



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Living Montessori Academy/Afrose Amlani

LOCATION OF PROPOSAL: 2445 140th Avenue NE – Building B

DESCRIPTION OF PROPOSAL:

Proposal to establish a K-6 grade school and preschool use within an existing preschool facility. The school use will be in a multi-tenant office building and no changes to the existing structure or site are proposed.

FILE NUMBERS: 10-129532-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 May 26, 2011.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Carol V. Holland
Environmental Coordinator

5/12/2011
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



City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name: **Living Montessori Academy**

Proposal Address: 2445 140th Avenue NE, Suite B200

Proposal Description: To establish a K-6 grade school and preschool use within an existing preschool facility. The use will be in a multi-tenant office building and no changes to the existing structure or site are proposed.

File Number: **10-129532-LA**

Applicant: Nazim Nice

Decisions Included: Administrative Conditional Use, Process II

Planner: Sally Nichols, Associate Planner, (425) 452-2727

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: December 10, 2010
Public Notice: January 27, 2011
Minimum Comment Period: February 10, 2011
Decision Publication Date: May 12, 2011
Appeal Deadline: May 26, 2011

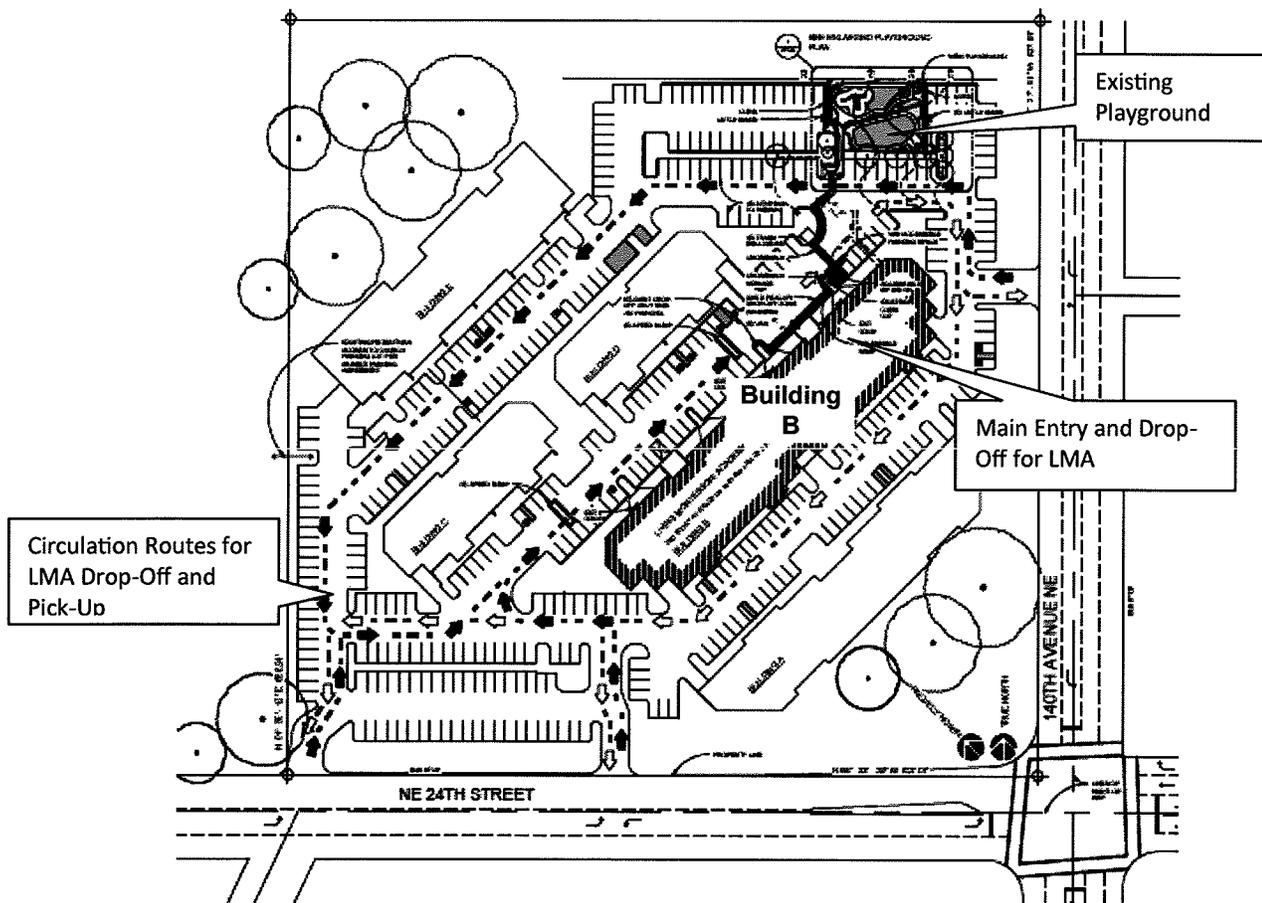
For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-4570. Appeal of the Decision must be made by 5 p.m. on the date noted for appeal of the decision.

I. REQUEST AND PROJECT DESCRIPTION

The LMA (Living Montessori Academy) requests an ACU (Administrative Conditional Use) permit to change the use of an existing preschool facility to a K-6 grade school and preschool. The preschool is an allowed use in this O (Office) land use district and an elementary school is allowed only through the ACU process. This proposal is for the change of the use only and there will be no proposed design changes and/or construction associated with this ACU.

In 2010, the LMA completed construction to convert office space in the upper level of an existing, two-story office building into the LMA preschool. Work included interior tenant improvements, the addition of a playground in the northern parking lot, and parking and circulation improvements. Because the proposal is located in a single family transition area, LMA was also required to obtain a Land Use Exemption under the Clear and Grade permit #10-109287-GD to review the new playground, circulation, parking, and any exterior changes to the building for compliance with the LUC (Land Use Code). At that time, the project was designed to meet all code and licensing requirements for a future K-6 grade school and preschool, including parking and traffic control requirements. LMA decided to proceed with the opening of a preschool only for the 2010-2011 school year, since that use was allowed outright in the O land use district, and to apply for the Administrative Conditional Use permit in 2011 with the intention of opening the K-6 facility for the 2011-2012 school year.

Site Plan – Existing

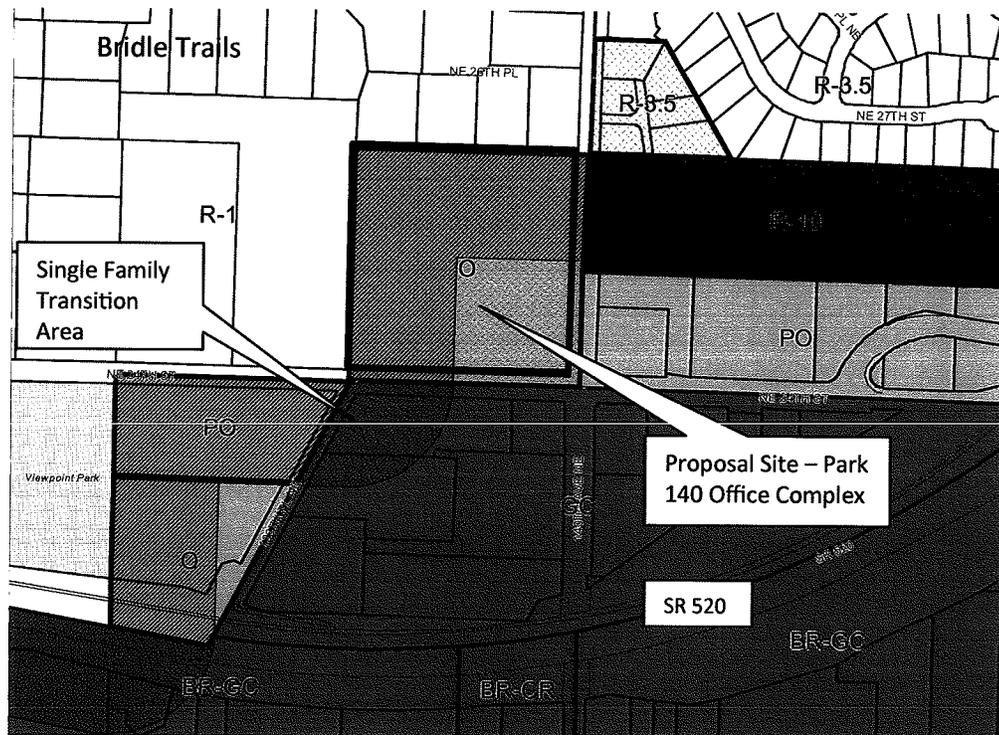


The existing LMA facility has been designed and constructed to accommodate a total of 200 students and 30 staff within nine classrooms. No additional students and/or staff are anticipated with this change of use proposal. The student limit is set by the number of classrooms in the building, the size of the classrooms, and the maximum number of students allowed by the DSHS (Department of Social and Health Services) group size. Classrooms 1-7 are limited to 20 children and the larger classrooms 8 and 9 are limited to 30 children. Typical hours of operation are 7 am to 6 pm. Occasional after-hours events may occur in the evenings and on weekends. The project staff of 30 includes teachers, office staff and kitchen staff.

II. SITE ZONING, CONTEXT AND DESCRIPTION

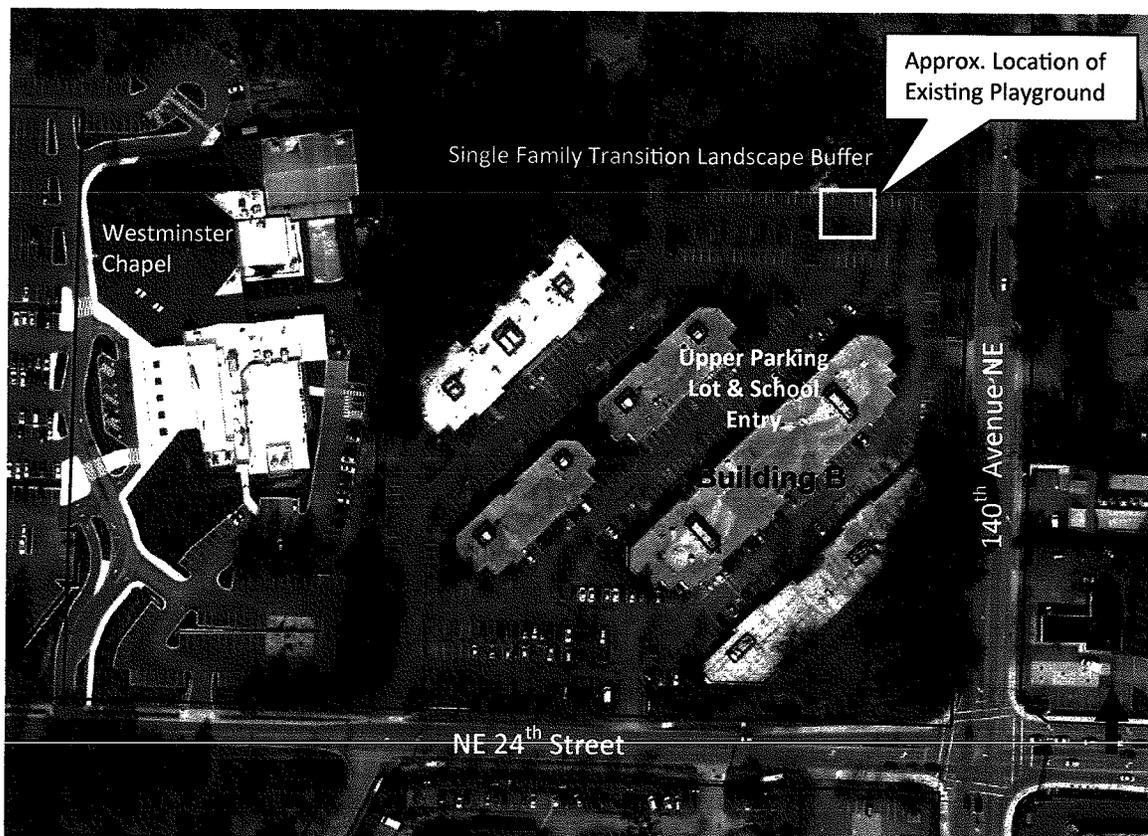
This site is located at the intersection of NE 24th Street and 140th Avenue NE. It is occupied entirely by the Bellevue Park 140 office complex in an O land use district. The site is along the southern edge of the Bridle Trails neighborhood and is also within a Single Family Transition Area. It is surrounded by commercial uses to the south in the GC (General Commercial land use district), residential homes to the north in the R-1 residential land use district, the Westminster Chapel church complex to the west in the R-1 residential land use district, and multi-family residential homes in the R-10 multi-family residential district and businesses in the PO (Professional Office) land use district to the east.

Zoning Map



The Park 140 complex consists of five freestanding buildings on 9.07 acres. The buildings have footprints ranging from 9,743 square feet to 24,323 square feet and all are either one or two stories tall. The LMA occupies the entire upper level of Building B, which is the largest building in the complex. LMA gains access from the upper parking lot – along the western façade of the building. The University of Washington Education Outreach and Mosaic Children’s Therapy occupy the lower level of Building B and they are accessed from the lower parking lot. The proposed grade school use will go into the existing Living Montessori preschool space, which at this time is not fully occupied, but yet is fully built out for the anticipated K-6 school. Other tenants throughout Park 140 consist mainly of building and civil engineers and software engineering companies.

Aerial Photograph/Vicinity Map



In anticipation of a future elementary school, the LMA had already secured the required 100 parking spaces in the Park 140 complex for a school population of 200 (plus 30 staff) when they established the LMA preschool. Because there is an existing shared parking agreement between Park 140 and the Westminster Chapel to the west, there is still an excess of approximately 30 spaces for the entire Park 140 complex based on existing uses.

III. EXISTING SITE AND BUILDING DESIGN

As discussed in Section 1 above, all design and construction for the LMA’s proposed grade school use was approved and constructed in 2010. The proposal is for the change of use only.

Below is a brief overview of the tenant improvements made in 2010 to satisfy the requirements of a future grade school – reviewed and approved under permits 10-109287-GD and 10-109282-BY – which also included design review under a Land Use Exemption.

2010 Building Improvements

The majority of the improvements made in 2010 were interior tenant improvements to support a change in use from an office to a school. The building exterior changes were focused on upgrading the building entries. Otherwise, no parts of the façade were changed, including the windows and siding.

2010 Site and Circulation Improvements

Site: A railing was placed along the edge of the parking lot along the entire eastern building façade (entry façade for the LMA) to prevent children from falling over a ten foot-tall rockery. LMA also added a 4,700 square foot playground in the parking lot along the northern edge of the site. This playground displaced 17 parking stalls. The playground is screened from the north by a required thirty-foot wide landscape buffer than includes mature landscaping and a tall concrete sound wall. This further insulates the playground use from the single family neighborhood to the north.

Circulation: With the previous permits, site circulation was carefully considered and the parking and circulation was designed for the proposed student and staff population of 230 people. LMA has 100 dedicated parking spaces and a new drop-off zone was added in front of the LMA main entry. Signage directs vehicles in predetermined stacking routes within Park 140 to help prevent cars from backing up onto adjacent streets. All parents are given a flyer (attached) as part of their introduction to the school to ensure that they are aware of the parking and drop-off route and procedures. The drop-off and pick-up routes are also shown on the Site Plan - Existing in Section I of this report.

Typical drop-off times are 7:00 am until 9:15 am and typical pick-up times are 3 pm until 6 pm. Drop-off and pick-up is handled in three different ways: 1) older children may be dropped off in the loading zone and allowed to go into school by themselves, 2) parents may park in the LMA reserved parking spaces and walk their children into school, and 3) during peak times, staff members are available to check students in and out at the drop-off zone.

IV. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

This site is located within the O (Office) land use district. As such, the LUC (Land Use Code) Section 20.10.440, Services (chart) permits primary and secondary educational facilities subject to Administrative Conditional Use approval. The applicant has fulfilled this requirement by submitting this application for review and approval. All dimensional standards for schools with regard to building setbacks, lot coverage, landscaping, and site and building design guidelines were fulfilled under previous approvals and permits for the LMA preschool. With a maximum student population of 200, the preschool population will be around 45. Per the LUC 20.50.046, it will not be allowed to exceed 25% of the entire school population. **Refer to Condition of Approval regarding the preschool population in Section X of this report.**

B. 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) under previous permit applications and approvals. **Refer to Transportation Department Technical Review Summary in Section VI of this report.**

There will be 30 full time staff members for 200 students. However, student count will still be monitored in accordance with LUC 20.10.440, footnote 25.b.(i) to ensure that any increase in student growth beyond 20 percent shall require subsequent Conditional Use review. In addition, should the LMA desire an increase in student population over 200 students, but less than the 20 percent mentioned above, LMA must submit this request as a Land Use Exemption for review by Land Use and Transportation regarding parking and traffic. **Refer to Condition of Approval regarding future land use review with respect to the total student population and land use exemption for additional students up to 20 percent in Section X of this report.**

V. PUBLIC COMMENT

Application Date:	December 10, 2010
Notice of Application:	January 27, 2011
Public Notice Sign:	January 27, 2011
Minimum Comment Period:	February 10, 2011

Although the minimum required public comment period ended on February 10, 2011, comments were accepted up to the date of this decision. To date, no written comments and/or requests to become a Party of Record were received via email and regular mail.

VI. SUMMARY OF TECHNICAL REVIEWS

1. Transportation Department

The Transportation Department has completed its review of the LMA proposal and recommends approval based on a maximum allowed student body of 200 students, 30 support staff as well as the transportation comments in Section VII of this report. The applicant proposes 100 parking spaces for a student body of 200 which is anticipated to meet demand (based on trip generation and parking demand analyses of similar private schools located in the City which resulted in parking demand ratio of one space for two students).

Site Access

Access to the proposed project will be provided via two driveways off of NE 24th Street and one driveway off of 140th Avenue NE. All driveways meet Transportation requirements for sight distance, spacing and grades. In addition past accident history in the vicinity of the driveways from the site is minimal.

Street Frontage Improvements

This project will not be required to install Street Frontage Improvements as the existing frontage surrounding the site is satisfactory to the Transportation Department.

2. Clear and Grade Division

There will be no construction activity as a result of this ACU. The Clear and Grade department has approved this permit with no conditions.

3. Utilities Department

There will be no construction activity as a result of this ACU. The Utilities department has approved this permit with no conditions.

4. Fire Department

There will be no construction activity as a result of this ACU. The Fire Department has reviewed and approved this permit with no conditions.

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

No construction, including clearing and grading on site, is proposed in association with this change of use proposal.

B. Transportation

Long-Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2020 have been addressed in the City's Final EIS – 2009-2020 Transportation Facilities Plan, dated March 2009 (http://www.bellevuewa.gov/pdf/Transportation/tfp_final_eis_march_09.pdf). The impacts of growth which are projected to occur within the City by 2020 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. The LMA lies within MMA 2 which has adequate 2020 total growth projection for educational use to accommodate the proposed change of use. Therefore, this development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at

the time of building permit issuance.

However, due to the preexisting use of the site as office, and the period of time since the property changed from office use to educational use was less than two years, this project will not be assessed a transportation impact fee.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. Based on the total school population of 200 and staff, this project will generate 24 new p.m. peak hour trips which falls under the threshold of the concurrency as mentioned above.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Issues that were analyzed included site access drop off / pick up plans and parking supply. The results of the short-term traffic analysis showed that the site has ample points of ingress / egress, a good plan for the drop off / pick up of students as well as adequate parking supply.

C. Noise

Because there is no construction, the main source of noise associated with this proposal will be children playing on the playground near the northern property line. Use of the playground will be regulated by the LMA and will be limited to regular hours of operation. Preschoolers have been using the playground during the 2010-2011 school year and there have not been any noise complaints from neighbors. Because this is a private playground, any noise impacts to the single family homes to the north will be regulated under the City's Noise Ordinance and Code, BCC 9.18. A generous transition area, landscaped setback of at least 60-feet and an existing sound wall help ensure that the sound at the play area site is less 55 dBA or lower. In addition, the nearest single family home is approximately 150-feet from the playground.

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 uses of on-site facilities are changed from the stated application. **Refer to Condition of Approval regarding revocation of administration conditional use permit in Section X of this report.**

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 Bridle Trails Subarea in the Single Family Transition Area. The Comprehensive Plan designation for this site is Office (O). This proposal is consistent with the Comprehensive Plan's goals and policies.

The following are applicable Comprehensive Plan policies for the Bridle Trails subarea:

Policy S-BT-40: Natural vegetation should be protected and preserved to provide buffers between land uses.

Policy S-BT-65: Assure compatibility of land uses adjacent to residential and encourage cooperation among the jurisdictions which border Bridle Trails Subarea.

Response: The existing 60-foot wide landscape buffer, sound wall and mature vegetation adequately screen the existing playground from adjacent single family homes. The vehicular access to the Bellevue Park 140 (entire office park) and LMA has been reviewed by the Transportation Department under this application and previously issued permits for the LMA preschool. Access will not change as a result of this proposal and all families attending the school will continue to receive instructions regarding how to enter the site and how to navigate through the existing Park 140 parking lot to ensure a safe and orderly use of the site. Refer to transportation discussion in Section VII of this report.

In addition, the school will help strengthen the quality and vitality of the surrounding residential neighborhoods by offering an education facility located close to where people live.

2. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

The building exterior will remain as is and will not undergo any exterior changes for the K-6 grade school use. Under previously issued (and completed) permits for the preschool, the playground was added along the northern property line in a parking area that was underused. Although 17 parking spaces were previously removed, the loss of these spaces did not adversely affect the overall availability of parking for the entire Park 140 complex and there are still excess parking spaces.

The Land Use Exemption associated with previous issued permits for the LMA preschool reviewed the physical changes to the site and building for compliance with the LUC regarding the single family transition area. No changes will be made to the existing landscaping or site under this ACU. New landscaping has already been installed around the play area to provide a moderate level of screening while allowing teacher visibility to students and no significant trees were removed. Existing, mature landscape buffers exist along all of the site property lines. A vegetated buffer approximately 60-feet wide and a concrete sound wall provide significant protection to the single family homes to the north.

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.

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 preschool to a grade school and preschool facility will not be materially detrimental to adjacent uses in the vicinity of this site. Staff has reviewed transportation and parking impacts and finds that all improvements made during previous permits for the LMA preschool are still adequate and consistent for this grade school use.

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.

IX. DECISION

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 THE FOLLOWING CONDITIONS:**

X. CONDITIONS OF APPROVAL

A. GENERAL

1. Future Land Use Review

The applicant shall be required to apply for a full conditional use if the number of students increases beyond 20 percent of the 200-student level approved for this facility.

AUTHORITY: LUC 20.10.440, Services Use Chart, Footnote (25) b.i

REVIEWER: Sally Nichols, Land Use

2. Land Use Exemption for Additional Students up to 20 Percent

Any increase in the student population from 200 students up to 20 percent (see Condition of Approval 1. above) shall be reviewed under a Land Use Exemption permit by Land Use and Transportation for parking and traffic impacts.

AUTHORITY: LUC 20.30E.175

REVIEWER: Sally Nichols, Land Use

3. Revocation of Administrative Conditional Use Permit

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

AUTHORITY: LUC 20.30E.175.B

REVIEWER: Sally Nichols, Land Use

4. Preschool Population Restriction

At no time shall the proportion pre-kindergarten age children to the children in the K-6 elementary school exceed 25 percent.

AUTHORITY: LUC 20.50.046

REVIEWER: Sally Nichols, Land Use

5. Parking and Traffic Circulation: The school administration shall implement identified parking and traffic circulation improvements as submitted with this application. Additional improvements to ensure that circulation does not significantly impact other Park 140 tenants shall include the following:

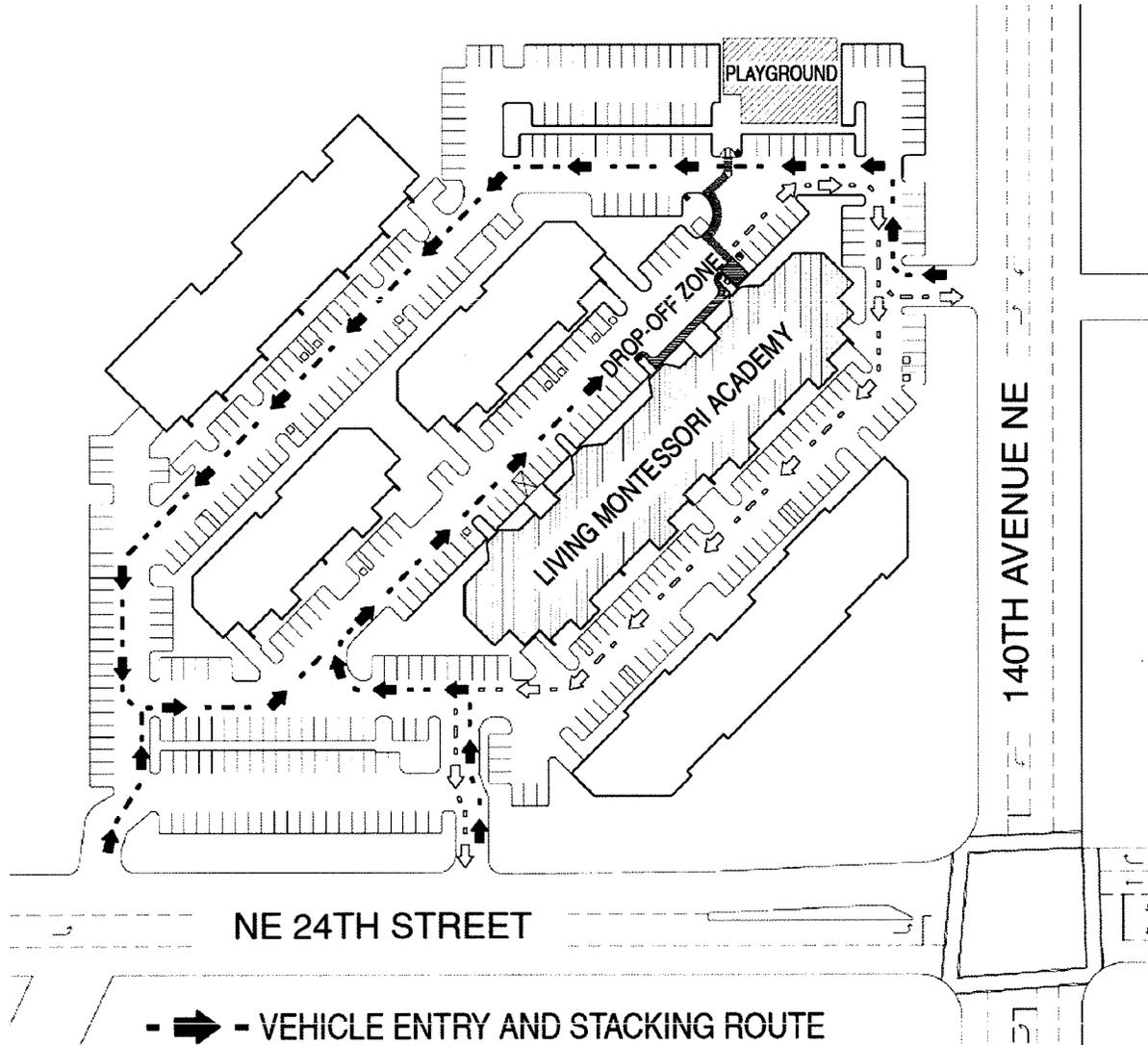
- ✓ A traffic management plan shall be required to ensure continued movement of vehicles to and through the site. This plan shall be submitted to Land Use and Transportation **before the K-6 school will be allowed to open**. A traffic coordinator shall be identified and used to implement/monitor on-site parking and circulation.
- ✓ Staff shall be coordinated to take/place children in vehicles to eliminate the need for parents to park and get out of their vehicles.
- ✓ The Drop-Off and Stacking Map (attached) shall be given to all parents and staff and included in the traffic management plan.
- ✓ The management plan shall be reviewed bi-annually by the school administration to ensure parking and circulation objectives are being met.

AUTHORITY: LUC 20.20.590.F.2 and BCC 14.60.70 (Transportation Management Plan Requirements)
REVIEWER: Sally Nichols, Land Use and Ray Godinez, Transportation

Attachments

1. Parking Instructions for Parents
2. Plans and Drawings

DROP-OFF AND STACKING MAP FOR LIVING MONTESSORI ACADEMY



- ➔ - VEHICLE ENTRY AND STACKING ROUTE

- ➔ - VEHICLE EXIT ROUTE

▨ CROSSWALK

- RULES:**
1. Under no circumstances shall cars stack onto NE 24th St or 140th Ave NE
 2. Drop off zone shall not be used for parking at any time
 3. Park vehicles only in marked spaces
 4. Drive slowly and watch for children at all times

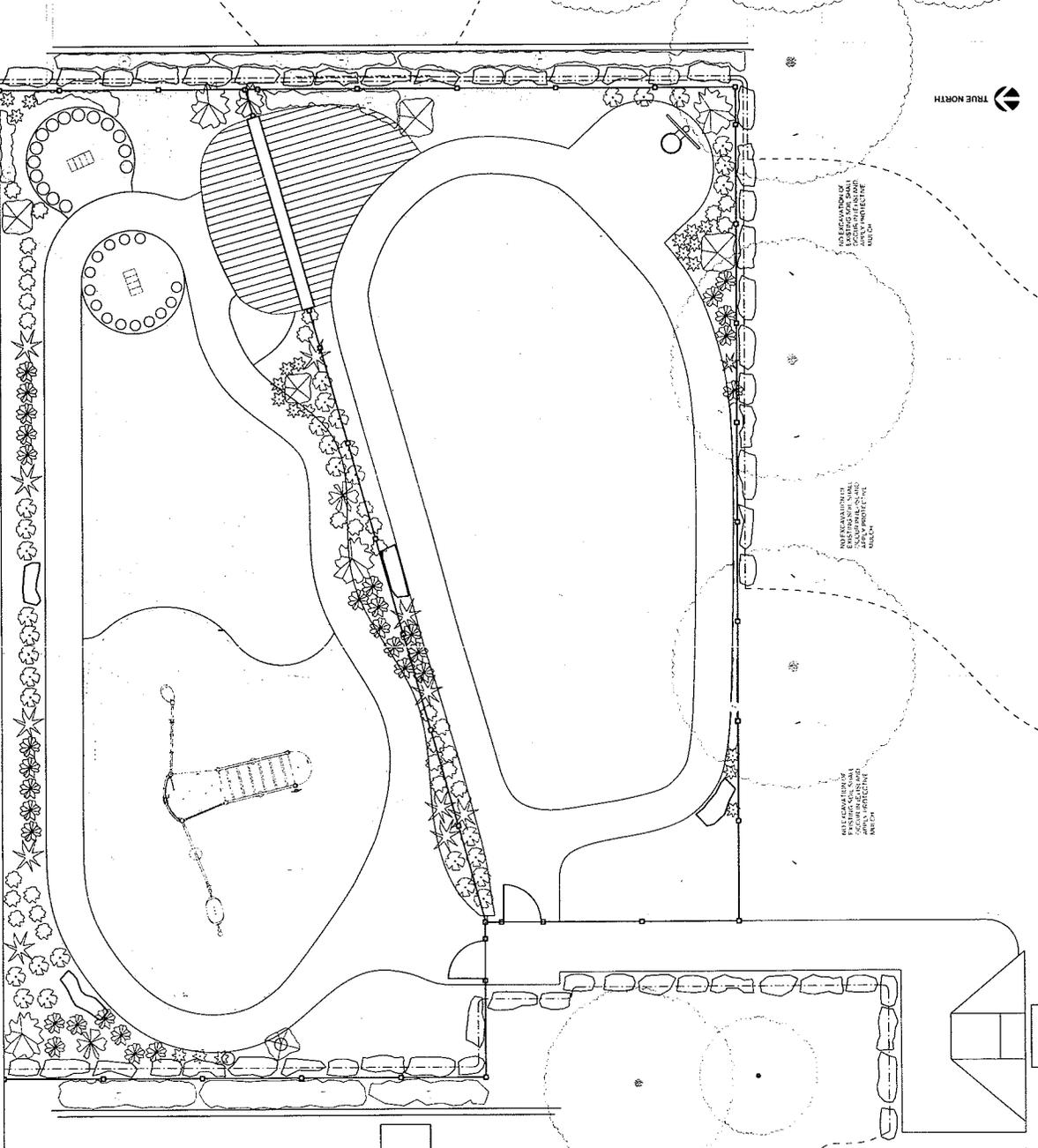
LIVING MONTESSORI ACADEMY - 2445 140TH AVE NE, SUITE B200, BELLEVUE, WA 98005

LANDSCAPING NOTES

1. Lawn areas to be installed with an 48" concrete walkways.
2. Planting beds to be installed approximately 1" below adjacent concrete walkways (producting recess).
3. All shrubs, perennials, vegetables, and herbs, must come in 12" Cedar Grove Nurseries containers (1 gallon or 2 gallon).
4. All ground planting areas must include Cedar Grove Turf Veneer Topsoil or install an alternative option. No landscape plants.
5. Install 2" min of Cedar Grove 100 Garden Mulch or equal in all planting beds.

LANDSCAPING LEGEND

SHRUBS	FRUITS, VEGETABLES & HERBS	GROUND COVERS
<i>acacia saligna</i> size: 5 gallon	<i>potatoes</i> size: 4" pots	<i>PERENNIALS</i> size: 4" pots
<i>cornus alnifolia</i> size: 5 gallon	<i>HERBS</i> (plant species will vary per season)	<i>PERENNIALS</i> size: 4" pots
<i>eucalyptus forsteri</i>		<i>PERENNIALS</i> size: 4" pots
<i>EMERALD</i>		<i>PERENNIALS</i> size: 4" pots
<i>ELDMORE</i>		<i>PERENNIALS</i> size: 4" pots



1. Playground Landscape Plan
1/4" = 1'-0"

NO REVISIONS OF
THIS PLAN SHALL BE
MADE WITHOUT THE
WRITTEN
CONSENT OF THE
DESIGNER.

NO REVISIONS OF
THIS PLAN SHALL BE
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Codes Used - City of Bellevue

Building Construction
 100' eave with eave height over 10' and eave height over 10' (10' eave height)
 100' eave with eave height over 10' and eave height over 10' (10' eave height)
 100' eave with eave height over 10' and eave height over 10' (10' eave height)

Area Calculations

Fire Rating
 1. 100' eave with eave height over 10' and eave height over 10' (10' eave height)
 2. 100' eave with eave height over 10' and eave height over 10' (10' eave height)
 3. 100' eave with eave height over 10' and eave height over 10' (10' eave height)

Fire Ratings

Fire Rating
 1. 100' eave with eave height over 10' and eave height over 10' (10' eave height)
 2. 100' eave with eave height over 10' and eave height over 10' (10' eave height)
 3. 100' eave with eave height over 10' and eave height over 10' (10' eave height)

Site Parking Calculations

PROPERTY NAME	REQUIREMENTS REFERENCE	USE	PRIMARY SPACE	PERMITTED EXISTING	TOTAL REQUIRED	HOURE OF OPERATION WEEKDAYS	HOURE OF OPERATION WEEKEND
Living Montessori Academy	100' eave with eave height over 10' and eave height over 10' (10' eave height)	Child Day Care	100' eave with eave height over 10' and eave height over 10' (10' eave height)	100' eave with eave height over 10' and eave height over 10' (10' eave height)	100' eave with eave height over 10' and eave height over 10' (10' eave height)	100' eave with eave height over 10' and eave height over 10' (10' eave height)	100' eave with eave height over 10' and eave height over 10' (10' eave height)

Parking Notes

Number of total site parking spaces provided:
 1. 100' eave with eave height over 10' and eave height over 10' (10' eave height)
 2. 100' eave with eave height over 10' and eave height over 10' (10' eave height)

General Notes

- All construction to be done in accordance with the City of Bellevue Building Code and all other codes and ordinances that apply. Work shall be in accordance with the codes and ordinances that are in effect at the time of construction.
- Verify, contractors and conditions in the "Notes" section of the drawings.
- See the drawings and specifications for additional work and materials.
- All drawings shall be in accordance with the following standards:
 A. Project drawings to meet the following standards:
 1. Project drawings to meet the following standards:
 2. Project drawings to meet the following standards:
 3. Project drawings to meet the following standards:
 4. Project drawings to meet the following standards:
 5. Project drawings to meet the following standards:
 6. Project drawings to meet the following standards:
 7. Project drawings to meet the following standards:
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 22. Project drawings to meet the following standards:
 23. Project drawings to meet the following standards:
 24. Project drawings to meet the following standards:
 25. Project drawings to meet the following standards:
 26. Project drawings to meet the following standards:
 27. Project drawings to meet the following standards:
 28. Project drawings to meet the following standards:
 29. Project drawings to meet the following standards:
 30. Project drawings to meet the following standards:
 31. Project drawings to meet the following standards:

motion space
 architecture + design PLLC
 3104 Western Avenue
 Suite 100, WA 98121
 T: 206.234.6890
 www.motionspacedesign.com

LIVING MONTESSORI ACADEMY
 2445 140th Ave NE, Suite B200, Bellevue, WA 98005
 Administrative Conditional Use
 JOB #: MS2006-04
 DATE: 12-09-2010
 Code Information & General Notes

A103

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Sally Nichols
May 2, 2011

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: ✓

Living Montessori Academy

2. Name of applicant: ✓

Living Montessori Academy / Afrose Amlani

3. Address and phone number of applicant and contact person: ✓

Applicant: 2445 140th Avenue NE Bellevue WA 98005

Phone: 206-920-3520

Contact Person:

Motionspace Architecture + Design ✓

Nazim Nice, Architect

3104 Western Avenue #107 Seattle WA 98121

Phone: 206-204-0490

4. Date checklist prepared: ✓

December 9, 2010

5. Agency requesting checklist: ✓

City of Bellevue, Washington

Received

DEC 10 2010

Permit Processing

6. Proposed timing or schedule (including phasing, if applicable):
Completion of Administrative Conditional use by July of 2011

*tentative approval
May, 2011*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No, there are no plans right now to expand this project.

*Condition of Approval -
Full CU
req'd if
pop above
approved
200
students*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None.

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

We are not aware of any pending applications.

*LOB -
none for
site*

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

City of Bellevue, Administrative Conditional Use

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Our proposed project is to convert an existing 24,323 SF day care facility into a school use. The children attending this school would range from preschool age to 6th grade. The project involves no construction. The entire project, including a playground has already been constructed. The project has already been licensed for a school use by DSHS and King County.

*no more
than 25%
pre-kindergarten
K-6
W.C.
20.50.046*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is located at 2445 140th Avenue NE Bellevue WA 98005

Legal Description:
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. KIG COUNTY, WASHINGTON; EXCEPT ROADS
APN: 2225059032

There are five buildings on the site. The Living Montessori Academy project is located in Building B, which is the largest building on the property and is the second closest building to the corner of NE 24th Street and 140th Avenue NE.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. EARTH

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

Rolling. There is a raise in slope to the property to the north and west. The low point of the property is near the

developed site

intersection of 140th Avenue NE and NE 24th Street.

b. What is the steepest slope on the site (approximate percent slope)?
Approximately 8-10%.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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

Unknown.

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

None that are known to us at this time.

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

None.

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

No, there is no construction proposed for this project.

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

This project involves no additional construction. In a previous phase, parking lot surface was reduced with the installation of a new playground, therefore impervious surface was reduced.

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

None are necessary since there is no construction.

a. **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.

The project is already constructed, so there would be no further construction related emissions. Building B within the Park 140 complex is powered completely by electricity, including the HVAC systems, so there would be no emissions on site from the building. As with any building, there are occupants that do come to and leave the building. In this suburban setting, this is mostly done by automobile and mass transit (in this case the Metro bus system).

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

No, not that we are aware of.

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

The staff are encouraged to take mass transit.

No construction with this ACU proposal

3. WATER

a. Surface:

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

None that we are aware of.

- 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. ✓

No, the project is already constructed.

- 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. ✓

Zero cubic feet.

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

No.

- 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. ✓

No.

b. Ground:

- 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.

W

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 this water flow? Will this water flow into other waters? If so, describe.

Runoff includes storm water and is collected through an already constructed underground drainage system on the site. The water flows into the storm water system.

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

*Not likely.
no construction*

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

None, however the previously constructed playground did reduce the parking lot area and introduced a greater amount of pervious surface to the site.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop 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?

None.

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

None are known to be on or near the site.

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

None. The project is already constructed. The previously constructed playground incorporates native plants.

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.

SN

None known. ✓

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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

None known.

*✓ Pacific flyway -
entre puget sound*

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

None.

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. ✓

Building B in the Park 140 complex is powered solely by electricity. There is natural gas on the site, but Building B is not connected to it.

b. Would your project affect the potential use of solar energy by adjacent properties? ✓

If so, generally describe.

No, the building is existing and there is no new construction planned.

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, there is no construction with this proposal. The school facility that was just built is designed to meet current energy standards with lighting levels and automated controls/sensors, and energy saving appliances.

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: ✓

None necessary.

b. Noise

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

Traffic on the surrounding streets.

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. ✓

Traffic on the surrounding streets. Playground noise during school hours.

*regulated per noise
code 9.18 BCC*

52

3) Proposed measures to reduce or control noise impacts, if any:
None. ✓

8. Land and shoreline use ✓

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

Current site is used as an office use. The adjacent properties vary in use from commercial to the south, a church to the west, and residential to the north. ✓

*mixed use office
w/ education / ~~residential~~
software offices etc.*

b. Has the site been used for agriculture? If so, describe. ✓
Not that we are aware of.

c. Describe any structures on the site. ✓

The Park 140 complex consists of five freestanding buildings on 9.07 acres. The buildings have footprints ranging from 9,743 square feet to 24,323 square feet. The building facades are precast concrete and glass.

d. Will any structures be demolished? If so, what? ✓
No.

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

*within single family
transition land use
district LUC 20.25B*

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

g. If applicable, what is the current shoreline master program designation of the site?
Not Applicable. ✓

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Not that we are aware of. ✓

i. Approximately how many people would reside or work in the completed project? ✓
The school is designed to accommodate 200 children and would have about 30 staff members.

j. Approximately how many people would the completed project displace? ✓
None.

k. Proposed measures to avoid or reduce displacement impacts, if any: ✓
Not Applicable.

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

There are no design changes proposed. However, when the project was originally constructed it was determined by the City of Bellevue to conform to applicable land use codes.

*including
S.F. transition
buffers
LUC 20.25.B*

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.

None.

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

None.

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?

This proposal includes no construction.

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

None.

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

None. There are no changes proposed.

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?

Not applicable.

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

None.

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

Not applicable.

SN

12. Recreation

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

Skate King.

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: ✓

None.

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. ✓

We are not aware of any.

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

Not applicable.

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.

Two existing streets are immediately adjacent to the site: 140th Ave NE, and NE 24th Street. The most likely highway access would be via State Route 520. Existing access points would remain. There are no proposed changes to the site.

✓ 3 access pts to site. Parents given drop-off/pick-up plan

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

There is no bus stop on the site. However bus stops are within about 0.3 miles walking distance on NE 20th Street.

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

Parking at the Park 140 complex is shared with other tenants. The total number of parking spaces available is 659, with 252 of them provided at the adjacent church through a recorded parking agreement.

100 for LMA per LUC 20. 20. 590 unoccupied use

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. There is no construction proposed with this project.

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.

The number of trips will vary due to the number of staff and students. Many families also have multiple children in the school, which will tend to reduce the number of trips. Peak volume would likely occur during the morning drop off time of 7 AM - 9:15 AM and in the afternoon from 3 PM - 6 PM.

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

Staff are encouraged to use public transportation. Drop off and pick up times are staggered to reduce congestion during those times.

15. Public services

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

No.

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

None.

*Drop off/
Pick-up plan
given to all
parents*

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, ~~septic system~~, other.

All except septic system are present on this site.

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.

All existing utilities are to remain unchanged.

Fully developed site

C. SIGNATURE

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

Signature: *[Handwritten Signature]*

Date Submitted: *DECEMBER 9, 2010*

