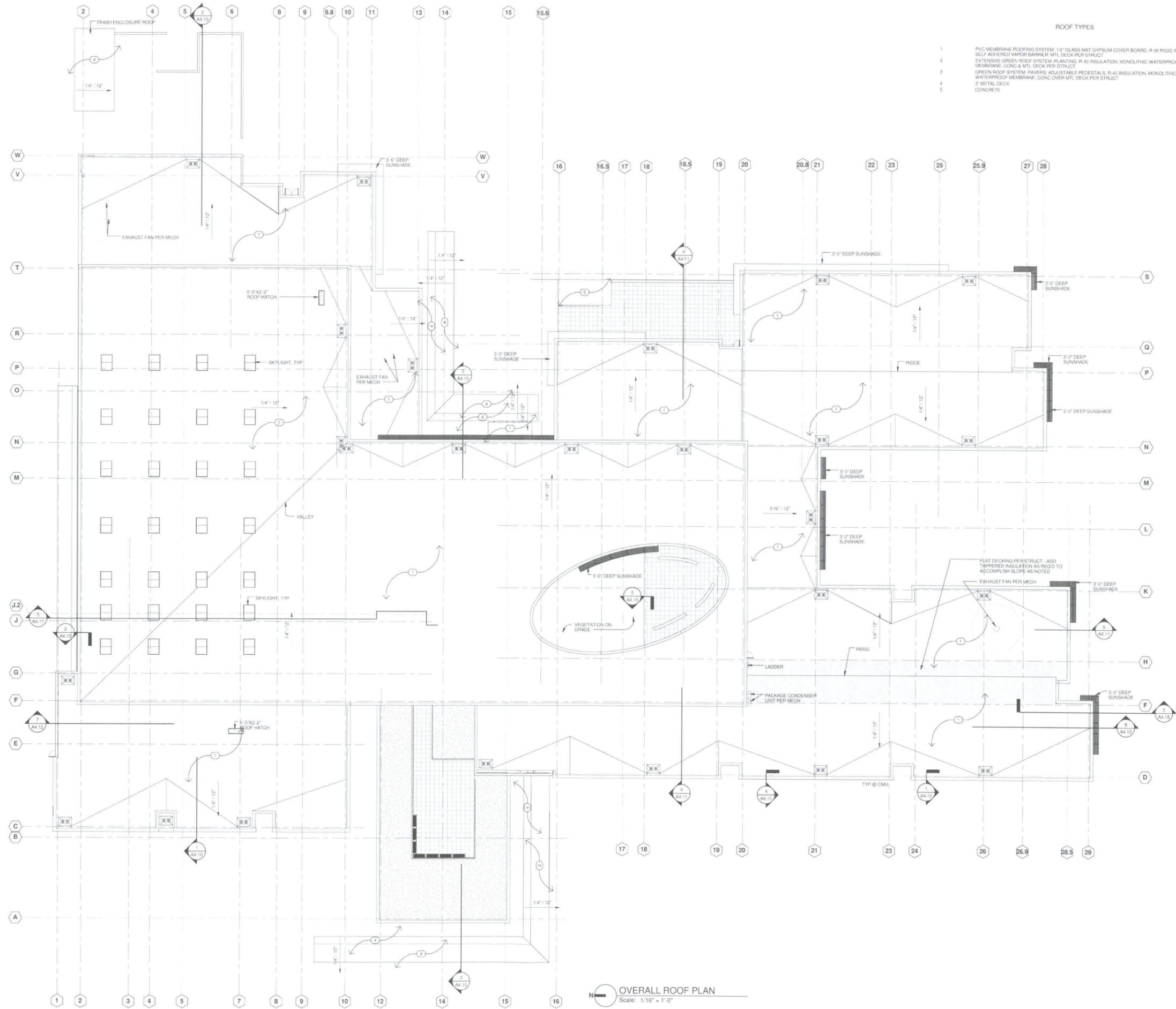


3 3D VIEW - SOUTH
Scale:



4 3D VIEW - WEST
Scale:



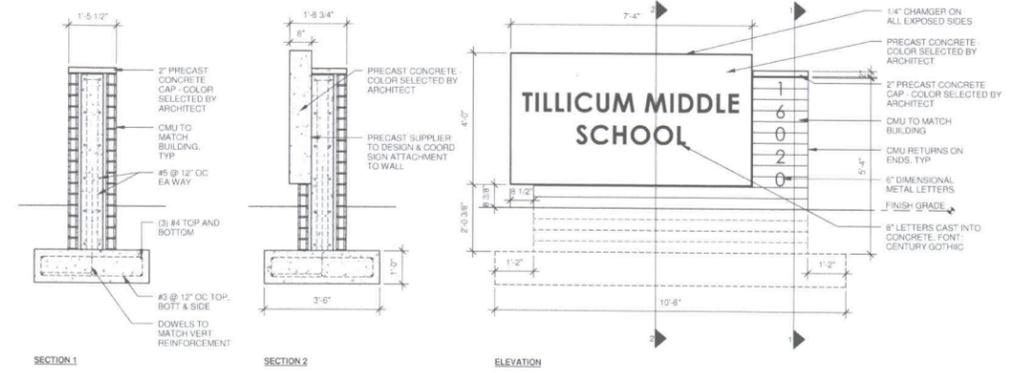


ROOF TYPES

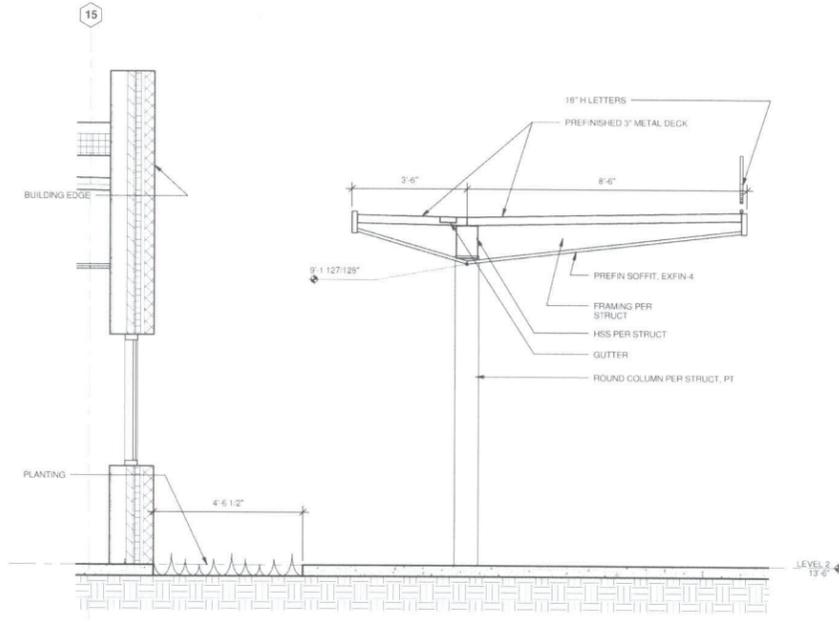
- 1 PVC MEMBRANE ROOFING SYSTEM: 1/2" GLASS MAT GYPSUM COVER BOARD, R-38 RIGID INSULATION, SELF-ADHERED VAPOR BARRIER, MTL DECK PER STRUCT
- 2 EXTENSIVE GREEN ROOF SYSTEM: PLANTING, R-40 INSULATION, MONOLITHIC WATERPROOF MEMBRANE, CONC & MTL DECK PER STRUCT
- 3 GREEN ROOF SYSTEM: PAVERS, ADJUSTABLE PEDESTALS, R-40 INSULATION, MONOLITHIC WATERPROOF MEMBRANE, CONC OVER MTL DECK PER STRUCT
- 4 3" METAL DECK
- 5 CONCRETE

OVERALL ROOF PLAN
Scale: 1/16" = 1'-0"





1 MONUMENT SIGN
Scale: 1/2" = 1'-0"



2 CANOPY SECTION
Scale: 1/2" = 1'-0"

ATTACHMENT C
(Phantom Lake Elementary Conditional Use Approval)

Joni Pratt

Received
MAY 26 2015

BEFORE THE HEARING EXAMINER FOR THE CITY OF BELLEVUE

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In the Matter of the Application of)
)
BELLEVUE SCHOOL DISTRICT)
)
Request for a Conditional Use Permit to)
Demolish and Replace Phantom Lake)
Elementary School)

Permit Processing

**FINDINGS OF FACT,
CONCLUSIONS OF LAW
AND DECISION**

FILE NO. 01-115991-LB

DECISION SUMMARY

It is the Decision of the Hearing Examiner that this Application for a Conditional Use Permit to demolish the existing 37,343 square foot Phantom Lake Elementary School (sometimes referred to herein as "Phantom Lake") and replace it with a 73,500 square foot elementary school, is **APPROVED, SUBJECT TO CERTAIN CONDITIONS**. The facility is designed to include space for neighborhood activities, i.e. a special needs preschool, childcare and preschool, community room, gymnasium/multipurpose room and library.

PROJECT PROPOSAL

The Bellevue School District (sometimes referred to herein as either "BSD" or the "Applicant"), seeks a Conditional Use Permit to construct a two-story, 73,500 square foot elementary school. The School District proposes to demolish the existing 37,343 square foot structure constructed in 1958, and also remove four portable classrooms and a storage container. One of the objectives of the project is to comply with Initiative I-728, which requires schools to reduce the number of students per teacher in classrooms. Further, the proposal is also responsive to Bellevue City Council Resolution 5840 (sometimes referred to herein as the "Resolution"). An objective of the Resolution was to have the redesigned Phantom Lake Elementary School better serve the educational needs of the neighborhood as well as the "recreational, cultural, social, health and human services needs" of the community.

In its present configuration, the six buildings are served by external corridors which require students and personnel to walk outside to move between buildings. Under the Applicant's proposal, the new structure will be two stories, situated essentially in the vicinity of the existing building footprint, with interior corridors. The interior hallways will allow better

1 supervision of the students. Although, on its face, the proposal seems to double the size of the
2 existing structure, Applicant represents that this is not the case. BSD states that if the external
3 corridors of the existing school were enclosed, the total increase of square footage between the
4 current and proposed structures would be a difference of only 3,682 square feet.

5 In addition to improving the school structure, the proposal also addresses the serious
6 traffic congestion that is attendant to the existing school's site configuration. There are presently
7 parking stalls along 160th Ave. SE, which enable individuals to back into the street and thereby
8 inhibit traffic flow to and from the school. This condition is especially prevalent during parent
9 pick up and drop off of students. In response, BSD proposes to reconfigure and reduce the
10 number of parking stalls from 21 angle spaces to 12 parallel parking spaces along 160th Ave. SE;
11 additional spaces will be provided through redesign of the site, along with usage of five spaces at
12 the adjacent middle school. The proposed design will separate buses from parent vehicular
13 traffic, and also provide a center "through" lane.

14 The approved site plan provides three vehicular connections to or from 160th Ave. SE;
15 they are located at the southwest corner, the northwest, and central portions of the Phantom Lake
16 site. The southwest access to Phantom Lake is located on the northwest corner of the Tillicum
17 Middle School property, which adjoins the southern boundary of the elementary school parcel.
18 Applicant presently has a Declaration of Lot Combination ("DLC") pending to remove the lot
19 lines between the two facilities pursuant to DC-01-117517. Without the DLC, the new structure
20 would encroach into the setback area for the middle school. Prior to the issuance of any Building
21 Permit, the DLC must be completed and recorded with King County's Department of Records
22 and Elections.

23 With respect to environmental issues, Applicant seeks a Protected Area Modification for
24 the central portion of the site, where it will install a bioswale for nutrient treatment. There are
25 40% slopes along the north, central, and southern portions of the site, and the site generally
26 slopes down 12 feet from west to east. The 40% slope will not be disturbed by the placement of
27 the biofiltration swale. Applicant is also requesting that the primary setback of 50 feet along
28 with the structure setback of 25 feet be reduced to only five feet from the top of the slope.
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1 on the site. Since these environmental factors, by definition, constituted sensitive areas (see
2 Bellevue Sensitive Areas Notebook), they raised a question as to whether the DNS should have
3 been revised, and whether the DNS process was compromised. The record was reopened to
4 obtain additional information from DPCD and the Applicant (or its representatives) on these
5 issues. In addition, the Hearing Examiner questioned the Condition of Approval regarding
6 maximum student enrollment, since the proposed condition stated enrollment numbers that far
7 exceeded the population referenced in the Staff Report and on the submitted drawings. While
8 the enrollment numbers set forth in the Condition reflected a population that could be
9 accommodated based on the size of the project site in accordance with student to land ratios set
10 forth in LUC 20.20.740.A.2.a and b, they were considerably higher than those described on the
11 submitted drawings and in the Staff Report. An Interim Order was issued on March 13, 2002,
12 intending to reconvene the hearing on March 26, 2002; DPCD staff requested the opportunity to
13 respond in writing in lieu of the hearing. A subsequent Interim Order was issued on March 19,
14 2002, permitting submission of written response. The additional documents were received by
15 the Office of the Hearing Examiner on March 26, 2002, at which time the record was closed.

16 FINDINGS OF FACT

- 17 1. BSD submitted its application for a Conditional Use Permit on August 23, 2001.
- 18 2. Phantom Lake Elementary school is a 37,343 square foot facility, comprised of six
19 structures, accessed by exterior corridors which connect the buildings. The school building was
20 constructed in 1958; the four portables and storage container were installed later. The proposal
21 contemplates demolition of the existing six structures, and constructing a 73,500 square foot
22 elementary school. If the existing exterior corridors were enclosed, the increase in floor area
23 would only be approximately 3,682 square feet more than the existing facility.
- 24 3. This project was designed to satisfy requirements of I-728 to reduce the
25 student/teacher ratio in classrooms, and also to satisfy objectives set forth in Bellevue City
26 Council Resolution 5840 to accommodate needs as a community resource, in addition to meeting
27 the fundamental function as an educational facility. Accordingly, the design contemplates
28 designation of 35,175 square feet for basic educational space; another 5,825 square feet
29 dedicated as a preschool for special needs children; 3,325 square feet for a state licensed
30 childcare and preschool operation; another 1,120 square feet is planned for use by organizations

1 such as the Boys and Girls Club, the Senior Net group and the PTSA; there will be 8,875 square
2 feet set aside for a gym and multipurpose space; and lastly, there would be 4,150 square feet for
3 educational and community events. Most of these community service needs were already being
4 undertaken at the existing facility, although some of the organizations did not have any space
5 dedicated to their specific function.

6 4. The 9.64 acre site is located at 1050 160th Ave. SE, between roughly SE 10th Ave..
7 and SE 12th Ave., in an area which formerly would have required the approval of the
8 Sammamish Community Council.

9 5. The elementary school is immediately north of Tillicum Middle School ("Tillicum";
10 it is sometimes referred to in the Staff Report as Tillicum Junior High.) Both schools front on
11 160th Ave. SE. On the east side of the schools, play areas adjoin a park so that the three units
12 combine to create a campus atmosphere.

13 6. The single-family residential development surrounding the site to the west, north, and
14 east is zoned R-5 (medium density housing). The site is terraced at three different levels. The
15 uppermost and most western terrace contains the school buildings, where slopes range from 0 to
16 15%. The site then slopes down 15 to 20 feet to create the center terrace, which contains the
17 existing play field and is surrounded by slopes ranging from 15 to 25% toward the west, and
18 40% slopes to the east. The third and most eastern terrace is also 15 to 20 feet lower than the
19 central terrace, and is bounded by 40% slopes at its western edge and 10 to 15% slopes
20 throughout the rest of this level. This lowest tier contains the majority of the significant trees on
21 the site and those trees are to be retained. All of the slopes are man-made slopes, which were
22 created when the school was constructed in the 1950's. Surface drainage generally occurs from
23 the south to the northeast portion of the site.

24 7. When this proposal was originally submitted, it was subject to review by the
25 Sammamish Community Council. A courtesy public hearing was conducted on October 16,
26 2001, as required. Subsequent to the community meeting in October, the Sammamish
27 Community Council was legally discontinued, effective January 1, 2002. Procedurally, this
28 converted the project to a Process I application, with any appeal being heard by the City Council.

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1 8. A Certification of Public Information Sign Installation is set forth in the File which
2 confirms that two Public Information Signs for Project LB 01-115991, which is the Phantom
3 Lake Elementary project, were erected on September 26, 2001.

4 9. An Affidavit of Publication contained in the record documents that Notice regarding
5 the Phantom Lake project was published on September 27, 2001.

6 10. The record contained a Certification of Mailing which stated that copies of the
7 Weekly Bulletin referenced in the preceding paragraph had been mailed on August 23, 2001, and
8 stated a publication date of September 26, 2001. In reviewing the file, the Hearing Examiner
9 discovered that the Certification was apparently incorrect.

10 11. There was clearly evidence in the record to demonstrate that the procedural
11 requirements for accomplishing publication had occurred as required, and it was also likely that
12 the mailing had also been accomplished as required by BCC 20.35.135.

13 12. Hearing Examiner staff contacted the DPCD to ascertain whether there had merely
14 been a clerical error in completing the Certification of Mailing. DPCD staff confirmed that the
15 mailing had occurred, in compliance with the code requirements on September 27, 2001. DPCD
16 staff provided a corrected Certification of Mailing, which has been incorporated into the file by
17 this reference as if set forth fully herein. The Notice was transmitted to all persons that subscribe
18 to the Weekly Bulletin, as well as all persons within 200 feet of the project site.

19 13. The BSD is authorized to perform its own environmental determinations. It elected
20 to do so for this project. A Determination of Non-Significance ("DNS") was issued on
21 November 28, 2001. The appeal period ended December 21, 2001 and no appeal was filed.

22 14. At the hearing, there was testimony that Phantom Lake, presently has an enrollment
23 of approximately 328 students, and would likely increase no more than 75 students in the future.
24 The Phantom Lake students will utilize Bellewood. This facility is described as a "swing
25 school" in Bellevue, which means that it is used to house school communities on an interim basis
26 during construction at their home schools.

27 15. The Phantom Lake facility currently houses morning and full day Kindergarten
28 through fifth grade students.

29 16. Following completion of construction, enrollment is not expected to exceed 368 in
30 the elementary school.

1 17. When schools are constructed in residential areas, such as the location of Phantom
2 Lake, Bellevue Land Use Code ("LUC") 20.20.740.A.1 requires that there be a 50-foot side and
3 rear yard setback. The project proposal satisfies this requirement, except on the southern
4 property boundary, where it abuts the site for Tillicum Middle School, which houses sixth
5 through eighth grade classes serving approximately 600 students. BSD has applied for a lot line
6 adjustment between the elementary and middle schools, to permit construction to proceed as
7 designed.

8 18. Pursuant to LUC 20.20.740.A.2.a and b, elementary schools require one acre per 100
9 students, and middle schools must have one and one-half acres per student. Based on the 9.64
10 acre site for Phantom Lake, the potential student enrollment could be 964. The Tillicum site
11 would support 1,200 students, presenting the possibility of up to 2,164 students on the combined
12 entire site. Parcel acreage exceeds the minimum space requirements of the LUC.

13 19. In an October 2, 2001 Memorandum prepared for inclusion in the Sammamish
14 Community Council packet for the public hearing, the Memorandum stated that the total number
15 of students at Phantom Lake was 374, and that while future growth was not anticipated, the
16 facility could accommodate another 75 students, for a total of 449 students.

17 20. At the hearing on February 14, 2002, testimony was provided that the present
18 enrollment was 328, and that another 40 students might be on-site as a result of the special needs
19 childcare facility to be added.

20 21. All of these numbers, placing elementary enrollment at 370 or less, are at odds with
21 the Discretionary Condition of Approval No. 1, regarding Maximum Student Enrollment: It
22 stated that school enrollment for Phantom Lake shall not exceed 964 students, and that
23 enrollment at Tillicum Junior High (sic), the adjacent middle school, shall not exceed 1,200, for
24 a total enrollment of 2,164 students.

25 22. In contrast, Page 7 of the Staff Report, which sets out the Land Use Code
26 Requirements, contemplates 370 students at Phantom Lake and 601 at Tillicum, for a total of 971
27 students after the DLC. Those are also the numbers that appear on the architect's site plan.

28 23. According to DPCD, the higher set of enrollment figures was based on parcel size,
29 rather than the contemplated enrollment on which the design was based.

30

1 24. One of the major problems that is supposed to be addressed by this proposal is the
2 alleviation of traffic surrounding the schools during the periods when students are either being
3 dropped off in the morning, or picked up in the evening. The parking areas, and traffic access
4 roads are being reconfigured based on traffic calculations that contemplate enrollment of less
5 than 1,000, as stated on page 7 of the Staff Report. It is inconceivable that the proposed traffic
6 patterns and associated parking layout would adequately address the needs if the enrollment were
7 up to 2,164, as stated on page 17 in the Staff Report.

8 25. In response to inquiry as to why the Condition of Approval regarding student
9 enrollment referenced elementary and school populations so much greater than the proposal,
10 DPCD submitted a revised Condition of Approval which reflected the actual contemplated
11 enrollment figures that appear in Finding 22.

12 26. Staff indicated that the Condition of Approval regarding maximum student
13 enrollment was stated to comply with the Land Use Code requirement of one-acre per 100
14 students for elementary schools (the requirement is one and one-half acres per student for middle
15 schools.) Further, staff stated that if BSD ever desired to increase the student enrollment to the
16 maximum permitted based on the parcel's acreage, it would have to submit a request for a Land
17 Use Exemption, and administrative Amendment or another Conditional Use Permit, pursuant to
18 LUC 20.30B.175. Staff acknowledges that the current design is inadequate to handle the
19 maximum enrollment referenced in the Condition, as originally proposed.

20 27. To clarify the intent of the Condition, DPCD suggested the following:

21
22 LUC 20.20.740.A.2.a will permit the maximum school enrollment for
23 Phantom Lake Elementary to increase from 370 students as proposed by the
24 Bellevue School District for the proposed facility to a maximum of 964 students
25 while Tillicum Junior High's (sic) maximum shall be 1,200 students for a grand
26 total of 2,164 students. To increase the maximum of students beyond the 370
27 students, the School District shall be required to apply for a modification to this
28 conditional use approval if student count, traffic and parking are increased at this
29 site beyond the original student population. To ensure compliance, within seven
30 days after the start of each school year, the administrator shall provide written
notification to the Department of Planning and Community Development disclosing
the total number of students who are registered and expect to be registered for that
school year.

1 Enrollment trend data from the Applicant indicates that enrollment is expected to remain
2 relatively constant, or to decline over time. If the enrollment were to increase significantly over
3 the 370 elementary student population contemplated in creating the pending project design,
4 proposed parking and traffic circulation plans would undoubtedly be inadequate.

5 28. Under existing conditions, angle parking is provided along 160th Ave. SE on the
6 northern part of the Phantom Lake site. Drivers are required to back into traffic along 160th Ave.
7 SE to vacate these spaces, impeding traffic flow to and from the school. To respond to this issue,
8 the applicant has reduced the number of parking stalls to twelve parallel parking spaces along
9 160th Ave. SE. The site plan indicates 14 spaces along the curb on 160th Ave. SE; however
10 DPCD indicated that the 20-foot length shown on the plan must be revised to 22-foot spaces to
11 comply with the Code, thereby reducing the number of parallel spaces on the street to 12.

12 29. Applicant requested a Protected Area Modification for the central portion of the site
13 in order to install a bioswale for nutrient treatment. The project site has 40% slopes along the
14 north, central and south portions of the project area. The site slopes down 12 feet from west to
15 east. Placement of the biofiltration swale would not disturb the slope.

16 30. BSD has asked that the primary setback of 50 feet, and the structure setback of 25
17 feet be reduced to only five feet from the top of the slope to facilitate location of a biofiltration
18 swale adjacent to the top of a 40% slope just east of the existing play field. Although staff
19 reported that the swale will not encroach into the 40% slope area, the swale will encroach into
20 the required primary and structure setback areas.

21 31. In requesting the five-foot setback rather than the 75-foot setback that would
22 ordinarily apply, BSD submitted an addendum to its geotechnical report. The report said tests
23 revealed the existence of medium density sandy soil in the area. It also said the bottom of the
24 swale is at an elevation of 307 feet and the ground water table is at an elevation of 285 feet.
25 Under those circumstances, the geotechnical consultant felt the setback modification was
26 acceptable, and DPCD staff approved the reduced setback.

27 32. In reviewing the proposal, the Bellevue Utility Department did require that the
28 project provide nutrient treatment along with conventional water quality treatment because the
29 site drains into Lake Sammamish, which is designated as a sensitive water body. BSD is
30 providing a two-step treatment system. The bioswale is to be located in the least sensitive areas

1 of the site. It is not expected to either adversely impact or increase risk of erosion. To assure
2 minimal effect, the geotechnical consultant is required to review the final plan development and
3 be present on-site to monitor and inspect soil cuts and fills for the biofiltration swale, foundation,
4 utility, and road construction as a condition of obtaining approval of the plan.

5 33. Grass is the only vegetation near the top of the 40% slope, so there are no trees at
6 risk for removal in that area of the site. There is a Retained Vegetation Area ("RVA") east of the
7 base of the 40% slope; this area contains a number of significant existing trees on this project
8 site, many of which are fir trees. There will be no removal of trees permitted in this area.
9 Consequently, the design and proposed construction techniques will have minimal impact in this
10 portion of the site. Prior to the issuance of any Building Permit, Applicant will be required to
11 record a Native Growth Protection Area ("NGPA") for the 40% slope areas with the King
12 County Department of Records and Elections.

13 34. Regulations control the amount of earth displacement which can occur in the
14 sensitive areas. Under LUC 20.25H.110.D.1, the maximum disturbance amounts are as follows:

15 1 to 15% slopes:	215,087 square feet
16 15-25% slopes:	9,600 square feet
17 25 to 40% slopes:	9,842 square feet
18 40% and greater:	3,586 square feet

19 Allowable Site Disturbance:	455,722 square feet
20 Total Site Disturbance	238,071 square feet

21 The amount of site disturbance contemplated by the project, as designed, is within
22 acceptable limits.

23 35. The project site also contains a wetland area. The Watershed Company issued a
24 report dated September 6, 2001, identifying a wetland in the far northeast corner of the project
25 site. Since the wetland area was less than 7,200 square feet in size, and has no hydrological
26 connection with any Type A or B riparian corridors, it is classified as a Type C wetland. Type C
27 wetlands are exempt from the regulations in LUC 20.25H.070.

28 36. BSD presently has a DLC application pending to remove the lot line between the two
29 schools (DC-01-117517). This process must be completed to comply with Uniform Building
30 Code ("UBC") Section 503 (1997). It must be recorded with the King County Department of
Records and Elections prior to issuance of any building permit for the project. This DLC is

1 necessary to address what would otherwise be an encroachment of the proposed site into the
2 setback area between the two school buildings.

3 37. Traffic congestion and parking are interrelated sources of congestion at the site.
4 Nearby streets are classified as local streets, not arterials. Most of the streets do not have
5 sidewalks. Most of the existing Phantom Lake school street frontage does not have pedestrian
6 facilities. There are marked crosswalks approximately 100 feet north of the school property, and
7 also near the southern boundary of the site. The crosswalk near the south side of the school is
8 raised slightly above grade and the street is narrowed for the specific purposes of causing traffic
9 to slow down and to improve pedestrian safety near the school.

10 38. Only one school bus is used each morning and afternoon to transport children. Most
11 students either walk to school or are transported by their parents. Walking routes have been
12 reviewed by the appropriate committee and found to be adequate. The number of trips to drop
13 off and pick up children increases about 15% when there is inclement weather, according to the
14 traffic consultant that analyzed parking issues for this project. Gibson Traffic Consultants
15 reported that when they observed the site, they counted 47 parent vehicles arriving between 2:30
16 and 3:00 P.M, parking on the street to pick up students after school. They estimated that up to 54
17 vehicles could be expected when the weather is bad.

18 39. The approved site plan provides three vehicle connections via 160th Ave. SE. Access
19 to Phantom Lake from the southwest is actually located at the northwest corner of the Tillicum
20 portion of the project site.

21 40. Access to the central portion of the site will be via a driveway starting near the
22 southwest corner of the Phantom Lake portion of the site.

23 41. Vehicles will be able to access the site from the northwest corner via the curbside
24 parallel parking spaces.

25 42. At the present time, Phantom Lake has a total of 38 parking stalls on site: 20 stalls
26 are in the south and designated for staff only; there are 10 parking spaces along the north
27 boundary of the school and 8 parallel parking stalls directly in front of the school in the bus zone.
28 That current internal driveway is 14 feet wide, with 9 feet for the parallel parking stalls,
29 generating a total width of 23 feet for one-way traffic. It should be noted that when there is a
30 school bus in the bus zone, and cars parked in the parallel spaces, no other vehicular traffic can

1 pass through this one-way lane. In addition, there is a gravel area along 160th, where angle
2 parking for 21 vehicles is provided. It is these angle parking spaces that cause the most difficulty
3 for traffic, because the drivers must back out into traffic to vacate the spaces. The present
4 configuration is not very pedestrian friendly, with no clear separation for buses, cars and children
5 walking to or from school.

6 43. To remedy this congestion issue, the Staff Report states that Applicant is proposing
7 to provide 89 stalls as follows: providing 46 parking stalls in the north lot, which includes 29
8 visitor parking stalls and nine staff parking stalls, together with a separate parent drop off/pick up
9 area to accommodate eight vehicles. In addition to the prior 46 stalls, there will be another 31
10 stalls in the south parking lot for the staff, bringing the total to 77. The 21 parking stalls on 160th
11 Ave. SE, most of which are presently angle parking, will be converted to 12 parallel parking
12 stalls, for a total of 89 spaces. Applicant originally illustrated the parallel parking stalls with 20
13 foot lengths; however, LUC 20.20.590 Plate B requires 22-foot long parallel stalls. Applicant
14 shall be required to revise the stalls on the site plan to comply with this standard.

15 44. In assessing the parking needs for the redesigned facility, Applicant was required to
16 assess parking conditions on both sunny and rainy days. The Staff Report states that the analysis
17 disclosed that 82 parent vehicles were expected on sunny days, and 94 parent trips were
18 anticipated on rainy days. The Land Use Code does not specify a parking space requirement for
19 elementary schools. The Staff Report states that this proposals was considered an unspecified
20 use under LUC 20.20.590.F.2. To determine the number of parking stalls that would be required
21 to adequately handle the facility, the Applicant was asked to analyze and report on the following:

- 22 a. Number of teachers and students attending the facility;
- 23 b. Hours of operation of facility and any reduction or increase in staff during core hours;
- 24 c. Information on staggered arrivals/departures of students;
- 25 d. Detail of before and after school activities planned for the facility and the frequency
26 at which such events occur;
- 27 e. Number of outside employees and hours on -site, i.e., cooks, custodians, etc.; and
- 28 f. Vehicular count of actual parent pick up and drop-off for a typical three day period.

29 45. Based on their findings, it was determined that 94 parking stalls were needed. The
30 proposal contemplates that 29 visitor stalls, eight drop off stalls and 12 on-street parking stalls

1 (total of 49) will be designated for parent pickup and drop-off purposes. Another 40 will be
2 designated for teachers and other employees or visitors to Phantom Lake.

3 46. To accommodate this evident shortage of on-site parking, the proposal contemplates
4 dual use of the parking at the north end of the Tillicum facility. Tillicum's lot can accommodate
5 56 cars. The traffic consultant determined that nine parents were already parking in this area,
6 presumably because they had children at both Phantom Lake and at Tillicum.

7 47. Five years ago, BSD created a link between the two facilities by installing stairs,
8 along with a designated bus waiting area with canopies, to accommodate families. Phantom
9 Lake doesn't use the bus drop off area in the Tillicum lot, although several parents use it. There
10 is not increased congestion derived for Tillicum by such usage, because the hours are different
11 for the two schools. The elementary school hours are from 8:15 AM to 2:50 PM; Tillicum's
12 hours are from 7:45 AM to 2:30 PM

13 48. The new structure has been designed as a two-story arc, to provide greater frontage
14 exposure to the public, while simultaneously creating more green space and enhancing traffic
15 flow. Design characteristics have been incorporated to reflect Northwest design influences, and
16 to complement the architectural style of the surrounding residential inventory. A majority of the
17 building façade will be concrete masonry, with brick veneer, with some use of metal siding and
18 shingles. Proposed colors are beige and evergreen, with accent colors of deep evergreen, silver,
19 and maroon for the columns and trim detail over windows. Changes in the color scheme must be
20 submitted for review and approval by the DPCD under the Land Use Exemption ("LUX") review
21 process (See LUC 20.30B.175.C).

22 49. To ensure smooth operation and minimal queuing, BSD shall be required to
23 designate a traffic monitor to keep parent queuing in the north lot to a minimum. The District
24 shall also be required to designate pick up zones for parents to retrieve their children. By
25 designating parent pick up areas, the child will know to go to the same area each day, thereby
26 reducing the length of time necessitated for the parent to pick up the child, and remain in the
27 queue. These obligations are being imposed pursuant to Comprehensive Plan Policy TR -90.

28 50 At both the courtesy public meeting with the Sammamish Community Council, and at
29 the hearing with the Hearing Examiner, there was discussion about the impact of evening
30 activities on traffic and congestion in the area.

1 51. Applicant's representatives testified that there are only three to five concerts or
2 evening events like Curriculum Night that would generate significant traffic. It was anticipated
3 that approximately 100 cars might be drawn to the site for such events. On those rare occasions,
4 the parking area at Tillicum should be sufficient to contain any overflow from Phantom Lake.
5 Although the gym is being enlarged, it will still only be able to handle one full court basketball
6 game at a time consequently, there is no expectation that there would necessarily be an increase
7 in recreational use related to the project.

8 52. Under the LUC, there is no standard to determine the number of parking stalls
9 required for an elementary school. Thus, the proposal is deemed to constitute an unspecified use
10 under LUC 20.20.590.F.2.

11 53. Conditional Use approval must be obtained for schools located within a residential
12 zoning district. In this instance, where an existing school will be demolished, Applicant was
13 required to submit a new Conditional Use application for the project.

14 54. Pursuant to LUC 20.30.B.140, the City may approve or approve with modifications
15 any application for a Conditional Use Permit if the following Decision Criteria are satisfied:

- 16 A. The conditional use is consistent with the Comprehensive Plan; and
17 B. The design is compatible with and responds to the existing or intended character,
18 appearance, quality of development and physical characteristics of the subject
19 property and immediate vicinity; and
20 C. The conditional use will be served by adequate public facilities including streets and
21 fire protection; and
22 D. The conditional use will not be materially detrimental to uses or property in the
23 immediate vicinity of the subject property; and
24 E. The conditional use complies with the applicable requirements of this (Land Use)
25 Code.

26 After hearing the presentation made at the hearing, reviewing the Staff Report and supplemental
27 documentation, and the conditions of approval suggested, the Hearing Examiner finds that the
28 Decision Criteria have been satisfied for the Conditional Use Permit to be issued, subject to
29 certain conditions.

30 55. According to LUC 20.20.740.A.1, a school is permitted in a residential zone,
provided the school building 1) does not cover more than 35% of their site area and 2) provides

1 50-foot side and rear yard setbacks for elementary and higher grade schools. The chart which
2 summarizes compliance with the Land Use Code requirements (page 7 of the Staff Report)
3 indicates that lot coverage is limited to 40%. Regardless of the discrepancy, the report states that
4 the project, as proposed, will only cover approximately 11.3% after completion of the DLC, and
5 as such is within the parameters of the Code, whether the requirement is limited to either 35 or
6 40% of the site.

7 56. Applicant initially desired to exceed the 30-foot height limitation. However, staff
8 comments advised BSD that it must comply with the applicable 30-foot height limitation, and the
9 current drawings comply with that requirement.

10 57. As mentioned previously, the steep slopes and the Class C wetland on the project site
11 are deemed to be sensitive areas, as defined in Bellevue's Sensitive Area Notebook. The Class C
12 wetland is excluded from the regulations which permit modification of Protected Area Status.
13 Under LUC 20.25H.070.B, to obtain approval with respect to slopes and associated primary
14 setbacks, an applicant must demonstrate the following:

- 15 A. Compliance with all applicable standards and criteria of LUC 20.25H.110; and
- 16 B. The proposed design, engineering specifications; and
- 17 C. The proposal utilizes design, engineering and construction techniques which
18 minimize disruption of the existing topography and vegetation.

19 58. See Findings 29 through 35, which acknowledge staff's review of the geotechnical
20 reports, accepts the determination that the project will not adversely impact the protected area,
21 subject to the condition of approval which will require the geotechnical consultants to be present
22 to monitor and inspect the aspects of the construction process which could impair the stability of
23 the protected area or otherwise undermine the existing topography and vegetation.

24 59. Technical reviews raised the following issues:

- 25 a. **Clearing and Grading:** in addition to the provisions required for sensitive area
26 protection, the project will also be subject to seasonal restrictions between
27 November 1 and April 30, which prohibits clearing and grading during the rainy
28 season, without prior specific approval from the Director of PCD.
- 29 b. **Transportation:** addressed streets, sidewalks, and crosswalks, public transit
30 service and school bus transportation services; also analyzed parking issues.

1 c. **Traffic Standards Code and Trip Generation:** Pursuant to BCC Section
2 14.10.020.I.7, public schools are exempt from the Traffic Standards Code. The
3 Staff Report indicates that trip generation data was provided because trip
4 generation was raised by citizens at the courtesy public hearing before the
5 Sammamish Community Council. There was also concern about increased traffic
6 related to community recreational activities, but BSD indicated there would be
7 little change from current use levels. Short term increase in traffic was deemed to
8 be insignificant, and long-term impacts are typically mitigated through payment
9 of transportation impact fees. In this instance, the Transportation Improvement
10 Program, pursuant to BCC 22.16.070.B, publicly funded schools are exempt from
11 those impact fees and none will be imposed for this project.

12 d. **Utilities:** Some changes to site layout may be required to accommodate utilities
13 once engineering is approved. All design review, plan approval and field
14 inspection is to be performed under Developer Extension Agreements (“DEAs”).
15 To date, DEAs have been submitted for water and storm.

16 e. **Fire:** Preliminary review identified 11 issues, which are set forth on page 13 of
17 the staff report, with the caveat that other conditions may be required once more
18 complete building plans are reviewed.

19 f. **Parks and Community Services:** Some concerns will be addressed through the
20 clearing and grading and building permit review process. There are concerns
21 regarding the treatment of the children’s play areas and potential impact to the
22 existing sports field. It is important that the play areas remain visually accessible
23 for safety reasons. BSD has represented that the south parking lot will remain
24 open to enhance visibility to the play areas during non-school hours. Parks
25 requested that the existing trail to the sports fields, tennis courts, and park areas
26 remain open during construction. The existing trail will be located outside any
27 construction fencing, except for one small detour area, which will, therefore, not
28 impede access to the Tillicum and Parks Department sports fields and tennis
29 courts during construction. A 6 foot temporary chain link fence will be required
30 around the sports field near the location of the bioswale. Any damage to the
sports field from construction shall be repaired to its condition prior to
construction.

60. A number of changes were deemed necessary for the proposal, and those were
addressed in the Staff Report, many of which were either incorporated prior to the hearing before
the Hearing Examiner or have been addressed through conditions of approval.

61. The Director of the DPCD, after completion of the referenced administrative
departmental review, suggested a variety of discretionary conditions. The Hearing Examiner, as

1 a means of clarification, is modifying Discretionary Condition No. 1, which pertains to the
2 maximum student enrollment.

3 62. Any Conclusion of Law herein which may be deemed a Finding of Fact is hereby
4 adopted as such.

5 CONCLUSIONS OF LAW

6 1. The Hearing Examiner has authority to hear and decide the Application for a issuance
7 of a Conditional Use Permit.

8 2. The hearing was conducted following duly issued Notice to persons within 200 feet
9 of the project site.

10 3. Applicant conducted a SEPA evaluation. As a result, a Determination of Non-
11 Significance was issued, and it was not appealed before the expiration of the appeal period.

12 4. Although the DNS checklist indicated there were no sensitive areas in answer to
13 question 8.h, it otherwise disclosed the existence of steep slopes and a wetland on the project
14 site. Staff determined that despite the inconsistency, there was adequate disclosure of the
15 environmental factors, and that the DNS process was not compromised. Since DPCD staff
16 adequately addressed these issues and imposed conditions to mitigate any concerns, no further
17 action on the DNS was deemed necessary.

18 5. BSD's application for a Conditional Use Permit is hereby granted, subject to the
19 following conditions, as supported by the authorities referenced:

20 **Discretionary Conditions of Approval:**

- 21 1. **Maximum Student Enrollment:** Applicant's proposal is based on Phantom Lake
22 enrollment of approximately 370 students and a Tillicum enrollment of approximately
23 601 students, for a total of 971. Based on parcel size, the Phantom Lake enrollment
24 could increase to 964 students, with 1,200 students at Tillicum, for a total of 2,164.
25 Notwithstanding the foregoing, the Bellevue School District must apply for a
26 modification to this Conditional Use Permit approval if student enrollment of Phantom
27 Lake increases beyond 445. To ensure compliance, within seven days after the start of
28 each school year, BSD shall provide written certification to the Department of Planning
29 and Community Development disclosing the total number of students who are registered
30 for that school year. (LUC 20.20.740.2.a and b)

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- 2. **Traffic Monitor:** To reduce the concentration of school related traffic on 160th Ave. SE and in the surrounding neighborhood, the School District shall assign a traffic monitor to the north parking lot to reduce the amount of parent queuing during parent drop-off and pick-up. (Comp. Plan Policy TR-90)
- 3. **Designation of Parent Pick Up Areas:** At the beginning of the school year, the School District shall be required to designate parent pick-up areas for children. The designated areas shall be used throughout the year to reduce the length of time for parent pick up and queuing. (Comp. Plan Policy TR-90)
- 4. **Sports Field Protection:** Due to proximity of clearing and grading activities adjacent to the on-site Phantom Lake Elementary School sports field, a temporary, six-foot chain link fence shall be required around the sports field to protect this area from on-site construction activities. Any damage to the Phantom Lake sports field or the access trail which occurs during construction shall be repaired prior to Temporary Certificate of Occupancy. Access for maintenance of the Phantom Lake sports field shall be maintained as necessary during construction of the project.

Access to the Tillicum Middle School and Parks Department tennis courts and sports fields shall be maintained during the construction of the Phantom Lake Elementary School project.

A temporary 6-foot chain link fence is required along the north side of Lake Hills Park in the construction area of the storm water drainage lines. The chain link fence shall run eastward to 163rd Ave. SE in order to protect the row of poplar trees along the north side of Lake Hills Park.

The construction staging area for the eastern portion of the site shall be identified on the clearing and grading plans. (Parks and Recreation Facilities Code 3.43.110 and Clear and Grade Code 23.76)
- 5. **Building Materials/Details and Color Samples:** The applicant shall submit any revisions to building materials, details and/or colors for review and approval by the

1 Planning and Community Development Department through the Land Use Exemption
2 (LUX) review process. (LUC 20.30B.175.C)

3 **6. Privacy Fencing:** The applicant shall be required to install fencing with sight screening
4 vegetation along the north property line to protect single-family residences below from
5 direct visual access from top of bank. (Comp. Plan Policy S-SE-33)

6 **7. Operational Plan:** The Parks Department requests additional information regarding an
7 operational plan for all of the existing uses located at this facility. (Park Policies PA-21,
8 PA-22, and PA-35)

9 **Code Required Conditions of Approval to be Completed Prior to Issuance of Building and**
10 **Clear and Grade Permits.**

11 **1. Compliance with Bellevue City Codes and Ordinances:** The applicant shall comply
12 with all applicable Bellevue City Codes and Ordinances including, but not limited to:

13 Clearing and Grading Code – BCC 23.76

14 Bellevue Development Standards Transportation Code – BCC 14.60

15 Transportation Improvement Program – BCC 22.16

16 Right-of-Way Use Permit – BCC 14.30

17 Bellevue Utilities Code – BCC Title 24

18 Construction Codes – BCC Title 23

19 Land Use Code (LUC) – BCC Title 20

20 Sign Code – BCC Title 22

21 Noise Control – BCC 9.18

22 Uniform Fire Code – BCC 23.11

23 **2. Exterior Lighting:** The plans submitted for Building Permit approval shall portray
24 exterior lighting which directs light downward and does not result in light spillage
25 beyond the site. (LUC 20.30B.140.D)

26 **3. Final Utilities Approval:** Utilities Department approval of the project is based on
27 conceptual design of the utility systems. Review of the final civil engineering design of
28 the utility system may require changes to the site layout or size of buildings to
29 accommodate the necessary utility systems. Utilities Department review and inspection
30 of site utility work is done through the Developer Extension process. (BCC Title 24.02,
24.04, 24.06)

4. Developer Extension Agreements: The water, sewer, and storm drainage systems shall
be designed per the current City of Bellevue Utility Codes and Utility Engineering
Standards. All design review, plan approval, and field inspection shall be performed

1 under the Developer Extension Agreements. The developer is solely responsible for any
2 relocation/abandonment of public and/or private utilities and the acquisition of any
3 required easements. (BCC Title 24.02, 24.04, 24.06)

4 **a. Storm Drainage**

5 Storm Drainage systems for the site are based on a conceptual design submitted
6 under Conditional Use Permit #01-115991 and will consist of conveyance pipes,
7 catch basins, detention tanks and water quality facilities.

8 Water quality facilities will be required to treat both conventional and nutrient
9 pollutants. The preliminary design proposes a bioswale/sand filter vault treatment
10 train to meet this requirement.

11 Runoff control will be required to mitigate runoff from the proposed development.
12 The preliminary design proposes three detention tanks and a control structure to meet
13 this requirement.

14 A Developer Extension Agreement will be required for Utility Engineering plan
15 approval, construction and acceptance of the storm drainage facilities.

16 (BCC Title 24.06)

17 **b. Water**

18 Water Piping and appurtenances for the site are based on the conceptual design
19 submitted under Conditional Use Permit #01-115991. Water systems for the site will
20 create a looped system around the building and will provide fire hydrants in several
21 locations. Additionally, a 3" domestic meter and 6" DCVA are proposed. Public
22 water main easements will be required for the water main piping and appurtenances
23 for the site. A Developer Extension Agreement will be required for Utility
24 Engineering Plan approval, construction and acceptance of the water facilities. (BCC
25 Title 24.02)

26 **c. Sewer**

27 Preliminary inspection of the Phantom Lake Elementary side sewer reveals an
28 aging system that will most likely need to be replaced. Reuse of the existing
29 Phantom Lake Elementary side sewer is highly unlikely and will depend on its
30 current condition, location, and capacity. Alternate locations and increased
capacity should be investigated during Engineering design and approval.
(BCC Title 24.04)

5. **Engineering Plans – Frontage Improvements:** Prior to issuance of a Clearing and
Grading Permit, the developer must submit engineering plans showing the street frontage
improvements and related access issues. All frontage improvements must meet the
requirements of City Code and the Development Manual. Some aspects of the
engineering plans do not need to be finalized until issuance of a Building Permit.

1 However, the following issues, which affect clearing and grading, must be correctly
2 shown on the plans prior to issuance of the Clear and Grade Permit:

- 3 a. Along the site's frontage, the face of the new curb shall be 30 feet from the
4 existing face of curb on the western side of 160th Ave. SE, except within the
5 parking bays where the distance shall be 40 feet. The parking bays shall have curb
6 radii that can accommodate the movement of a street sweeping machine.
- 7 b. A sidewalk shall be installed where no walk now exists along the street
8 frontage. The sidewalk shall be eight feet wide south of the main driveway entrance
9 and six feet wide north of there. The new sidewalk must make a smooth transition to
10 the existing walks at each end.
- 11 c. Driveways for major developments are typically 30 feet wide near the street, with a
12 concrete driveway apron per standard plans #13 or #14. However, there is some
13 question as to whether a 30-foot width with a standard apron will allow an adequate
14 turning radius for a school bus entering the site from the south on 160th Ave. This
15 issue requires additional analysis before the engineering plans can be finalized.
- 16 d. Driveway landings on sloping approaches are not to exceed a slope of ten
17 % for a distance of 20 feet from the back of the sidewalk. Information must
18 be provided on the plans to allow this to be confirmed.
- 19 e. No new overhead utility lines will be allowed on the development's frontage.
- 20 f. Installation of streetlights meeting City standards will be required along 160th Ave.
21 SE. The developer is required to obtain a streetlight plan and specifications from
22 Puget Sound Energy. The streetlight plan and specifications must be approved by the
23 Bellevue Transportation Department prior to approval of the Clear and Grade Permit.
- 24 g. 60th Ave. SE is shown as "Overlay Required" on the City's trench restoration map.
25 This means that any trenching in the street for utility connections or other purposes
26 will require pavement restoration consisting of a grind and overlay at least 50 feet on
27 each side of the trench.
- 28 h. Appropriate storm drainage facilities meeting the requirements of the Utilities
29 Department must be provided as needed to drain the surface of 160th Ave. SE along
30 the development's frontage.

(BCC 14.60.110 and 14.60.150.C and D)

6. **Final Engineering Plans – Frontage Improvements:** Prior to issuance of a Building Permit, final engineering plans must show all street frontage improvements, which must

1 meet the requirements of City Code and the Development Manual. In addition to items in
2 Condition 5, the final plan set must include the following:

- 3 a. Driveway aprons shall be constructed at all driveways per the City's standard
4 drawing #13 and #14, with modifications if needed to accommodate the turning
5 radius of a school bus. The correct plan detail must be shown in the final plan set.
- 6 b. The sidewalk shall be constructed per standard drawing #9. The correct plan detail
7 must be shown in the final plan set.
- 8 c. Type A vertical curb and gutter shall be provided per standard drawing #10,
9 which must be included in the final plan set.
- 10 d. The parking bays along 160th Ave. SE shall be separated from the through lane by a
11 standard four-inch wide paint stripe.
- 12 e. Bike racks sufficient to meet typical student needs shall be provided on the
13 site.
- 14 f. All frontage improvements must comply with the Americans with Disabilities Act,
15 where appropriate.
16 (BCC 14.60.110)

17 7. **Easements:** The curb and sidewalk location described in Condition 5 will place the back
18 edge of the sidewalk a short distance outside the existing right-of-way on 160th Ave. SE.
19 A sidewalk and utility easement as needed to accommodate the full width of the sidewalk
20 must be granted to the City, and the necessary legal documents must be filed with the
21 City Clerk and recorded at the County Recorder's office prior to issuance of a Building
22 Permit. The standard language and format for a sidewalk and utility easement can be
23 obtained from the Transportation Department. The exact location of this easement must
24 correspond to the back edge of the sidewalk as shown on the final engineering plans.
25 (BCC 14.60.100)

26 8. **Right-of-Way Use Permit:** Prior to the issuance of a Clear and Grade Permit or any
27 construction on public right-of-way, the applicant shall secure a Right-of-Way Use
28 Permit from the City's Transportation Department, which may include:
29 a. Designated truck hauling routes.
30 b. Truck loading and unloading activities.

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- c. Location of construction fences.
- d. Hours of construction and hauling.
- e. Maintenance of pedestrian access.
- 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.

(BCC 11.70)

- 9. **Off-Street Parking:** The applicant shall secure sufficient off-street parking for construction workers prior to the issuance of a Clearing and Grading, Building or Foundation Permit. (BCC 11.70)
- 10. **Construction Easements:** Any temporary or permanent construction easements required to construct the proposal shall be filed with PCD prior to issuance of construction permits. (BCC 23.76.070.C)
- 11. **On-Site Geotechnical Engineer:** The project geotechnical engineer shall be on-site to observe and/or inspect soil cuts and fills for foundation, utility and road construction. The engineer shall submit inspection reports documenting conformance with the recommendations of the geotechnical report for the project. Design modifications may be required at construction if performance specifications are not met. (BCC 23.76.080H, LUC 20.25H.110D)
- 12. **Signs:** Prior to the issuance of any sign permits, a sign package per the Bellevue Sign Code shall be submitted to PCD through the LUX process for review and approval. Proposed signs shall be architecturally compatible with the building. (BCC 22B.10.040.B.1, 2 and LUC 20.30B.140)
- 13. **Native Growth Protection Area (NGPA):** The required LUC non-disturbance area shall be placed in a Native Growth Protection Area. The applicant shall record the NGPA with King County and provide a recorded copy to the City of Bellevue prior to Building Permit issuance. (LUC 20.25H.110.D)
- 14. **Seasonal Restrictions:** This site is subject to seasonal restrictions. City approval for site construction from November 1st through April 30th (rainy season) is contingent on the applicant implementing extraordinary erosion control measures. These measures shall

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include, but are not limited to: 1) providing a Temporary Erosion and Sedimentation Control Plan (TESC) in narrative form; 2) installing a City approved geosynthetic erosion control system; 3) installing City approved catch basin inserts; 4) providing an erosion control pond sized for the 10-year, 24-hour storm in developed condition with 20% safety factor and length to width ratio of 10-to-1; 5) turbidity monitoring; 6) funding of additional inspections; and 7) providing larger abatement securities. Any time the applicant is unwilling or unable to fully prevent erosion and sediment discharge from the site, the City will suspend work on the project until the dry season. (BCC 23.76.093.E)

15. Declaration of Lot Combination (DLC): Removal of interior lot lines shall be completed through the DLC process. (UBC 1997, Section 503)

16. Mechanical Equipment: A roof plan shall be submitted detailing proposed mechanical equipment for the roof of this facility. This shall be reviewed and approved prior to the issuance of a Building Permit. (LUC 20.20.525)

17. Parallel Parking Stalls: The applicant shall modify the "Site Plan B" so that all parallel parking stalls shall measure 22 feet in length rather than 20 feet that is currently shown. All pertinent plans shall be modified to reflect this requirement. (LUC 20.20.590, Plate B).

Prior to Issuance of Certificate of Occupancy:

Transportation Improvements: All street frontage improvements and transportation conditions as shown on final engineering plans, or required by City codes or standards must be completed to the satisfaction of the Transportation Department and approved by the appropriate Transportation Department inspector prior to issuance of a Temporary Certificate of Occupancy. (BCC 14.60.110)

6. Any Finding of Fact herein which may be deemed a Conclusion of Law is hereby adopted as such.

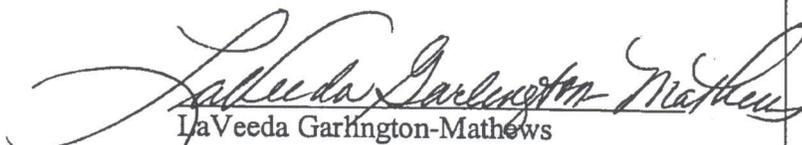
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DECISION

The Conditional Use Permit application is **APPROVED**, subject to the conditions set forth in Conclusion No. 5.

DATED: April 10, 2002.


LaVeeda Garlington-Mathews
Hearing Examiner

NOTICE OF RIGHT TO APPEAL

(Pursuant to Resolution No. 5097)

RIGHT TO APPEAL - TIME LIMIT

A person who submitted written comments to the Director prior to the hearing, or submitted written comments or made oral comments during the hearing on this matter, may appeal the decision of the Hearing Examiner to the Bellevue City Council by filing a written appeal statement of the Findings of Fact or Conclusions being appealed and paying any appeal fee no later than 14 calendar days following the date that the decision was mailed. The appeal must be received by the City Clerk by 5:00 P.M., April 24, 2002.

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 for each tape. Should the actual cost be less than 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 of the record the party thinks are necessary for review; e) a statement that review is sought in good faith.

The transcription fee waiver is available to individuals over eighteen (18) years of age and is not available to corporations, companies, partnerships, or any business, enterprise, community club or any social or recreational organization.



City of Bellevue
Department of Planning and Community Development
Land Use Division Staff Report

Proposal Name: Phantom Lake Elementary School
Proposal Address: 1050 160th Avenue SE
Proposal Description: To demolish an existing 37,343 square foot school and replace with a 73,500 square foot elementary school including neighborhood activities, i.e., a special need preschool, childcare and preschool, community room, gymnasium/multipurpose room and library.
File Number: LB-01-115991
Applicant: Bellevue School District
Decisions Included: Conditional Use, Process I
Planner: Antoinette Pratt, Associate Planner
State Environmental Policy Act Threshold Determination: **Determination of Non-Significance Issued November 28, 2001, by Bellevue School District**
Director's Recommendation: **Approval with Conditions**
Carol V. Heiland for
Matthew A. Terry, Director
Department of Planning and Community Development

Bulletin Publication Date: **January 31, 2002**
SEPA Appeal Deadline: **February 14, 2002**
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Department of Planning and Community Development (425) 452-6864; Fax (425) 452-5225; TDD (425) 452-4636
Lobby floor of City Hall, Main Street and 116th Avenue SE

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I. Request and Project Description

The Bellevue School District requests Conditional Use approval to construct a two story, 73,500 square foot elementary school. The School District will demolish the existing 37,343 square foot structure that was constructed in 1958 and remove four portable classrooms and one storage container. During the construction process, Phantom Lake students will attend the Bellewood school facility until construction is complete. The Bellewood facility is a "swing school" which houses school communities on an interim basis during construction activities at their home schools. The Phantom Lake facility currently houses morning and full day Kindergarten through 5th grade students. No afternoon Kindergarten exists at this facility.

One of the purposes of this request is to meet the recently approved State mandate, I-728, which requires schools to reduce the number of students per teacher within the classroom. This request also responds to Resolution 5840, which requires that Phantom Lake elementary school, upon redesign, create a facility that not only meets the educational needs of the neighborhood but also focuses on the "recreational, cultural, social, health and human services needs" of the area as well (see Attachment A). The community use of schools is not specific to Phantom Lake or to the Bellevue School District. Joint use of schools is beneficial because it reduces the need to construct additional facilities for the local community; thereby, reducing the built environment.

The current school facility is comprised of six individual buildings with external corridors. This layout requires that students and staff walk outside to move between buildings to get to the gym, office, etc. The proposed structure will be built in the same general vicinity of the existing school but will contain interior rather than exterior building corridors. Interior corridors are of paramount concern to the District for security of their students. Interior hallways will allow for better control and supervision of students. It should also be mentioned that although the proposed school appears to be considerably larger than the current school, if the external corridors of the current school were enclosed, the total square footage between the current and proposed structures would be a difference of 3,682 square feet.

This proposal will not only address the consolidation issues of the school; it will also address traffic congestion. The existing site contains parking stalls along 160th Avenue SE, which allows individuals to back into the street to inhibit traffic flow to and from the school. This is especially apparent during parent pick up and drop off of students. To respond to this issue, the applicant has reduced the number of parking stalls to twelve parallel parking spaces along 160th Avenue SE. The design also separates buses from parent vehicular traffic as well (see Section III for further discussion regarding parking).

The applicant also requests a Protected Area Modification for the central portion of the site to install a bioswale for nutrient treatment. Forty-percent slopes exist along the north, central and south portions of this site. The site slopes down 12 feet from west to east. The 40 percent slope will not be disturbed with the placement of the biofiltration swale. The applicant has requested that the primary setback of 50 feet

along with the structure setback of 15 feet be reduced to 5 feet from top of slope. For further discussion regarding the Protected Area Modification, see Section IV.3.

See Attachment C- Plans and Drawings.

II. Site and Land Use Context

The site is located on the east side of 160th Avenue SE just south of SE 10th Street within the Lake Hills neighborhood.

The surrounding zoning and land use is as follows:

- North:** To the north of this site are single-family homes in an R-5 zoning district.
South: To the south of this site is the Tillicum Junior High School which is also in an R-5 zoning district.
East: To the east of this site are single-family homes in an R-5 zoning district.
West: To the west of this site across 160th Avenue SE are single-family homes also in an R-5 zoning district.

(See Attachment B for zoning and vicinity maps).

The site is 9.64 acres in size and is rectangular in shape. The site is terraced at three different levels. The uppermost western terrace contains the school buildings. The entirety of this area is located on 0 to 15 percent slopes. The site then slopes down 15 to 20 feet to form the center terrace, which contains the existing playfield. The center terrace is surrounded by 15 to 25 percent slopes to the west and 40 percent slopes to the east. The eastern most terrace is also 15 to 20 feet lower than the central terrace. The eastern terrace is bounded by 40 percent slopes at its west boundary and 0 to 15 percent slopes throughout the rest of the terrace. It is this terrace that contains a majority of the significant trees on-site (see Section IV.1 regarding tree preservation requirements). All of the slopes that exist on this site are man-made slopes with disturbance occurring for school development in the 1950's. Given this disturbance, the surface drainage generally occurs from the south to the northeast portion of the site.

The uppermost terrace contains the six classroom buildings, which measure approximately 80 feet long and 31 feet wide. The current gymnasium measures approximately 83 feet long and 63 feet wide. There is an existing administration building that is located in the middle of these structures that measures approximately 65 feet long and 41 feet side. All of these structures are slab on grade with wood frame construction. There are also four portables on this site. The first portable is located to the east of the existing gymnasium. The remaining three portables are located along the southern property line. Each portable measures approximately 28 by 32 feet.

III Proposed Site and Building Design

Existing access to the site will be modified. The approved site plan provides three vehicular connections to or from 160th Avenue SE: the southwest corner, northwest and central portions of the site. The southwest access is not located on the Phantom Lake School property and is actually located at the northwest corner of the Tillicum Junior High school property. The school currently has a Declaration of Lot Combination (DLC) submitted to remove the lot lines between the two facilities per DC-01-117517. Prior to issuance of a building permit, the DLC shall be completed and recorded with King County's Department of Records and Election. See Section XII for related condition.

The proposed school has been designed as a two-story arc to provide the greatest building exposure to the public while creating more green space. The design of the arc will help define the building entry, which currently is not as prominent as the School District would like it to be. The arc design also allows for better site circulation for vehicles entering and leaving the site, which does not occur with the current site configuration. The new structure will be constructed in generally the same footprint as the current structure to minimize site disturbance. Because of the angled configuration of the building, more landscaping will be devoted to the front of the structure than what now exists.

Architecturally, the building has been designed to portray the northwest character of the area and to complement adjacent single-family development through the use of wood and brick façade treatment along with beige and green color treatments. Although the current structure is composed in six building units, consolidating the building into a single structure has not made its building scale out of conformance with the adjacent neighborhood. The building has been designed to contain articulation and modulation through flat and pitched roof forms, shed roofs, stepbacks, and building offsets to create individual, smaller units within the structure to further blend in with the adjacent single-family uses. Roofs of different heights are proposed with the highest point being in the center of the building, which then steps down at the end of the structure. The pitched, shed roofs are proposed over building entries for weather protection. Decorative trusses are used beneath the arched roof form in the center of the structure. The decorative trusses are mimicked at the building entries beneath the shed roof forms. Pitched shed roof forms are also used over second story windows on the southeast elevation. The structure also has several building recesses and offsets to further reduce the building bulk and scale of the overall structure.

A majority of the building façade will be composed of concrete masonry units and brick veneer. Metal siding and metal shingles will also be used principally at both the first and second story levels of the northwest and southeast elevations. Building colors are proposed as beige and evergreen. Accent colors of deep evergreen, silver, and maroon will be used for the columns and trim detail over the windows. If the applicant desires to change the building colors from the approved colors, a revision will be required for review and approval by the Department of Planning and Community Development. See Section XI for related condition.

Parking and circulation are an issue with the existing school. Currently, the facility has a total of 38 parking stalls. There are 20 parking stalls in the south lot for staff, 10 parking stalls along the north boundary and eight parallel parking stalls directly in front of the school. The internal driveway width is 14 feet along with nine feet for the parallel parking stalls for a total of 23 feet for one way traffic. There are also 21 parking stalls (unstriped on gravel) on 160th Street. The location of these parking stalls directly on 160th Avenue SE causes traffic congestion during parent drop off and pick up due to visibility issues. On-site parking for parents during drop off and pick up of their children is very limited. Therefore, parent queuing not only takes place in front of the school but along adjacent side streets as well. Because of this queuing and lack of parent parking, the current design is not pedestrian friendly as there is not a clear separation between children walking to school, buses, and cars.

To remedy the unstructured parking situation for this school, the applicant is proposing parking for a total of 89 vehicles: a separate drop off area for parents and the school bus along with on-street parking. The applicant is proposing 46 parking stalls in the north lot, with 29 visitor-parking stalls and 9 parking stalls for staff, along with a separate parent drop off/pick up area for 8 vehicles. A separate bus drop off area has been identified directly in front of the school entrance. The applicant has identified 31 parking stalls at the south parking lot for staff. The 21 parking stalls on 160th Avenue SE will be converted to 12 parallel parking stalls. It should be mentioned that the applicant's site plan shows parallel parking stalls with a 20-foot length while the LUC (20.20.590 Plate B) requires a 22-foot long parallel stall. The applicant shall be required to revise the parallel stalls on the submitted site plan to comply with this standard. See Section XII for related condition.

Per staff request, the applicant was required to review parking conditions during sunny and rainy days. It was found that 82 parent vehicles were expected on sunny days whereas 94 parent trips were expected during rainy days. To account for this shortfall in on-site parking, dual use of parking at the north end of the Tillicum Junior High School facility would occur. The parking lot at Tillicum Junior High can hold up to 56 vehicles. The applicant's traffic consultant found that nine parents were already parking in this area to pick up their children. It was assumed that these parents had children that attended both Phantom Lake and Tillicum Junior High. Staff understands that five years ago, the School District created a link between the two facilities by connecting the sites with stairs along with a designated bus waiting area with canopies. Phantom Lake does not use the bus drop off area in this parking lot, but several parents are using it as an area to drop off and pick up their children. It should be mentioned that Phantom Lake and Tillicum Junior High Schools have staggered school hours. Phantom Lake's core hours are from 8:15 a.m. to 2:50 p.m. while Tillicum Junior High operates from 7:45 a.m. to 2:30 p.m.

To ensure that parent drop off and pick up operates with minimal back up, the School District shall be required to designate a traffic monitor to keep parent queuing in the north parking lot to a minimum. In addition to this, the School District shall be required to designate pick up areas for parents to pick up their children. By designating parent pick up areas, the child will know to go to the same area each day for pick up; thus, reducing the length of time for parent pick up and queuing. See Section XI for related conditions.

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Special evening activities will occur approximately three times a year for concerts/musicals. From discussions with the principal of Phantom Lake, there are approximately 100 vehicles drawn to this site for these activities. In these cases, the parking area at Tillicum Junior High School would definitely be used to contain the overflow from this site.

The Land Use Code (LUC) does not define the number of parking stalls required for an elementary school. Accordingly, this proposal is considered an unspecified use per LUC 20.20.590.F.2. To calculate the required parking stalls for this facility, the applicant was requested to provide the following information to determine the correct number of parking stalls for this site:

- Number of teachers and students attending the facility.
- Hours of operation of facility and any reduction or increase in staff during core hours.
- Information on staggered arrivals/departures of students.
- Detail of before and after school activities planned for the facility and their frequency.
- Number of outside employees and hours on-site, i.e., cooks, custodians, etc.
- Vehicular count of actual parent pick up and drop off for a typical three day period.

From the information requested above, it was determined that 94 parking stalls were required for this facility. Forty-nine parking stalls (29 visitor stalls, 8 drop off stalls and 12 on-street parking stalls) will be designated for parent pick up and drop off while 40 remaining five parking stalls will be jointly used with the Tillicum Junior High site.

Mechanical equipment has been proposed for the roof of this structure. However, a roof plan was not provided with this application. Prior to the issuance of a building permit, the applicant will be required to submit this information. See Section XII for related condition.

Further site improvements will include building and parking lot lighting, landscaping, Kindergarten play area, outside play area for older children, hard surfaced play area and a covered play area.

IV. Consistency with Land Use Code/Zoning Requirements

1. General Provisions of the Land Use Code

Conditional Use approval is required for schools located within residential zoning districts. Because the Bellevue School District is completely demolishing the existing school, a new conditional use application was required. The proposal complies with the general requirements of the Land Use Code for site area, density, building coverage, setback, height, parking, and student count and landscaping.

See the following table:

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LAND USE CODE (LUC) REQUIREMENTS

Category	LUC Requirements	Proposal by Applicant
Land Use Zone	R-5	No change to zoning
Site Area	7,200 square feet	9.64 acres (Phantom Lake) 18 acres (Tillicum Jr. High) Total: 27.6 acres after DLC
Student Count	Elementary: 1 acre/100 students: 964 students (Phantom Lake) Junior High: 1.5 acres/100 students: 1,200 students (Tillicum Jr. High) Student Total: 2,164	370 Students (Phantom Lake) 601 Students (Tillicum Jr. High) Total: 971 students after DLC
Lot Coverage	40 percent	11.3 percent after DLC
Building Height	30 feet	30 feet
Building Setbacks ¹ Front (west) Rear (east) Side (north) Side (south)	20 feet 50 feet 50 feet 50 feet	25 feet 585 feet 50 feet 1,343 feet
Parking	Unspecified Use	49 parent/visitor 40 staff Total: 89 parking stalls plus 5 joint use parking stalls at Tillicum Junior High.
Wetland	Type C2	No disturbance within area.
Landscaping Perimeter Buffers North South East West	10 feet 10 feet 10 feet 10 feet	10 to 50 feet 30 feet (SE 16 th Street) 10 to 200 feet 10 to 45 feet
Parking lot Landscaping	2,415 square feet	4,015 square feet
Tree Preservation Interior	15% minimum of the existing diameter tree inches=173 inches	918 diameter inches or 53 trees.
Tree Preservation Exterior	100% of diameter inches	100%

¹ Standard building setbacks in an R-5 zoning district are 20 feet in the front, 20 feet in the rear and 15 feet for the combined side yard setbacks. However, because this is a school, LUC 20.20.740.A.1 requires that these setbacks be superseded and increased to 50 feet for side and rear yards within residential zoning districts.

² A Type C wetland is located north of the tree preservation area in the northeast corner of the site. A Type C wetland is not regulated by LUC 20.25H.090.B.4 if it is not hydraulically connected to a Type A or B riparian Corridor. The Bellevue School District is not proposing disturbance within this area.

2. Schools

LUC 20.20.740.A.2.a and b requires one acre per 100 students for elementary schools and one and one-half acres per 100 students for Junior High Schools. The School District is proposing that 971 students will attend both facilities upon removal of the lot line between Phantom Lake Elementary and Tillicum Junior High. The maximum student count permitted is 2,164. See Section XI for related condition.

3. Sensitive Area Review/Protected Area Modification Request

Modification of Protected Area Status: The applicant requests modification of the primary setback of 50 feet and the structure setback of 25 feet to locate a biofiltration swale adjacent to the top of a 40 percent slope just east of the playfield. The biofiltration swale will not encroach into the 40 percent slope area that is located further to the east this swale. However, this swale will encroach into the required primary and structure setback requirements. The applicant proposes that a five-foot setback rather than the required 75-foot setback apply to this proposal. The applicant submitted an addendum to their geotechnical report from PacRim Geotechnical, Inc. In their report dated November 8, 2001, the applicant's modification request is supported due to soil type present in the area. Test pit seven is in the immediate vicinity of the biofiltration location. The soils in this area are composed principally of sand which are medium dense. Additionally, the bottom of the swale will be at elevation 307 while the ground water table in this area is at elevation 285.

It should be mentioned that the Utility Department is requiring that this project provide nutrient treatment in addition to conventional water quality treatment because the site drains into Lake Sammamish, which is a sensitive water body. The applicant is providing a two step treatment system at this site: a biofiltration swale and a sand filter vault, which will be located at the southeast corner of the site. The location of the biofiltration swale in its current configuration will fulfill the water quality treatment deemed necessary by the Utility Department.

Given the above, Land Use Code Section 20.25H.070.B may be used to approve a modification of protected area status, the applicant must demonstrate that the following criteria can be met:

1. **Compliance with all applicable standards and criteria of LUC Section 20.25H.110—Performance Standards for Sensitive Areas.**

The Land Use Code does not have specific criteria identified for public school facilities. However, considering the building type, the commercial standard is the most applicable. As mentioned earlier in this report, the site slopes from west to east. The building foundation has been designed to step down the existing slope. The footprint is more consolidated with this proposal as it is two stories in height rather than the existing one story facility. This proposal will also be located on the least sensitive portion of the site, the 0 to 15 percent slope area. In its proposed form, the school meets the location, design and construction criteria of this section.

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2. **The proposed design, engineering specifications and construction method as documented in the geotechnical report will improve or not adversely impact the stability of the slope without requiring facilities which require significant long term maintenance, and will not adversely affect erosion potential.**

The proposed design will not adversely impact the stability of the 40 percent slopes along the eastern edge of the existing play field. Development of the biofiltration swale will not adversely impact erosion in this area. As mentioned earlier, PacRim Geotechnical, Inc. recommends approval of this modification due to the presence of dense soils in this vicinity. Although this biofiltration swale will be located adjacent to the 40 percent slopes, no encroachment onto the actual slopes will occur—particularly since the equipment necessary to create the swale could not, due to construction techniques be located on this slope.

As a condition of approval for this project, PacRim Geotechnical Inc. shall review the final development plans for this site. Furthermore, PacRim Geotechnical, Inc. shall be required to be on-site to observe and inspect soil cuts and fills for the biofiltration swale, foundation, utility and road construction. See Section XII for related conditions.

3. **The proposal utilizes design, engineering and construction techniques, which minimize disruption of the existing topography and vegetation.**

The biofiltration swale will be located near the top of the 40 percent slope. The vegetation in this area is limited to grass so there will be no removal of significant trees or other vegetation. It should be mentioned that at the base of the 40 percent slope to the east is a Retained Vegetation Area (RVA) that will contain the significant existing trees on this site. Many of the trees in this area are fir trees. No removal of trees will occur in this area. Therefore, the design and proposed construction techniques will have minimal impact to the site. The applicant will be required to record a Native Growth Protection Area (NGPA) for the 40% slope areas with King County's Department of Records and Elections prior to the issuance of a building permit. See Section XII for related condition.

The applicant's request to modify the protected area requirements for the biofiltration swale meets the LUC criteria and qualifies for approval.

4. Wetland Classification

A wetland classification was completed for this proposal to determine the existence of any wetlands on-site. The Watershed Company generated a report dated September 6, 2001, which identified a less than 7,200 square foot wetland in the far northeast corner of the site. This wetland has been identified as a Type C wetland as there is no hydrological connection to Type A or B riparian corridors and it is less than 7,200 square feet. Wetlands identified as such are not regulated under Chapter 20.25H.070 of the Land Use Code. It should be mentioned that the School District is not proposing to conduct any work in this area. The scope of work for this project will be limited to western and central portions of the site.

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5. Site Disturbance Calculations

LUC 20.25H.110.D.1 minimizes earth movement activities in sensitive areas. This site contains slopes that exceed 15 percent; therefore, site disturbance activities will be limited to the following for the Phantom Lake site:

<i>0 to 15% slope:</i>	<i>215,087 square feet</i>
<i>15 to 25% slope:</i>	<i>9,600 square feet</i>
<i>25 to 40% slope:</i>	<i>9,842 square feet</i>
<i>40% and greater:</i>	<i>3,586 square feet</i>
<i>Allowable Site Disturbance:</i>	<i>455,722 square feet</i>
<i>Total Site Disturbance:</i>	<i>238,071 square feet</i>

V State Environmental Policy Act (SEPA)

The Bellevue School District is an agency with SEPA jurisdiction, which permits the School District to complete their own environmental determinations. The School District has chosen to exercise this right with this project. A Determination of Non-Significance (DNS) was issued on November 28, 2001 with an appeal period ending December 21, 2001. See Attachment D for a copy of the DNS.

VI. Summary of Technical Reviews

A. Clearing and Grading Review

The request to modify the protected area meets the criteria for approval as discussed in Section IV.3 of this report. This site will be subject to seasonal restrictions, which begin November 1st through April 30th. No clearing and grading work shall be initiated during the rainy season. However, clearing and grading work may extend into the rainy season only if the PCD Director grants specific approval. The clearing and grading reviewer must receive a request for approval to extend clearing and grading work into the rainy season at least one month prior to the start of the rainy season. All other clearing and grading issues will be addressed during the review of the clearing and grading permit.

B. Transportation Department

1. Existing Transportation Services

Phantom Lake Elementary School is located on 160th Avenue SE near 158th Place and SE 10th Street. The adjacent and nearby streets are all classified as local streets, not arterials. These local streets serve a residential neighborhood as well as serving Tillicum Middle School, which is immediately south of Phantom Lake Elementary School.

Most of the nearby streets do not have sidewalks. South of the Phantom Lake School site, 160th Avenue SE has an asphalt path along most of the Tillicum Middle School site. North of the Phantom Lake School site, the combined route of 160th Avenue and

159th Place has a concrete sidewalk on the eastern side of the street up to Lake Hills Boulevard and beyond. Most of the Phantom Lake School frontage does not have pedestrian facilities along the street. Well-marked crosswalks cross 160th Avenue about 100 feet north of the school property and near the south side of the Phantom Lake School site. The crosswalk near the south side of the school is raised slightly above street grade and the street is narrowed for the specific purpose of reducing vehicle speeds and improving pedestrian safety.

Metro route 229 on 156th Avenue SE and route 225 on 164th Avenue SE provide the nearest public transit service. Each of these Metro routes is slightly more than one-quarter mile from the Phantom Lake School.

The School District provides only minimal school bus service, which usually consists of only one school bus in the morning and one in the afternoon serving Phantom Lake School. Most students walk to school or are transported by parents.

On-street parallel parking exists on the western side of 160th Avenue and on the nearby residential streets. On-street angle parking exists on an unpaved area on the eastern side of 160th Avenue along the Phantom Lake School frontage. Parking on the school property is not sufficient to handle the number of parent vehicles that drop off and pick up students. This insufficiency of parking on the school property causes school-related parking to overflow onto the street. The School District's consultant counted 47 parent vehicles arriving between 2:30 and 3:00 p.m. and parking on the street to pick up students when school lets out. Based on the consultant's experience with other school sites, this figure could increase by up to 15 percent (up to 54 vehicles) when the weather is bad. Not all of these vehicles were present at the same time. The 47 parent vehicles on normal days occupied a maximum of approximately 40 parking spaces at any one time. On bad weather days, up to 46 parking spaces would be occupied at any one time. Since these vehicles arrive and depart within a short period of time, they congest 160th Avenue to the point that through traffic is significantly restricted when school lets out. This also interferes with access to homes near the school. Additional information on parking can be found in memos from Gibson Traffic Consultants dated September 27, 2001 and December 4, 2001. Copies of these memos are on file with the Transportation Department or the Department of Planning and Community Development.

2. Traffic Standards Code and Trip Generation

Bellevue City code (BCC) 14.10.020, paragraph 1.7 exempts publicly funded educational institutions from the Traffic Standards Code. Therefore, this development is not required to undergo concurrency analysis. However, trip generation estimates are described below as a matter of public information, and because trip generation was questioned by citizens at a courtesy public hearing before the Sammamish Community Council.

Much of the increase in square footage associated with this development would be to accommodate improved services rather than additional students. Therefore, it would be misleading to estimate trip generation based on the increase in square

footage. The School District's consultants estimated trip generation based on the district's statement that there would be a maximum increase of 40 students. The consultant applied information from the Institute of Transportation Engineers to estimate that 40 new students would generate an increase of 41 daily trips, including 12 in the AM peak period, 11 when school lets out, and only 2 during the PM peak period (4 to 6 PM).

At a courtesy public hearing before the Sammamish Community Council, concerns were expressed regarding trip generation at night due to adult education and recreation programs. The School District's response is that nighttime activities will not increase significantly from the current nighttime use. The larger gymnasium will still accommodate only one basketball game at a time. Adult education programs at night will not increase significantly. The primary night time trip generators are open houses and concerts, which occur only three to five times per year, and will not increase significantly.

Additional information on trip generation can be found in memos from Gibson Traffic Consultants dated September 27, 2001 and December 4, 2001. Copies of these memos are on file with the Transportation Department or the Department of Planning and Community Development.

3. Short-Term Impacts and Mitigation

Based on the trip generation data above, any short-term increase in traffic associated with this development will be insignificant. The existing problems with inadequate parking and substandard frontage improvements and pedestrian facilities will be improved through the provision of new curb, gutter, sidewalk, and on-site parking. After the development, both traffic flow and pedestrian safety in the vicinity will be enhanced. See Section XII for related conditions.

4. Long-Term Impacts and Mitigation

Long-term traffic impacts of new development are typically mitigated through the payment of a transportation impact fee. However, the Transportation Improvement Program (Bellevue City Code 22.16.070 B) states that publicly funded educational institutions are exempt from transportation impact fees. Therefore, no transportation impact fee will be required for this development.

C. Utilities Department

The Utilities Department reviewed the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. All design review, plan approval, and field inspection shall be performed under the Developer Extension Agreements. See Section XII for conditions. At the time of writing this staff report, the applicant had submitted the required Developer Extension Agreements for water and storm.

D. Fire Department

1. Automatic sprinkler will be required per NFPA 13 standards for the occupancy.
2. A Fire Department Connection (FDC) will be required at the north and south ends of the building and shall be interconnected.
3. Fire hydrants will be required within 50 feet of each FDC.
4. Due to the large area of the 2 story school building standpipes will be required in protected stairwells where any 200 ft length of fire hose can not reach from any point where a fire truck may be positioned and access the building.
5. A Fire Alarm system will be required per UFC and NFPA 72.
6. The Sprinkler and Fire Alarm system shall be connected to a central station monitoring company
7. 20 foot wide Paved Fire Department Access Roads, with minimum inside turning radius of 33 feet, will be required to the east side of the building, with turnarounds, on the north and south sides of the building.
8. One access road shall include access for the medical aid cars to the Playfield
9. Fire Hydrants shall be located on the east side of the building. This may be mitigated with adequate access to the building and standpipes.
10. Gates will require Knox Box key operation at each gate.
11. Other conditions may be required when more complete building plans are reviewed.

E. Parks and Community Services Department

The Parks and Community Services Department (Parks Department) has reviewed the plans and asked for revisions and/or additional information in order to complete their review. The information submitted on December 7 responded to many of their concerns. Other identified concerns will become conditions of approval to be met as part of the Clearing and Grading and Building Permits review process. Of particular concern to the Parks Department was the treatment of the children's play areas and the potential development impact to the existing sportsfield. Because of the location of the play areas behind the proposed school, the Parks Department wants to ensure that the play areas would remain visually accessible for safety purposes. This could be achieved by not closing off the parking lot to the south of the proposed building. The applicant has verified that the south parking lot will remain open to allow visibility into the play areas after school hours.

Parks Department also requested that the existing trail to the sportsfields, tennis courts, and park to the east and south should remain open during construction. The applicant proposes to close the entire Phantom Lake School site to ensure safety during construction. However, the existing trail will be located outside of the construction fencing, except for one small portion which will be detoured during construction onto the Tillicum sidewalk to 160th Ave. S. E. according to the applicant's architect. Therefore, access to the Tillicum and Parks Departments sportsfields and the tennis courts will not be impacted by construction.

The Parks Department also is concerned about impacts of construction on the sportsfield to the east. The proposal includes stormwater lines and a biofiltration

swale immediately abutting the sportsfield. The applicant proposes to fence the south and east sides of the field. A 6-foot temporary chain link fence will be required around the sportsfield. Any damage to the sportsfield from construction shall be repaired to the condition existing prior to construction. In addition, information about construction staging in the eastern portion of the project site needs to be shown on the Clearing and Grading application plans.

A 6-foot chain link fence will also be required along the north side of Lake Hills Park in the construction area of the stormwater drainage lines. The chain link fence shall run eastward to 163rd Avenue S. E. in order to protect the row of poplar trees along the north side of Lake Hills Park. See Section XI for related conditions.

VII. Public Comments

The applicant filed this application on August 23, 2001. The application was deemed complete by staff on September 17, 2001. The surrounding property owners were mailed notice of the proposal on September 27, 2001 and a public information sign was installed on September 26, 2001. The minimum comment period ended on October 11, 2001. At the time of this report, staff has not received written public comments in regards to this proposal.

This project was originally submitted as a Process III application which required a courtesy public hearing and public meeting before the Sammamish Community Council on October 16, 2001. At this meeting, two teachers and two parents spoke in favor of this proposal. One of the parents did request that the School District erect a fence along the north property line to shield his residence from public view. This individual's home is highly visible from the top of bank along the north property line. Installing a privacy fence at the top of this slope along with sight screening vegetation will protect the residences below from public view. See Section XI for related condition. Since the October 16th meeting, the Sammamish Community Council was discontinued on January 1, 2002, and the proposal converted to a Process I application.

VIII. Changes to the Proposal

As a result of staff review, the following changes were requested of the applicant:

- The applicant was required to remove a liability clause regarding cut and fill quantities for this site. The statement claims that the listed cut and fill quantities are only for Municipal purposes only. The applicant understands that accurate numbers for clear and grade activities will be required to receive a clear and grade permit.
- Product information was requested for building and parking lot lighting fixtures for this site.
- Additional information was requested regarding the number of users of this site, i.e., number of teachers and students, hours of operation, detail of before and after school activities and the total number of associated workers such as custodians, cooks, etc. to determine the required number of parking stalls.

- An analysis of the before and after school activities was required to determine users of the facility during after hours operation.
- The Department of Transportation requested that the School District revise its site plan to remove an on-street bus pullout within the public right-of-way of 160th Avenue SE. Bus loading and unloading is now designated near the center entry of the facility.
- The Department of Transportation has requested that the applicant provide information regarding "worst case" traffic and parking analysis for this site. This analysis is to include before and after school activities as well.
- The Department of Transportation requested that the applicant augment its parking analysis and include information regarding short term drop off and pick up for parents to ensure that enough parking stalls have been designated for this activity.
- The Fire Department has requested that the existing access road located at the northern portion of the site be extended to the playfield to allow emergency vehicles direct access in the event of an emergency.
- The Parks Department requests that the existing playfield that is located in the central portion of the site be protected from earthwork activities by a temporary, six feet tall chain link fence. Any damage to the sportsfield occurring during site construction must be repaired to the sportsfield's existing condition. See Section XI for related condition.
- The Parks Department requests additional information regarding an operational plan for all of the proposed uses for this project. See Section XI for related condition.
- Based upon staff observations, a permanent fence will be installed at the northeast corner of the sportsfield to prevent balls from going out of play and rolling down the slope. The Bellevue School District has agreed to install this fence.

IX. Applicable Decision Criteria

1. The Director may approve or approve with modifications an application for a *Conditional Use* if the following criteria are met, per Land Use Code 20.30B.140:

A. The conditional use is consistent with the Comprehensive Plan.

The proposal is located within the Southeast Bellevue Subarea of the Comprehensive Plan. This proposal is consistent with the Comprehensive Plan's goals and policies. See Attachment E for Comprehensive Plan Analysis.

B. The design 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.

The applicant has designed a structure that will be compatible with existing single-family structures in the immediate vicinity. As mentioned in Section II of this report, the site is surrounded by single-family structures and Tillicum Junior High. To complement the adjacent single-family neighborhood, the proposed school has

been designed in a sweeping arc form to provide more open space and move the building structure further from 160th Avenue SE (see Section III for building design discussion). In its current form, too much of the building directly fronts 160th Avenue SE which restricts the amount of area devoted to parking and the use of landscaping. The use of the arc focuses attention to the primary entry to this facility.

The existing school is composed of six separate buildings joined together by common, outdoor corridors. This proposal seeks to eliminate the outdoor corridors and create a more compact building footprint. The proposed structure acknowledges the differences in topography on site by stepping down the topography from the west to the east. A two-story facility allows for a more consolidated building footprint and less site disturbance than the existing development.

As conditioned, the applicant has designed a structure that fulfills the intent of this criterion.

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

The traffic congestion problem on 160th Avenue SE when school lets out is not due to a street inadequacy, but is primarily due to inadequate provision for parking on school property. The proposed conditional use will greatly improve parking on school property, which will improve safety and traffic flow on the street. The street itself is adequate to handle the traffic volume if the school's parking lots can handle the parking demand.

The adequacy of pedestrian facilities along streets is important for an elementary school where a significant number of students walk to class. Evaluating pedestrian safety for schools is the responsibility of the Bellevue School District Safe Walking Committee. This committee includes representatives from the public, the School District, the Bellevue Police Department, and the Bellevue Transportation Department. The committee has examined streets near Phantom Lake Elementary School and determined that 160th Avenue SE is a safe walking route, except where no sidewalk exists on part of the school's frontage. That missing sidewalk segment will be installed by the proposed development. Farther south, adjacent to the Tillicum School site, a segment of 160th Avenue SE has no pedestrian facility for approximately 200 feet. However, a parallel sidewalk exists near the school building about 50 feet off the street. This provides a safe walking route with a small detour. The Safe Walking Committee has listed that segment of 160th Avenue SE as an acceptable walking route. Several side streets in the vicinity have no sidewalks. The Safe Walking Committee has listed them as acceptable walking routes due to their width, low speeds, and low traffic volumes.

As conditioned, the proposal will be adequately served by public facilities in the area: water, sewer, garbage, electricity, storm sewer, and telephone. The applicant is required to meet the City's Transportation Development Code (BCC 14.60), expand the existing storm drainage system along with water and sewer

connections, and meet the requirements of the Uniform Fire Code. See Section XII for the related conditions.

D. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

As conditioned, the proposal will not be materially detrimental to uses or property in the immediate vicinity of this site. The existing situation is clearly detrimental to nearby homes by restricting their access at peak times when school-related parking overflows onto 160th Avenue SE (see Section III for site design issues). The proposed conditional use will improve parking, safety, and traffic flow; thus reducing an existing detriment. The proposal will improve the existing condition by using twelve parallel parking stalls on 160th Avenue SE. The facility will have 49 parking stalls designated for parent drop-off and pick-up of students along with 40 parking stalls for staff. School bus drop off and pick up will be located at the central entry to separate parent activities from school bus activities. The applicant has designed the structure to be located on the flattest portion of the site, thus, avoiding the 40 percent slopes located along the north and eastern portions of this site. The School District will provide a privacy fence along the northern property line to eliminate visual access into the residences that are located at the bottom of the hill per the request of a resident in this area. Given the sensitivity of the design, the proposal fulfills this requirement.

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

As conditioned, the proposal meets all applicable requirements of the Land Use Code refer to Section IV for details.

X. Decision of the Director

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, and City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby recommend **APPROVAL WITH CONDITIONS** of the Conditional Use Permit:

XI. Discretionary Conditions of Approval:

- 1. Maximum Student Enrollment:** School enrollment for this facility shall not exceed 964 students while Tillicum Junior High shall be restricted to 1,200 students for a grand total of 2,164 students. To ensure compliance, within seven days after the start of each school year, the administrator shall provide written notification to the Department of Planning and Community Development, disclosing the total number of students who are registered and expect to be registered for that school year.

Authority: LUC 20.20.740.2.a and b
Reviewer: Antoinette Pratt, (425) 452-5374

510B

- 2. Traffic Monitor:** To reduce the concentration of school related traffic on 160th Avenue SE and in the surrounding neighborhood, the School District shall assign a traffic monitor to the north parking lot to reduce the amount of parent queuing during parent drop off and pick up.

Authority: Comprehensive Plan Policy, TR-90
Reviewer: Antoinette Pratt, (425) 452-5374

- 3. Designation of Parent Pick Up Areas:** At the beginning of the school year, the School District shall be required to designate parent pick up areas for children. The designated areas shall be used throughout the year to reduce the length of time for parent pick up and queuing.

Authority: Comprehensive Plan Policy, TR-90
Reviewer: Antoinette Pratt, (425) 452-5374

- 4. Sportsfield Protection:** Due to proximity of clearing and grading activities adjacent to the on-site Phantom Lake Elementary School sportsfield, a temporary, six-foot chain link fence shall be required around the sportsfield to protect this area from on-site construction activities. Any damage to the Phantom Lake sportsfield or the access trail which occurs during construction, shall be repaired prior to Temporary Certificate of Occupancy. Access for maintenance of the Phantom Lake sportsfield shall be maintained as necessary during construction of the project.

Access to the Tillicum Middle School and Parks Department tennis courts and sportsfields shall be maintained during the construction of the Phantom Lake Elementary School project.

A temporary, 6-foot chain link fence is required along the north side of Lake Hills Park in the construction area of the stormwater drainage lines. The chain link fence shall run eastward to 163rd Avenue S. E. in order to protect the row of poplar trees along the north side of Lake Hills Park.

The construction staging area for the eastern portion of the site shall be identified on the Clearing and Grading plans.

Authority: Parks and Recreation Facilities Code 3.43.110 and Clear and Grade Code 23.76
Reviewer: Pat Lambert, (425) 452-4190

- 5. Building Materials/Details and Color Samples:** The applicant shall submit any revisions to building materials, details and/or colors for review and approval by the Planning and Community Development Department through the Land Use Exemption (LUX) review process.

Authority: LUC 20.30B.175.C

Reviewer: Antoinette Pratt, (425) 452-5374

- 6. Privacy Fencing:** The applicant shall be required to install fencing with sight screening vegetation along the north property line to protect single-family residences below from direct visual access from top of bank.

Authority: Comprehensive Plan Policy, S-SE-33
Reviewer: Antoinette Pratt, (425) 452-5374

- 7. Operational Plan:** The Parks Department requests additional information regarding an operational plan for all of the existing uses located at this facility.

Authority: Park Policies PA-21, PA-22 and PA-35
Reviewer: Pat Lambert, (425) 452-4190

XII. Code Required Conditions of Approval To Be Completed Prior to Issuance of Building and Clear and Grade permits.

- 1. Compliance with Bellevue City Codes and Ordinances:** The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Clearing and Grading Code - BCC 23.76	Ed Mecum, (425) 452-7860
Bellevue Development Standards	
Transportation Code - BCC 14.60	Carl Wilson, (425) 452-4228
Transp. Improvement Program - BCC 22.16	Carl Wilson, (425) 452-4228
Right-of-Way Use Permit - BCC 14.30	John Regalia, (425) 452-4599
Bellevue Utilities Code - BCC Title 24	Mark Dewey, (425) 452-6179
Construction Codes - BCC Title 23	Gregg Schrader, (425) 452-6451
Land Use Code (LUC) - BCC Title 20	Antoinette Pratt, (425) 452-5374
Sign Code - BCC Title 22	Antoinette Pratt, (425) 452-5374
Noise Control - BCC 9.18	Antoinette Pratt, (425) 452-5374
Uniform Fire Code - BCC 23.11	Adrian Jones (425) 452-6032

- 2. Exterior Lighting:** The plans submitted for building permit approval shall portray exterior lighting which directs light downward and does not result in light spillage beyond the site.

Authority: Land Use Code 20.30B.140.D
Reviewer: Antoinette Pratt, (425) 452-5374

- 3. Final Utilities Approval:** Utilities Department approval of the project is based on conceptual design of the utility systems. Review of the final civil engineering design of the utility systems may require changes to the site layout or size of buildings to accommodate the necessary utility systems. Utilities Department review and inspection of site utility work is done through the Developer Extension process.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Mark Dewey, 452-6179

4. **Developer Extension Agreements:** The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. All design review, plan approval, and field inspection shall be performed under the Developer Extension Agreements. The developer is solely responsible for any relocation/abandonment of public and/or private utilities and the acquisition of any required easements.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Mark Dewey, 452-6179

a. Storm Drainage

Storm drainage systems for the site are based on a conceptual design submitted under conditional use permit # 01-115991 and will consist of conveyance pipes, catch basins, detention tanks and water quality facilities.

Water quality facilities will be required to treat both conventional and nutrient pollutants. The preliminary design proposes a bioswale /sand filter vault treatment train to meet this requirement.

Runoff control will be required to mitigate runoff from the proposed development. The preliminary design proposes three detention tanks and a control structure to meet this requirement.

A Developer Extension Agreement will be required for Utility Engineering plan approval, construction and acceptance of the storm drainage facilities.

Authority: BCC Title 24.06
Reviewer: Mark Dewey, 452-6179

b. Water

Water piping and appurtenances for the site are based on the conceptual design submitted under conditional use permit # 01-115991. Water systems for the site will create a looped system around the building and will provide fire hydrants in several locations. Additionally a 3" domestic meter and 6" DCVA are proposed. Public water main easements will be required for the water main piping and appurtenances for the site. A Developer Extension Agreement will be required for Utility Engineering plan approval, construction and acceptance of the water facilities.

Authority: BCC Title 24.02
Reviewer: Mark Dewey, 452-6179

c. Sewer

Preliminary inspection of the Phantom Lake Elementary side sewer reveals an aging system that will most likely need to be replaced. Reuse of the existing

Phantom Lake Elementary side sewer is highly unlikely and will depend on its current condition, location, and capacity. Alternate locations and increased capacity should be investigated during Engineering design and approval.

Authority: BCC Title 24.04
Reviewer: Mark Dewey, 452-6179

5. **Engineering Plans – Frontage Improvements:** Prior to issuance of a Clearing and Grading permit, the developer must submit engineering plans showing the street frontage improvements and related access issues. All frontage improvements must meet the requirements of City code and the Development Manual. Some aspects of the engineering plans do not need to be finalized until issuance of a building permit. However, the following issues, which affect clearing and grading, must be correctly shown on the plans prior to issuance of the Clear and Grade permit:
- a. Along the site's frontage, the face of the new curb shall be 30 feet from the existing face of curb on the western side of 160th Avenue SE, except within the parking bays, where the distance shall be 40 feet. The parking bays shall have curb radii that can accommodate the movement of a street sweeping machine.
 - b. A sidewalk shall be installed where no walk now exists along the street frontage. The sidewalk shall be eight feet wide south of the main driveway entrance and six feet wide north of there. The new sidewalk must make a smooth transition to the existing walks at each end.
 - c. Driveways for major developments are typically 30 feet wide near the street, with a concrete driveway apron per standard plans #13 or #14. However, there is some question as to whether a 30-foot width with a standard apron will allow an adequate turning radius for a school bus entering the site from the south on 160th Avenue. This issue requires additional analysis before the engineering plans can be finalized.
 - d. Driveway landings on sloping approaches are not to exceed a slope of ten percent for a distance of 20 feet from the back of the sidewalk. Information must be provided on the plans to allow this to be confirmed.
 - e. No new overhead utility lines will be allowed on the development's frontage.
 - f. Installation of streetlights meeting City standards will be required along 160th Avenue SE. The developer is required to obtain a streetlight plan and specifications from Puget Sound Energy. The streetlight plan and specifications must be approved by the Bellevue Transportation Department prior to approval of the Clear and Grade Permit.
 - g. 60th Avenue SE is shown as "Overlay Required" on the City's trench restoration map. This means that any trenching in the street for utility connections or other purposes will require pavement restoration consisting of a grind and overlay at least 50 feet on each side of the trench.
 - h. Appropriate storm drainage facilities meeting the requirements of the Utilities Department must be provided as needed to drain the surface of 160th Avenue SE along the development's frontage.

Authority: BCC 14.60.110 and 14.60.150 C and D.
Reviewer: Carl Wilson, 425-452-4228

6. **Final Engineering Plans – Frontage Improvements:** Prior to issuance of a Building Permit, final engineering plans must show all street frontage improvements, which must meet the requirements of City code and the Development Manual. In addition to items in condition five, the final plan set must include the following:
- a. Driveway aprons shall be constructed at all driveways per the City's standard drawing #13 or #14, with modifications if needed to accommodate the turning radius of a school bus. The correct plan detail must be shown in the final plan set.
 - b. The sidewalk shall be constructed per standard drawing #9. The correct plan detail must be shown in the final plan set.
 - c. Type A vertical curb and gutter shall be provided per standard drawing #10, which must be included in the final plan set.
 - d. The parking bays along 160th Avenue SE shall be separated from the through lane by a standard four-inch wide white paint stripe.
 - e. Bike racks sufficient to meet typical student needs shall be provided on the site.
 - f. All frontage improvements must comply with the Americans with Disabilities Act, where appropriate.

Authority: BCC 14.60.110

Reviewer: Carl Wilson, 425-452-4228

7. **Easements:** The curb and sidewalk location described in condition five will place the back edge of the sidewalk a short distance outside the existing right of way on 160th Avenue SE. A sidewalk and utility easement as needed to accommodate the full width of the sidewalk must be granted to the City, and the necessary legal documents must be filed with the City Clerk and recorded at the County Recorder's office prior to issuance of a building permit. The standard language and format for a sidewalk and utility easement can be obtained from the Transportation Department. The exact location of this easement must correspond to the back edge of the sidewalk as shown on the final engineering plans.

Authority: BCC 14.60.100

Reviewer: Carl Wilson, 425-452-4228

8. **Right-of-Way Use Permit:** Prior to the issuance of a clear and grade permit or any construction on public right-of-way, the applicant shall secure a right-of-way use permit from the City's Transportation Department, which may include:
- a. designated truck hauling routes,
 - b. truck loading and unloading activities,
 - c. location of construction fences,
 - d. hours of construction and hauling,
 - e. maintenance of pedestrian access,
 - 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.

Authority: BCC 11.70

Reviewer: Jon Regalia, (425) 452-4599

9. **Off-Street Parking:** The applicant shall secure sufficient off-street parking for construction workers prior to the issuance of a clearing and grading, building or foundation permit.

Authority: BCC 11.70
Reviewer: Jon Regalia, (425) 452-4599

10. **Construction Easements:** Any temporary or permanent construction easements required to construct the proposal shall be filed with PCD prior to issuance of construction permits.

Authority: BCC.23.76.070.C
Reviewer: Ed Mecum, (425) 452-7860

11. **On-Site Geotechnical Engineer:** The project geotechnical engineer shall be on-site to observe and/or inspect soil cuts and fills for foundation, utility and road construction. The engineer shall submit inspection reports documenting conformance with the recommendations of the geotechnical report for the project. Design modifications may be required at construction if performance specifications are not met.

Authority: BCC 23.76.080H, LUC 20.25H.110D
Reviewer: Ed Mecum, (425) 452-7860

12. **Signs:** Prior to the issuance of any sign permits, a sign package per the Bellevue Sign Code shall be submitted to PCD through the LUX process for review and approval. Proposed signs shall be architecturally compatible with the building.

Authority: BCC 22B.10.040.B.1,2 and LUC 20.30B.140
Reviewer: Antoinette Pratt, (425) 452-5374

13. **Native Growth Protection Area (NGPA):** The required LUC non-disturbance area shall be placed in a Native Growth Protection Area. The applicant shall record the NGPA with King County and provide a recorded copy to the City of Bellevue prior to building permit issuance.

Authority: LUC 20.25H.110.D
Reviewer: Antoinette Pratt, (425) 452-5374

14. **Seasonal Restrictions:** This site is subject to seasonal restrictions. City approval for site construction from November 1st through April 30 (rainy season) is contingent on the applicant implementing *extraordinary* erosion control measures. These measures shall include, but are not limited to: **1)** providing a temporary erosion and sedimentation control plan (TESC) in narrative form; **2)** installing a City approved geosynthetic erosion control system; **3)** installing City approved catch basin inserts; **4)** providing an erosion control pond sized for the 10-year, 24-hour storm in

developed condition with 20 percent safety factor and length to width ratio of 10-to-1; 5) turbidity monitoring; 6) funding of additional inspections; and 7) providing larger abatement securities. Any time the applicant is unwilling or unable to fully prevent erosion and sediment discharge from the site, the City will suspend work on the project until the dry season.

Authority: BCC 23.76.093.E
Reviewer: Ed Mecum, (425) 452-7860

15. **Declaration of Lot Combination (DLC):** Removal of interior lot lines shall be completed through the DLC process.

Authority: UBC 1997, Section 503
Reviewer: Antoinette Pratt, (425) 452-5374

16. **Mechanical Equipment:** A roof plan shall be submitted detailing proposed mechanical equipment for the roof of this facility. This shall be reviewed and approved prior to the issuance of a building permit.

Authority: LUC 20.20.525
Reviewer: Antoinette Pratt, (425) 452-5374

17. **Parallel Parking Stalls:** The applicant shall modify the "Site Plan B" so that all parallel parking stalls shall measure 22 feet in length rather than 20 feet that is currently shown. All pertinent plans shall be modified to reflect this requirement.

Authority: LUC 20.20.590, Plate B
Reviewer: Antoinette Pratt, (425) 452-5374

B. Prior to Issuance of Certificate of Occupancy:

1. **Transportation Improvements:** All street frontage improvements and transportation conditions as shown on final engineering plans, or required by City codes or standards must be completed to the satisfaction of the Transportation Department and approved by the appropriate Transportation Department inspector prior to issuance of a Temporary Certificate of Occupancy.

Authority: BCC 14.60.110
Reviewer: Carl Wilson, 425-452-4228

Attachments

- A. Resolution 5840
- B. Zoning and Site Maps
- C. Plans and Drawings
- D. Environmental Determination and Checklist
- E. Comprehensive Plan Analysis

ATTACHMENT D
(Consolidated Response Letter)



City of Bellevue

Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009-9012

May 28, 2015

Ms. Elfi Rahr
16509 SE 18th Street
Bellevue, WA 98008

Subject: 15-107834 LB, Conditional Use Application—Bellevue School District
Tillicum Middle School Reconstruction Project

Dear Ms. Rahr:

Thank you for your comments concerning the upcoming Tillicum Middle School construction project and the potential impacts to Phantom Lake. We have reviewed your concerns and have prepared the following responses to answer your questions of April 30, 2015. The Utilities Department prepared the responses regarding stormwater while I have responded to your question about the State Environmental Policy Act (SEPA) review. The questions asked in your letter are listed in bold followed by the City's response. They are as follows:

1. Stormwater runoff from the school property has traveled unfiltered into Phantom Lake. How will this stormwater be treated with this application?

Response: Tillicum Middle School is located within the City of Bellevue on the east side of 160th Ave SE between SE Phantom Way and 158th Place SE. The existing site consists of 17.24 acres of developed site including the school building, surface parking, athletic fields, tennis courts, and associated landscaping. The site is located within the Phantom Creek Drainage Basin, which discharges to Phantom Lake, and represents approximately 3.2% of total tributary area to Phantom Lake. The proposed project includes approximately 14.8 acres of land disturbance on the Tillicum Middle School site to construct a new school building, surface parking lot, athletic fields, tennis courts, and associated landscaping; approximately 2.4 acres of native vegetation at the south end of the property will remain undisturbed.

Stormwater from approximately 4.3 acres of the existing site, including the parking lot, tennis courts, and grass playfield drains to a swale located at the southeast corner of the site. This swale discharges to a detention pond which straddles Tillicum Middle School and the adjacent Lake Hills Community Park. This detention pond discharges to the public storm system located in SE Phantom Way. The remainder of the existing site, including the school building and track and field, discharges to the public storm system located in SE Phantom Way without stormwater detention.

Stormwater mitigation for this site will be permitted through the City of Bellevue. Stormwater facilities will be in compliance with the City's 2015 Surface Water Engineering Standards, which is equivalent to the state's 2005 Surface Water Management Manual. Stormwater mitigation for the new development will include flow control, water quality treatment, and on-site stormwater management or Natural Drainage Practices (NDP's).

Runoff from the new development will be collected and conveyed to an underground detention vault located at the downstream end of the developed site. This vault will store and release stormwater at peak flow rates designed to match flow rates from a pre-European development; resulting in approximately an 80% reduction in peak flow rates between the existing and proposed

sites. NDP's will include a green roof and bioretention areas that will reduce runoff from portions of the new development.

New developments in Phantom Creek Drainage Basin require two levels of water quality treatment: phosphorous control and enhanced basic treatment. A water quality facility, called a "Modular Wetland System", designed to provide these two levels of water quality treatment, will be located downstream of the detention vault. This facility is approved by the Washington State Department of Ecology to provide both enhanced basic and phosphorous control. Runoff from the school building, plaza areas, surface parking lots, synthetic turf athletic fields, tennis courts, and associated landscaping will be treated through this water quality facility.

2. Attached to your submitted letter were photos which show plugged stormwater drains and images of Phantom Lake after an excessive rainfall. Concerns were also raised about the historic deterioration of the existing lake.

Response: The proposed Tillicum Middle School project will provide a high degree of stormwater treatment that will significantly reduce both pollutants such as phosphorus as well as total suspended solids (turbidity). This enhanced treatment will result in significant water quality improvements for this site and the overall water quality of the Phantom Creek Drainage Basin.

Stormwater codes and standards in 1997 were not as strict as they are today. What you documented during the Tillicum School reconstruction in 1997 should not happen again with the construction of the new school.

During construction the contractor will be required to comply with the National Pollution Discharge Elimination System (NPDES) as administered by the Department of Ecology and the City of Bellevue Clearing and Grading permit. These permits will require the following:

- The Contractor will have a Certified Erosion and Sedimentation Control Lead on site during earthwork activities. This individual will be responsible for implementing and maintaining erosion control measures throughout construction.
- The Contractor will create, implement, and maintain a Surface Water Pollution Prevention Plan throughout the construction process. This plan will specify construction practices, including physical, structural, and/or managerial practices that, when used singly or in combination, prevent or reduce pollution of storm water runoff caused by construction activities. This plan will be updated throughout construction and will be subject to review by Department of Ecology and City of Bellevue inspectors.
- Construction runoff will be monitored for turbidity (sediment) and pH (acidity) levels prior to discharging to the public storm system. Any runoff found to be outside the limits specified by these permits (25 NTU's for turbidity and between 6.5 and 8 for pH) will require corrective action to bring these levels to within acceptable limits before discharging to the downstream storm system. Stormwater monitoring will be performed by a third party independent from the Contractor.

3. Environmental review is complete for Tillicum Middle School. A Determination of Non-significance was issued earlier this year and you have questions about the analysis.

Response: The Bellevue School District is an agency with jurisdiction to conduct environmental review for its projects. As an agency with jurisdiction, the District may complete its own determinations. The District has chosen to exercise this right for all of its capital school

reconstruction projects in Bellevue. A Determination of Non-Significance (DNS) was issued on February 10, 2015, with an appeal period ending February 26, 2015. A copy of this DNS can be located within the project file. Please note that the City retains its authority to condition projects based on its applicable policies, codes and standards such as are described above related to stormwater management. If you have questions about the District's analysis, you may contact Jim O'Malley at (425) 456-4558.

We hope this information is helpful to you. Please let us know if you have further questions. I can be reached at (425) 452-5374.

Sincerely,



Antoinette Pratt
Senior Planner

cc: Carol Helland, Director, Land Use
Paul Bucich, Assistant Director Utilities
Pam Bissonnette, Interim Deputy City Manager
Don Rust, Utilities
Jim O'Malley, BSD
Jack McLeod, BSD
James Peterson, Principal, TMS