



MEMORANDUM

DATE: July 21, 2010

TO: Chair Ferris and Members of the Planning Commission

FROM: Carol Hamlin, Senior Land Use Planner 452-2731
Development Services Department chamlin@bellevuewa.gov
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SUBJECT: Camp and Conference Center (CCC) Land Use Code Amendment
July 28, 2010, Planning Commission Study Session

At the study session on July 28, 2010, staff will present a Land Use Code Amendment (LUCA) framework to implement Comprehensive Plan direction provided by the new Camp and Conference Center (CCC) designation. The CCC designation was adopted in February, 2009, as part of a 2008 Comprehensive Plan Amendment (CPA) establishing the new designation and associated policies. See Attachment 1 for adopting Ordinance No. 5859, including the CCC Comprehensive Plan Glossary definition and the Newcastle Subarea policies adopted for Sambica.

After the staff presentation, the Planning Commission is being asked to 1) direct any questions to staff, and 2) to determine if the proposal is sufficiently developed to move forward to a public hearing. A staff report and recommendation will be available in advance of the public hearing.

BACKGROUND

The new designation came about as a result of the Sambica CPA process. The Sammamish Bible Camp—better known as Sambica—initially sought a CPA for its camp and conference facilities located in southeast Bellevue near Lake Sammamish. The reason for this was that many of the existing uses are nonconforming and the Sambica organization felt that the existing Bellevue Comprehensive Plan designations and various land use districts on their property did not align with their existing physical facilities, or with the potential land uses and facilities envisioned in their master planning efforts. Sambica is long-established, and historically valued by the surrounding community. The organization's desire is to upgrade its buildings and structures over time to maintain their function, and to provide relevant services to its users. The community desire is to manage Sambica redevelopment in order to minimize impacts to the surrounding residential areas.

To address these joint objectives, the CPA process was used first to create a unique designation for camp and conference centers. While this designation applies only to Sambica today, in the future other sites seeking a CCC designation could do so through the site-specific CPA process.

A LUCA is now necessary to establish the tools necessary to implement and regulate CCCs. A rezone will follow the LUCA.

ANALYSIS

Policy support for regulation

The CPA established policies for considering new CCC land use district regulations. The purpose of such regulations is to:

- distinguish the mix of existing and future land uses proposed for redevelopment
- assure the predominant non-commercial character of a camp and conference center
- provide predictability in development processes
- maintain compatibility with the surrounding neighborhood

Choosing tools for regulation

For this LUCA regulation staff proposes five specific development review tools. These tools capture the intent of this district as identified in its Comprehensive Plan designation; and for ease of administration, rely on regulatory frameworks in the LUC such as Transition Area standards and the Master Development Plan approach developed for the Medical Institution (MI) district.

The framework for such tools is a proposed new LUC Special and Overlay Districts section at 20.25M. Creating a new section is consistent with previous special district regulations such as the MI, Bel-Red, OLB-OS, and Factoria districts. It is also, we believe, user-friendly to locate applicable regulations in a single place. See Attachment 2 for the proposed LUC framework.

1. *Define the CCC district in the Land Use Code at new reference 20.10.397 in the existing Land Use Districts section and the CCC use at 20.25M.010 in a new CCC at 20.25M in the existing Special and Overlay Districts section.*
2. *Require the Master Development Plan (MDP) as the master site planning process for developing or redeveloping CCC-designated parcels.*
3. *Create a permitted CCC use chart at 20.25M.020 which identifies principally permitted uses in the CCC, and then defines how the range of subordinate uses typically associated with a CCC can be permitted.*
4. *Require dimensional requirements and development standards based on existing regulations.*
5. *Require Design Review to implement the MDP through site and building design guidelines.*

Each of these development review tools is described in greater detail below.

1. *Define the CCC district in the Land Use Code at 20.10.397 (Land Use Districts) and the CCC use at 20.25M.010 (new CCC section).*

The purpose of defining a CCC district is to make the land use consistent with the Comprehensive Plan. The purpose of defining a CCC use is to set limits on the intensity of the total mix of those uses within a CCC district.

2. *Require the Master Development Plan¹ as the master site planning process for developing or redeveloping CCC-designated parcels.*

¹ “Master Development Plan (LUC 20.30V) – The Master Development Plan process is a mechanism by which the City can ensure that site development including structure placement, vehicular and pedestrian mobility and necessary amenities are developed and phased to conform to the terms of the Land Use Code and other applicable City codes and standards.”

The MDP is an administrative Process II (LUC 20.35.200) decision. Approval is subject to decision criteria that focus on unified site design consistent with other aspects of the LUC and of the Comprehensive Plan, and would include a phasing plan and a Single Site Agreement (in the presence of multiple internal lot lines). Modifications can follow a minor exemption process, and an applicant can apply to vest to an MDP for a specified period of time.

An MDP will address site and building design standards of building height and location, landscape buffers, impervious surface ratios, combined trip generation, signage size, and parking. Requiring this MDP process articulates long-term plan intent. It will help surrounding neighborhoods to understand compatibility issues and provide predictability in development process. It will define permitted uses at specific locations within the CCC site regardless of internal property lines.

3. *Create a permitted CCC use chart at 20.25M.020 which identifies principally permitted uses in the CCC, and then defines how the range of subordinate uses typically associated with a CCC can be permitted.*

CCC's are typically made up of both principal uses reflecting a CCC mission and then various other subordinate, related uses. The distinction between principal and subordinate uses is flexible, but also provides for predictable limitations.

One objective of the CCC designation will be to ensure that existing uses are no longer designated as non-conforming, and regulations applicable to non-conforming uses and structures will cease to apply once the MDP has been approved.

4. *Require dimensional requirements and development standards which are based on existing code regulations.*

LUC dimensional requirements would apply to the exterior property line of a proposed CCC. A benefit of a CCC designation should be to allow a unified master plan to cross multiple interior property boundaries without dissolving those boundaries.

LUC development standards for a CCC should typically mirror the equivalent Transition Area and single-family residential standards for building height and location, landscaping, site design standards, mechanical equipment, refuse containers, and signs. For some recreation uses, height may be increased – similar to height increases for schools per LUC 20.20.740.3. Additional CCC standards including impervious surface and combined trip generation will address the unique nature of a CCC.

Building height of proposed structures should be subject to the maximum height per the new single family regulations and then allow increased height for functionally related recreational activities, such as gymnasiums, outdoor swimming pool coverings (bubbles), and theaters. This increased height would be similar to the provisions used to place functionally related uses (i.e. performing arts center, library or gymnasium) for schools in residential areas. However, there should be a cap on the maximum height of CCC recreation structures, a height lower (yet to be determined) than the school maximum height of 75 feet. See Attachment 3 to compare single family building height with those heights permitted for schools in residential areas.

Through the MDP process, staff can ensure that structures with increased height are located within the interior of the CCC property boundary and that adequate screening/separation is provided from single family residential areas.

Building location (setbacks) should balance between the Transition Area 30-foot setback and the NB 0-foot setback along city streets for specific uses, such as retail stores, restaurants, and services. Parking should be prohibited within the setback. Landscaping should be required (street frontage and perimeter) within building setbacks. Varying setbacks could be allowed when adjacent to commercial versus residential districts. This could be further moderated with rules that would:

- Increase the building setback when building height exceeds the maximum single family height and take advantage of the school increased height for specific recreation uses; consider a building height cap for specific CCC recreation uses.
- Prohibit parking within setbacks when adjacent to [outside] residentially-zoned property.
- Require less setback or no setback when adjacent to a street, if a sidewalk exists or is proposed to be installed by the applicant/city.

Development Standards

Landscaping should comply with general standards set forth in LUC 20.20.520. Transition Area landscape buffers should not be required because a CCC is a predominantly non-commercial use.

Transition Area standards should apply for **mechanical equipment, refuse containers, and signs**.

Signage should be regulated using specific code sections in deference to the predominantly non-commercial nature of the CCC. For example, use BCC 22B.10.040 (Office, research and development, and multifamily residential district signs) with a prohibition on rooftop signs, and BCC 22B.10.060 (Neighborhood retail business district signs) but using only the minimum distance when abutting residential property, and the applying restrictions on external illumination provisions.

The **impervious surface ratio** of the entire site under a CCC approval should not exceed 50% where nonresidential structures are included (reference LUC 20.20.010).

Combined trip generation: Each use in a CCC will be separately measured (ITE) for trip generation. The combined sum of the individual totals should be used to identify and mitigate environmental impacts based on the TSC 30 pm peak-trips standard threshold.

Parking should be provided as an unspecified use. This is similar to how church parking requirements are set, where the benefit comes from regulating the overall parking capacity on a site for multiple uses/activities at multiple times. See Attachment 4 for an example.

5. Require Design Review to implement the master plan through site and building design guidelines

Design Review is required to implement the adopted provisions of an MDP. Each structure located within the CCC and approved as part of an MDP must be reviewed through Design

Review—“a mechanism by which the City shall ensure that the design, character, architecture and amenity components of a proposal are consistent with the Comprehensive Plan and any previously approved MDP, and meets all applicable standards and guidelines contained in City Codes.”

It is the intent of site and building design guidelines, together with the development standards and the permitted uses list, to create CCC attributes for a “predominantly non-commercial character” of site development, ensure an “integrated site design,” and set a transition standard to “protect lower intensity uses from the impact of higher intensity uses.”

Design Guidelines will be established for the master plan to be able to identify the meaning of the terms “predominantly non-commercial character,” “integrated site design,” and “protect lower intensity uses...”

REQUESTED ACTION

Please direct questions to staff at tonight’s study session. The applicant will also be in attendance. After the study session, Commissioners have the option of holding another study session or, if you determine the proposal is sufficiently developed, to schedule a public hearing. In deference to the Commission calendar, a September hearing date is possible.

ATTACHMENTS

1. Ordinance No. 5859
2. Proposed LUC 20.25M – Camp and Conference Center section
3. Table of building height comparisons
4. Unspecified use parking example (church)

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5859

AN ORDINANCE relating to the Comprehensive Plan of the City of Bellevue, as required and adopted pursuant to the Growth Management Act of 1990, as amended (Chapter 36.70A RCW); adopting 2008 amendments to the Comprehensive Plan, known as the Sambica CPA, amending the Glossary and the Newcastle Subarea Plan; and establishing an effective date.

WHEREAS, on September 15, 2008, the City Council initiated the Sambica Comprehensive Plan Amendment ("CPA") to modify the Glossary and the Newcastle Subarea Plan; and

WHEREAS, the Planning Commission held a public hearing on November 19, 2008, with regard to the Sambica CPA; and

WHEREAS, the Planning Commission recommended that the City Council approve such proposed amendment; and

WHEREAS, the City Council has considered the Sambica CPA concurrently with the other 2008 Comprehensive Plan amendments; and

WHEREAS, the City Council finds that the Sambica CPA satisfies the decision criteria established in Part 20.30(I) of the Land Use Code; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the City Environmental Procedures Code (Chapter 22.02 BMC); now, therefore,

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

Section 1. The Glossary of the City of Bellevue's Comprehensive Plan is hereby amended by the addition of a new definition as follows:

Camp and Conference Center – (CCC) – A land use designation that provides for a mix of group camp, conference, retreat, recreation, and functional use activities. These activities are primarily for use by organizations and schools and the families and individuals they enroll. The purpose of the designation is to maintain the compatibility of this unique mix of uses with the surrounding neighborhood by using site design standards through the Land Use Code that both limit the overall intensity of the site and protect lower intensity uses from the effects of higher intensity uses.

The CCC designation is predominantly non-commercial but may include small-scale, neighborhood business retail and service uses that are functionally related in nature and size to the property designated CCC and which do not exceed 5,000 square feet individually or 10,000 square feet in total.

Section 2. Policy S-NC-10 of the Newcastle Subarea Plan contained in the City of Bellevue's Comprehensive Plan is hereby amended as follows:

POLICY S-NC-10. Encourage a land use pattern throughout the Subarea which accommodates future growth, ensures efficient use of facilities and services, protects existing neighborhoods, encourages historic community uses to continue, and provides the opportunity for an adequate amount of retail and professional services to meet local needs.

Section 3. Policy S-NC-10a of the Newcastle Subarea Plan contained in the City of Bellevue's Comprehensive Plan is hereby amended as follows:

POLICY S-NC-10a. Support a master site planning process for redevelopment of the Sambica CCC-designated parcels. A master site plan will limit the overall intensity of the site to a predominantly non-commercial character consistent with the CCC designation and achieve an integrated site design with transition and performance standards that protect lower intensity uses from the effects of higher intensity uses. A master site plan should address standards of building height and location, landscape buffers, impervious surface ratios, combined trip generation, limited signage size, and parking.

Section 4. Policy S-NC-10b of the Newcastle Subarea Plan contained in the City of Bellevue's Comprehensive Plan is hereby amended as follows:

POLICY S-NC-10b. Encourage the use of development review tools for Sambica that distinguish the mix of land uses proposed for Sambica redevelopment to assure the predominant non-commercial character of the camp and conference center, provide predictability in development processes, and maintain compatibility with the surrounding neighborhood.

***Discussion:** The Sammamish Bible Camp—Sambica—was established along the shores of Lake Sammamish in 1919. It is historically valued by the surrounding community. As Sambica changes over time to maintain its functions and to provide relevant services to its users its buildings and structures will change too.*

The current uses as of 2008 at Sambica include group camp facilities, conference and retreat facilities, day care, and outdoor and indoor recreation activities. Other uses that are part of Sambica include lodging

and dining, active recreation, administrative offices, staff housing, maintenance and storage, and a camp store.

The camp and conference center designation also allows for redevelopment which may include active recreation facilities including gymnasiums and pools. Redevelopment may also include small-scale, neighborhood business retail and service uses that are functionally related in nature and size to the property designated CCC and which do not exceed 5,000 square feet individually or 10,000 square feet in total.

Section 5. The Newcastle Subarea Plan Map contained in the City of Bellevue's Comprehensive Plan is hereby amended as set forth in Attachment E1 and by this reference fully incorporated herein.

Section 6. This ordinance shall take effect and be in force five days after its passage and legal publication. This ordinance, the Newcastle Subarea Plan and map, and the city's Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

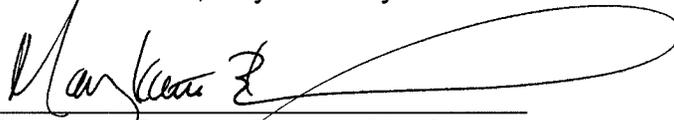
Passed by the City Council this 17th day of Feb, 2009, and signed in authentication of its passage this 17th day of Feb, 2009.

(SEAL)



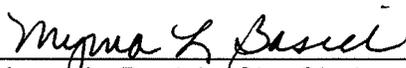
Grant S. Degginger, Mayor

Approved as to form:
Lori M. Riordan, City Attorney



Mary Kate Berens, Deputy City Attorney

Attest:



Myrna L. Basich, City Clerk

Published: 2/20/09

ATTACHMENT E1

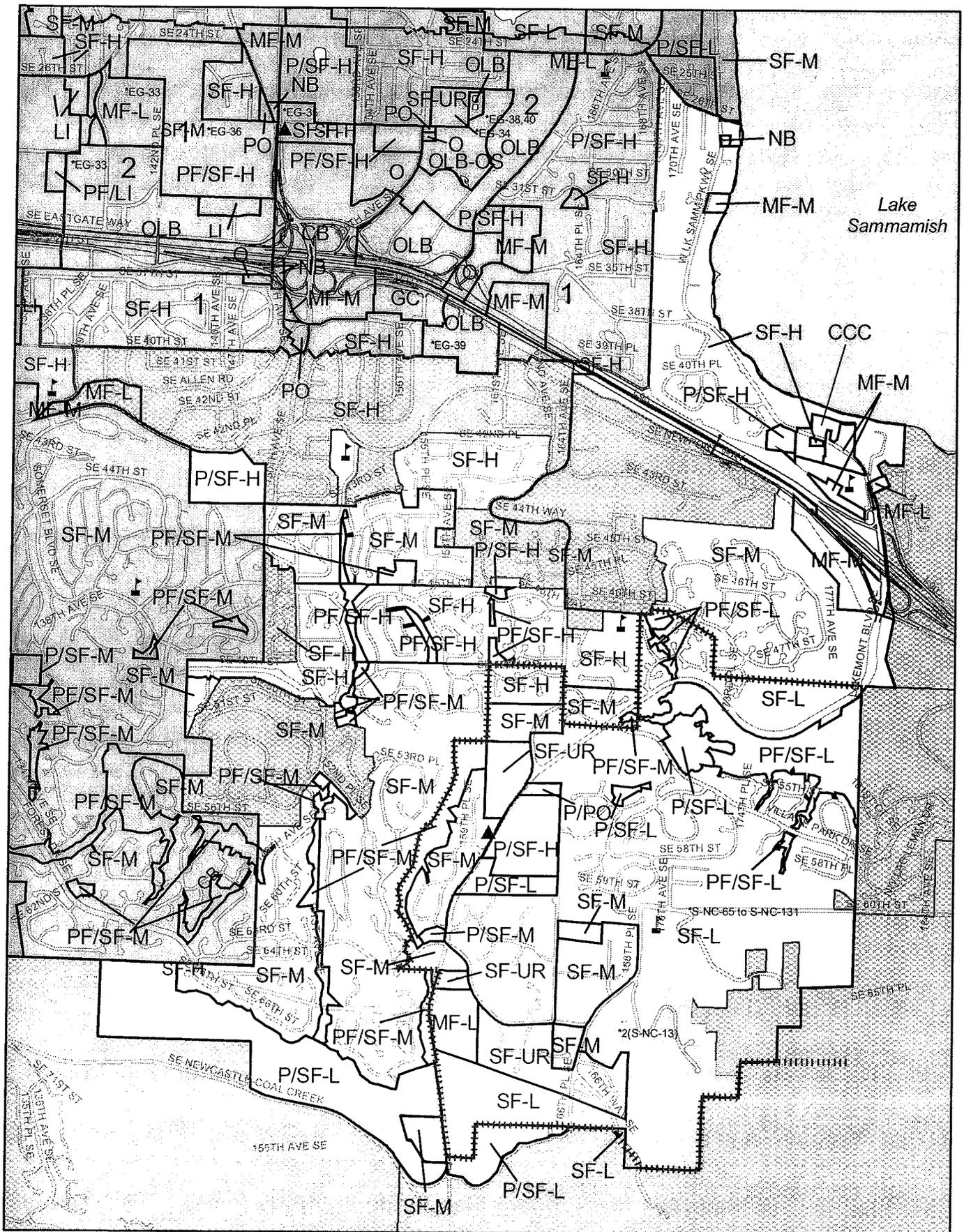


FIGURE S-NC.2
Newcastle Land Use Plan



- SF Single Family
- MF Multi Family
- L Low Density
- M Medium Density
- H High Density
- UR Urban Residential

- PO Professional Office
- O Office
- OLB Office, Limited Business
- OLB-OS Office, Open Space
- NB Neighborhood Business
- CB Community Business

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

- ▲ Fire Stations
- ⚡ Public Schools
- ▭ Lakes
- ▬▬▬ Bellevue City Limits (6/2008)
- ||||| Village Overlay



Attachment 2
Proposed LUC 20.25M

20.10.397 Camp and Conference Center (CCC)

A Camp and Conference Center (CCC) provides for a mix of group camp, conference, retreat, recreation, and functional use activities. These activities are primarily for use by organizations and schools and the families and individuals they enroll.

The purpose of the designation is to maintain the compatibility of this unique mix of uses with the surrounding neighborhood by using site design standards through the Land Use Code that both limit the overall intensity of the site and protect lower intensity uses from the effects of higher intensity uses.

The CCC designation is predominantly non-commercial but may include small-scale, neighborhood business retail and service uses that are functionally related in nature and size to the property designated CCC and which do not exceed 5,000 square feet individually or 10,000 square feet in total.

Part 20.25M Camp and Conference Center

20.25M.010 Camp and Conference Center

A predominantly non-commercial facility for group day or residence camps; and professional, educational, or religious meetings, conferences, seminars, and retreats. These activities are primarily for use by organizations and schools and the families and individuals they enroll.

A CCC's principal uses include sleeping accommodations, food preparation and eating, administrative and maintenance facilities, and entertainment and recreation. Permitted subordinate uses are functionally related in nature and size to the CCC.

20.25M.010.1 Definition of "Existing Uses:"

Types of Existing Conditions – Definitions.

A site may be considered an existing condition because it contains either an existing use or existing development as defined in this subsection and based on documentation provided pursuant to subsection X of this section.

1. Existing Use. The use of a structure or land which was permitted when established, in existence on [date], and not discontinued or destroyed, but is not otherwise allowed under LUC 20.25M.XXX.
2. Existing Development. A structure or site development which was permitted when established, in existence on [date], and not discontinued or destroyed, but does not otherwise comply with Part 20.25M LUC.

20.25M.020 Permitted uses.

The following chart indicates the permitted land uses within the CCC Land Use District.

Camp and Conference Center	Process
Camp and Conference Center including principal uses (1) (2) (3)	P
Camp and Conference Center Subordinate Uses (3) (4) (5)	S
Short term lodging	S
Restaurant (6) (7) (8)	S
Recreation activities (9) (10) (11) (12)	S
Miscellaneous retail trade: drug stores, camp stores, gift stores, jewelry, clothing, bookstores, newsstands, florist, photo supplies, video sales/rental and vendor carts (8) (13)	S
General Land Use	Process
Childcare services	S
Religious activities	S
Accessory parking (14)	S
Wireless facilities, including satellite dishes (15)	A/P
Utility facility	A
Local utility system	P
Regional utility system	A
Essential public facilities (16)	A
Transit facilities (17)	P
Highway and street right-of-way	P

P = Permitted Use

S = Subordinate Use [allowed only with a permitted CCC use onsite]

A = Administrative Conditional Use

Footnotes:

- (1) Existing Uses are permitted to continue subject to an approved Master Plan Development and subject to LUC 20.25M.XXX. See definition of “Existing Uses” per LUC 20.25M.XXX.
- (2) See LUC Section 20.25M.010 Definitions.
- (3) Use permitted only through MDP approval at LUC Section 20.25M.030. Modifications are subject to LUC 20.30V.160 and LUC 20.30F.175.
- (4) Subordinate uses are only allowed if functionally related in nature and size to the CCC. See LUC 20.25M.010, 20.20.840 (.C.3 does not apply) and 20.50.046.
- (5) Must be functionally related within a building or buildings containing principal uses.
- (6) Eating and drinking establishments may include liquor sales only if operated under a liquor license issued by the Washington State Liquor Control Board.
- (7) Dining uses are excluded within 300 feet of single family zoned properties and 150 feet of multi-family zoned properties.
- (8) Drive-through facilities are not allowed in the CCC District.
- (9) Must be functionally related with principal uses.
- (10) CCC Development Standards apply to recreation facilities. See 20.25M.050.
- (11) Includes camp grounds (public/private) and public assembly (indoors/outdoors). Excludes private health clubs, athletic clubs, amusement parks, gun clubs/gun sports activities, golf driving ranges, go-cart tracks, skateboard tracks, and other tracks.
- (12) Subject to special review of amplified sound permits.
- (13) Must be functionally related to a CCC. May not exceed 5,000 gross square feet individually or 10,000 gross square feet total within the boundary of an approved CCC. The lineal feet of commercial and retail uses along a street frontage are limited through the approval of an MDP.
- (14) Accessory parking is permitted to serve only the uses located within the CCC District pursuant to an approved Master Development Plan and requires approval through the review process required for the primary land use which it serves.
- (15) Wireless facilities must meet the requirements of LUC [20.20.195](#). Prior Administrative Conditional Use approval is required for freestanding monopole facilities and wireless facilities related on existing parking lot light poles and/or adjacent street poles (within the right-of-way) to the campus. Building-mounted wireless facilities are permitted outright. Any ground-mounted equipment must be adequately screened per LUC [20.20.195](#). Satellite dishes are permitted outright.
- (16) Refer to LUC [20.20.350](#) for general requirements applicable to essential public facilities.
- (17) Transit facilities include transit stops and high-capacity transit stops.

20.25M.030 Review required.

Master Development Plan.

All development within a single CCC district shall be governed by Master Development Plans reviewed by the Director pursuant to Part [20.30V](#) LUC. Standards required to be met at the

Master Development Plan stage pursuant to this Part 20.25M.030 LUC shall be fulfilled as a component of the Design Review approval. The design guidelines contained in this Part 20.25M.070 LUC apply.

20.25M.040 Dimensional requirements. *

Chart of dimensional requirements—height and setbacks.

**Note: These standards have not yet been written into draft code form.*

20.25M.050 Development standards.*

**Note: These standards have not yet been written into draft code form.*

Landscaping should comply with general standards set forth in LUC 20.20.520 for residential properties with consideration to wider landscape buffers, as approved through a MDP. Transition Area landscape buffers should not be required because a CCC is a predominantly non-commercial use.

Transition Area standards should apply to **mechanical equipment and refuse containers, and signs.**

Signage should be regulated using specific code sections in deference to the predominantly non-commercial nature of the CCC. Use BCC 22B.10.040 (Office, research and development, and multifamily residential district signs) with perhaps a prohibition on rooftop signs, and BCC 22B.10.060 (Neighborhood retail business district signs) but using only the minimum distance when abutting residential property and restrictions on external illumination provisions, not the NB size allowances.

The **impervious surface ratio** of the entire site under a CCC approval should not exceed 50% where nonresidential structures are included (reference LUC 20.20.010).

Combined trip generation: Each use in a CCC will be separately measured (ITE) for trip generation. The combined sum of the individual totals should be used to identify and mitigate environmental impacts based on the TSC standard of a 30 pm peak trips threshold.

Parking should be provided as an unspecified use e.g. like churches. See Attachment 4 for an example.

20.25M.060 Design Review

Each structure located within the CCC District, whether or not approved as part of a Master Development Plan, must be reviewed by the Director through Design Review, Part [20.30F](#) LUC. The design guidelines contained in this Part 20.25 LUC apply in addition to the decision criteria of LUC [20.30F.145](#).

20.25M.070 Site and Building Design Guidelines

Site Design Guidelines

- Develop site improvements and amenities consistent with the phasing approved in the MDP.

- Provide visual and functional connections between uses within the CCC by incorporating areas of vegetation, outdoor spaces and pedestrian connections.
- In addition to the minimum landscape requirements of the LUC, site development should maximize the retention of existing significant vegetation in order to soften the visual impact on adjacent residential uses.
- Surrounding vegetation, topography, street patterns, parking configuration and building massing should be considered in order to result in a compatible fit between the proposed development and existing residential development.
- Vehicular access should be designed so that traffic is not directed through an abutting residential district.
- Minimize the visual impacts of parking by integrating parking lots into the site and with surrounding development.
- Loading and refuse collection areas should be on the side of a building facing away from an abutting residential district of a lower intensity, but not in a front yard setback.
- Incorporate weather protection and pedestrian amenities for transit facilities.
- Enhance landscaping along the perimeter.

Building Design Guidelines

- Building surfaces facing abutting residential districts should be clad with materials which are similar to or compatible with surrounding uses, and which minimize reflected lighting.
- Building facades should incorporate elements such as stepbacks, offsets, angled facets, deep roof overhangs, recesses and other architectural features which serve to break down the scale.
- Pitched roof forms are preferred, to enhance compatibility with nearby residential areas.
- Green building practices are encouraged.
- Restaurant vents should not be directed onto areas of pedestrian activity.

Attachment 3
Comparison of Building Height Calculations

Single Family Height Calculations LUC 20.20.010 Notes (44) and (45)	Schools – increased Height Calculations LUC 20.20.740.A.3	Comments
<p>(44) Maximum building height in single-family residential land use districts is 30 feet measured from the average elevation of the existing grade around the building to the highest point of a flat roof, or 35 feet to the ridge of a pitched roof.</p> <p>(45) For new single-family residential homes and additions in single-family land use districts, the maximum height of any individual building facade is 40 feet measured from the existing grade at the building wall to the ridge of a pitched roof or top of a flat roof. New single-family homes constructed as part of a subdivision pursuant to Part 20.45A LUC or planned unit development pursuant to Part 20.30D LUC are exempt from this requirement.</p>	<p>3. Building Height.</p> <p>a. An increase in building height of up to 10 feet above the maximum building height of the underlying district is allowed for schools so long as:</p> <ul style="list-style-type: none"> i. No mechanical equipment is located on the roof of any building or portion of building that exceeds the maximum building height of the underlying district; and ii. The school is located on a site of at least five acres. <p>b. An increase in building height above that allowed under subsection A.3.a of this section may be approved if that portion of the structure exceeding the maximum building height of the underlying district satisfies the following criteria:</p> <ul style="list-style-type: none"> i. 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, for a performing arts center, library or gymnasium; ii. 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 that portion of the structure, unless a greater setback is required pursuant to LUC 20.20.010, the dimensional charts applicable to specific land use districts contained in Chapter 20.25 LUC, or this section; iii. The building and site design minimize the impact of the additional height on the surrounding land uses; iv. The school is located on a site of at least five acres; and v. In no event may the height of a structure or portion of a structure exceed 75 feet. 	<p>Schools require full CU for increased height. See Footnote (25) of dimensional chart.</p>

Attachment 4 Parking Analysis

Day of Week	Existing programs at Church – Maximum number of parking stalls needed at any one time*	Existing programs at Education Building – Maximum number of parking stalls needed at any one time*	Total number of parking stalls needed at maximum demand for Church and Education Building	Available parking onsite	Available parking offsite with Bellevue Christian School (2004 agreement)	Number of cars overflow onto adjacent City streets
Monday through Friday:			Church ___ + Educ Bdg ___ = ___ stalls	590	0	0
Saturday:			Church ___ + Educ Bdg ___ = ___ stalls	590	0	0
Sunday: Per service			Church ___ + Educ Bdg ___ = ___ stalls	590		0
Christmas, Easter, Mothers' Day			Church ___ + Educ Bdg ___ = ___ stalls	590		0
Special Events (i.e. Weddings, Memorials)	48	0	Church ___ + Educ Bdg ___ = ___ stalls	590		0

* At 2.1 people per car.