



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Bellevue Children's Academy II

LOCATION OF PROPOSAL: 14640 NE 24th Street

DESCRIPTION OF PROPOSAL: Establish a new school within a former furniture store. Minor exterior modifications proposed along with interior improvements. Minor changes also proposed to existing parking and landscaping.

FILE NUMBER: 08-122895 LA

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 January 29, 2007.
- 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 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, 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.

Carle McHolland
Environmental Coordinator

1-15-09
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

7/1/08

CITY OF BELLEVUE SEPA Checklist

Background Information

Property Owner: Western Mortgage Development Corporation (Vancouver, BC)

RECEIVED

Name of applicant: JPC Architects--Architect for Bellevue Children's Academy

JUN 11 2008

Address and phone number of applicant and contact person:

PERMIT PROCESSING

601 108th Ave NE Suite 2250
Bellevue, WA 98004

Contact: Patty Iverson (425) 641-9200 x333

Proposal Title: Bellevue Children's Academy 2

Proposal Location: 14640 NE 24th Street, Bellevue, WA

Proposal scope and nature:

Create a school in a former home furnishings bldg.

1. General Description: ~~Create landscaped play area for school~~
2. Acreage of site: 2.425 acres
3. Number of dwelling units to be demolished: None
4. Number of dwelling units to be constructed: None
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): approx. 283 C.Y. cut; 406 C.Y. fill
8. Proposed land use: School
9. Design features, including building height, number of stories, and proposed exterior materials:
(Existing building—add windows)
10. Other

Estimated date of completion of the proposal or timing of phasing:

Construction Completion: September 2009 (or ACU approval date plus 90 days)

AOP

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes-- Tenant Improvement

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Traffic Study dated 7/27/06 and Addendum dated 12/12/06 by Gibson Traffic Consultants, Inc.
Traffic Study (new) to be provided by Gibson Traffic Consultants, Inc.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

List any government approvals or permits that will be needed for your proposal, if known.

Administrative Conditional Use
C & G w/out SEPA
Building, Plumbing, Electrical
Demo
Tenant Improvement

Please provide one or more of the following exhibits, if applicable to your proposal.

- Land Use Reclassification (rezone) Map of existing and proposed zoning: N/A
Administrative Conditional Use
- Preliminary Plat or Planned Unit Development: N/A
- Clearing & Grading Permit
Plan of existing and proposed grading: N/A (very little if any changes to existing grades)
Development Plans: N/A
- Building Permit (or Design Review)
Site Plan
Clearing & Grading Plan
- Shoreline Management Permit: N/A
Site Plan: N/A

AOP

Environmental Elements

1. EARTH

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

Site is relatively flat.

- b. What is the steepest slope on the site (approximate percent slope)?

Driveway slopes up from 24th Street; building, parking, and future play area is flat. Existing slope at far west edge of site.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Unknown. (Original development included soils report by Associated Earth Sciences, Inc. *Subsurface Exploration and Geotechnical Engineering Report* dated October 1992.)

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Topsoil at areas of curb demolition and proposed planting beds. Addition of crushed rock in proposed play area under the artificial turf. Fill to provide level surface (fill in existing loading dock ramp). Total fill approximately 406 CY for both.

- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

None other than normally encountered during the construction process. Erosion is not anticipated as a result of construction or use.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, concrete or buildings)?

Less than 85% Impervious (increase in pervious surface due to creation of play area)

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Temporary erosion control measures will utilize best management practices including: Minimizing the area of disturbance, providing blanket protection of disturbed areas with the use of filter fabric and intercepting surface runoff onto or off disturbed areas to control sediment transport throughout the use of fences per the City of Bellevue requirement.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During the construction of the project the ambient air quality could have minor, short term impacts caused by higher levels of background particulates due to construction-related activities. When complete, there will be a new landscaped play area and revised site landscaping.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None are known

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

During construction the contractor will be responsible for controlling dust related to the removal of a portion of the asphalt parking area. Control could be achieved through the periodic watering of site work or other means acceptable to the City of Bellevue.

3. WATER

- a. Surface Water

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

ADR

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None

b. Groundwater

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (including stormwater)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will the water flow? Will this water flow into other waters? If so, describe.

Storm water is currently collected into onsite catch basins. New surface grade would utilize existing catch basin.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

No change to existing

4. PLANTS

a. Check or circle types of vegetation found on the site:

X deciduous trees: alder, maple, aspen, other

X evergreen trees: fir, cedar, pine, other

AOR

- shrubs
- grass
- pasture
- crops or grain
- wet soil plants: cattail, buttercup, bullrush,
- skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Possible alteration of planting buffer in area of new landscaped play area at northwest corner of site.

c. List threatened or endangered species known to be on or near the site.

None

d. Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Some of the shrubs that are damaged or unhealthy-looking will be removed and replaced with new shrubs. A Type III planting buffer will be maintained where indicated on planting plan.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site

None that we are aware of.

c. Is the site part of a migration route? If so, explain.

Not that we are aware of.

d. Proposed measures to preserve or enhance wildlife, if any:

None

ADD

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No

1) Describe special emergency services that might be required.

None

2) Proposed measures to reduce or control environmental health hazards, if any.

N/A

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

A minor short-term increase in noise levels will occur during the construction phase of the

project.

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction will be limited to normal working hours, i.e., 7:00 AM to 6:00 PM.

through Sunday, 9-6 on Saturday

Monday

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

The site currently is vacant; it was formerly a retail furniture store. Property to the south is a Burger King Restaurant, NE 24th Street, and a gas station. Property to the west is existing Bellevue Children's Academy. Property to the east is 148th Ave. NE. Property to the north and west is SR 520.

- b. Has the site been used for agriculture? If so describe.

No

- c. Describe any structures on the site.

The project site consists of one (1) two-story building.

- d. Will any structures be demolished? If so, which ones?

No

- e. What is the current zoning classification of the site?

General Commercial (GC)

- f. What is the current comprehensive plan designation of the site?

General Commercial. This site is located within the Bel-Red/Northup Subarea, Subdistrict B

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

- i. Approximately how many people would reside or work in the completed project?

The completed project would be a maximum 400-student school facility with 42 teachers.

- j. Approximately how many people would the completed project displace?

AOR

None

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None required.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None required.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

N/A

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Children's fenced play area and playground equipment will be added.

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Black coating on chainlink fence to diminish its presence while providing visual access to playing children.

ADD

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None are known

- d. Proposed measures to reduce or control light and glare impacts, if any:

All site lighting will be contained to this site. *Lighting to be contained on-site, no spillover permitted.*

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

- c. Proposed measures to reduce or control impacts, if any:

N/A

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.

The site fronts NE 24th Street. Access is provided by an existing driveway.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes. The nearest transit stop is approximately .1 miles away at 148th Ave NE and NE 24th.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Project currently has 112 parking spaces. Fifteen parking spaces are planned for removal as a result of the proposed work, leaving 98 parking spaces total. In addition, there is a recorded parking agreement that provides additional underutilized parking for the existing Bellevue Children's Academy adjacent to this property.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).

No

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

See Traffic Study by Gibson Traffic Consultants.

- g. Proposed measures to reduce or control transportation impacts, if any:

See Traffic Study by Gibson Traffic Consultants. Student arrival and departure times are staggered to prevent overall congestion.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, recreation facilities, other)? If so, generally describe.

No

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. UTILITIES

- a. Underline utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity is supplied by Puget Sound Energy

Signature

The above answers are true and complete to the best of my knowledge. I understand that the City of Bellevue is relying on them to make its decision.

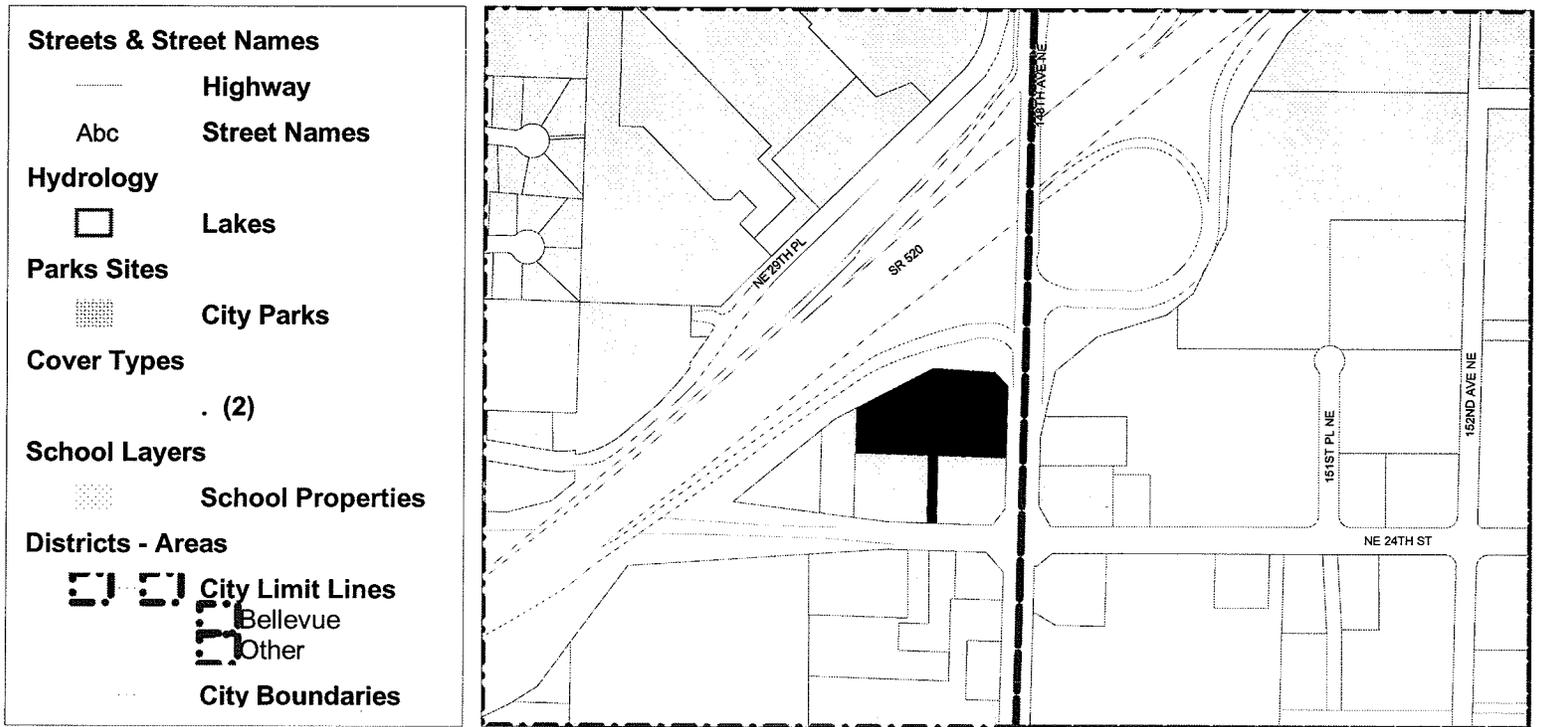
Submitted by (signature): Phillipson, JPC Architects

Date: 6-11-08

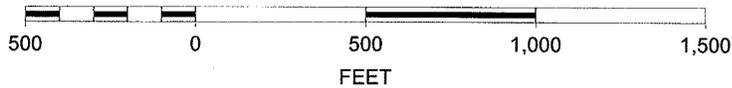
Reviewed by (signature): Antoinette Pratt

Date: 7/1/08

City of Bellevue MapGuide



SCALE 1 : 6,747





City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name: **Bellevue Children's Academy**

Proposal Address: 14640 NE 24th Street

Proposal Description: To establish a new school within a former furniture store. Minimal exterior changes proposed to the existing structure existing parking, and landscaping.

File Number: **08-122865 LA**

Applicant: JPC Architects

Decisions Included: Administrative Conditional Use, Process II

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

State Environmental Policy Act
Threshold Determination: Carol V. Helland
Carol V. Helland, Environmental Coordinator
Development Services Department

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

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

Application Date: June 11, 2008
Public Notice (500 feet): July 10, 2008
Public Meetings: July 31, 2008
Minimum Comment Period: July 24, 2008
Bulletin Publication Date: **January 15, 2008**
Appeal Deadline: **January 29, 2009**

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

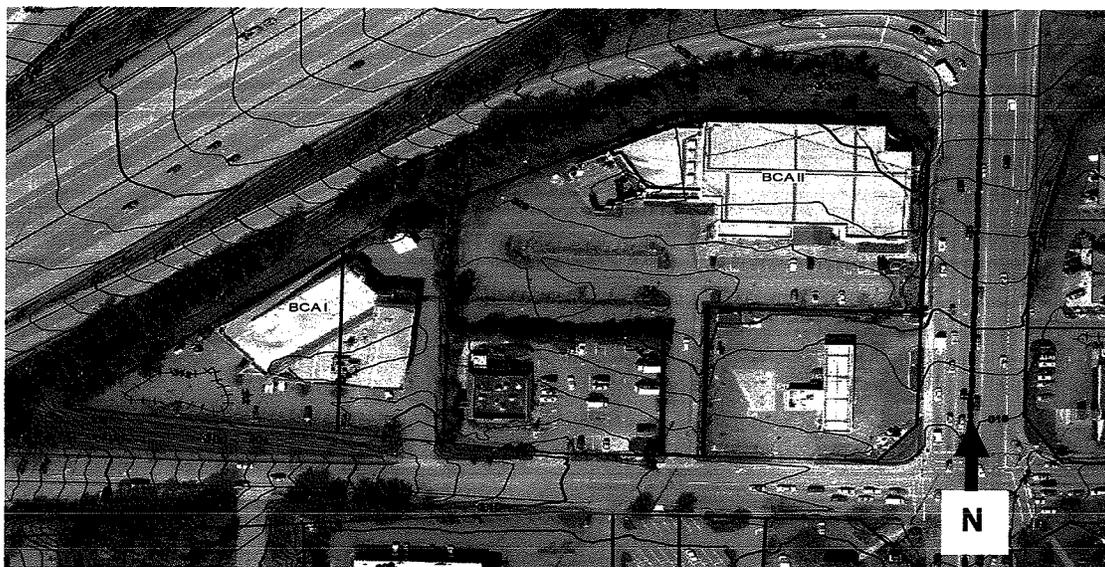
Bellevue Children's Academy requests Administrative Conditional Use approval to convert a former furniture store to a school facility. The applicant will be making minimal exterior changes to the existing structure by installing windows and/or skylights and a new door at the SW corner of the building for school pick up and drop off. The interior of this structure will be converted from a store to a school through tenant improvement permits 08-132429 BY, (issued) and 08-135879 BY (which is currently under review). The remodel is scheduled to begin March 2009. The applicant proposes minimal changes to existing site conditions to accommodate the school. At the west corner of the building, the applicant plans to remove a portion of the existing parking stalls to locate a children's play area. The former storage area will be converted to an indoor play area for use during inclement weather.

The applicant also operates another school facility Bellevue Children's Academy I (BCA I) at a site located directly west of this site at 14600 NE 24th Street (see aerial below). The maximum student population for BCA I is limited to 270 students. The applicant has designed this new facility for 250 students. See further discussion regarding this in Section IV.C—parking.

See attached plans and drawings.

II. Site Context and Description

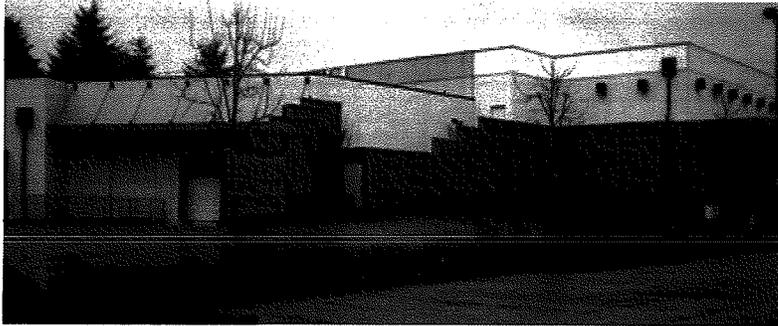
This site is located north of NE 24th Street between 140th and 148th Avenues NE and south of SR-520) at its north property line. This site was previously occupied by Levitz Furniture. The existing building was constructed in 1993 and met the applicable codes in effect at that time. The site is surrounded by other commercial uses at its east property boundary. The owner of BCA I and II obtained a parking easement from Burger King to the east of BCA I for additional parking during overflow. This same agreement was utilized by the previous owner of BCA 1 which was a former auto dealership in order to store additional vehicles.



The site topography is generally flat and will not be modified with this application.

III Proposed Site and Building Design

Building entry occurs at the south central portion of this structure. There are roll up doors located along the western elevation along with an egress door. There are two exiting doors on the north building elevation. These door will be changed out for a tempered vision glass to allow visibility and sun into this space.



The existing parking lot will not be modified with this application with the exception of 15 stalls in the NW corner of the building where the applicant will add an outdoor play area. The applicant will remove a portion of the top layer of

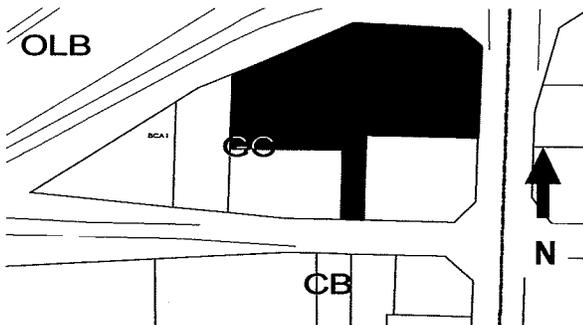
asphalt and place a porous play surface down to protect children's play activities in this area. The remaining asphalt area will be used as a hard surface play area. Garbage is stored in this area but will be relocated to two parking stalls at the SW corner of site. It will be fenced with similar materials as the existing building. The trash/recycling containers will also be located in this vicinity so that the hauler will have easy access to such containers. See Section XI for related condition.

Within the site is a looped access route approximately 400 feet long. Approaching the south side of the site from NE 24th Street is a driveway approximately 230 feet long. If necessary during peak times, the loop and the driveway can combine to temporarily accommodate at least 20 vehicles in both directions that do not fit into parking spaces. See Section IV.C below for further discussion regarding parking and circulation.

The site contains 112 parking stalls along with parking lot landscaping that contains overstory and understory vegetation. Fifteen stalls will be removed for the installation of the outdoor play area. Landscaping in this area will be upgraded and a chain link fence with black coating will be installed to keep students in this area while allowing visibility.

IV. Consistency with Land Use Code/Zoning Requirements

A. General Provisions of the Land Use Code



This site is located within the General Commercial 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 proposal has fulfilled the LUC requirements as shown below:

LAND USE CODE (LUC) REQUIREMENTS

Category	LUC Requirements	Proposal by Applicant
Site Area (GC Zoning District)	Not Applicable	2.4 acres or 104,544 square feet
Lot Coverage	Not Applicable	Not applicable
Impervious Surface	85 percent	76 %
Building Height	30 feet	30 feet
Building Setbacks Front (South) Rear (North) Side (East) Side (West)	15 feet 8 feet 8 feet 8 feet	287 feet 10 feet 20 feet 8 feet
Parking	Unspecified Use	40 stalls required Providing 97 Total Stalls
Landscaping Perimeter Buffers (School) North South East West	10 feet 10 feet 10 feet 10 feet	10 feet 10 feet 20 feet 8 feet 1
Parking lot Landscaping	3,920 square feet	4,081 square feet

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 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 Traffic, Parking and Pedestrian Study dated October 2008 by Gibson Traffic Consultants (GTC). Site conditions were evaluated at the applicant's current site at BCA I. Site reconnaissance was conducted on May 20th through May 22, 2008.

1 Eight feet of landscaping exists along the western property boundary. A small area of disturbance will occur with the installation of a stair case at the NW corner of the site to allow student access between BCA I and BCA II. Additionally, LUC 20.20.520.F.1, subnote (1) allows relocation of landscaping when property abuts a property of the same or more intensive land use district. Landscaping in this area was reduced from 10 feet to 8 feet in favor of increasing landscaping along the east property boundary.

GTC Findings and Conclusions:

GTC found that the traffic and circulation patterns at the existing and previous sites functioned very well, given the pick and drop off system that the administrator uses to control traffic. That system is described below. In order to ensure a successful on-site traffic flow during peak periods, a similar system must be implemented at the new school site.

- A card with the child's last name and corresponding color by grade is used.
- Hand-held radios are used to communicate between outdoor staff members who monitor traffic and indoor staff members who find and escort children to their parents' cars.
- Use of staggered dismissal times.
- Early parental arrival is discouraged.
- Use of extensive on-site queuing and vehicle storage space so that waiting vehicles do not spill back onto the city street.

There will be 25 full time staff members for 250 students. GTC conducted its parking analysis based upon existing traffic at BCAI. GTC has concluded that 40 parking stalls would be required. This site contains 112 parking stalls although 15 stalls will be removed for the children's play area leaving a net count of 97 parking stalls. There is an excess of 57 parking stalls for this site. However, student count will still be monitored to in accordance with 20.10.440, subnote 25.b.(i) to ensure that any increase in student growth beyond 20 percent shall require subsequent Conditional Use review. See Section XI for related condition.

V. Public Comment

The Land Use Code (LUC) requires that the City hold a public meeting on this proposal. Staff held this meeting on July 31, 2008. No one attended this meeting with the exception of the applicant and her consultant team. To date, no written correspondence has been received on this proposal.

VI. City Department Analysis

1. Transportation Department

BROTS Agreement

The proposed development is within the area covered by the Bel-Red / Overlake Transportation Study (BROTS). That is an agreement between the cities of Bellevue and Redmond regarding land use planning and the funding and construction of transportation improvements in an area of mutual concern between the two cities. Exhibit F of the BROTS agreement gives the City of Redmond the right to review and comment on transportation impacts and request mitigation (if justified) for developments in the affected area. The Traffic and Parking Study from GTC and the City of Bellevue's recommended transportation mitigations were sent to Redmond staff on December 9, 2008. Under the terms of the agreement, Redmond has ten working days from receipt for review and comment. No comment was received by City staff from Redmond; thus, concluding their review of this project.

Technical Review of Short-Term Impacts and Mitigation

The Transportation Department has reviewed the traffic and parking study, site plans, and civil engineering plans submitted to date, and recommends approval of the Administrative

Conditional Use, with the additional requirements described below. See Section X and XI for related conditions of approval.

The site will be served by one driveway off NE 24th Street. That driveway already exists, but the driveway apron must be updated for ADA compliance and to provide a smoother, quicker vehicle movement from the street into the site in order to reduce the likelihood of an extensive vehicle queue forming on NE 24th Street.

The location is unique, because the driveway connects to NE 24th Street in an area where NE 24th transitions from two westbound lanes to one westbound lane. The transition creates a conflict point that will likely worsen during peak periods, unless vehicles making a right turn into the site can be efficiently separated from the flow of westbound through traffic. Dealing with that problem requires installation of a new driveway apron, such as that shown in standard drawing DEV-7D, with widening on the eastern side of the driveway. The widening on the eastern side of the driveway must be such that an SUV or large sedan can enter the driveway without conflict with the adjacent westbound through lane on NE 24th Street or with traffic exiting the school site. Examination of turning template drawings indicates that the total curb cut width for the driveway should be approximately 36 feet, with more than 20 feet on the eastern side of the curb cut, as shown on the civil engineering plans submitted to the city on December 3, 2008. This design will allow entering vehicles to operate as if they have an informal right turn lane into the site. Installing the new driveway apron will require regrading the driveway and reconstructing the on-site sidewalk on a new alignment for approximately 40 feet behind the apron, as shown on the civil engineering plans submitted to the city on December 3, 2008.

The driveway connection to the street must meet vehicle and pedestrian sight distance requirements per BCC 14.60.240 and 241.

In order to improve the flow of through traffic on NE 24th Street during peak periods, the Transportation Department will prohibit left turns in and out of the driveway by requiring installation of c-curb to close the gap in the existing c-curb at the driveway location on NE 24th Street. Vehicles wishing to travel east on NE 24th Street may head toward the west and use an existing U-turn facility located approximately 500 feet west of the existing driveway. Vehicles wishing to travel north on 148th Avenue may head approximately 1500 feet toward the west and use NE 29th Place to access 148th Avenue.

2. Clear and Grade Division

A clear and grade permit is required for this project to revise the driveway apron for this site.

3. Utilities Department

The Utilities staff reviewed this project and has determined that a storm permit and compliance letter may be required for modifications to the conveyance system. Additionally, if the applicant adds or modifies 500 sq. ft. (or greater) of landscaped area then a Landscape Irrigation Water Budget is required.

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 for conditions. At the time of this staff report, the applicant had submitted the required Developer Extension Agreements.

4. 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 environmental review indicates no probability of significant adverse environmental impacts resulting from the proposal. Issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory requirements correspond, no further documentation is necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

A. Earth

The applicant is modifying a portion of existing parking area at the northwest corner of the site by scraping off the top layer of asphalt to place a porous play surface down for children play activities. The applicant is not expanding the existing parking lot but is required to modify the existing driveway apron. A clear and grade permit is required for such work. The applicant has been notified of such requirement and has responded by submitting a civil detail for Transportation review and approval with the ACU while the clear and grade permit is being prepared.

B. Transportation

Long-Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City of Bellevue by 2017 have been addressed in the city's Transportation Facilities Plan EIS. The impacts of growth projected to occur by 2017 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 several Mobility Management Areas (MMAs) for analysis purposes.

This development lies within MMA 12, which has a 2017 projection of 51,977 new commercial square feet (office plus retail). The proposed development will not change the square footage; therefore, the proposed development is within the land use growth assumptions of the Transportation Facilities Plan EIS. However, the proposed development will create a net increase in PM peak hour traffic, which is documented in the Concurrency section below.

Transportation 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 a transportation impact fee is required by BCC 22.16 for tenant improvements that do not increase the building square footage if the project is a new use, if SEPA review is required, and if the tenant improvement will generate a net increase of at least eleven new PM peak hour trips. All of those conditions apply to this proposal; therefore, payment of a transportation impact fee will be required at building permit issuance. The transportation impact fee for an elementary school in Impact Fee Area 12 is currently \$3.69 per student. This fee is subject to change and the most

current fee schedule in effect at the time of permit issuance will apply. Credit may be given for removal of the previous furniture store at \$.04 per square foot, depending on how long the furniture store has been empty at the time of building permit issuance. Transportation impact fees contribute to the financing of transportation improvement projects in the currently adopted Transportation Facilities Plan. Such payment is considered to be adequate mitigation of long-term traffic impacts.

Concurrency (Mid-Term Impacts)

Area-wide project impacts anticipated to occur in the next six years are assessed through a concurrency analysis, which is a computer model analysis of traffic impacts at system intersections for 13 Mobility Management Areas throughout Bellevue. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more net new trips in the highest hour between 4 and 6 PM must undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. For tenant remodels, concurrency testing applies where SEPA review is required and 30 or more net new PM peak hour trips will be generated.

The traffic study by GTC concluded that the proposed development will generate 64 trips in the highest hour between 4 and 6 PM. The previous use on the site was a 55,850 square-foot furniture store. With a trip rate of 0.23 non-passby trips per 1000 square feet, the furniture store would generate 13 PM peak hour trips. Hence, the net increase for the proposed school would be 51 new PM peak hour trips ($64 - 13 = 51$). Therefore, a concurrency test is required by city code. The test was run on the city's computer model on September 16, 2008. In order to provide a conservative test result, the test was based on the gross number (64 peak hour trips), rather than the net increase (51 trips). The proposed development passed the required concurrency test. A copy of the concurrency test is on file with the City of Bellevue Transportation Department.

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules, updated May 23, 2001. A concurrency determination is issued on the date of issuance of the land use decision. This project complies with the Traffic Standards Code and is receiving a Certificate of Concurrency. See Attachment B for this certificate.

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 14.10.010.D). At the time of a complete building permit application, the Certificate of Concurrency will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090H. At issuance of building permit, the Certificate of Concurrency will be extended and remain in effect for one additional year (with the possibility of up to two one-year extensions) as provided for in BCC 23.05.100.

Traffic Operations and Safety Impacts and Mitigation

The applicant submitted a Traffic and Parking Study prepared by Gibson Traffic Consultants. Copies of the study and related documents are on file with the city. The traffic study examined several SEPA-related transportation issues, including the following:

- i. On-site parking and circulation during peak pick-up and drop-off times must function smoothly in order to provide adequate safety and to prevent formation of a vehicle queue that would spill back into the street. This must be addressed by the design of the on-site turn around and pick-up and drop-off area, and by policies regarding staggered pick-up and drop-off times and other policies regarding on-site driver behavior and parking.

- ii. The access point on NE 24th Street was examined for capacity and safety. Level of service for vehicles entering and exiting the site is expected to be acceptable; however, the Transportation Department will prohibit left turns in and out of the driveway in order to improve the flow of through traffic on NE 24th Street. A stop sign is recommended for traffic exiting the driveway. A Right Turn Only sign or arrow may be required in the driveway for exiting traffic based on further engineering review.
- iii. With the redesign of the driveway entrance described in the Technical Review section above, and with the existing width of the westbound driving surface on NE 24th Street (approximately 20 feet at the site's entrance), vehicles approaching the driveway from 148th Avenue can function as if they have an informal right turn lane into the site. This will help prevent formation of an extensive queue on NE 24th Street, and will minimize the possibility that a queue from the site's driveway might spill back into the highly congested intersection of NE 24th Street and 148th Avenue.
- iv. Peak period impacts at nearby intersections were examined through level of service analysis. No critical deterioration of intersection level of service was found to be caused by the school, assuming that no queue from the site's driveway entrance will spill back to 148th Avenue as discussed in paragraph 3 above.

C. Noise

Construction activities will be limited to the normal hours of construction which are 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. If the school desires to work outside of these hours, a noise permit shall be submitted at least two weeks prior to the time requested for staff review and approval. Construction hours listed will be required to be placed on signage visible to all contractors on site. See Section XI 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 it complies with the decision criteria of Land Use Code Section 20.30E.140. The approval of an Administrative Conditional Use may at any time be revoked if the use of on-site facilities are changed from the stated application. See Section XI for related condition. 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 Bel-Red/Northup Subarea—Subdistrict B. The Comprehensive Plan designation for this site is General Commercial, which is consistent with the zoning classification of General Commercial. This proposal is consistent with the Comprehensive Plan's goals and policies.

The following are applicable Comprehensive Plan policies for the Bel-Red/Northup subarea:

Policy S-BR-1: Allow uses which provide goods and services for local residents and businesses to locate in commercial area of the Subarea.

Response: Purchasing the former Levitz building for expanded school activities will allow parents who work in the surrounding vicinity an alternate school option for their children. A

majority of the children who attend this school have parents who work for Microsoft which is located close to the school facility.

Policy S-BR-13: Encourage property owners to provide open space and recreational facilities for use by their employees in the Subarea:

Response: The owner will install an additional children's play area at the BCAll facility at the southwest corner of the site. This area is currently paved for existing parking. This area will be converted from parking by scraping the layer of asphalt and replacing it with a porous mat material that will provide a protective barrier for children at play. This area will be enclosed by a black coated chain link fence to diminish its presence but allow visibility of playing children for safety.

In addition to the outdoor play area, the former storage area of Levitz will be converted into an indoor play area for students. BCA I does not have an existing indoor play area. A stairway will be installed between the two sites to allow access at the NW corner of the Levitz site from BCA I. Teachers will then avoid walking students around Burger King on the sidewalk of NE 24th Street to an existing sidewalk leading to the front door of this facility.

Policy S-BR-19: Develop a safe circulation system that accommodates both motorized and nonmotorized users in the planning, design and implementation of transportation projects:

Response: GTC in its studies of this site evaluated the operational procedures at the applicant's existing site nearby and at the previous Redmond site and found a very efficient pick up and drop off operation. See Section IV.C for traffic analysis. Because this is a private school, most children will not be walking to this facility but the depth of the pick up and drop off lane at this facility—sufficient for at least 20 vehicles—will be adequate to prevent back up onto the public right of way of NE 24th Street.

Policy S-BR-35 (Planning District B): General Commercial designated uses are appropriate in this district.

Response: By its location, this facility is appropriately located within the General Commercial district as permitted by the Land Use Code.

- 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 with the exception of additional installation of windows to the building façade to allow more light and air into the facility. Outside of this modification, the red trellis element that frames the building entry will be changed from red to an off-white. The applicant has filed a tenant improvement permit (08-135879 BY) to convert the retail use to a school.

No changes will be made to the existing landscaping. New landscaping will be installed adjacent to the play area to provide a moderate level of screening while allowing teacher visibility to students. As a condition of approval for this site, landscape performance devices are required upon Certificate of Occupancy. See Section XI for related condition.

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 sight distance requirements are met at the driveway connection, the driveway apron is brought into ADA compliance, and steps are taken to improve peak period traffic flow to and from NE 24th Street at the driveway connection. Such steps include widening the driveway entrance as described above to provide more efficient vehicle flow into the site and closing the existing gap in the c-curb in NE 24th Street so that left turns in or out of the site do not interfere with through traffic. See Section VI and VII for related analysis. See Section X for related conditions of approval.

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 a furniture business to a school facility 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 GTC to be acceptable. See Section X and XI for related conditions.

As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Normal construction hours 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. See Section X for related condition.

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

New school facilities are permitted to be located within commercial zones as an Administrative Conditional Use. As conditioned, the proposal meets the requirements of the LUC. See Sections X and XI 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 the Development Services Department does hereby **APPROVE WITH CONDITIONS:**

X. Conditions of Approval Prior to Issuance of the Tenant Improvement Permit:

- 1. 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.

- 2. Final Engineering Plans:** Prior to issuance of the clearing and grading permit or primary building permit for the school project, the construction plans must be complete and must correctly show all street frontage improvements and related access improvements, including the items listed below or specified elsewhere in this document. All frontage improvements must meet the requirements of City Code and the Transportation Department Design Manual. As appropriate, standard detail drawings from the Design Manual must be included in the final engineering plans.
- a. The driveway connection to the street must meet vehicle and pedestrian sight distance requirements. Required sight lines must be shown on a sheet of the construction plans.
 - b. Sidewalks, ramps, and driveway crossings on the street frontage must be ADA compliant. The driveway apron must be consistent with standard drawing DEV-7D with a curb cut of approximately 36 feet, as described above. The relevant drawing must be included in the construction plans.
 - c. Install a standard stop sign on a standard pole for outbound traffic where the driveway connects to NE 24th Street. A Right Turn Only sign or arrow may be required, based on further engineering review. The exact location of traffic signs or markings shall be determined in the field by the Transportation Department inspector.
 - d. No new overhead utility lines will be allowed along or across any street right of way.

Authority: BCC 14.60.110, 150, 180, 181, 240, and 241
Reviewer: Carl Wilson, 425-452-4228

- 3. Trench and Pavement Restoration:** NE 24th Street adjacent to the site is presently classified as "standard trench restoration" to the west of the site's driveway and "overlay required" to the east. If the developer must cut into the street surface for any reason, then trench and pavement restoration appropriate to the specific classification must be provided, as described in the Transportation Department Design Manual, Section 21, and shown on standard drawings ROW-1 through ROW-5. The final construction plans must include copies of the appropriate detail drawings, if trenching is expected. The exact limits of any required pavement restoration will be determined in the field by Transportation Department inspectors and specified in a right of way use permit for the project.

Authority: BCC 14.60.250
Reviewer: Carl Wilson, (425) 452-4228

- 4. Right of Way Use Permit:** The applicant is required to apply for a right-of-way use permit from the City of Bellevue Transportation Department, Right of Way division, before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one right of way use permit may be required, such as one for hauling and one for construction work within the right of way. A right of way use permit regulates activity within the city right of way, including but not limited to the following:
- a. Designated truck hauling routes.
 - b. Truck loading and unloading activities.
 - c. Hours of construction and hauling.
 - d. Continuity of pedestrian facilities.
 - e. Temporary traffic control and pedestrian detour routing for construction activities.

- f. Street sweeping and maintenance during excavation and construction.
- g. Location of construction fences.
- h. Parking for construction workers.
- i. Construction vehicles, equipment, and materials in the right of way.
- j. All other construction activities as they affect the public street system.

Authority: BCC 14.30 and 14.60.250
Reviewer: Jon Regalia, 425-452-4599

5. **Transportation Impact Fee:** Payment of a transportation impact fee will be required at the time of building permit issuance. The development may be eligible for credit for removal of the previous use, depending on how long that use has been vacant. The impact fee for an elementary school in Impact Fee Area 12 is currently \$3.69 per student. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

Authority: BCC 22.16
Reviewer: Carl Wilson, 425-452-4228

6. **Final Utilities Approval:** The Utilities Department approval of the Administrative 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) 452-4856

7. **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) 452-4856

8. **Construction Hours:** Normal construction hours 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. to 6:00 p.m. as well. Exceptions to the construction 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. No blanket exemption exists. Allowances for short term work outside of normal construction hours 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, If expanded hours are necessary to accommodate a specific component of the school construction, the applicant 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 of Approval Prior to Certificate of Temporary Occupancy and Certificate of Occupancy:**

- 1. On-Site Parking, Circulation Improvements and Monitoring:** The applicant shall implement on-site parking and circulation improvements as shown in the final site plan. On-site circulation and safety shall be enhanced with pavement markings, directional signs, and stop signs as needed to ensure safe and smooth traffic flow. The applicant shall implement an on-site traffic control and parking program, with the goal of managing pick-up and drop-off traffic to improve safety and reduce impacts on city streets. The applicant shall provide information as needed to parents regarding proper traffic behavior and safety during pick-up and drop-off periods. Prior to issuance of a temporary certificate of occupancy for this project, the applicant shall submit a traffic management plan to the city for review and approval.

Reviewer: Carl Wilson, 425-452-4228, and Toni Pratt, 425-452-5374
Authority: BCC 20.30E.140 and Comprehensive Plan Policy TR-119

- 2. Completion of Transportation Improvements:** Prior to issuance of a temporary certificate of occupancy, all street frontage improvements, pedestrian improvements, and transportation conditions shown on the approved construction plans or required by city codes or standards or by the conditions of approval stated herein must be completed to the satisfaction of the Transportation Department and approved by 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 in completion.

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

- 3. Landscape Installation Assurance Device:** If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation the applicant shall file with DSD a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

Authority: LUC 20.40.490
Reviewer: Antoinette Pratt, (425) 452-5374

- 4. Future Land Use Review:** The applicant shall be required to apply for a full administrative conditional use if the number of students increases beyond 20 percent of the 250 students level approved for this facility.

Authority: LUC 20.10.440, subnote 25, b.i
Reviewer: Antoinette Pratt, (425) 452-5374

- 5. Landscape Maintenance Assurance Device:** The applicant shall file with the DSD a landscape maintenance assurance device in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all landscaping on the site.

Authority: LUC 20.40.490
Reviewer: Antoinette Pratt, (425) 452-5374

- 6. 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. **Solid Waste Collection:** The applicant shall provide a written document showing that Rabanco has been contacted to establish adequate sizing of the recycling and solid waste collection area for this building using current standards. The waste containers shall be screened and shall match the building materials of the former Levitz structure.

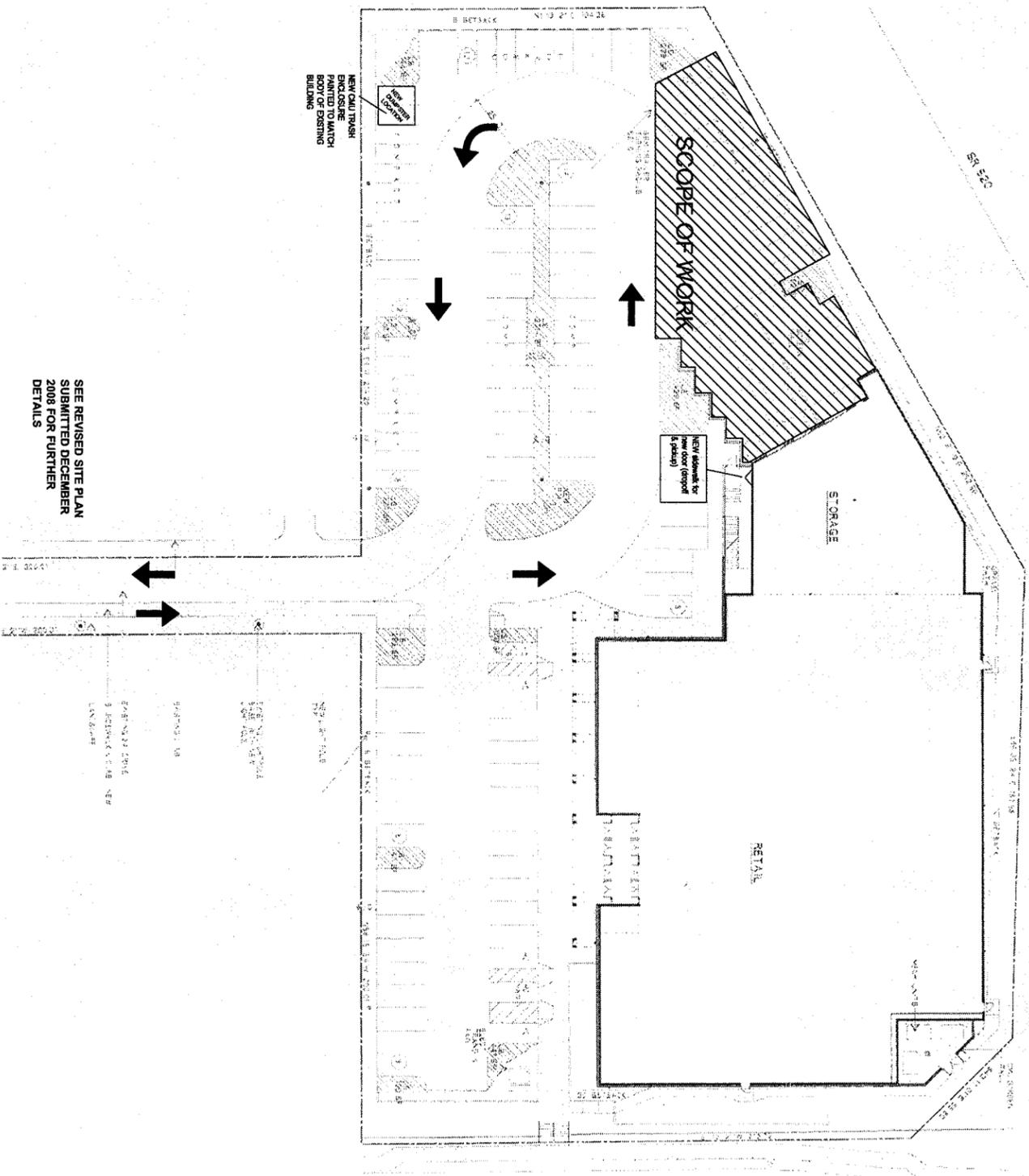
Authority: LUC 20.20.720

Reviewer: Antoinette Pratt, (425) 452-5374

Attachments

- A. Plans and Drawings
- B. Certificate of Concurrency

ATTACHMENT A
(Plans and Drawings)



RECEIVED
 DEC 19 2008
 PERMIT PROCESSING

JPC ARCHITECTS

601 100th Ave NE, Suite 2250
 Bellevue, WA 98004
 Tel: (206) 441-7200 Fax: (206) 437-4300



14840 NE 24th Street
 Bellevue, WA 98004

Design Team

Design: PW
 Drawn: [Blank]
 Checked: [Blank]
 Date: 04-25-08
 JPC Project No: 06-100-0158

Revisions

No.	Date	Description
06-10-08	Admin.	Conditional Use

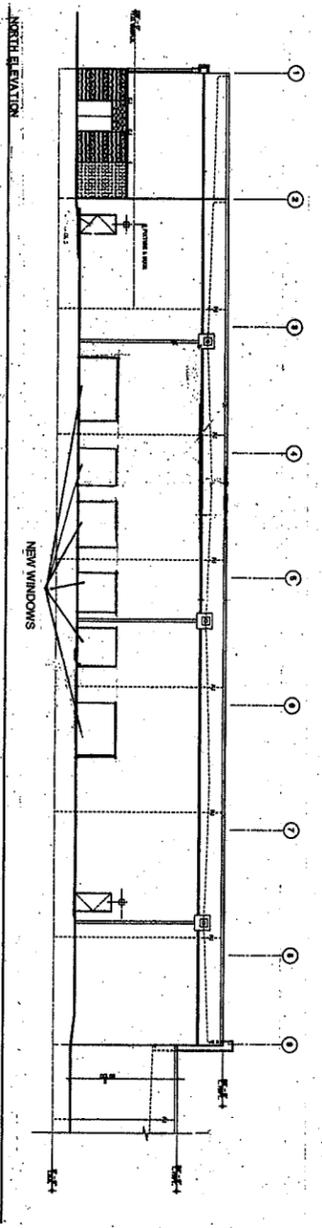
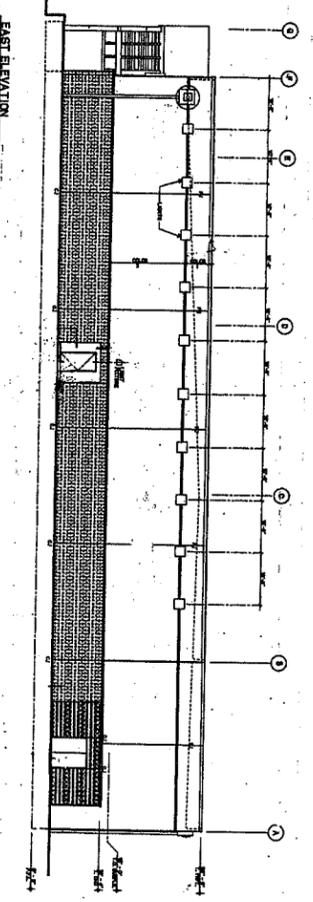
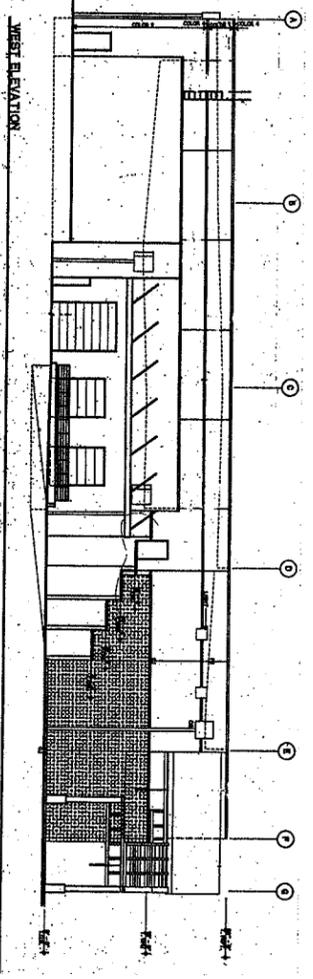
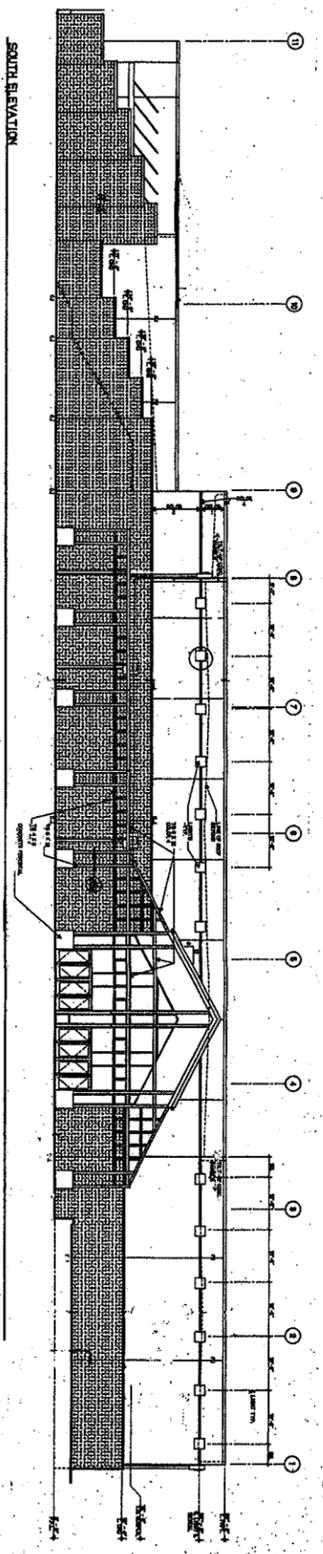
Registration

Keyplan

Sheet Title
**Bellevue Children's
 Academy 2**

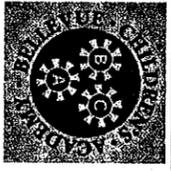
Sheet No.
Site Plan

IA-0.1.2



JPC ARCHITECTS

501 10th Ave NE, Suite 2200
 Bellevue, WA 98004
 Tel: (206) 441-7000 Fax: (206) 457-8300



14690 NE 24th Street
 Bellevue, WA 98004

Design Team

Design	PM/PI
Drawn	05-20-08
Checked	08-100-0158

Revisions

No.	Date	Revision
06-10-08	Marked	Conditional L&P
12-15-08	Revised	ELEVATIONS

Registration

Keyplan

Sheet Title

**Bellevue Children's
 Academy 2**

Elevations

IA-2

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Scale: PERMIT PROCESSING
 1" = 8'-0"

ATTACHMENT B
(Certificate of Concurrence)

CERTIFICATE OF CONCURRENCY

BELLEVUE CHILDREN'S ACADEMY 2

This certificate documents the Transportation Department Director's decision that the development project at 14640 NE 24th Street (File No. 08-122865 LA) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 64 p.m. peak hour trips to this project, subject to Process II appeal of either the concurrency determination or the Administrative Conditional Use decision. A building permit application (File No. 08-135879 BY) was filed for the project on December 1, 2008 and deemed complete on December 29, 2008. This concurrency reservation will remain in effect for the life of the building permit application (BCC 23.05.090.H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100.E).



Director, Transportation Department

Date

1/15/09

Certificate No. 52