



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Carrol Building Daycare/School Facility

LOCATION OF PROPOSAL: 2227 112th Avenue NE

DESCRIPTION OF PROPOSAL: Application for Administrative Conditional Use Permit approval to convert an existing office building to an elementary school and daycare. The daycare is proposed as the first phase and will be located on the first floor. The elementary school is proposed as the second phase and will be located on the second floor. An associated tenant improvement permit will follow to modify the interior of the existing building. Modest exterior changes are proposed with this application such as window replacement, rebuild of a portion of the roof and new wood siding.

FILE NUMBERS: 15-130116 LA **PLANNER:** Toni Pratt, Senior Planner

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **7/21/2016**
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Carole McEllend

Environmental Coordinator

7/7/2016

Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: **Carroll Building Daycare/School Facility**

Proposal Address: 2227 112th Avenue NE

Proposal Description: Application for Administrative Conditional Use Permit approval to convert an existing office building to an elementary school and daycare. The daycare is proposed as the first phase and will be located on the first floor. The elementary school is proposed as the second phase and will be located on the second floor. An associated tenant improvement permit will follow to modify the interior of the existing building. Modest exterior changes are proposed with this application such as window replacement, rebuild of a portion of the roof and new wood siding.

File Number: **15-130116 LA**

Applicant: Broderick Architects

Decisions Included: Administrative Conditional Use, Process II

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

State Environmental Policy Act
Threshold Determination: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

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

Application Date: December 22, 2015
Public Notice (500 feet): February 11, 2016
Public Meetings: N/A
Minimum Comment Period: February 25, 2016
Bulletin Publication Date: July 7, 2016,
Appeal Deadline: July 21, 2016

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 and Project Description

Application for Administrative Conditional Use Permit approval to convert an existing office building to an elementary school and daycare. The daycare is proposed as the first phase and will be located on the first floor. The elementary school is proposed as the second phase and will be located on the second floor. An associated tenant improvement permit will follow to modify the interior of the existing building. Modest exterior changes are proposed with this application such as window replacement, rebuild of a portion of the roof and new wood siding.

The applicant proposes to have 90 children within the daycare and 80 students maximum for the future elementary school. No growth will be permitted beyond this level because of the required number of parking stalls unless shared parking agreements are obtained. See further discussion regarding this in Section IV.C—parking. Modest exterior changes are proposed with this application such as window replacement, rebuild of a portion of the roof and new wood siding.

The interior of this structure will be converted from office to daycare via a tenant improvement permit (16-129515 BY) which is currently under review. The tenant improvement proposes to add non-load bearing interior partitions, restrooms, and new casework. Completion of construction is scheduled by September 2016 prior to opening of the facility. The applicant proposes minimal changes to existing site conditions to accommodate the daycare and future school. At the west corner of the building, the applicant plans to remove two parking stalls to install a children's play area. A sidewalk will be added to access this area.

See Attachment A for plans and drawings.

II. Site Context and Description



This site is located south of NE 24th Street and west of 112th Avenue NE. It is located just east of the City of Bellevue's Hidden Valley Sports Park. This site was previously utilized as an office use so this application is considered a change of

use from the previous use. The existing building was constructed in 1981 and met the applicable codes in effect at that time. The site is surrounded by other office uses at all of its property boundaries. Site topography contains gentle topography which allows the building to have two separate entries at a lower and upper level at the west and east elevations.

III Proposed Site and Building Design



View West to Existing Structure

Entry to the building occurs at two locations: on the west and east elevations of the structure. The north entry will be enlarged by 90 square feet. This entry leads to the lower floor for the daycare. The east entry will be used for the future elementary school. The existing structure is surrounded by vegetation and beyond that parking lots at its property boundaries. The current site has 47 parking stalls. There is an existing trash/recycling enclosure north of this structure. It will remain in its existing location.



View West—Daycare Entry

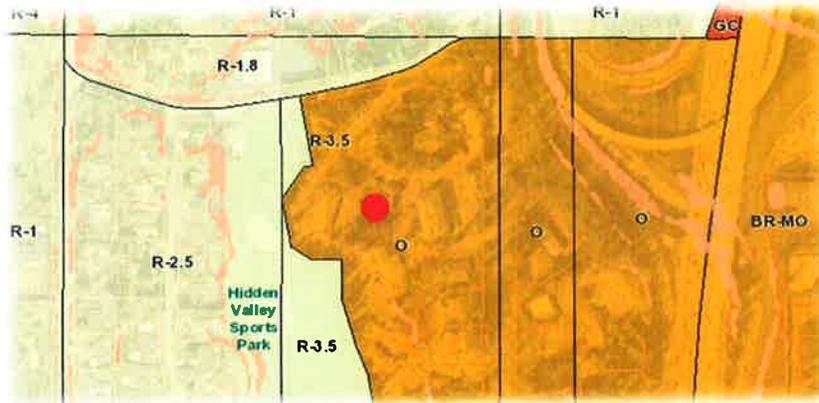
At the southwest corner of the structure, three parking stalls exist. With this application, the applicant will remove the three stalls along with a portion of the top layer of asphalt and place a porous play surface down to protect children's play activities in this area. A sidewalk leading to this area will be added as well. Forty-four parking (44) parking stalls will be maintained within the existing parking lot.

No changes will occur to site landscaping other than required maintenance to clean out the vegetative beds.

The building exterior will remain in its current form. The color will be amended to an olive green for the horizontal siding with dark green window trim, eave and rake trim, cornice and Hardi panel accents. The roof is proposed as a dark green while the windows and entry doors are a dark anodized bronze color. Brick frames the entrance and there is a brick wainscot wrapping the lower floor below the line of the window sills.

IV. Consistency with Land Use Code/Zoning Requirements

A. General Provisions of the Land Use Code



This site is located within the Office zoning district. As such, the Land Use Code (LUC) 20.10.440, Services (chart) permits primary and secondary educational facilities subject to prior Administrative Conditional Use approval. The applicant has fulfilled this requirement by submitting this application for review and approval. The site is located within a transition

district. Modest changes are being made to the exterior of the structure, so the submitted Administrative Conditional Use application will document these changes. No Land Use Exemption is required for these changes.

B. Schools

LUC Chapter 20.20.740 provides development standards for schools in commercial districts. The proposal meets the dimensional standards for schools in regards to building setbacks, lot coverage, landscaping, and site and building design guidelines.

C. Parking Standards and Site Circulation

LUC 20.20.590 does not define the number parking stalls required for an educational or daycare facility. As such, this proposal will be classified as an unspecified use per 20.20.590.F.2. To comply with the standards for unspecified uses, the applicant has submitted a Trip Generation and Parking Study dated December 22, 2016, by Transportation Engineering Northwest (TENW).

TENW noted that there are 47 parking stalls on this site but three will be removed for the planned outdoor play area for a total of 44 parking stalls remaining. As noted earlier, three will be removed for the proposed play area at the southwest portion of the lot. TENW calculated that the daycare use will generate a parking demand of 3.16 vehicles per 1,000 gross square feet. The daycare space is 6,122 square feet in size. Therefore, 19 parking stalls are required for the daycare. The future school use will generate a parking demand of .17 vehicles per student. A proposed student count of 80 students will require a total of 14 parking stalls for 6,122 square feet of space on the second floor. The existing parking lot will support this proposal with a remaining balance of eleven stalls. If the anticipated use of the school or daycare changes to require more parking beyond existing site conditions, additional parking may be required via a shared parking agreement. A copy of such document shall be reviewed and approved by City staff prior to signing and filing with the King County Recorder's Office. See Section XI for related condition. A full conditional use will also be required if the elementary population increases beyond 20 percent. See Section XI for related condition.

In regards to special events which may be held throughout the year, i.e., Mother's Day events, back to school night, etc., the applicant states that in her email dated April 27, 2016, that they will not hold school wide events due to parking constraints. They will stagger the events per classroom

so that the existing parking will be sufficient. For school wide events such as plays or musicals, the applicant will rent outside space. Lastly, special events for the daycare and school uses will not be held together. See Section XI for related condition of approval.

V. Public Comment

The Land Use Code (LUC) makes public meetings optional for school facilities located within commercial districts. To date, staff has receive one letter of public comment on this proposal by an adjacent owner who had questions regarding required parking. The applicant's representative responded to this inquiry dated April 21, 2016. It has been noted to the file.

VI. City Department Analysis

1. Transportation Department

Site Access

Access to the proposed project will be provided via four existing driveways that serve a grouping of parcels, which function as an office park. There is one access onto NE 24th Street and three onto 112th Avenue NE. The parcel with the proposed change of use is located over 200-feet from each of the four access locations. This provides sufficient area for cars to queue and stack within the site while parents drop off and pick up their children. On street loading will not be allowed. See Section XI for related condition. During a site visit the landscaping had been trimmed and sight distance was satisfactory. The access design, including vegetation, shall be trimmed as needed within the sight triangle to meet the sight distance requirements of BCC 14.60.240. See Section XI for related condition.

Street Frontage Improvements

There are existing 6-foot wide sidewalks along NE 24th Street and along 112th Avenue NE. This development will not require street frontage improvement requirements.

Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. See Section X for related condition.

2. Utilities Department

The Utilities Department has reviewed and approved this permit. Any additional Utility review will take place under associated ancillary permits for this proposal.

3. Fire Department

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

VII. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of the *2013-2024 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS), dated July 2013. This document is available in the Records Office at City Hall, 450 110th Avenue NE. Transportation-related impacts associated with this project are consistent with the potential projected impacts analyzed within this document.

Adverse impacts which are less than significant are subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's 2016 – 2027 Transportation Facilities Plan FEIS Addendum. The impacts of growth that are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's 2016 - 2027 Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The Carrol Building Daycare lies within MMA #1, which has a 2027 total growth projection of 402,086 square feet. This development proposes 6,122 square feet of daycare use and 4,270 square feet for an 80-student elementary school. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan FEIS Addendum.

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 for the future school, 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. Fee payment is required at the time of building permit or tenant improvement permit issuance. A traffic impact fee will be assessed for the 80-student elementary school with a credit for the existing 4,270 square feet of office use. See Section XII for related condition. However, as described in BCC 22.16.70.B.1, *Child Care Services* are exempt from the requirement to pay a transportation impact fee.

Mid-Range Impacts and Mitigation

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 new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

The daycare will be located on the first floor which is 6,122 square feet in size while the future elementary school will be located on the second floor in 4,370 square feet. The concurrency model has been run to include both the daycare and the 80-student elementary school.

The Carrol Building Daycare and 80-student elementary school will generate approximately 72 net

new p.m. peak hour trips. That number was used to check for concurrency. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, one system intersection received 20 or more p.m. peak hour trips.

Neither the maximum area-average levels of service nor the congestion allowances will be exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development. A concurrency determination is issued on the date of issuance of the land use decision.

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules. The concurrency determination is reserved to this project at the land use decision date. The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.040.F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090.H. Upon issuance of the building permit, concurrency is reserved for the life of the building permit as provided for in BCC 23.05.100.E. See Attachment B for the Concurrency Certificate.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the p.m. peak hours, access, and internal circulation. The Carrol Building Daycare and 80-student elementary school will generate approximately 72 net new p.m. peak hour trips. The proposed project is located in an office park made up of many different parcels, with each parcel having one office building located on it. The parcel for the proposed project is set back from the roadway, separated from the public street by at least one property along NE 24th Street and 112th Avenue NE. There are currently four existing driveways that serve office park. Three driveways are located on 112th Avenue NE and one is located on NE 24th Street. Due to the building being set back from the public road there is sufficient driveway length for cars entering and leaving the site to queue and stack. During a site visit it was observed that each of the four entrances had well maintained landscaping that did not interfere with sight distance. The access design, including vegetation, shall be trimmed as needed within the sight triangle to meet the sight distance requirements of BCC 14.60.240. See Section XI for related condition. No operational impacts to the public road are anticipated for the change of use from office to day care and from office to an 80-student elementary school; mitigation is not needed at this time. The results of the short-term traffic analysis are published in the Proposed Carrol Building Daycare Traffic Impact Study, 12/22/15, by TENW. The study is included in the Transportation Department file for this development.

Earth

Existing topography ascends from the north to the south portion of the site. There are no critical areas or environmental issues associated with this site. Site vegetation consists of several mature evergreen trees that are scattered throughout at the southwest and north portions of the site. Landscape buffers exist adjacent to the building to soften the buildings exteriors.

Noise

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 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. In order to minimize detriment to residential uses in the immediate vicinity of the project, the applicant 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 construction, **the applicant must apply for a separate noise permit for review and approval by staff.** See Section X for related condition.

VIII. Applicable Decision Criteria

Administrative Conditional Use: The Director may approve or approve with modifications an application for Administrative Conditional Use if complies with the decision criteria of Land Use Code Section 20.30E.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 Administrative Conditional Use decision criteria:

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

This proposal is located within the North Bellevue Subarea. The Comprehensive Plan designation for this site is Office, which is consistent with the zoning classification of Office. This proposal is consistent with the Comprehensive Plan's goals and policies.

The following are applicable Comprehensive Plan policies for the North Bellevue subarea:

Policy S-NB-3: *Scale down multifamily and office development as it approaches single-family areas so as to create an appropriate transition.*

Policy S-NB-26: *Evaluate significant development proposals for the effect of their traffic on established residential areas.*

Findings: The existing structure will remain in its current form with exception of modest exterior changes for the following:

- Enlarged west entry lobby to the daycare
- Updated windows
- Updated roof and siding for the proposed facility
- Internal tenant improvement updates to convert the use from office to daycare and school

The proposed modifications will complement the existing office buildings which surround this site. Single family uses are located north of this commercial complex but are separated by NE 24th Street. However, if any change is made to the existing sign, a separate sign package shall be submitted to DSD for staff review and approval. Any proposed sign shall be architecturally compatible with the existing building. See Section XI for related condition.

Policy S-NB-27: *Provide for internal circulation of vehicular traffic so as to minimize traffic impact of new development on surrounding residential areas.*

Findings: The applicant proposes to separate the daycare and school uses. The daycare will be located on the lower level which faces northwest on the site. Alternatively, the future school will be accessed at the upper level which faces east on the site. Daycare activities start earlier than traditional school times. This will help spread out the drop off/pick up activities on this site. See Section IV.C for parking discussion.

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.

The building exterior will remain in its current form. The color will be amended to an olive green for the horizontal siding with dark green window trim, eave and rake trim, cornice and Hardi panel accents. The roof is proposed as a dark green while the windows and entry doors are a dark anodized bronze color. Brick frames the entrance and there is a brick wainscot wrapping the lower floor below the line of the window sills. No changes will be made to existing landscaping outside the necessity to clean up the vegetative beds.

3. The Administrative 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 Transportation Department determined that the project will be served by adequate streets, provided that the conditions noted in Sections X, XI and XII are met. See Section VII for related analysis.

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

As conditioned, the conversion of this existing building from an office to daycare and future elementary school will not be materially detrimental to adjacent uses in the vicinity of this site. Staff has reviewed transportation and parking impacts and finds conclusions reached by TENW acceptable. See Section X, XI, and XIII for related conditions.

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

New school facilities are permitted to be located within commercial districts via an Administrative Conditional Use. As conditioned, the proposal meets the requirements of the LUC. See Sections X, XI, and XII for related conditions.

IX. Decision of the Director

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, and City Code and Standard compliance reviews, the Director of Development Services does hereby **APPROVE WITH CONDITIONS** the subject development proposal:

Vested Status of Administrative Conditional Use Approval: The vested status of the Administrative Amendment 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. Additionally, an ACU is subject to revocation. The Director may approve or approve with modifications an application for an ACU. It may be revoked at any time if the use of the facility is changed from the approved application. See Section XII for related permit.

X. Conditions of Approval Prior to Issuance of the Tenant Improvement 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 prevent 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. Construction Hours: 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 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. In order to minimize detriment to residential uses in the immediate vicinity of the project, the applicant 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 construction, **the applicant must apply for a separate noise permit for review and approval by staff.**

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

XI. Conditions of Approval Prior to Certificate of Temporary Occupancy and Certificate of Occupancy:

- 1. Provisions for Loading:** On-street loading and unloading will not be permitted; all vehicles dropping off and picking up shall do so within the site.

Authority: LUC 20.20.590.K.4; BCC 14.60.180
Reviewer: Ryan Miller, Transportation Department, (425) 452-7915

- 2. Student Limitation/Future Parking Agreement:** If the anticipated use of the school or daycare changes to require more parking beyond existing site conditions, additional parking shall be required via a shared parking agreement. A copy of such document shall be reviewed and approved by City staff prior to signing and filing with the King County Recorder's Office.

Authority: TR-38, LUC 20.20.590.I
Reviewer: Antoinette Pratt, (425) 452-5374

- 3. Special Events:** Special events may be held from time to time throughout the year such as Mother's Day, back to school night, etc. The applicant shall not hold school wide events at the same time due to parking constraints. Staggering of classrooms for these events shall be required so that the existing parking will be sufficient. For school wide events such as plays or musicals, the applicant shall rent outside space to hold said events.

Authority: LUC 20.20.590.I
Reviewer: Antoinette Pratt, (425) 452-5374

- 4. Sight Distance:** If necessary, to meet the sight distance requirements of BCC 14.60.240 and standard drawings TE 1-3, existing vegetation near the access points onto the public roadway shall be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level.

Authority: Bellevue City Code 14.60.240
Reviewer: Ryan Miller, Transportation Department, 425-452-5225

- 5. Revocation of Administrative Conditional Use permit:** Approval of an Administrative Conditional Use permit may at any time be revoked if the use of on-site facilities, traffic pattern/parking or transportation methods are changed from the submitted application.

Authority: LUC 20.30E.175.B
Reviewer: Antoinette Pratt, (425) 452-5374

- 7. Signs:** If any change is made to the existing sign, a separate sign package shall be submitted to 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

XII. Conditions of Approval Prior to Issuance of Future Tenant Improvement or Building Permits for School:

- 1. Transportation Impact Fee:** Payment of a traffic impact fee is not required for the daycare facility because child care services are exempt as described in BCC 22.16.70.B.1. The 80-Student Elementary School will be required to pay a traffic impact fee at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the future tenant improvement permit. A credit will be provided for the existing 4,270 square feet of office floor area that is to be converted into the elementary school.

Authority: BCC 22.16

Reviewer: Ryan Miller, Transportation Department, 425-452-7915

- 2. Increase in Student Population/Future Land Use Review:** If student population increases beyond 20 percent (100 students) of the approved number the applicant shall be required to apply for a Conditional Use permit along with a traffic analysis to determine adequacy of public facilities.

Authority: LUC 20.20.440, subnote 25.(b),i-iii

Reviewer: Antoinette Pratt, (425) 452-5374

Attachments

Attachment A: Plans and Drawings

Attachment B: Certificate of Concurrency

ATTACHMENT A
(Plans and Drawings)



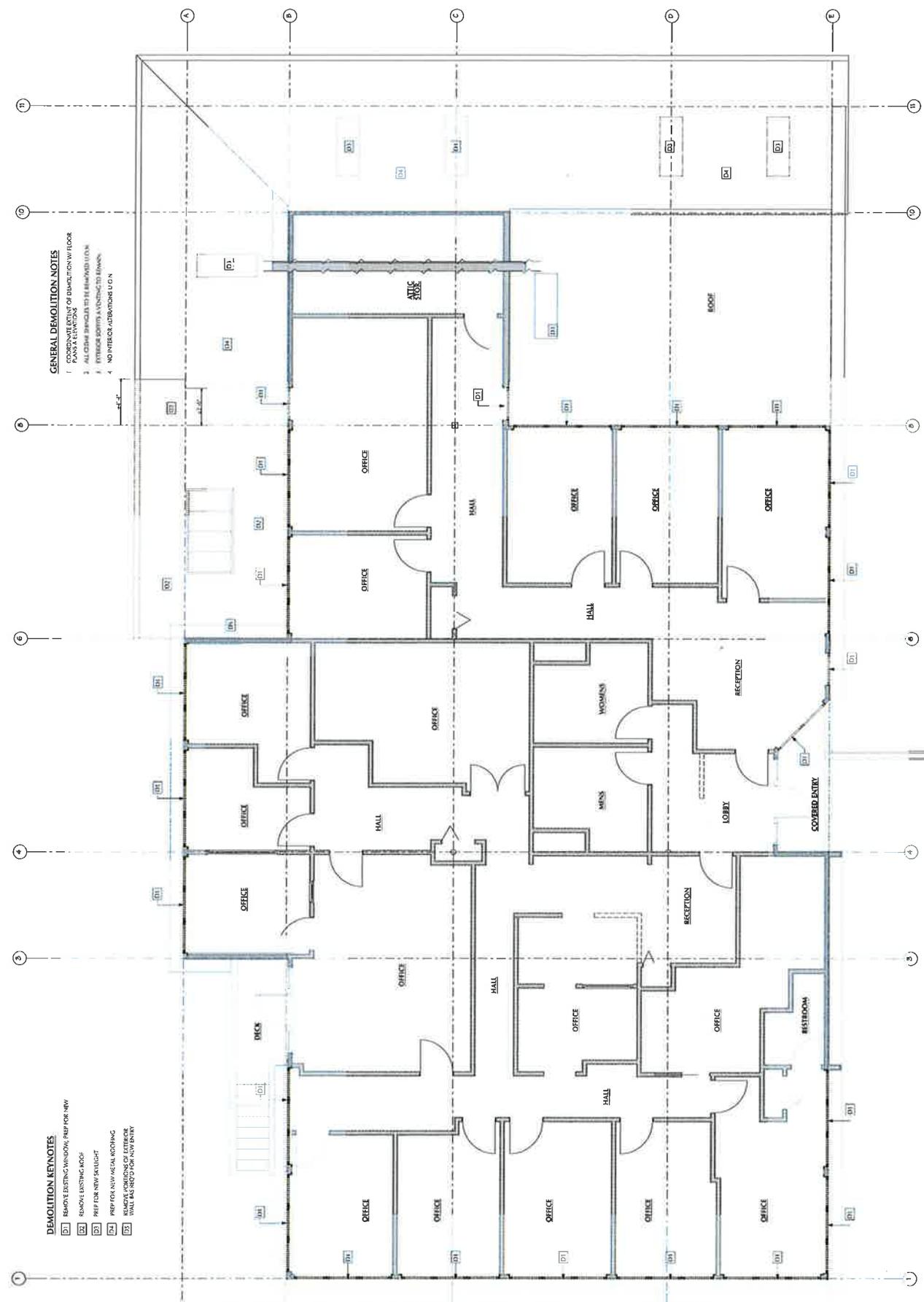
CAROL OF THE BUILDING
ERATION EXTERIA
2227 112TH AVE NE • BELLEVUE, WA 98004

BRC RICK ARCHITECTS
55 S ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

NO.	DATE	DESCRIPTION

CMP SET 4/26/16
MAIN FLOOR
DEMOLITION PLAN

A3



- GENERAL DEMOLITION NOTES**
1. REMOVE ALL ITEMS OF DEMOLITION WITH FLOOR PLAN IN A DIVISION
 2. ALL CEILING STRUCTURE TO BE REMOVED U.O.N.
 3. EXTERIOR SLOTTING AS NOTED TO REMAIN.
 4. NO INTERIOR ALTERATIONS U.O.N.

- DEMOLITION KEYNOTES**
- D1 REMOVE EXISTING WINDOW, PREP FOR NEW
 - D2 REMOVE EXISTING ROOF
 - D3 PREP FOR NEW SKYLIGHT
 - D4 PREP FOR NEW METAL ROOFING
 - D5 REMOVE PORTIONS OF EXTERIOR WALL, HAS INFO FOR NEW ENTRY

MAIN FLOOR DEMO PLAN
1/8" = 1'-0"



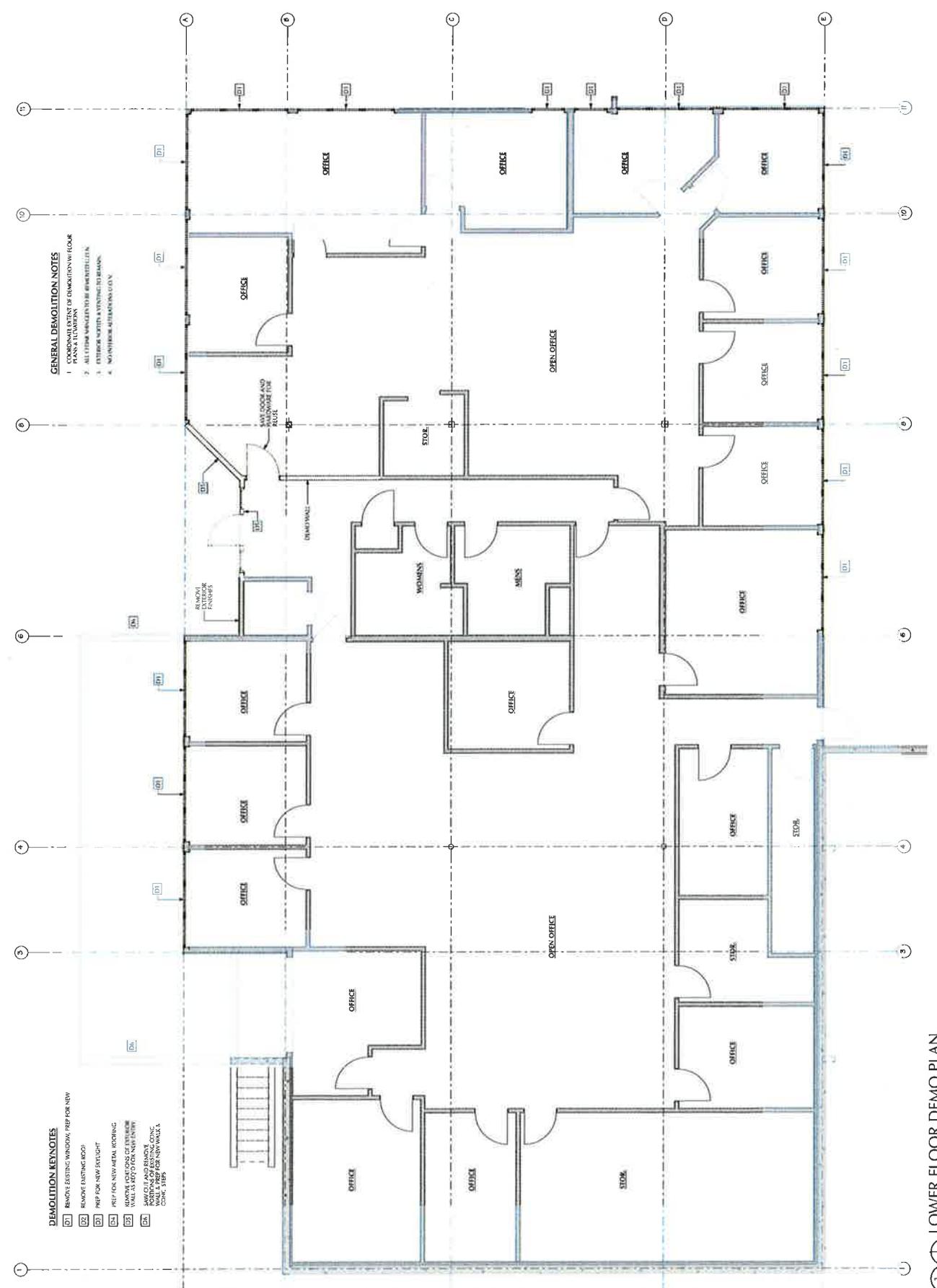
CAROL OFFICE BUILDING
 EXTERIOR ELEVATION
 1227 11TH AVE NE • BELLEVUE, WA 98004

BRC RICK ARCHITECTS
 55 S. ALPINE STREET, SUITE #301
 SEATTLE, WASHINGTON 98134
 206.682.2525

NO.	DATE	DESCRIPTION

GNP SET 4/26/16
 LOWER FLOOR
 DEMOLITION PLAN

A4



GENERAL DEMOLITION NOTES

1. REMOVE ALL FINISHES OF DEMOLITION FLOOR PLANS IN ALL AREAS.
2. ALL ITEMS MARKED TO BE DEMOLISHED.
3. EXTERIOR VENTS TO BE REINSTALLED.
4. NO INTERIOR ALTERATIONS ALLOWED.

DEMOLITION KEY/NOTES

- D1 REMOVE EXISTING WINDOW, PREP FOR NEW
- D2 REMOVE EXISTING MASONRY
- D3 PREP FOR NEW METAL DECKING
- D4 PREP FOR NEW METAL DECKING
- D5 REMOVE EXISTING CONCRETE
- D6 REMOVE EXISTING CONCRETE

LOWER FLOOR DEMO PLAN
 1/4" = 1'-0"

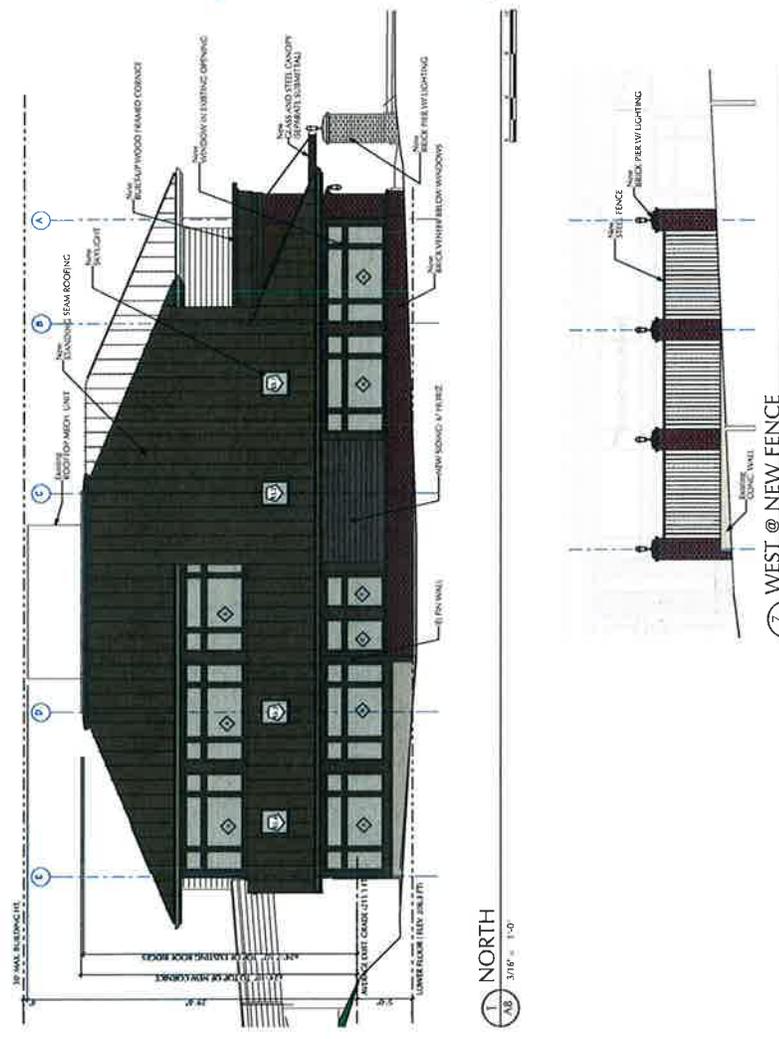
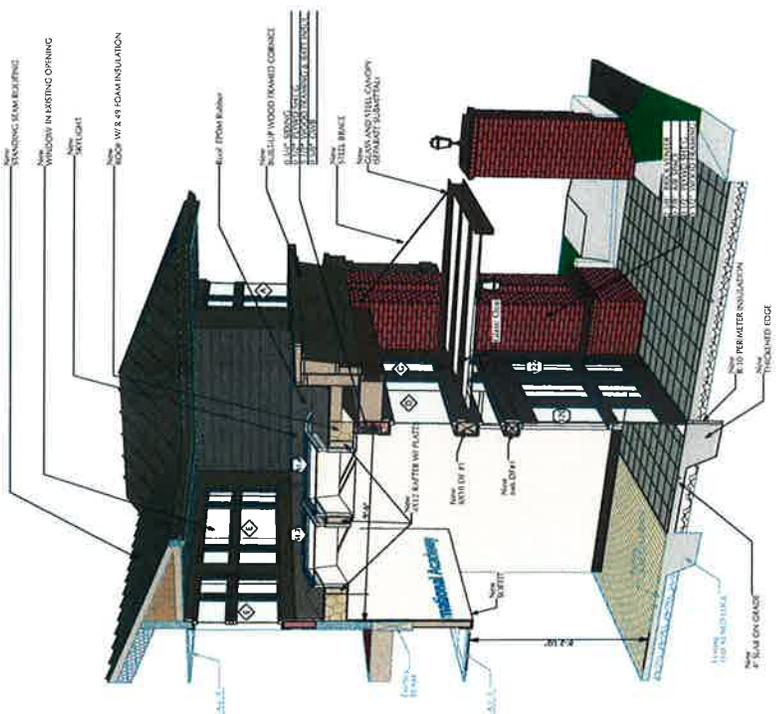


CAROL OFFICE BUILDING
 EXTERIOR ELEVATION
 2227 112TH AVE NE • BELLEVUE, WA 98004

BRC • RICK ARCHITECTS
 55 5TH AVENUE, SUITE #301
 SEATTLE, WASHINGTON 98134
 206.682.7525

NO.	DATE	DESCRIPTION

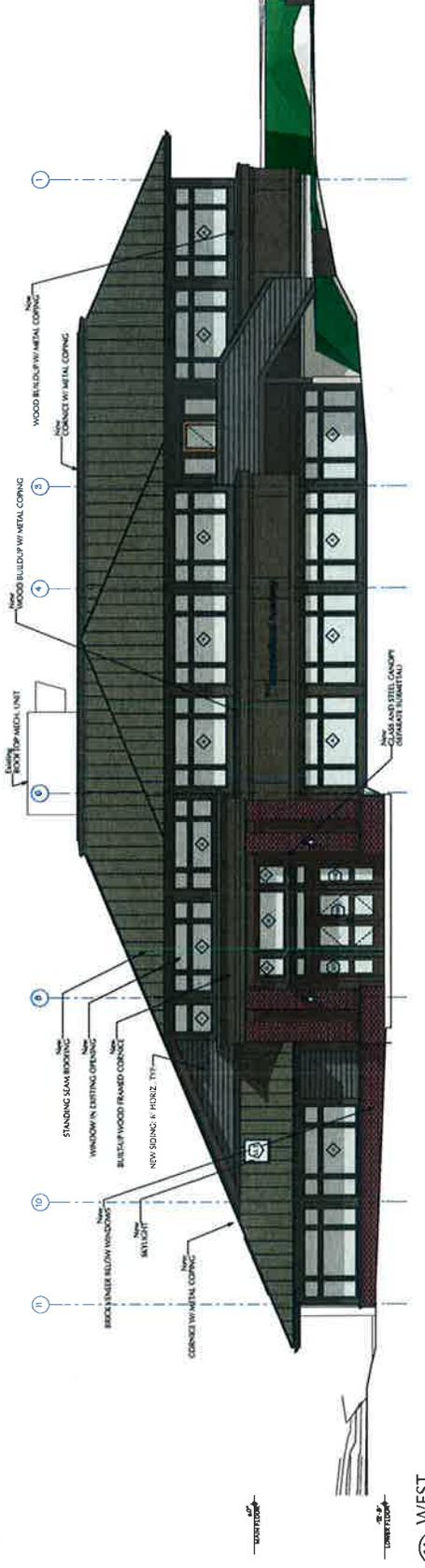
DATE: 7/26/16
 SHEET: A8
 ELEVATIONS



1 NORTH
 3/16" = 1'-0"

4 NEW ENTRY
 3/32" = 1'-0"

7 WEST @ NEW FENCE
 3/16" = 1'-0"



11 WEST
 3/16" = 1'-0"

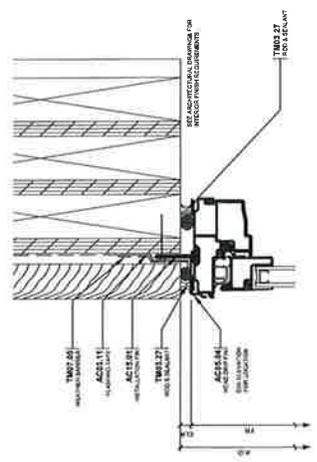


2227 112TH AVE NE • BELLEVUE, WA 98004
 CAROL OFFICE BUILDING
 EXTERIOR ERATION

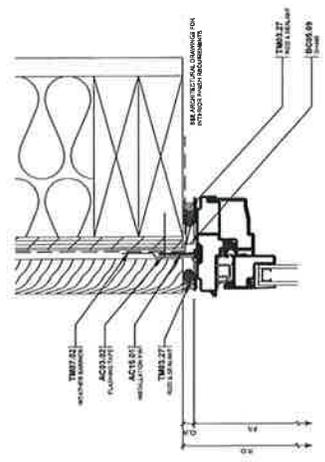
BRICK ARCHITECTS
 55 S. ATLANTIC STREET, SUITE #301
 SEATTLE, WASHINGTON 98134
 206.682.7225

NO.	DATE	DESCRIPTION

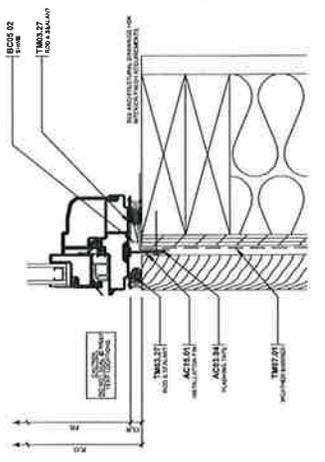
CWP SET 4/26/16
 DOOR WINDOW SKYLIGHT DETAILS
A11



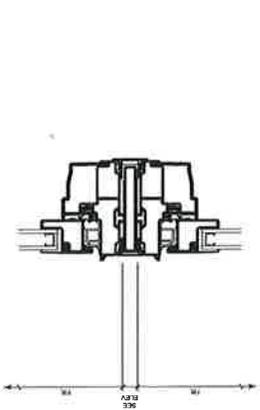
1 TYP. FIBERGLASS WINDOW HEAD
 1" = 1'-0"



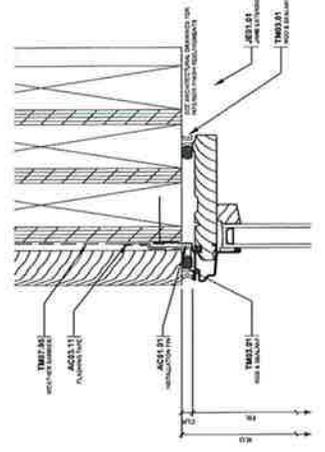
2 TYP. FIBERGLASS WINDOW JAMB
 1" = 1'-0"



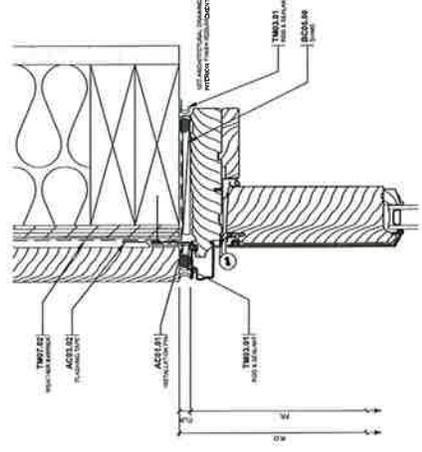
3 TYP. FIBERGLASS WINDOW SILL
 1" = 1'-0"



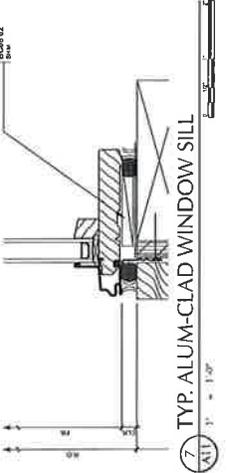
4 TYP. FIBERGLASS FACTORY MULLION
 1" = 1'-0"



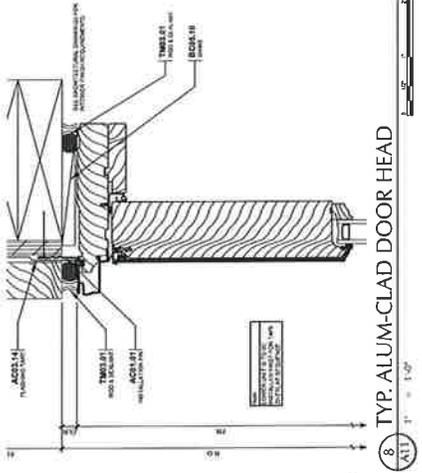
5 TYP. ALUM-CLAD WINDOW HEAD
 1" = 1'-0"



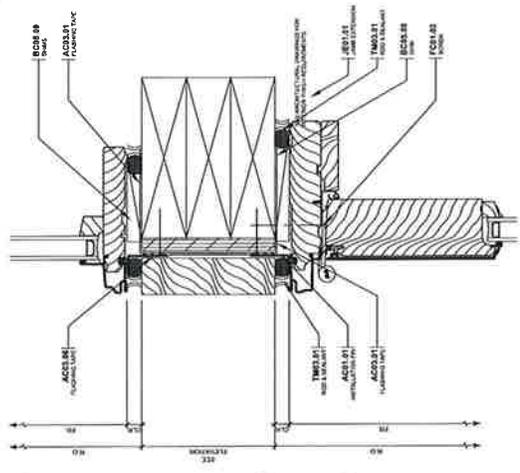
6 TYP. ALUM-CLAD SIDELITE JAMB
 1" = 1'-0"



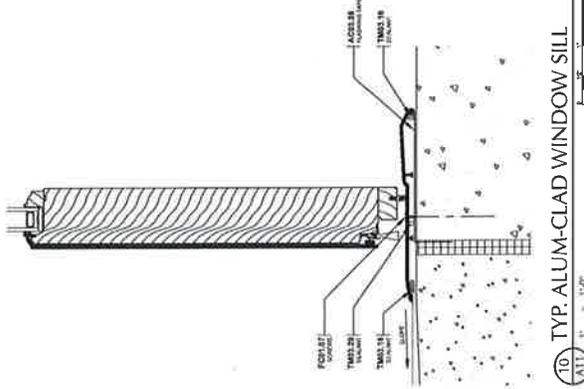
7 TYP. ALUM-CLAD WINDOW SILL
 1" = 1'-0"



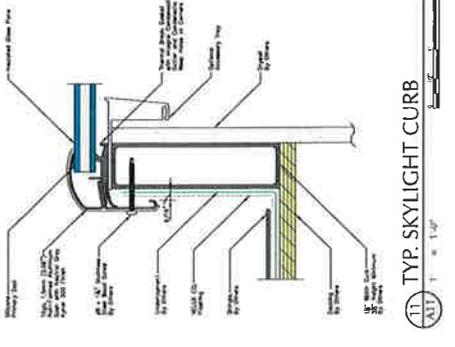
8 TYP. ALUM-CLAD DOOR HEAD
 1" = 1'-0"



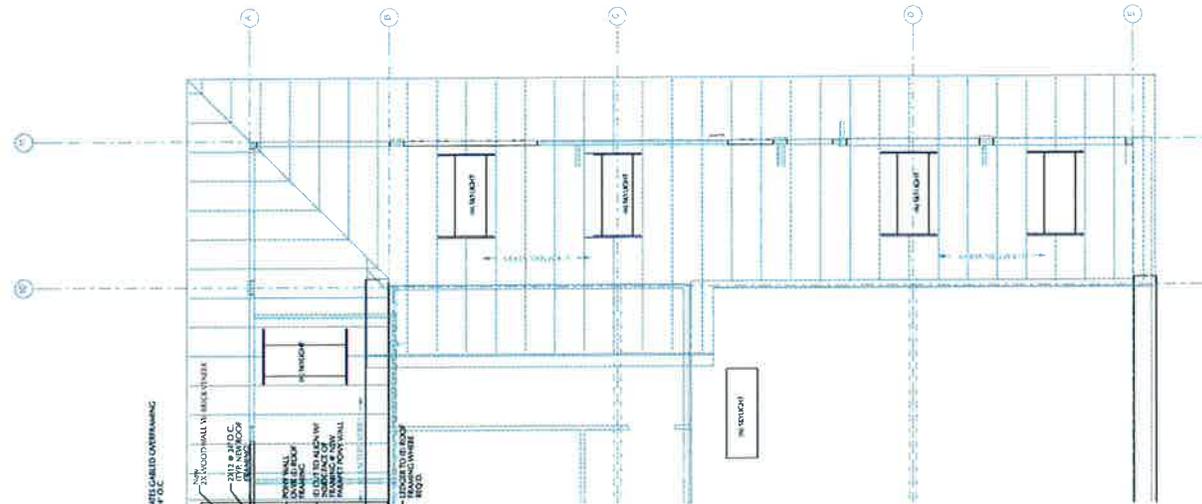
9 VERT. MULLION @ ALUM-CLAD
 1" = 1'-0"



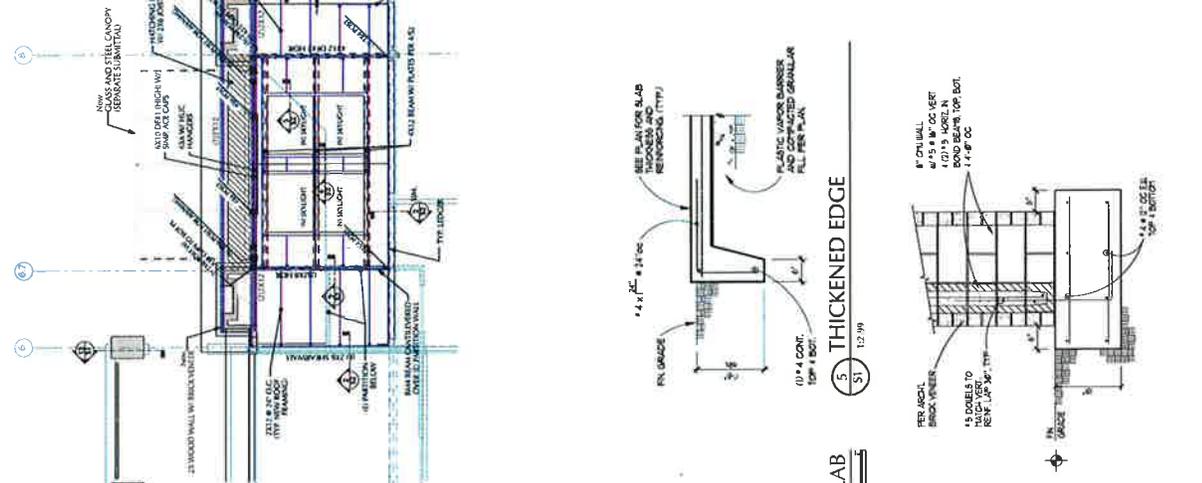
10 TYP. ALUM-CLAD WINDOW SILL
 1" = 1'-0"



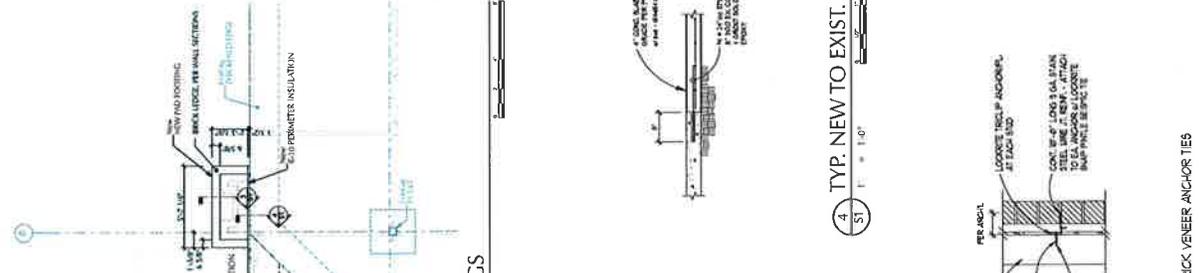
11 TYP. SKYLIGHT CURB
 1" = 1'-0"



1 FOUNDATION PLAN - FOOTINGS
 1/4" = 1'-0"



2 FRAMING PLAN - 2ND FLOOR
 1/4" = 1'-0"



3 TYP. FOOTING @ BRICK VENEER
 1" = 1'-0"

4 TYP. NEW TO EXIST. SLAB
 1" = 1'-0"

5 THICKENED EDGE
 1/2" = 1'-0"

6 BRICK ANCHOR TIES
 1" = 1'-0"

13 TYPICAL BRICK PIER (@ FENCE, SIGN)
 1" = 1'-0"

14 FRAMING PLAN - 2ND FLOOR
 1/4" = 1'-0"

STD. SPACING OF ANCHORS	VERT. SPACING OF ANCHORS
12"	24"
18"	36"
24"	48"

PLACE ANCHORS @ 6" OC AT VERT. EDGES OF WALLS. ANCHORS SHOULD BE LOCATED MAX. 12" FROM EDGE OF OPENING IN PLAN (APPL. TO ALL WALLS). ANCHORS LONGER THAN 12" SHALL BE ADDED AT EACH ANCHOR WHERE NET TO BE USED ON TYP. ANCHORS.

TYPICAL BRICK VENEER ANCHOR TIES

TYPICAL BRICK VENEER ANCHOR TIES

TYPICAL BRICK VENEER ANCHOR TIES

ATTACHMENT B
(Certificate of Concurrence)

CERTIFICATE OF CONCURRENCY

Carroll Building Daycare/School Facility

This certificate documents the Transportation Department Director's decision that the development project at 2227 112th Avenue NE (File No. 15-130116 LA) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 72 net new p.m. peak hour trips to that project, subject to Process II appeal of either the concurrency determination or the Design Review decision. This reservation will expire one year from the land use decision date unless a complete building permit application is filed prior to that date (BCC 14.10.040F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of that application (BCC 23.05.090H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100E).


for Dave Berg
Director, Transportation Department

Date JULY, 7, 2016

Certificate No. 104