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 I and II

**LOCATION OF PROPOSAL:** 14640 and 14600 NE 24th Street

**DESCRIPTION OF PROPOSAL:** To construct a new playfield and an approximately 18,644 square foot addition to an existing private school. Minor site improvements will occur to existing parking and landscaping.

**FILE NUMBER:** 12-116335-LD, 12-116336-LA, 12-116337-LO

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 October 25, 2012.

☐ 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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 Helland — 10/9/12

Environmental Coordinator — 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

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|---|---|
| Proposal Name: | **Bellevue Children's Academy** |
| Proposal Address: | 14640 and 14600 NE 24th Street |
| Proposal Description: | To construct playfields and an approximately 18,644 square foot addition to an existing private school. Minor site improvements will occur to existing parking and landscaping. |
| File Numbers: | **12-116335-LD, 12-116336-LA, and 12-116337-LO** |
| Applicant: | Bellevue Children's Academy |
| Decisions Included: | Design Review, Administrative Conditional Use and Critical Areas Land Use Permit, Process II |
| Planner: | Antoinette Pratt, Senior Planner, (425) 452-5374 |
| State Environmental Policy Act Threshold Determination: | Carol V. Helland<br>Carol V. Helland, Environmental Coordinator<br>Development Services Department |
| Director's Decision: | **Approval with Conditions**<br>Michael A. Brennan, Director<br>Development Services Department<br>By: Carol V. Helland<br>Carol V. Helland, Land Use Director |

| | |
|---|---|
| Application Date: | June 11, 2012 |
| Public Notice (500 feet): | July 5, 2012 |
| Public Meetings: | July 26, 2012 |
| Minimum Comment Period: | July 26, 2012 |
| **Bulletin Publication Date:** | **October 11, 2012** |
| **Appeal Deadline:** | **October 25, 2012** |
| **Critical Area Land Use Expiration:** | **October 25, 2013** |
| **Design Review Expiration:** | **October 25, 2014** |
| **Administrative Conditional Use Expiration:** | **October 25, 2014** |

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 (BCA) requests Design Review and Administrative Conditional Use approvals to construct two new playfields and an approximately 18,644 square foot addition to an existing private school. The largest playfield will be constructed on Bellevue Children's Academy II site at 14640 NE 24th Street while the school expansion and minor playfield will occur at 14600 NE 24th Street at Bellevue Children's Academy I. Ancillary improvements to parking and landscaping will occur with this application.

BCA is a private school operating in Bellevue, Washington since 1999. The school provides accredited curriculums for students in pre-kindergarten through eighth grade. Currently, the school campus is divided between two buildings: BCA I located at 14600 NE 24th street (converted from a previous automobile dealership) and BCA II located at 14640 NE 24th street (converted from a previous retail furniture store). Both buildings are located within close proximity to each other on adjoining properties. Bellevue Children's Academy owns the BCA I property and currently leases the BCA II property in a long-term (12+ years) contract.

BCA I and II house 250 and 220 students respectively. BCA I has a student population of 270 students per 07-104936 LA while BCA II has 250 students per 08-122865 LA. BCA continues to experience strong enrollment requests every year. Currently, there are over 200 students on a waiting list to attend. The owner expects this trend to continue.

In order to accommodate the students on the waiting list, the owner desires to construct an approximately 18,644 square foot addition to the existing BCA I building along with a smaller playfield for younger students. The addition will house up to 200 students in grades K-6. The new addition will have a footprint of approximately 9,300 square feet and is envisioned to be a 2-story structure with a small penthouse on the third floor. It will primarily be concrete masonry unit construction. The new addition will be attached to the existing building along the western side, displacing the existing playfield. A smaller replacement field will be constructed on the BCA I site for younger students. The new addition will house classrooms, indoor play area and administrative support offices for the school. As part of the overall project, the existing field at BCA II will also be expanded. An existing gravel parking lot will be paved as well.

BCA considers its current location an ideal spot: close to the parents' commute route and the neighborhood the school serves. As such, BCA has recently extended their lease on

the BCA II property. The investment in the new addition as well as the lease extension at BCA II is a statement from the school that they will continue to operate at its current location for many years to come. The project will be constructed in two phases:

- The playfield modification and expansion at BCA II is projected to start in June of 2013 and be open for use at the start of the school year September 2013 (Phase I).

- Construction of the new addition to BCA I is projected to start in September of 2013 and be completed and open for the start of the school year September 2014 (Phase II). Construction will take place during the school year.

The schedule is intended to allow the expanded playfield at BCA II to be operational first while the existing playfield at BCA I is shutdown during the construction of the building addition phase.

**Critical Areas Land Use Permit (CALUP)**

BCA is also required to obtain a Critical Areas Land Use Permit (CALUP) in order to reduce the prescribed 50-foot critical area buffer from the top of bank of an existing steep slope. This slope is located within the City's right-of-way at the south property line. Land Use Code (LUC) 20.25H.120 requires a 50-foot critical area buffer from the top of slope. The request is to reduce this buffer to allow construction of the new building addition and playfield on the BCA I site. LUC 20.25H.120.B.3 allows for the modification of a critical area buffer through a critical areas report. The report is intended to provide flexibility for sites where the expected critical areas functions and values are not present due to degraded conditions. See Sections X and XI for further discussion regarding the CALUP.

See attached plans and drawings.

## II. Site Context and Description

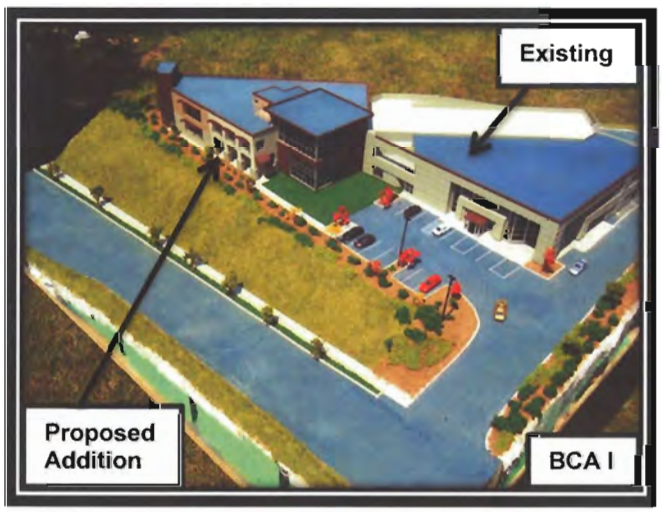
This site is located north of NE 24th Street between 140th and 148th Avenues NE and south of SR-520) at its north property line. The BCA I site was previously the former Barrier dealership while BCA II was previously occupied by Levitz Furniture (see photos below). The sites are surrounded by other commercial uses at its south property boundaries.

## III Proposed Site and Building Design

The new addition is intended to complement the existing building on the site, while at the same time presenting a contemporary institutional design that is in character with other schools found in the northwest region. To this end, the design features a prominent "tower"

constructed of curtain wall system that houses an indoor activity area on the main floor and a library/computer class on the second level. The main floor glazing is envisioned to slide open to the adjoining playfield to create an indoor/outdoor activity space. This tower is intended as a transitional structure that divides/connects the new and existing buildings. The glazing in this portion of the building will be matched to the glazing color of the existing glass in BCA I (blue-green).

The bulk of the new addition is primarily of concrete masonry unit (CMU) construction. The main facade will use stucco applied to the lower half and be painted to match the existing BCA I building (the BCA I building is primarily finished with EIFS/stucco). The upper portion of the main facade will be painted CMU. In addition, metal panels with battens will be applied to a portion of the facade to add texture and visual interest. The metal panel color will be complimentary to the rest of the addition. A metal coping will cap the new addition parapet. A similar coping (in matching color - brown) will be added to the parapet of the existing building to help tie-in the two structures. The new addition is "anchored" at the west end with a smaller tower structure constructed of metal wall panel skin. Functionally, this portion of the building will be the exit stairs serving the upper floors. The back side of the building (north face) will be painted CMU. This side of the building will get limited visibility from SR-520, as tall trees in the SR-520 right-of-way obscure much of the property.




The existing BCA I building will serve as the main public entry to both buildings. To accommodate this added capacity, the entrance to BCA I will be upgraded with a new airlock that will extend approximately eight feet outside the existing building entry doors. This feature will be constructed of aluminum storefront system to match the existing building's glazing system.

The expansion of the field at BCA II is intended help make up for the loss of the large field currently located at BCA I due to the construction of the addition. While a new smaller field will be added at BCA I along with the new expansion, this field will be used primarily by the younger age groups as they will require less outdoor space. The expanded BCA II playfield will have a rectilinear configuration to allow older students to play soccer and other similar field activities.

## IV. Consistency with Land Use Code/Zoning Requirements

### A. General Provisions of the Land Use Code

This site is located within the Bel-Red Commercial Residential land use district. As such, the Land Use Code (LUC) 20.25D.070, 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 REQUIREMENTS**
The following is the data for **BCA I** site:

| Category | LUC Requirements | Proposal by Applicant |
|---|---|---|
| **Site Area (BR Land Use District)** | N/A | 1.389 acres or 60,496 square feet |
| **Impervious Surface** | 75 percent | 73.96% |
| **Building Height** | 45 feet | 39 feet |
| **Building Setbacks**<br>Front (South)<br>Rear (North)<br>Side (East)<br>Side (West) | <br>0 feet<br>0 feet<br>0 feet<br>0 feet | <br>10 feet<br>12 feet<br>32 feet<br>0 to 13 feet |
| **Parking** | Unspecified Use | Combined req'd for BCA I and BCA II: 101<br>**BCA I: 43**<br>**BCA II: 89**<br>Providing **132** Total Stalls (See Section IV.C below for discussion) |
| **Landscaping**<br>Perimeter Buffers (School)<br>North<br>South<br>East<br>West<br><br>**Parking lot Landscaping** | <br><br>10 feet<br>10 feet<br>10 feet<br>10 feet<br><br>385 square feet | <br><br>12 feet<br>10 feet<br>10 feet<br>13 feet<br><br>489 square feet |

The following is the data for **BCA II** site:

| Category | LUC Requirements | Proposal by Applicant |
|---|---|---|
| **Site Area (BR Land Use District)** | N/A | 2.64 acres or 114,984 square feet |
| **Impervious Surface** | 75 percent | 74.01% |
| **Building Height** | 45 feet | 30 feet |
| **Building Setbacks**<br>Front (South)<br>Rear (North)<br>Side (East)<br>Side (West) | <br>0 feet<br>0 feet<br>0 feet<br>0 feet | <br>287 feet<br>10 feet<br>20 feet<br>143 feet |
| **Parking** | Unspecified Use | Combined req'd for BCA I and BCA II: 101<br>**BCA I: 43**<br>**BCA II: 89**<br>Providing **132** Total Stalls (See Section IV.C below for discussion) |
| **Landscaping**<br>Perimeter Buffers (School)<br>North<br>South<br>East<br>West | <br><br>10 feet<br>10 feet<br>10 feet<br>10 feet | <br><br>10 feet<br>10 feet<br>20 feet<br>10 feet |
| **Parking lot Landscaping** | 2,554 square feet | 3,925 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 submitted two Traffic, Parking and Pedestrian Study dated August 5, 2011 and February 5, 2012 by Gibson Traffic Consultants (GTC). Site conditions were evaluated at the applicant's current sites at BCA I and BCA II. Site reconnaissance was conducted on June 9, 2011 and February 9, 2012.

GTC Findings and Conclusions:

GTC found that the traffic and circulation patterns at both sites functioned very well, given the pickup 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 continue to be implemented at both sites.

- 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.
- Parking for staff on the roof of the BCA I site.

The student population will be increased to 200 students bringing the total student count for both sites to 670. There will be approximately 60 full time staff members for these students. Currently, there are 156 parking stalls for this facility: 53 at BCA I and 103 at BCA II. Parking would be reduced to 131 parking stalls with a net loss of 25 stalls.

GTC has concluded from review of the site and observing how the administrator handles drop off/pick up activities, that 101 parking stalls is the minimum necessary for this site along with the depth of on-site queuing and is sufficient to meet this facility's parking demand. However, GTC did note the existence of a gravel parking lot on the BCA II site north of Burger King. They recommend that the area be paved so that additional parking can occur in this area to compensate for the reduction in stalls. Approximately 17 parking stalls could be developed in this area. This would off-set the parking loss by six parking stalls. Staff agrees and will require that the applicant pave the parking in this area to ensure adequate parking. See Section XII for related condition. Additionally, GTC recommends that all staff park on the roof so that all stalls are available to their clients. See Section XII for related condition.

It should also be mentioned that the re-alignment of the expanded field is intended to create a more efficient student drop-off and pick-up queue area. This area will include painted metal canopy structures to allow students to wait outdoors in inclement weather conditions. Re-alignment of the field allows the administrator to have students from BCA I who have siblings at BCA II to be dismissed from the new queue area. Currently, students are required to wait inside the gym at BCA II and be ushered out by staff/parent traffic monitors as parents arrive during pick-up periods. With students able to wait outdoors under the new canopies, the time between when students are called from the gym to when they reach their parent's vehicles is eliminated; thus, allowing expedited dismissal periods and reduced vehicle queuing.

## D. Critical Areas Functions and Values

### Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190). Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development. See Sections X and XI for Critical Areas discussions.

## 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 26, 2012. No one attended this meeting with the exception of the applicant and her consultant. To date, no written correspondence has been received on this proposal.

## VI. City Department Analysis

### 1. Transportation Department

**Site Access**
Access to the site will be provided via the existing driveways on NE 24th Street.

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

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

Currently, at the site's frontage, NE 24th Street is classified as "Standard Trench Restoration."

### 2. Clear and Grade Division

The Clear and Grade Division has reviewed and approved this permit. Technical review will occur under associated clear and grade permits for this proposal.

### 3. Utilities Department

The Utilities Department reviewed the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. All design review, plan approval, and field inspection shall be performed under the Developer Extension Agreements. See Section XV for conditions.

**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 the southwest corner of the BCA I site in order to construct the 18,644 square foot expansion and create a small play area. Modifications will be made at the southwest corner of the BCA II building to construct a new playfield and drop off/pick up area. A clear and grade permit is required for such work. The applicant has been notified of such requirement.

### 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 2009-2020 Transportation Facilities Plan Final Environmental Impact Statement, dated March 2009 and this document is incorporated by reference. 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. Bellevue Children's Academy Phase I (BCA1) addition lies within MMA#12 which has a 2020 total growth projection of 85,000 Gross Square Feet (GSF) of institutional use which includes educational use. BCA1 proposes an addition of 18,947 GSF to accommodate 200 students. Therefore, the increase in trips associated with the additional number of students 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. The transportation impact fee for an elementary school is $222 per new student until 12/31/12 and will increase on 1/1/13 to $333 per student.

**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.

This development will generate approximately 24 new p.m. peak hour trips. Therefore, the proposed BCA1 addition is not subject to the requirements of the Traffic Standards Code.

**Short Term Operational Impacts and Mitigation**

The applicant submitted a Traffic and Parking Study prepared by Gibson Traffic Consultants. Issues that were analyzed by Gibson Traffic Consultants Memorandum dated August 5, 2011, included vehicular queuing demand and circulation and site's parking supply. Staff reviewed the study and do not anticipate any adverse operational impacts due to the proposed development. Copies of the memo and related documents are available for review in the project file.

**C. Noise**

Normal hours for construction related noises are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. No deliveries shall be scheduled prior to 7:00 a.m. or after 6:00 p.m. Exceptions for construction related noise limitations contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction on schools which cannot be undertaken during exempt hours. No blanket exemption exists. Allowances for short term work outside of normal hours for construction related noise shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of the school construction, **the 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. See Section XIV 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 is changed from the stated application. See Section XV 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 Commercial Residential (BR-CR) land use district. The Comprehensive Plan designation for this site is BR-CR, which is consistent with the zoning classification of BR-CR. This proposal is consistent with the Comprehensive Plan's goals and policies.

The following are applicable Comprehensive Plan policies for the BR-CR:

***Policy S-BR-2.*** *Promote a differentiated economic niche for Bel-Red, retaining many existing businesses while attracting new businesses in a form not found elsewhere in Bellevue. Take advantage of opportunities afforded by Bel-Red's strategic location between Downtown Bellevue and Redmond's Overlake employment center, as well as the opportunities brought about by light rail and high capacity transit coming through the area.*

Response: BCA has been in this location since 2007 and is able to continue in this location with the recently approved Bel-Red development standards. The location of this facility is ideal for the owner as many of the children who attend this school have parents who work for Microsoft near Redmond's Overlake employment center.

***Policy S-BR-14****. Use design guidelines to promote pedestrian-friendly and transit oriented design, ensure quality and a sense of permanence, promote environmental sustainability, and create a distinct sense of place. Conduct design review for all mixed use, office and residentially designated areas of the Subarea. Apply additional depth and attention to the details of design review within transit-oriented development nodes.*

Response: The applicant has fulfilled this requirement by filing a design review application for this proposal. BCA I and BCA II are adjacent to one another and are being designed with an academic campus. Pedestrian connections exist to tie both sites together via stairways and an accessible route of travel.

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.**

   Minimum change will occur to the exterior of BCA II with exception of a covered waiting area along the buildings frontage. The BCA I building will be enlarged by approximately 18,644 square feet and has been designed to complement the existing building. See Section III for design discussion.

   New landscaping will be installed adjacent to the play areas to provide a moderate level of screening while allowing teacher visibility to students. Additionally, new parking lot landscaping will be provided for the gravel parking area that will be paved with this application. As a condition of approval for this site, landscape performance devices are required upon Certificate of Occupancy. See Section XV 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.

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 expansion of BCA I 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 Sections XIV and XV 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 XIV for related condition.

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

School facilities are permitted to be located within the BR-CR land use district as an Administrative Conditional Use. As conditioned, the proposal meets the requirements of the LUC. See Sections XIII, XIV, and XV for related conditions.

**IX. Design Review:** The Director may approve or approve with modifications an application for Design Review if:

**A. The proposal is consistent with the Comprehensive Plan.**

See Section VIII.1 above for Comprehensive Plan discussion.

**B. The proposal complies with the applicable requirements of this Code.**

Finding: This proposal complies with the requirements of the LUC. The building addition has been designed to complement the existing facility. Minor changes will occur with the parking and landscaping to maintain compliance with the LUC.

**C. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.**

Finding: The proposal meets the applicable design guidelines of the Code in a manner which fulfills their purpose and intent.

**D. The proposal 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.**

As conditioned, the project fulfills the criterion above. This addition will be compatible with the scale and appearance of the existing facility while maintaining character of this educational campus.

**E. The proposal will be served by adequate public facilities including streets, fire protection, and utilities.**

The proposal will be served by adequate public facilities including streets, fire protection, and utilities.

**X. Critical Areas Report:**

**A. 20.25H.140 Critical areas report – Additional provisions for landslide hazards and steep slopes. In addition to the provisions of LUC 20.25H.230, any proposal to modify a landslide hazard or steep slope or associated critical area buffer through a critical areas report shall comply with the requirements of this section.**

Geotech Consultants, Inc. reviewed this site via geotechnical and Critical Areas Reports dated April 10, 2012 and August 13, 2012 respectively. Geotech Consultants reviewed the steep slope at the south portion of the lot and did not observe any signs of past or potential landscape movements. This slope is not located on the BCA I site but within the City's right-of-way. The submittal of these reports fulfills the requirements of this section.

**B. 20.25H.145 Critical areas report – Approval of modification.**

**Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:**

1. **Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;**

   Geotech Consultants has determined that a reduction in the required 50 foot top of bank setback to 10 feet for the buffer and 10 feet for structure is appropriate. Geotech Consultants also determined that the buffer and structure setbacks could be reduced to zero for this site if special foundation construction techniques were utilized as detailed in the submitted reports. The applicant proposes to place the new building approximately 11 to 20 feet from the top of bank slope.

2. **Will not adversely impact other critical areas;**

   There are no other critical areas on the BCA I site so the modification to the buffer and structure setbacks will not impact other properties.

3. **Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;**

   The proposal has been designed to avoid identified hazards as noted within the Geotech Consultants, Inc. April 10, 2012, report as noted on pages 3 through 15.

4. **Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;**

   Geotech Consultants, Inc. has certified that the proposal, as designed, will be safe with minimal impacts to existing slopes. Geotech Consultants is a state certified geotechnical company.

5. **The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;**

   As stated above, the proposal will not have a detrimental effect on the existing steep slope that is south of the school within the City's right-of-way.

6. **Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and**

   Geotech Consultants, Inc. has provided design recommendations in its April 10, 2012, report on pages 3 through 15. See associated report in the project file for recommended design and construction techniques. The proposal will comply with the standards of the consultant's report for subsequent ancillary permits.

7. **The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part.**

   There are no priority habitats on this site. This site is located within the BR-CR land use district and south of SR-520.

**C. 20.25H.255.A Critical Areas Report Decision Criteria**

1. **The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code.**

   Geotech Consultants, Inc. has completed its review of this site and determined that the proposal will not have substantive impacts to the critical slopes on-site. They have determined that the placement of the addition within 11 to 20 feet from top of bank will not be detrimental to the existing slope. The existing slope will be left in its current state with a grassed.

2. **Adequate resources to ensure completion of any required mitigation and monitoring efforts;**

   The applicant has adequate resources to complete the project.

3. **The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

   The proposed area has functioned as a commercial site previously with the Barrier car dealership. BCA has been in this location since 2007. The proposal has limited encroachment into the critical areas by maintaining 11 to 20 feet buffer from the top of bank slope. Since the slope lies within City right-of-way, the applicant has proposed to interplant the existing landscape buffer at the south and west property boundaries on BCA I property. Sheet L2.1 shows the proposed landscape plan. The slope will remain in its existing condition with grasses and street trees at the base of the slope along NE 24th Street.

4. **The resulting development is compatible with other uses and development in the same land use district.**

   The proposed addition to the existing BCA I site will be compatible with adjacent uses in the area. The applicant will not disturb the existing slope and will follow Geotech Consultants, Inc's recommendation for construction. Overall, Geotech Consultants has concluded the proposal

has been designed to minimize impacts to the buffer and structure setbacks due to the presence of critical slopes south of this site.

## XI. Critical Areas Land Use Permit Decision Criteria 20.30P

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit (CALUP) pursuant to LUC Section 20.30P.

**a. The proposal obtains all other permits required by the Land Use Code;**

Finding: The applicant has applied for the required CALUP, Design Review and Administrative Conditional Use in order to develop the new facility. The applicant will file for the necessary ancillary permits to complete required improvements. Based upon the submittal of these applications, the applicant has complied with this regulation.

**b. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

Finding: As mentioned earlier in this staff report, Geotech Consultants, Inc. has provided recommendations as noted in Section X of this report. The applicant will interplant the west and south landscape buffers to mitigate for the building intrusion into required top of bank buffer and structure setback. See Section XIV for related for related condition.

**c. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

Finding: The applicant hired Geotech Consultants, Inc. to comply with the standards of LUC 20.25H. See Section X above for additional discussion.

**d. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

Finding: Based upon the conditions of approval in Sections XIII, XIV, and XV of this report, the proposal will be adequately served by the necessary public facilities.

**e. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

Finding: A landscape mitigation plan has been proposed by the applicant to encroach into the required top of bank buffer and structure setback. See Section X.C.3 above for further discussion.

**f. The proposal complies with other applicable requirements of this code.**

Finding: As discussed in Section X of this report, the proposal complies with all other applicable requirements of the Land Use Code.

## XII. 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**:

**Note-Expiration of CALUP Approval:** In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within **one year** of the effective date of the approval.

**Vested Status of ACU/LD Approvals:** The vested status of the Administrative Conditional Use and Design Review approvals shall expire **two years** from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project.

## XIII. Conditions of Approval Prior to Issuance of a Clear and Grade Permit

1. **Right-of-Way Use Permit:** Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

   a) Designated truck hauling routes.
   b) Truck loading/unloading activities.
   c) Location of construction fences.
   d) Hours of construction and hauling.
   e) Requirements for leasing of right of way or pedestrian easements.
   f) Provisions for street sweeping, excavation and construction.
   g) Location of construction signing and pedestrian detour routes.
   h) All other construction activities as they affect the public street system.

   In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

   The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

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

## XIV. Conditions of Approval Prior to Issuance of a Building Permit:

1. **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

2. **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

3. **Transportation Impact Fee:** Payment of the traffic impact fee will be required at the time of building permit issuance. This fee is subject to change and the fee schedule in effect at the time of building permit issuance for the above ground building permit will apply.

   Authority: BCC 22.16
   Reviewer: Abdy Farid (425) 452-7698

4. **Landscape Buffer—West and South Property Lines:** The applicant shall interplant the west and south landscape buffers to mitigate for encroachment to the top of slope buffer and structure setback per Sheet L2.1.

   Authority: LUC 20.25H.145
   Reviewer: Antoinette Pratt, (425) 452-5374

5. **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, 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

## XV. Conditions of Approval Prior to Certificate of Temporary Occupancy and Certificate of Occupancy:

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.

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

1. **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

2. **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

3. **Parking:** BCA shall pave the existing gravel parking lot on the BCA II site north of Burger King to increase the number of available stalls on this site. The applicant shall submit a modification to the existing plans detailing this parking lot revision along with parking lot landscaping. Additionally, BCA staff shall be required to park on the roof of the BCA I building so that all ground level stalls are available to clients.

   Authority: LUC 20.20.590.F.2
   Reviewer: Antoinette Pratt, (425) 452-5374

4. **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

5. **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.

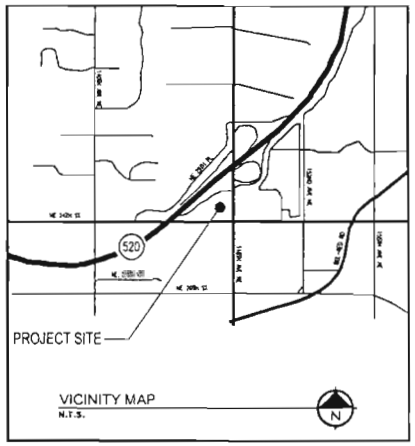
   Reviewer: Abdy Farid, 425-452-7698, and Antoinette Pratt, 425-452-5374
   Authority: BCC 20.30E.140 and Comprehensive Plan Policy TR-119

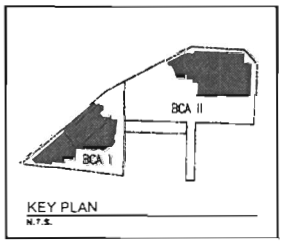
6. **Trench and Pavement Restoration:** NE 24th Street adjacent to the site is presently classified as "Standard Trench Restoration". If the applicant must cut into the street surface for any reason, then trench and pavement restoration appropriate to the specific classification must be provided, as described in the Transportation Development Design Manual, Section 21, and shown on standard drawings ROW-1 through ROW-5. The final construction plans must be include copies of 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.

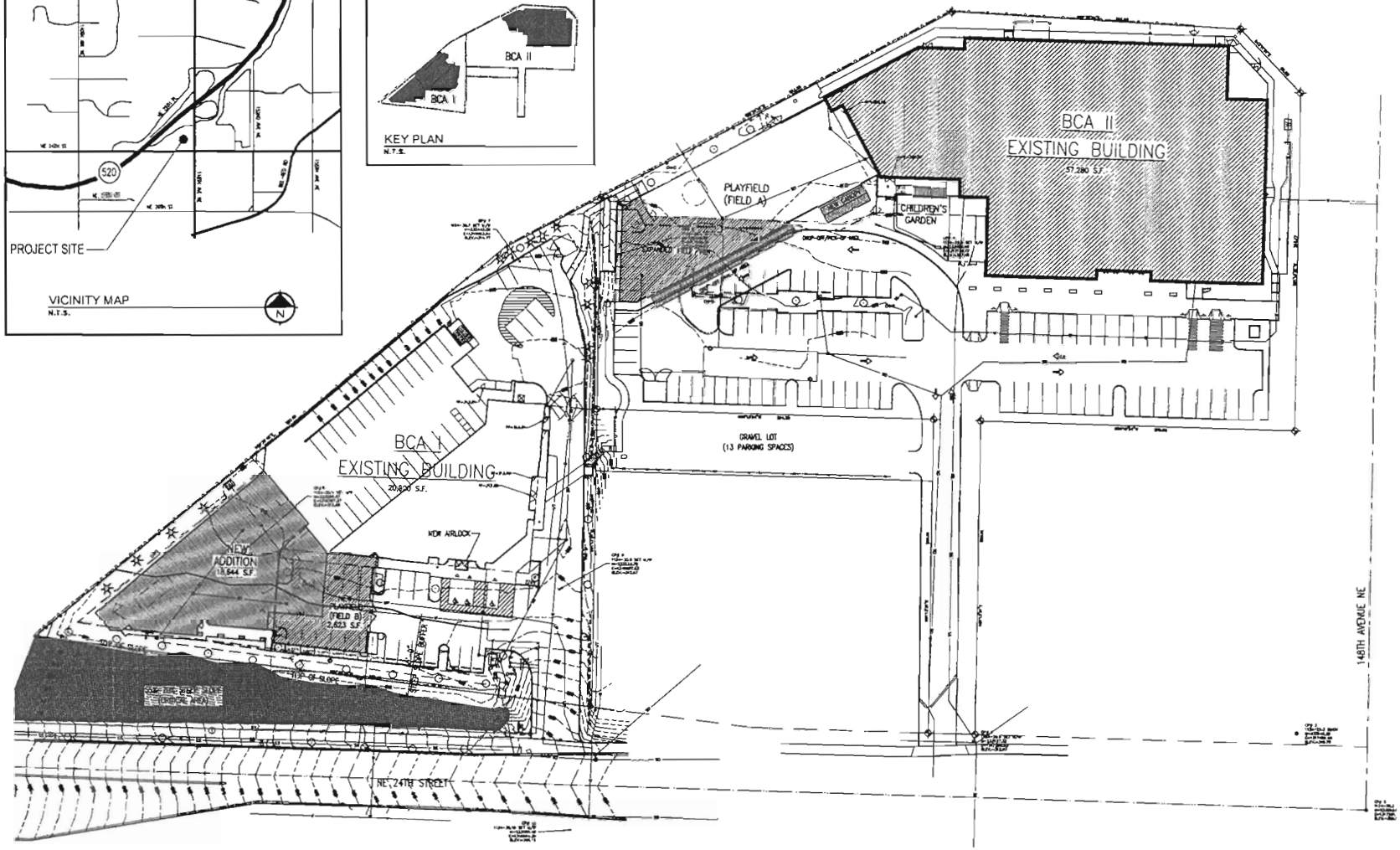
AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #21
Reviewer: Tim Stever (425) 452-4294

**Attachments**

Plans and Drawings




CAMPUS SITE PLAN
1" = 30'
0 7.5 15 30 60
N

S+L

S + L Architects, LLC

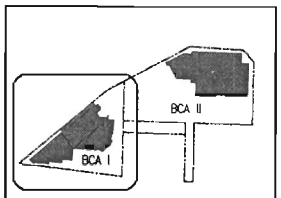
BELLEVUE
CHILDREN'S
ACADEMY
BCA I EXPANSION

14510 NE 24TH STREET
BELLEVUE, WA 98007

CONDITIONAL USE

ARCHITECTURAL
SITE PLAN

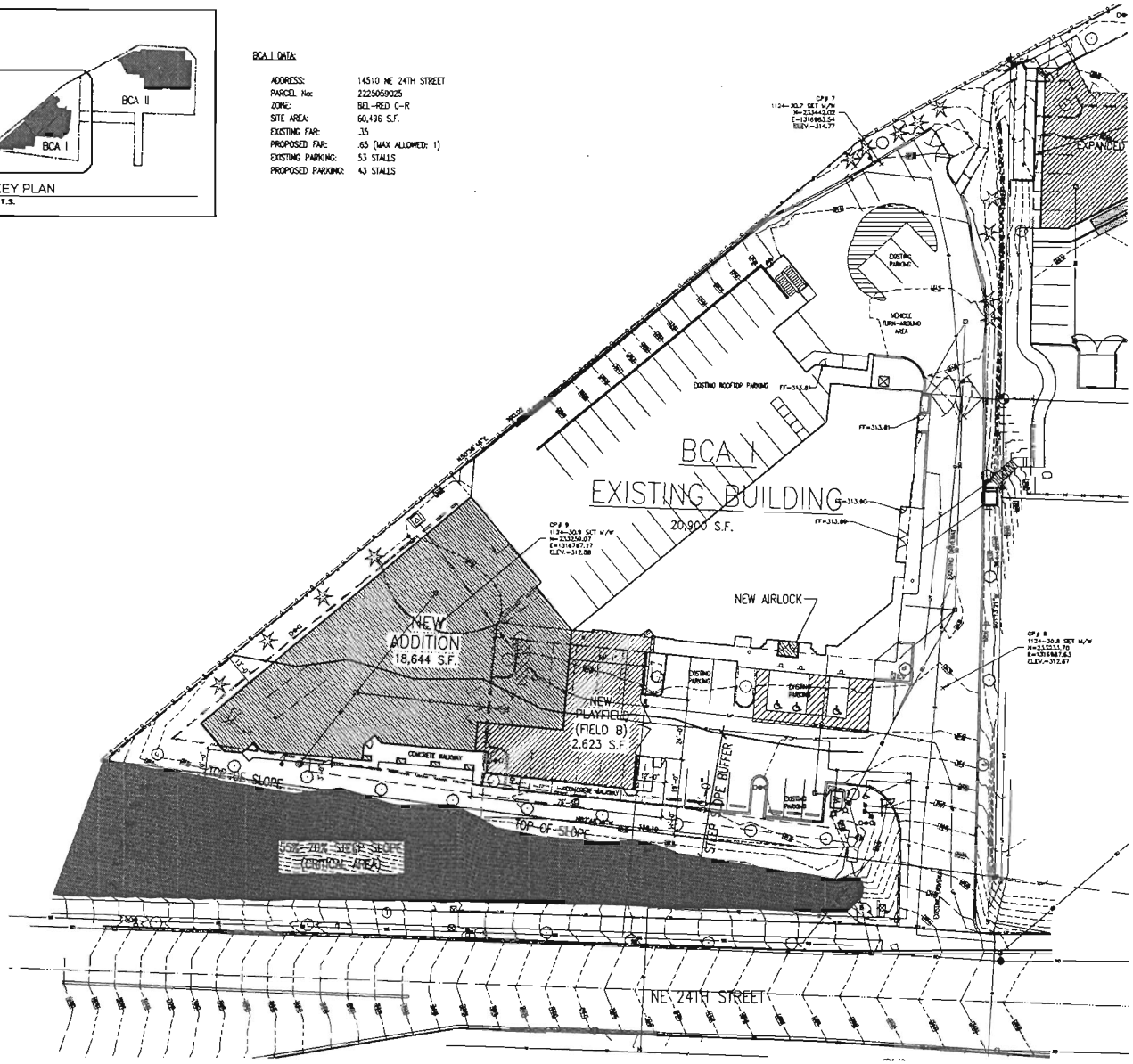
A0.0




KEY PLAN
N.T.S.

BCA I DATA:

| | |
|---|---|
| ADDRESS: | 14510 NE 24TH STREET |
| PARCEL No: | 2225059025 |
| ZONE: | BCI-RED C-R |
| SITE AREA: | 60,496 S.F. |
| EXISTING FAR: | .35 |
| PROPOSED FAR: | .65 (MAX ALLOWED: 1) |
| EXISTING PARKING: | 53 STALLS |
| PROPOSED PARKING: | 43 STALLS |




BCA I Site Plan
1"=20'

0 5 10 20 40

N

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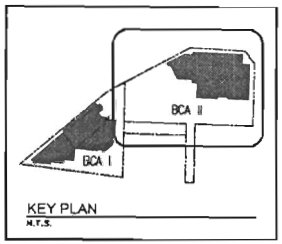
BELLEVUE
CHILDREN'S
ACADEMY
BCA I EXPANSION

14510 NE 24TH STREET
BELLEVUE, WA 98007

CONDITIONAL USE

ARCHITECTURAL
SITE PLAN
BCA I

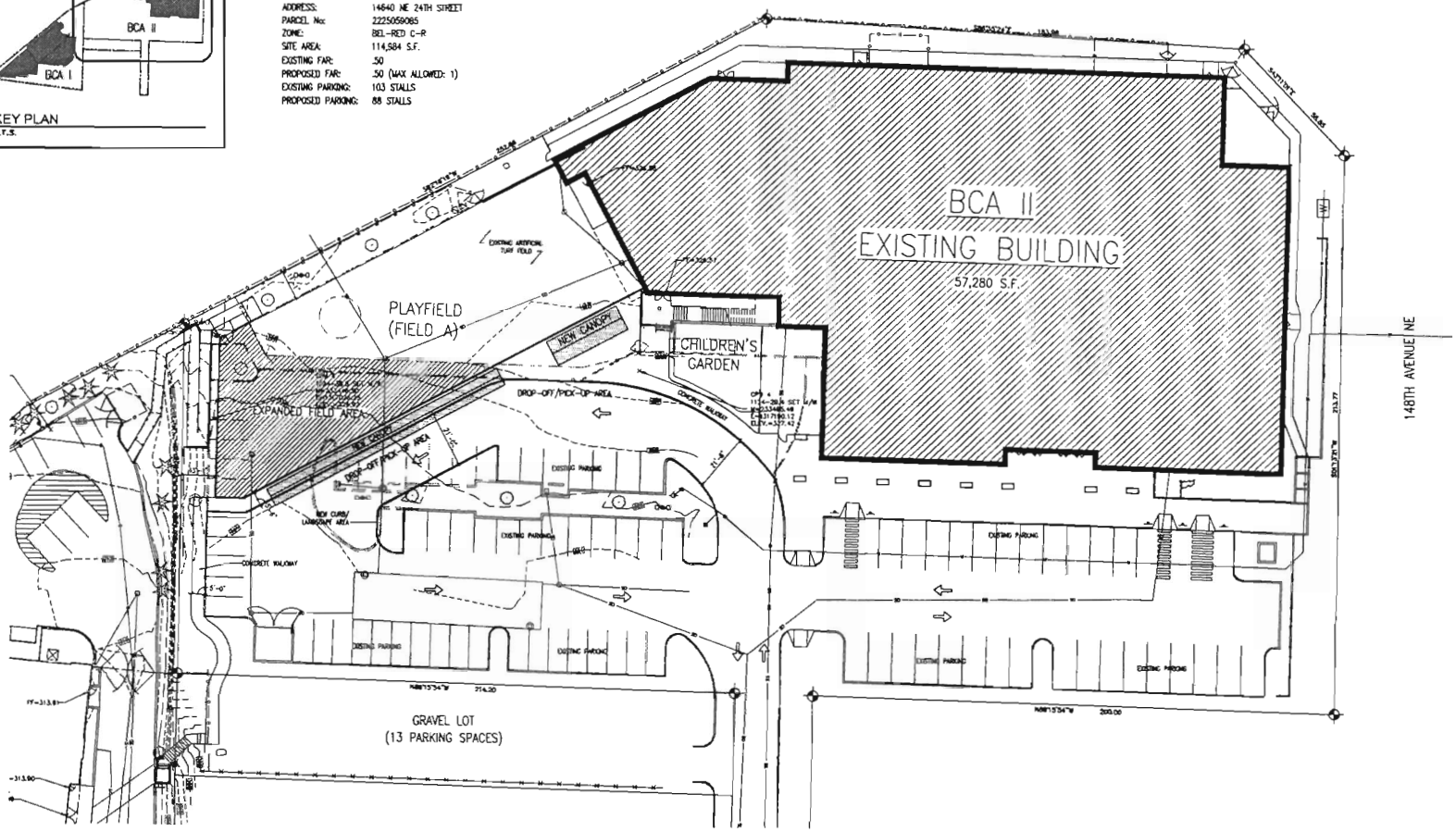
A0.1




KEY PLAN
N.T.S.

BCA II DATA:

| | |
|---|---|
| ADDRESS: | 14640 NE 24TH STREET |
| PARCEL No: | 2225059085 |
| ZONE: | BEL-RED C-R |
| SITE AREA: | 114,584 S.F. |
| EXISTING FAR: | .50 |
| PROPOSED FAR: | .50 (MAX ALLOWED: 1) |
| EXISTING PARKING: | 103 STALLS |
| PROPOSED PARKING: | 88 STALLS |




BCA II Site Plan
1"=20'

0 5 10 20 40

N

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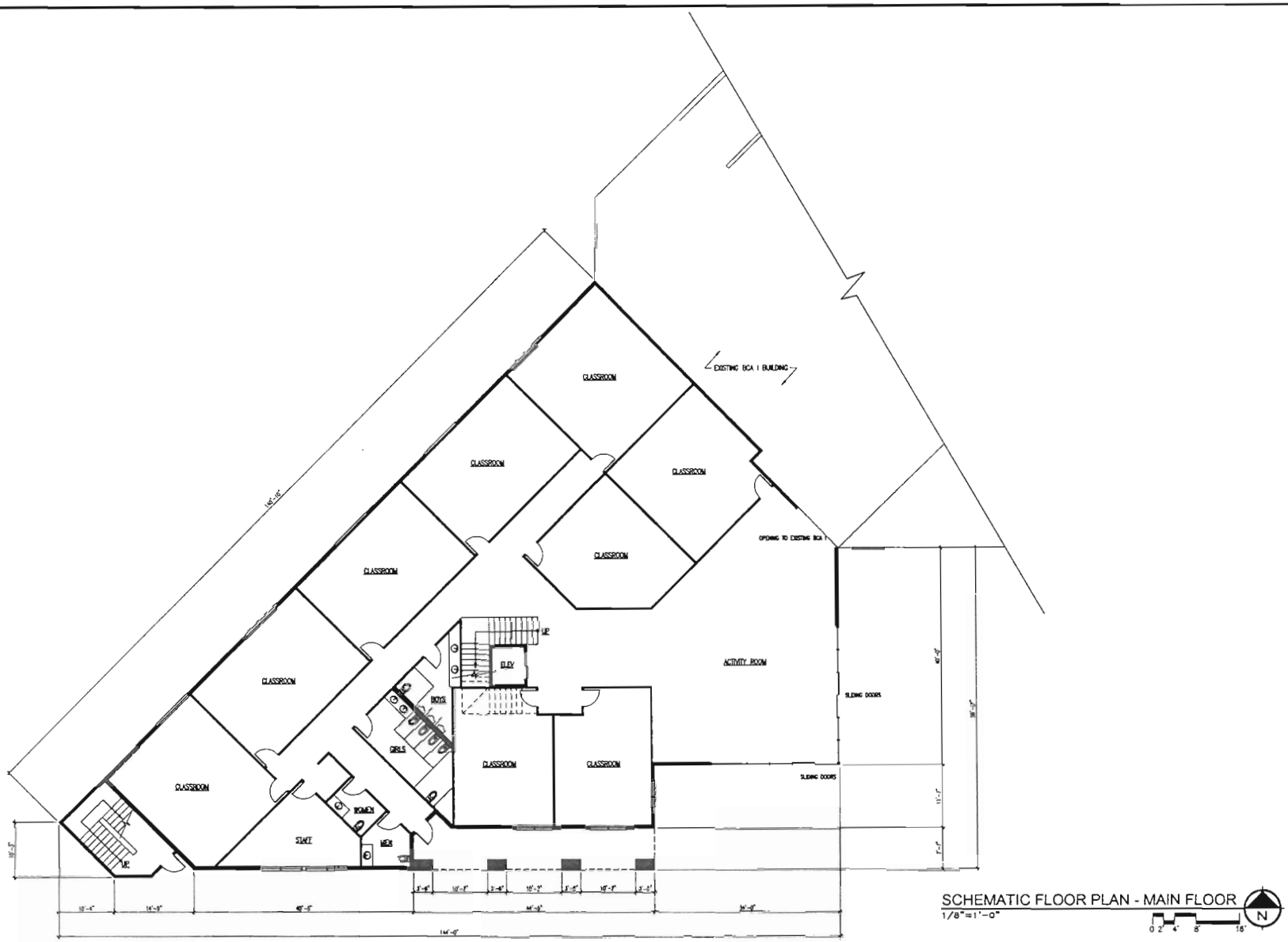
BELLEVUE
CHILDREN'S
ACADEMY
BCA I EXPANSION

14510 NE 24TH STREET
BELLEVUE, WA 98007

CONDITIONAL USE

ARCHITECTURAL
SITE PLAN
BCA II

A0.2




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

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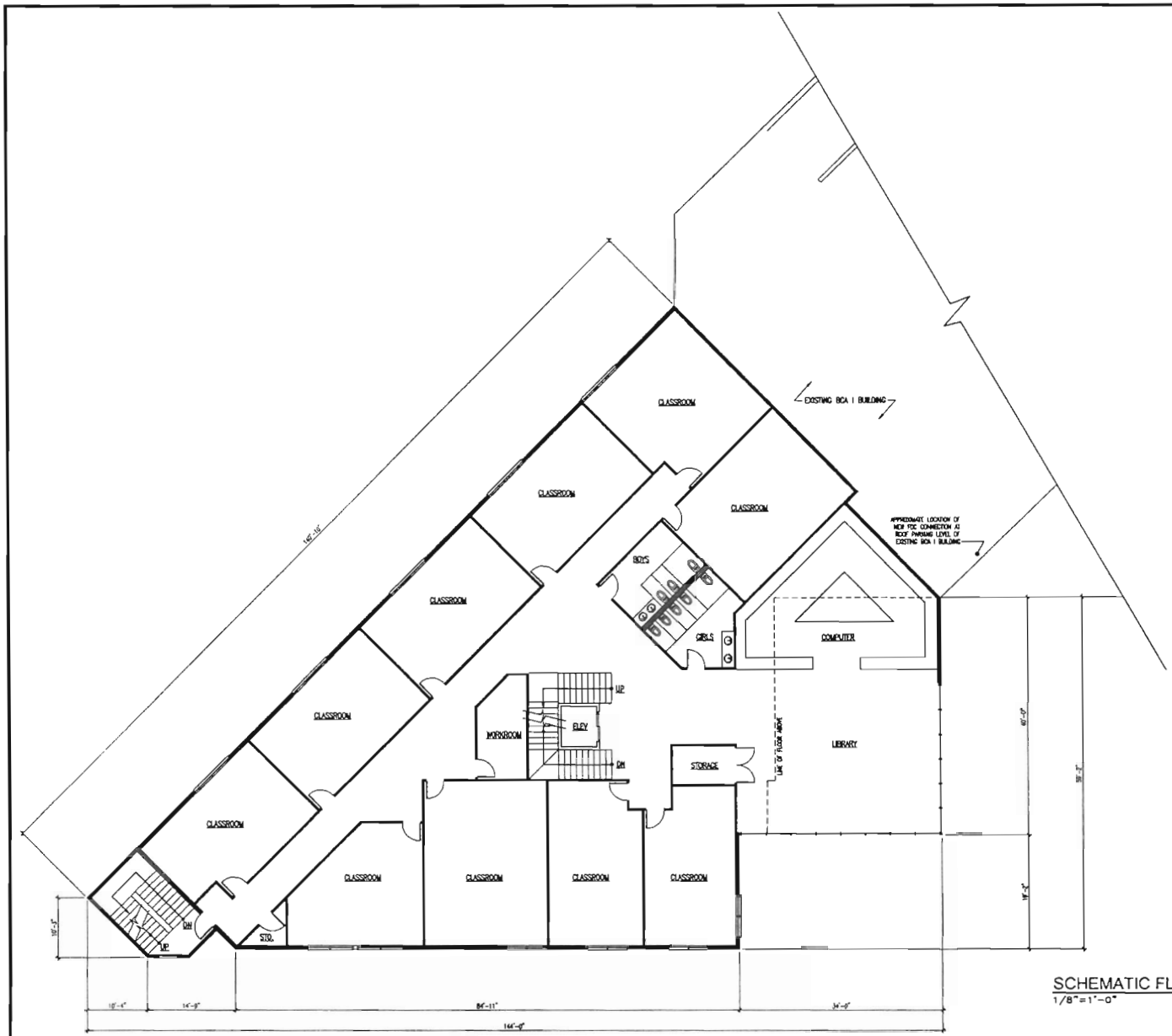
BELLEVUE
CHILDREN'S
ACADEMY
BCA I EXPANSION

14510 NE 24TH STREET
BELLEVUE, WA 98007

CONDITIONAL USE

SD
MAIN
FLOOR
PLAN

A2.1




SCHEMATIC FLOOR PLAN - UPPER FLOOR

1/8"=1'-0"

0 2' 4' 8' 16'

N

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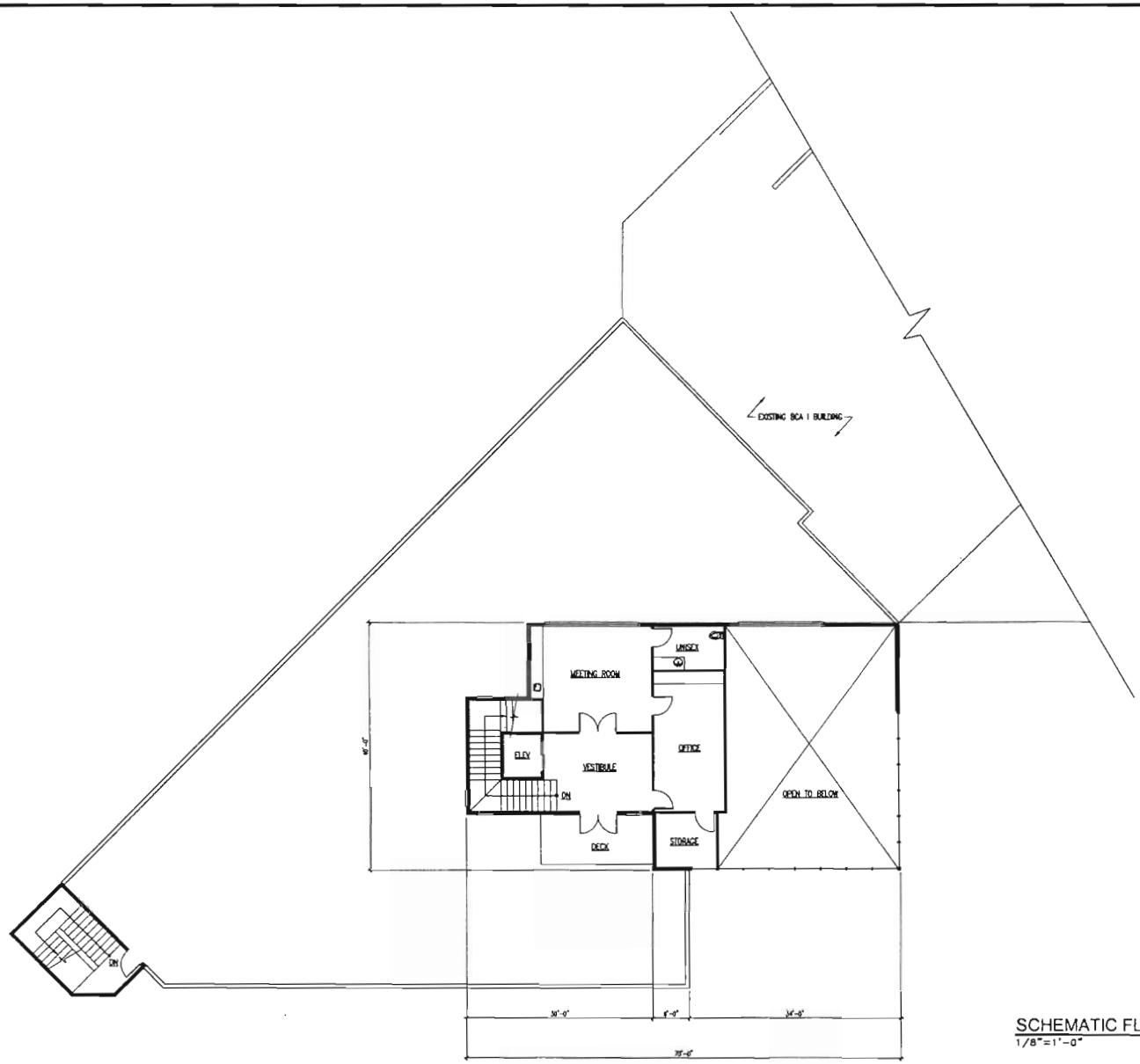
BELLEVUE
CHILDREN'S
ACADEMY
BCA I EXPANSION

14510 NE 24TH STREET
BELLEVUE, WA 98007

CONDITIONAL USE

SD
UPPER
FLOOR
PLAN

A2.2




SCHEMATIC FLOOR PLAN - PENTHOUSE
1/8"=1'-0"

0 2' 4' 8' 16'

N

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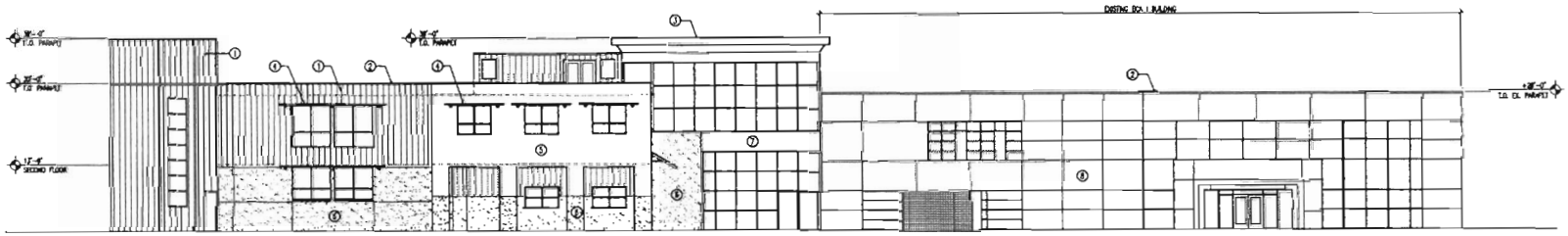
BELLEVUE
CHILDREN'S
ACADEMY
BCA I EXPANSION

14510 NE 24TH STREET
BELLEVUE, WA 98007

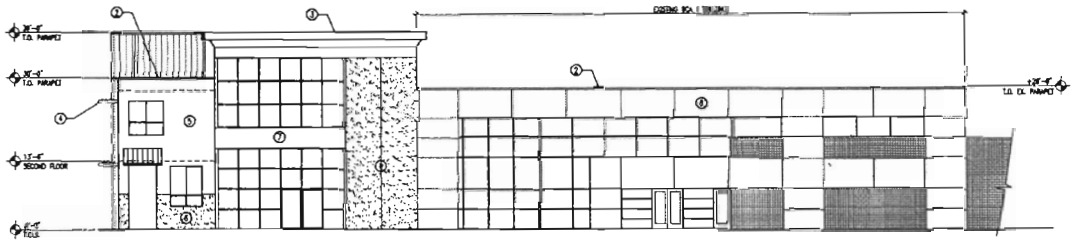
CONDITIONAL USE

SD
PENT-
HOUSE
PLAN

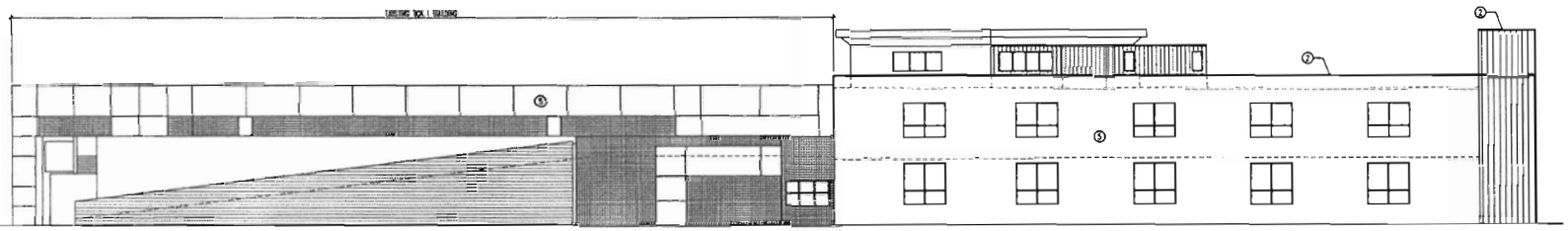
A2.3




SOUTH ELEVATION
3/32"=1'-0"




EAST ELEVATION
3/32"=1'-0"




NORTH ELEVATION
3/32"=1'-0"

## NOTES

1. NEW EXTERIOR WINDOW SHALL BE ALUMINUM FRAME (BRUSHED FINISH)
2. NEW EXTERIOR GLAZING TO MATCH EXISTING

## KEY NOTES

1. METAL PANEL WITH BATTEN
2. METAL COPING ON PARAPET
3. METAL FASCIA
4. SUNSCREEN – PAINTED STEEL TUBE SECTIONS
5. PAINTED SMOOTH-FACE CONCRETE MASONRY UNIT (CMU)
6. STUCCO FINISH OVER CMU
7. METAL PANEL
8. EXISTING BUILDING – PAINTED STUCCO OVER CMU

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BELLEVUE CHILDREN'S ACADEMY BCA I EXPANSION

14510 NE 24TH STREET
BELLEVUE, WA 98007

CONDITIONAL USE

EXTERIOR ELEVATIONS

A6.0

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PLOT TIME: 4/20/2012 7:08 AM
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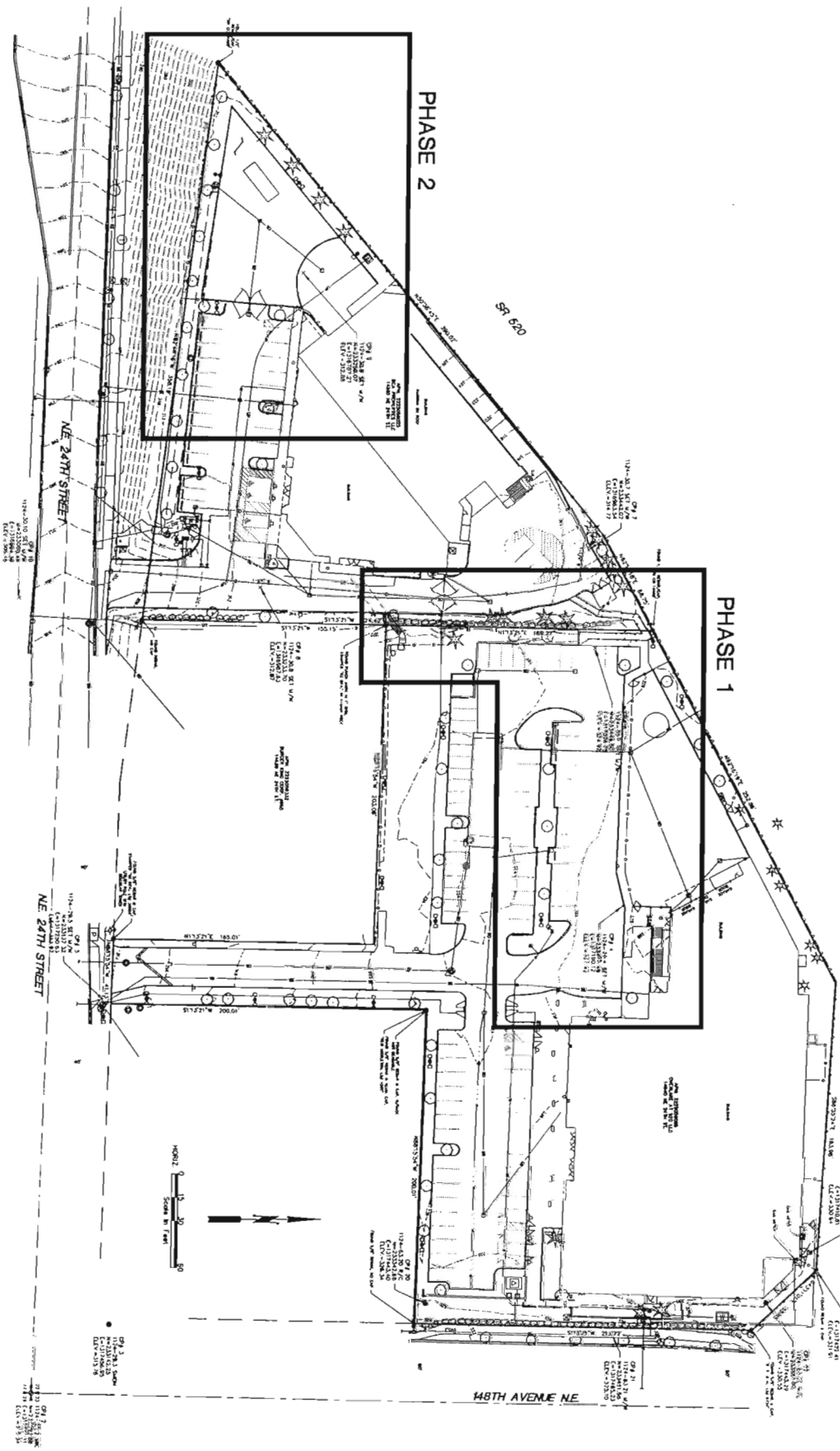
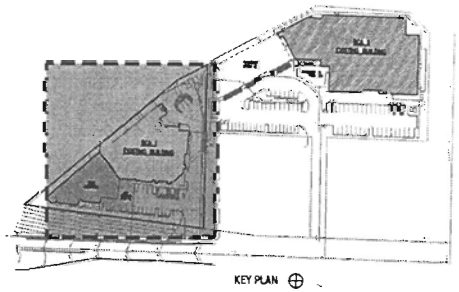


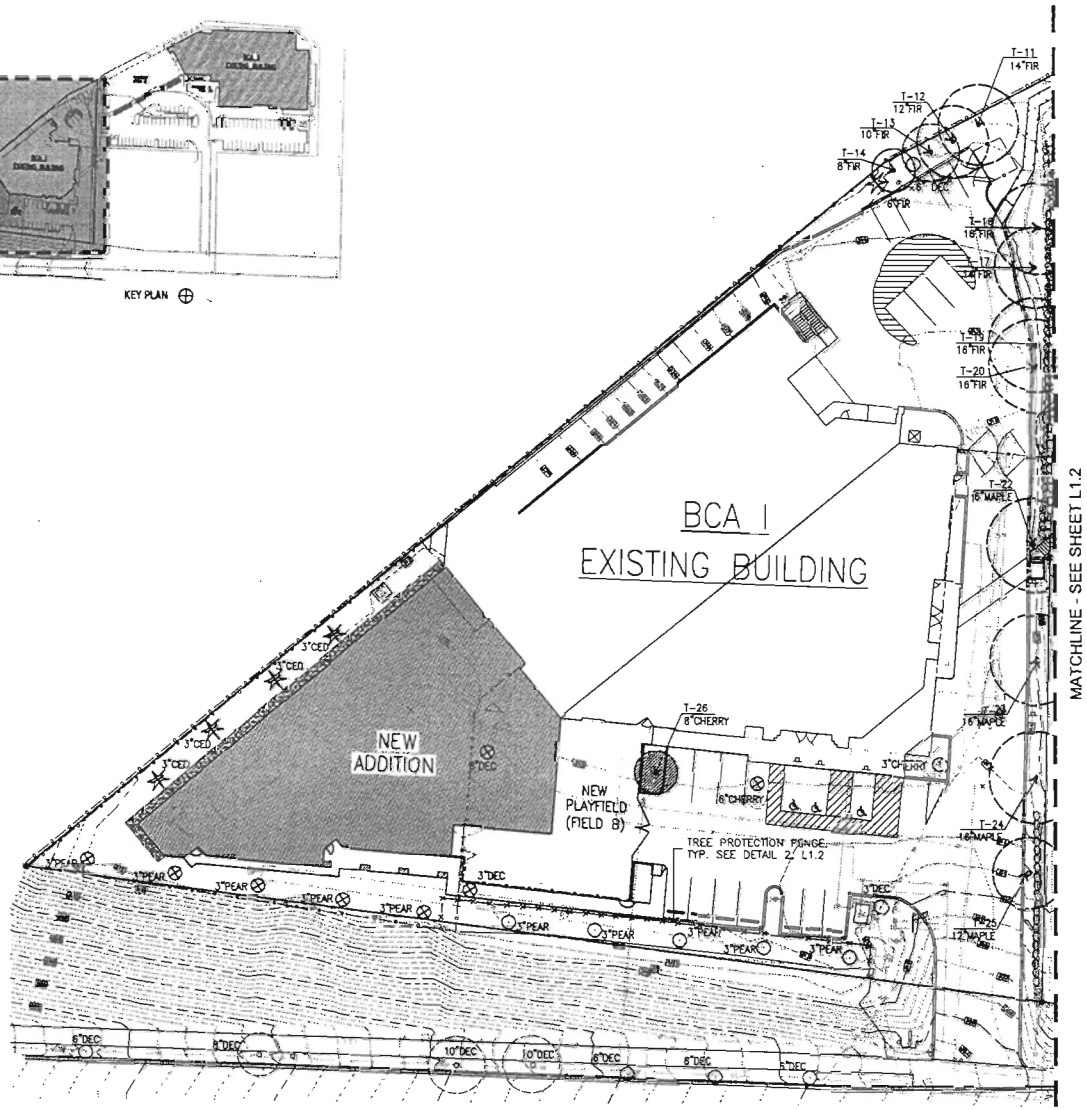

CUP SUBMITTAL

| | | | |
|---|---|---|---|
| SCALE: 1"=50' | DATE: APRIL 2012 | BELLEVUE CHILDRENS ACADEMY<br>CONDITIONAL USE<br><br>14640 NE 24TH STREET<br>BELLEVUE, WA 98007<br><br>PHASING PLAN | BELLEVUE CHILDREN'S ACADEMY<br>14600 NE 24TH STREET<br>BELLEVUE, WA 98007<br>PHONE: 425-556-0791 |
| DESIGNED BY: MK | CHECKED BY: RDH | | |
| JOB NUMBER: 12361.00 | | | |
| DWG. NAME: P12361_BCA PHASING | | | |
| SHEET 1 OF 6 | | | |

PACE
An Engineering Success Company
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
pacelengr.com

| SYM | REVISION | DATE |
|---|---|---|




1 BCA I TREE PRESERVATION PLAN
1" = 20'-0"

SCALE: 1" = 20' - 0"

## KEY

- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING NON-SIGNIFICANT EVERGREEN TREE TO REMAIN
- EXISTING NON-SIGNIFICANT DECIDUOUS TREE TO REMAIN
- EXISTING NON-SIGNIFICANT EVERGREEN TREE TO BE REMOVED
- EXISTING NON-SIGNIFICANT DECIDUOUS TREE TO BE REMOVED

## SIGNIFICANT TREE SCHEDULE

| TREE | SPECIES | DIAMETER | TREES SAVED |
|---|---|---|---|
| PERIMETER TREES | | | |
| T-1 | DOUGLAS FIR | 8" | 8" |
| T-2 | DOUGLAS FIR | 8" | 8" |
| T-3 | CEDAR | 9" | 9" |
| T-4 | CEDAR | 10" | 10" |
| T-5 | CEDAR | 9" | 9" |
| T-6 | CEDAR | 9" | 9" |
| T-7 | CEDAR | 6"/9" | 6"/9" |
| T-8 | MAPLE | 8" | 8" |
| T-9 | MAPLE | 12" | 12" |
| T-10 | MAPLE | 14" | 14" |
| T-11 | DOUGLAS FIR | 14" | 14" |
| T-12 | DOUGLAS FIR | 12" | 12" |
| T-13 | DOUGLAS FIR | 10" | 10" |
| T-14 | DOUGLAS FIR | 8" | 8" |
| | TOTAL | 140" | 140" |

SITE PERIMETER TREE RETENTION REQUIREMENT: 140" = 100%
SITE PERIMETER TREE RETENTION PROVIDED : 140" = 100%

| SITE INTERIOR TREES | | | |
|---|---|---|---|
| T-15 | MAPLE | 16" | |
| T-16 | DOUGLAS FIR | 16" | 16" |
| T-17 | DOUGLAS FIR | 14" | 14" |
| T-18 | DOUGLAS FIR | 16" | 16" |
| T-19 | DOUGLAS FIR | 16" | 16" |
| T-20 | CHERRY | 8" | |
| T-21 | DOUGLAS FIR | 14" | 14" |
| T-22 | MAPLE | 16" | 16" |
| T-23 | MAPLE | 16" | 16" |
| T-24 | MAPLE | 16" | 16" |
| T-25 | MAPLE | 12" | 12" |
| T-26 | CHERRY | 8" | |
| T-27 | MAPLE | 8" | 8" |
| T-28 | MAPLE | 8" | 8" |
| T-29 | DOUGLAS FIR | 12" | 12" |
| | TOTAL | 196" | 164" |

SITE INTERIOR TREE RETENTION REQUIREMENT: 15% = 29"
SITE INTERIOR TREE RETENTION PROVIDED : 84% = 164"

NOTE: ALL TREES TO HAVE A WEIGHING FACTOR OF 1.0

S+L

S + L Architects, LLC

Brumbaugh & Associates
Landscape Architecture

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MARK H. BRUMBAUGH
CERTIFICATE NO. 496

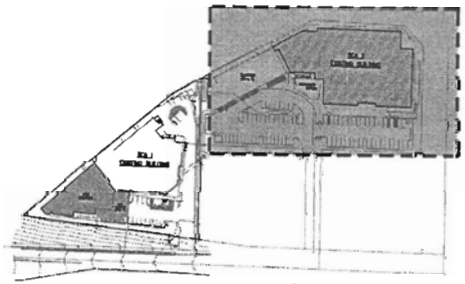
BELLEVUE CHILDREN'S ACADEMY
BCA I EXPANSION

14600 NE 24TH STREET
BELLEVUE, WA 98007

CONDITIONAL USE

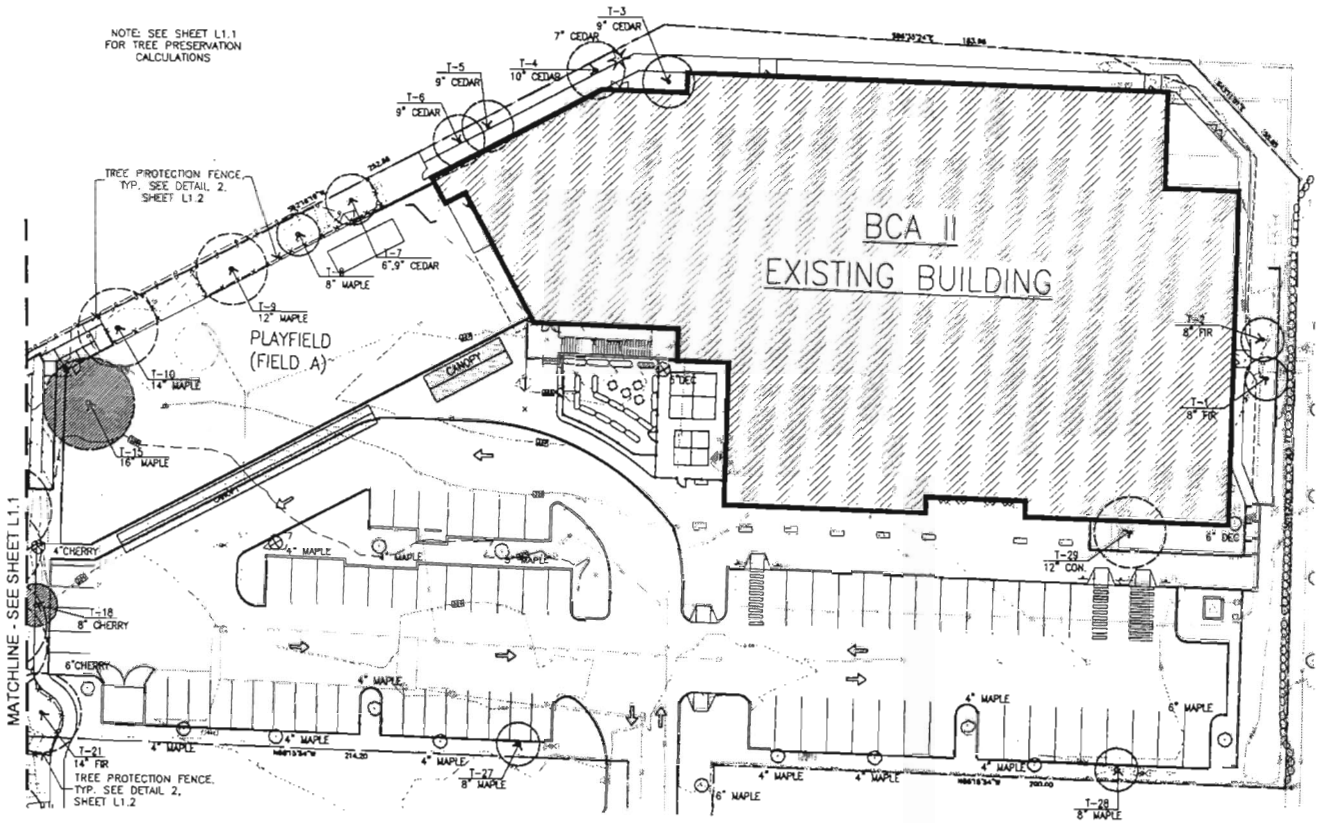
TREE PRESERVATION PLAN

L1.1



KEY PLAN

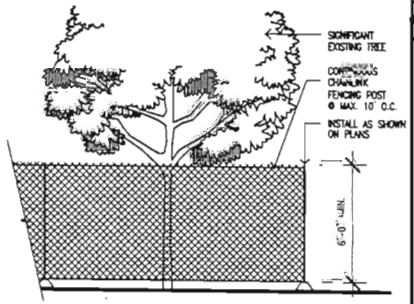
NOTE: SEE SHEET L1.1 FOR TREE PRESERVATION CALCULATIONS




1 BCA II TREE PRESERVATION PLAN
1" = 20'-0"

KEY

- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING NON-SIGNIFICANT EVERGREEN TREE TO REMAIN
- EXISTING NON-SIGNIFICANT DECIDUOUS TREE TO REMAIN
- EXISTING NON-SIGNIFICANT EVERGREEN TREE TO BE REMOVED
- EXISTING NON-SIGNIFICANT DECIDUOUS TREE TO BE REMOVED




1. SIX FOOT-HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AS SHOWN ON PLANS.FENCE SHALL COMPLETELY ENCIRCLE TREE(S) AT DRIP LINE. INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1" IN DIAMETERDAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGEDPORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITHDAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOILS AS SOON AS POSSIBLE.
3. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

2 TREE PROTECTION FENCE
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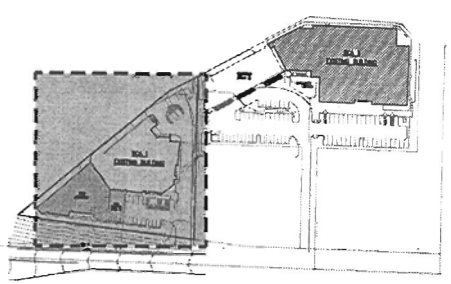
BELLEVUE CHILDREN'S ACADEMY
BCA I EXPANSION

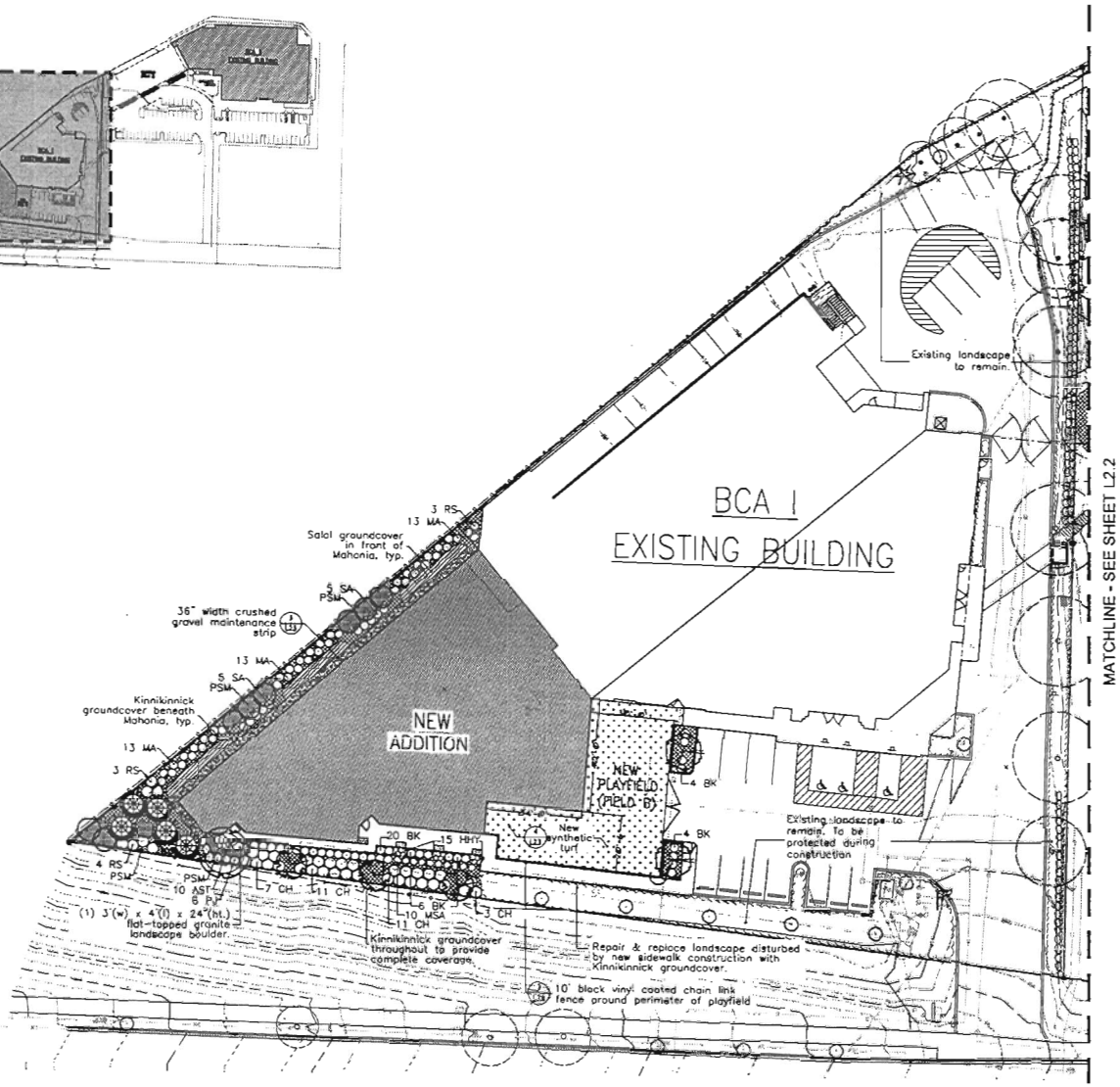
14600 NE 24TH STREET
BELLEVUE, WA 98007

CONDITIONAL USE

TREE PRESERVATION PLAN

L1.2






1 BCA I LANDSCAPE PLAN
1" = 20'-0"

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

| BCA I LANDSCAPE CALCULATIONS | |
|---|---|
| EXISTING LANDSCAPE AREA: | 9,661 SF |
| PROPOSED LANDSCAPE AREA: | 9,753 SF |

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BCA I EXPANSION

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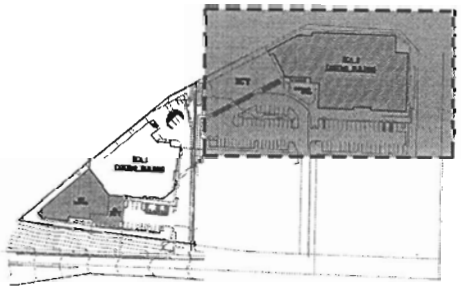
BELLEVUE, WA 98007

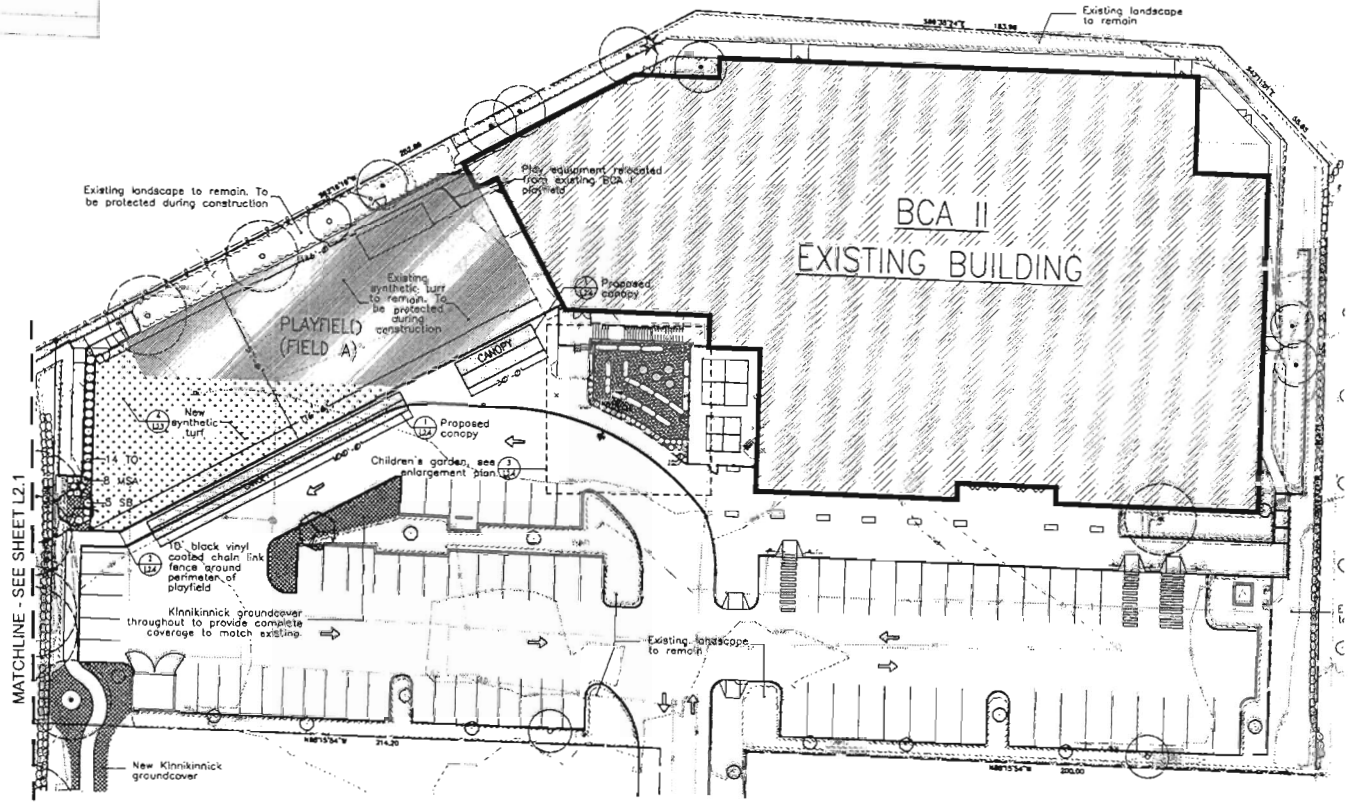
CONDITIONAL USE

LANDSCAPE PLAN

L2.1



| BCA II LANDSCAPE CALCULATIONS | |
|---|---|
| EXISTING LANDSCAPE AREA: | 15,119 SF |
| PROPOSED LANDSCAPE AREA: | 15,469 SF |




1 BCA II LANDSCAPE PLAN
1" = 20'-0"

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

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

BELLEVUE CHILDREN'S ACADEMY BCA I EXPANSION

14600 NE 24TH STREET
BELLEVUE, WA 98007

CONDITIONAL USE

LANDSCAPE PLAN

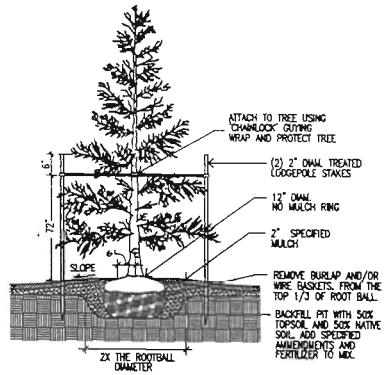
L2.2

## PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME / COMMON NAME | SIZE | NOTES |
|---|---|---|---|
| | EXISTING EVERGREEN TREE TO REMAIN | | |
| | EXISTING DECIDUOUS TREE TO REMAIN | | |
| | **DECIDUOUS TREES** | | |
| | ACER RUBRUM 'ARMSTRONG' / RED MAPLE | 2-1/2" CAL. | B&B, WELL-BRANCHED |
| | PYRUS CALLERYANA 'GLEN'S FORM' / CHANTICLEER PEAR | 2-1/2" CAL. | B&B, WELL-BRANCHED |
| | ACER CIRCINATUM / VINE MAPLE | 8' HT. | B&B, MULTI-STEM (3) MIN. NURSERY GROWN |
| | ACER PALMATUM / JAPANESE MAPLE | 8' HT. | B&B, MULTI-STEM (3) MIN. WELL-BRANCHED |
| | **EVERGREEN TREES** | | |
| | THUJA PLICATA 'EXCELSA' / MOGAN'S CEDAR | 10' HT. | B&B, FULL & BUSHY |
| | **SHRUBS** | | |
| BX | BUXUS M. VAR. KOREANA / KOREAN BOXWOOD | 24"-30" HT. | 24" O.C., FULL FOLIAGE |
| CH | CISTUS X HYBRIDUS / ROCKROSE | 24"-30" HT. | 48" O.C., FULL FOLIAGE |
| MA | MAHONIA AQUIFOLIUM 'COMPACTA' / OREGON MAHONIA | 18"-21" HT | 36" O.C., FULL FOLIAGE |
| PJ | PIERIS JAPONICA 'VALLEY FIRE' / PIERIS | 24"-30" HT. | 36" O.C., FULL FOLIAGE |
| RS | RIBES SANGUINEUM ' KING EDWARD VII' / FLOWERING CURRANT | 24"-30" HT. | 48" O.C., FULL FOLIAGE |
| SA | SYMPHORICARPOS ALBA / SNOWBERRY | 24"-30" HT. | 36" O.C., FULL FOLIAGE |
| SB | SPIRAEA X BUMALDA 'ANTHONY WATERER' / SPIREA | 24"-30" HT. | 24" O.C., FULL FOLIAGE |
| TO | THUJA OCCIDENTALIS 'BRANDON' / ARBORVITAE | 5' HT. | 36" O.C., FULL FOLIAGE |
| | **PERENNIALS/GRASSES/FERNS** | | |
| AST | ASTILBE CHINENSIS 'DEUTSCHLAND' / ASTILBE | 2 GAL. | 24" O.C. |
| HMY | HEMEROCALLIS 'HYPERION' / DAYLILY | 2 GAL. | 24" O.C. |
| MSA | MISCANTHUS S. 'YAKU JIMA' / MAIDEN GRASS | 2 GAL. | 24" O.C. |
| PSM | POLYSTICHUM MUNITUM / SWORD FERN | 1 GAL. | 24" O.C. |
| | **GROUND COVERS** | | |
| | ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK | 1 GAL. | 24" O.C. |
| | GAULTHERIA SHALLON / SALAL | 1 GAL. | 24" O.C. |

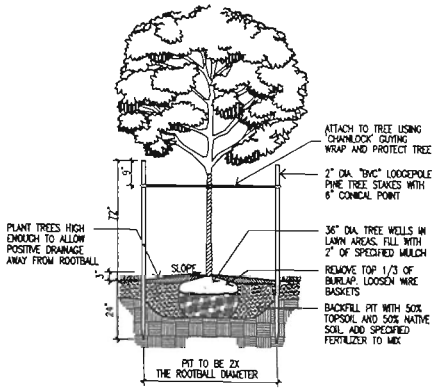
## LANDSCAPE NOTES

1. REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING, DRAINAGE AND UTILITIES INFORMATION.
2. GROUNDCOVER TO EXTEND UNDER ALL DECIDUOUS TREE CANOPIES, SHRUBS, AND PERENNIALS.
3. ALL PLANTING AREAS TO BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

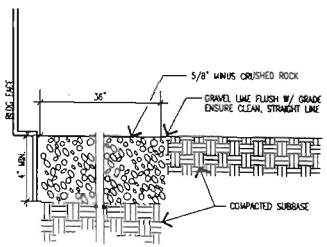



NOTES:
1. DETAIL APPLIES TO ALL CONIFER TREES.
2. TRIPLE STAKE ALL CONIFER TREES OVER 10' IN HT.
3. PLANT TREES HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL.

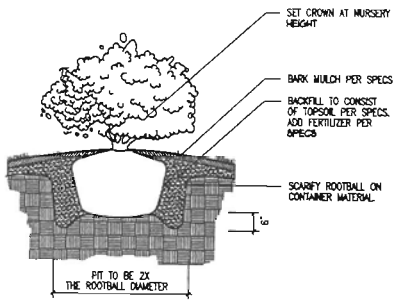
1 CONIFEROUS TREE STAKING
NTS




2 DECIDUOUS TREE STAKING
NTS

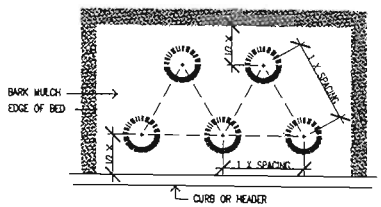



3 MAINTENANCE STRIP
NTS




NOTE: ALL SHRUBS SHALL BE CONTAINER GROWN.

4 SHRUB PLANTING
NTS




NOTE: SPACING TO BE TRIANGULAR PER DISTANCE SHOWN ON PLANT SCHEDULE

5 GROUND COVER SPACING
NTS

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Landscape Architecture

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MARK K. BRUMBAUGH
CERTIFICATE NO. 494

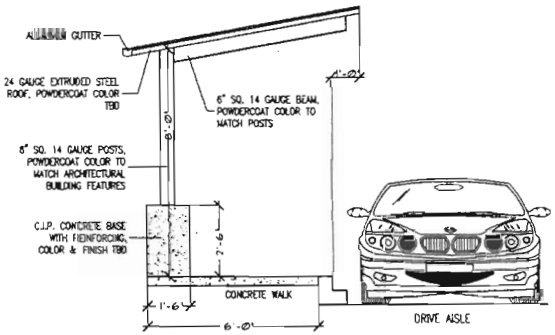
BELLEVUE CHILDREN'S ACADEMY
BCA I EXPANSION

14600 NE 24TH STREET
BELLEVUE, WA 98007

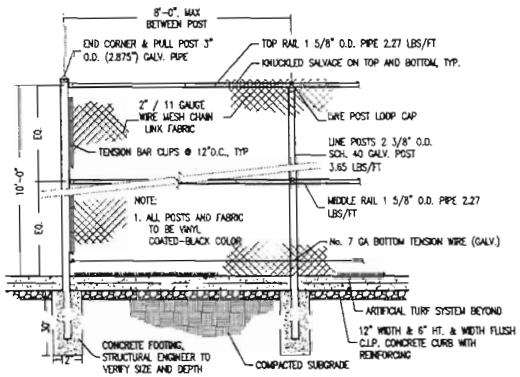
CONDITIONAL USE

LANDSCAPE SCHEDULE & DETAILS

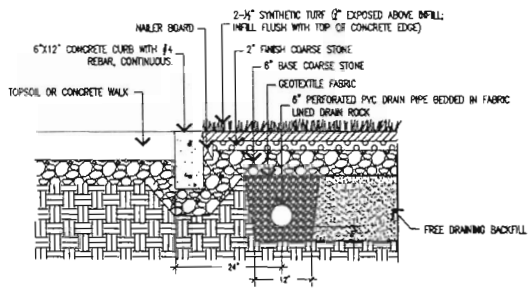
L2.3



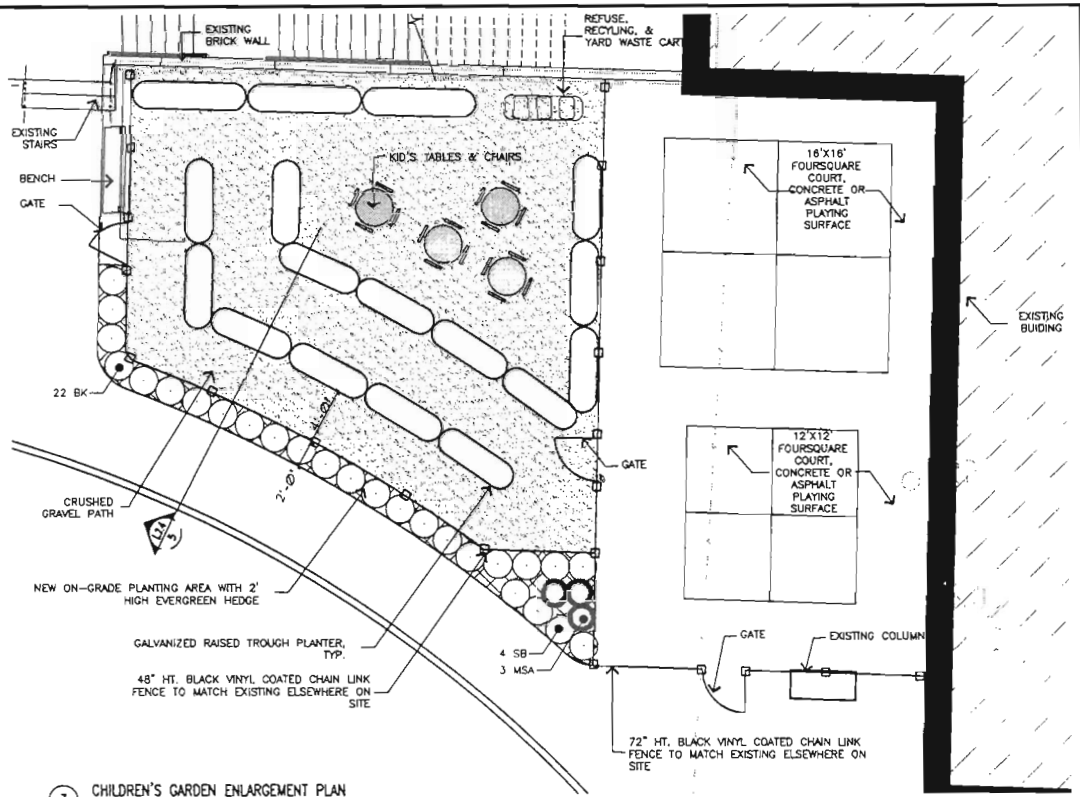

1 CANOPY
1/2" = 1'-0"



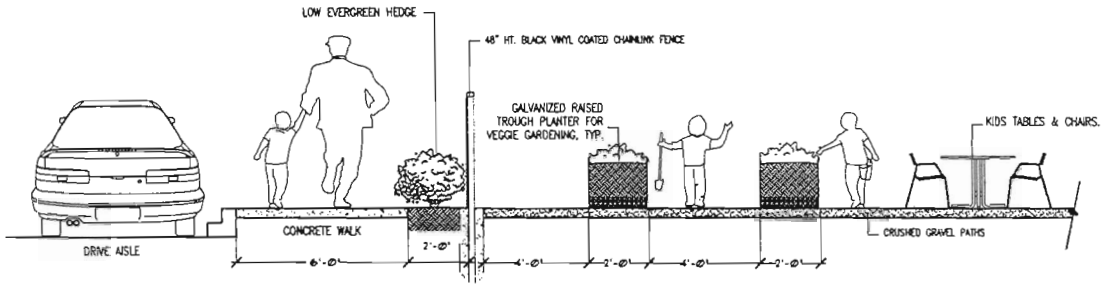

2 CHAIN LINK FENCE
1/2" = 1'-0"




4 SYNTHETIC TURF
1/2" = 1'-0"




3 CHILDREN'S GARDEN ENLARGEMENT PLAN
1/4" = 1'-0"




5 SECTION A-A
1/2" = 1'-0"

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CONDITIONAL USE

ENLARGEMENT PLAN & DETAILS

L2.4