DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
P.O. Box 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Clover Schuler, Magellan Architects

LOCATION OF PROPOSAL: 14404 NE 20th St

NAME & DESCRIPTION OF PROPOSAL: The Goddard School

SEPA Threshold Determination for a proposed 12,000 square foot daycare facility located in the BR-CR zoning district. The project includes approximately 4,000 of surface parking area and new playground structure

FILE NUMBER: 13-115548-LM

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 Department of Planning & Community Development. 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 **July 5, 2013.**

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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

Environmental Coordinator

June 20, 2013
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

M. Jackson 6/17/13

BACKGROUND INFORMATION

Property Owner: 520 BELLEVUE LLC

Proponent: GODDARD SCHOOL

Contact Person: CLOVER SCHULER
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 1618 S. LANE ST. SUITE 203 - SEATTLE, WA 98144

Phone: (206) 295-4125

Proposal Title: GODDARD SCHOOL

Proposal Location: 14404 NE 20th ST., BELLEVUE. WA 98007
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: TI PRE-SCHOOL PROJECT
2. Acreage of site: 2.85
3. Number of dwelling units/buildings to be demolished: NA
4. Number of dwelling units/buildings to be constructed: NA
5. Square footage of buildings to be demolished: NA
6. Square footage of buildings to be constructed: EXISTING 11,090 (TI)
7. Quantity of earth movement (in cubic yards): ~~[illegible]~~ MINOR LESS 5CY
8. Proposed land use: DAY CARE / PRE-SCHOOL
9. Design features, including building height, number of stories and proposed exterior materials:
   NO BUILDING CHANGE - NEW PLAY AREA
10. Other

Estimated date of completion of the proposal or timing of phasing: 8 WEEKS

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

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

Attached

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

NA

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

NA

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

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

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

CLAY & SAND

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. NO

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

"ZERO"

MJ

of fill.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. NO

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? NO CHANGES

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

Impacts mitigated by application of
Clear and Grade Code BCC 23.76.

2. AIR

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

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

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

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.

NA - TI PROJECT W/ PLAY GROUND

(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.

NA

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(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

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

NA

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

NA

(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.

NA

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

NA

(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.

NA

c. Water Runoff (Including storm water)

(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.

NA

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

NA

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

NA

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [ ] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bulrush, 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?

REMOVE (3) SHRUBS

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

NA

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

NA

5. ANIMALS

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

- [x] Birds: hawk, heron, eagle, songbirds, other:
- [x] Mammals: deer, bear, elk, beaver, other:

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

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

None

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

N/A

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

N/A

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 need? Describe whether it will be used for heating, manufacturing, etc.

NO CHANGES – TI PROJECT

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

NO

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

FLUORESCENT LIGHTING

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. NA

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

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? NONE

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site. NO CHANGE – CARS

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

Impacts mitigated by application of the Noise Code BCC 9.18.

8. Land and Shoreline Use

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

b. Has the site been used for agriculture? If so, describe. NO

c. Describe any structures on the site. NO CHANGES – TI PROJECT.

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

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

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

Bel Red Commercial Residential

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

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. NO

I. Approximately how many people would reside or work in the completed project? (22) STAFF + 100 TO 175 STUDENTS

j. Approximately how many people would the completed project displace? NO

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

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

9. Housing

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

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

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

NA

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? METAL & PLASTIC PLAY STRUCTURE

b. What views in the immediate vicinity would be altered or obstructed? NONE

c. Proposed measures to reduce or control aesthetic impacts, if any: NO CHANGES TO BUILDING

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? NO CHANGES

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

MJ

c. What existing off-site sources of light or glare may affect your proposal? NONE

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

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? PLAY GROUND ON SITE

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

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: NA None anticipated

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. NA

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

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

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. SEE SITE PLAN / NO CHANGES

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

yes

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

(37 + 42 + 287 SEE TRAFFIC STUDY = 117

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). NO

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

MJ

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

Attached. Peak trips likely during PM peak period.

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

Impacts mitigated by application of Transportation Standards Code BCC 14.10.

15. Public Services

a. Would the project result in an increased need for the 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. NA

EXISTING BUILDING

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. EXISTING NO CHANGES

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.

EXISTING NO CHANGES

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..... - PEDRO CASTRO

Date Submitted 5/22/13

MJ

GTC Gibson Traffic Consultants, Inc.
Transportation Planners and Traffic Engineers

MEMORANDUM

Received
MAY 2 2 2013
Permit Processing

To: Kevin Sutton of Magellan Architects
From: Matthew Palmer, PE MJP
Subject: Parking Demand Analysis
Project: Goddard School (14404 NE 20th Street), GTC #13-003
Date: March 13, 2013

Gibson Traffic Consultants (GTC) has been requested to provide a parking demand analysis for the proposed Goddard School (infant to 5 years old) located at 14404 NE 20th Street in Bellevue for the tenant improvement of the 11,690 Square Feet (SF) space. The tenant improvement is part of larger complex that includes Magnolia Hi-Fi Video, Rich's Furniture Store, AAA Washington and Harley-Davidson. This report summarizes what the parking demand would be for the tenant improvement (currently empty) to a daycare facility utilizing *Parking Generation, 4th Edition* by the Institute of Transportation Engineers (ITE) and the results of parking counts conducted.

Parking Demand

The City of Bellevue has commented that, LUC 20.20.590.F.1 (Parking Requirements Outside Downtown) is not applicable for Bel-Red Area of the City of Bellevue. The code section for the Bel-Red Area does not provide the required number of parking spaces for daycares or schools.

GTC utilized the *ITE Parking Generation Manual*, 4th *Edition,* Land Use Code 565, Day Care Center, and looked at all of the variables available for the average peak period parking demand.

- Square Footage (11,690 SF) x Rate (3.16 / 1,000 SF) – 37 parking spaces
- Students (175) x Rate (0.24 / student) – 42 parking spaces
- Employees (20) x Rate (1.38 / employee) – 28 parking spaces

GTC conducted a check count on Thursday, March 7th at an existing Goddard School located at 4200 228th Avenue NE in Redmond from 4 to 6 PM (reflective of the peak period parking demand for a Day Care Center) to determine the validity of the ITE parking generation for this site and if so which variable is most representative/accurate. This site was chosen as it has the same operational characteristics as the proposed school (same hours, same policy of parking to pick-up students and same parent company). There were also no limitations to the parking supply with all activity occurring on-site. This school was in a 9,400 SF building with 120 students and 26 staff members. The school had a maximum parking demand of 32 parking spaces during the observation which equates to parking demand rates of:

- 3.40 per 1,000 SF
- 0.27 per Student
- 1.38 per Employee

2802 Wetmore Avenue · Suite 220 · Everett WA, 98201
Tel: 425-339-8266 · Fax: 425-258-2922 · E-mail: info@gibsontraffic.com

All three of these rates are very close to the average ITE rates that included data from over 29 facilities; therefore, the ITE data is an appropriate way to determine the parking demand and GTC would recommend providing 42 parking spaces with 18 of the spaces being marked for short term parking for the drop-off/pick-up periods based on observation of the Redmond site unless there is to be change in operations such as off-site teacher parking or car side sign in/out.

Per the parking lot count of the entire site, there are four parking areas for the entire existing retail site and per the data collected on Friday, March 8th the maximum existing parking demand between 4 and 6 PM (reflective of the peak period parking demand for a Day Care Center):

- Northwest – 63 parking spaces, maximum demand 51 at 4:18 PM
- Northeast – 71 parking spaces, maximum demand 43 at 4:01 PM
- Southwest – 90 parking spaces, maximum demand 31 at 4:15 PM
- Southeast – 45 parking spaces, maximum demand 5 at 5:09 PM
- Total – 269 parking spaces, maximum demand 130

Therefore, on the site there is an excess of 139 parking spaces when looking at the entire site. However, as the tenant improvement is on the east side of the site and there is a large grade between the two sides the most likely areas where cars would park to utilize the daycare would be in the northeast and southeast quadrants. These areas have a supply of 116 parking spaces and an existing demand for only 48 parking spaces.

Of these 116 parking spaces, eight (8) of them along the buildings northeast corner will be removed and turned into an outside playground area. With the 108 parking spaces, existing demand of 48 parking spaces and an additional demand of 42 parking spaces it is not anticipated that the tenant improvement to a daycare would have any overflow impact to the surrounding street system as long as the parking on the site is open to be utilized by any of the tenants.

Attachments (A-1 to A-18)

Land Use: 565
Day Care Center

Description

A day care center is a facility where care for preschool-aged children is provided, normally during the daytime hours. Day care facilities generally include classrooms, offices, eating areas and playgrounds. Some centers also provide after-school care for school-age children.

Database Description

The database consisted of a mix of 19 suburban and 21 urban locations. Parking demand rates at the suburban sites were similar to those at urban sites and, therefore, the data were combined and analyzed together.

- Average parking supply ratio: 3.5 spaces per 1,000 square feet (sq. ft.) gross floor area (GFA) (29 study sites), 0.2 spaces per student (29 study sites) and 1.5 spaces per employee (29 study sites).

For all but two of the study sites, the only counts taken were between 7:00 and 9:00 a.m. and between 4:00 and 6:00 p.m.

Study Sites/Years

Alhambra, CA (1988); Chattanooga, TN (1990); Nashville, TN (1991); Bragg, NC (1992); Eustis, VA (1992); Riley, KS (1992); Tacoma, WA (1992); Happy Valley, OR (2002); Evesham, NJ (2003)

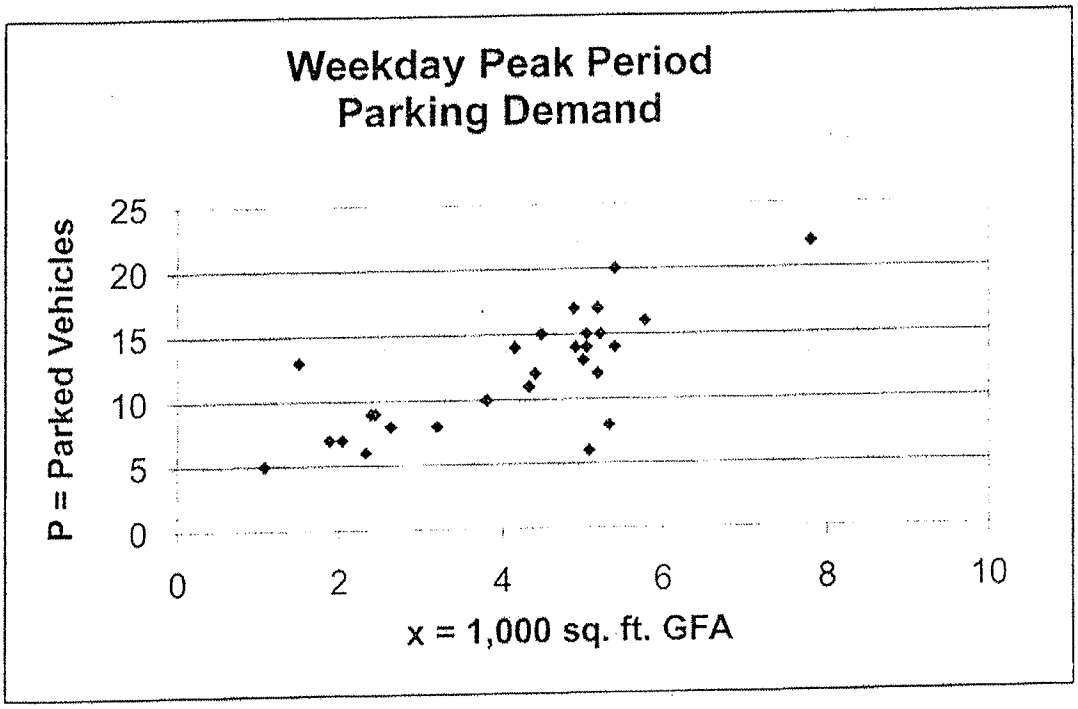
4th Edition Source Number

1133

Land Use: 565
Day Care Center

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Weekday

Statistic	Peak Period Demand
Peak Period	8:00–9:00 a.m.; 4:00–6:00 p.m.
Number of Study Sites	29
Average Size of Study Sites	4,200 sq. ft. GFA
Average Peak Period Parking Demand	3.16 vehicles per 1,000 sq. ft. GFA
Standard Deviation	1.26
Coefficient of Variation	40%
95% Confidence Interval	2.70–3.62 vehicles per 1,000 sq. ft. GFA
Range	1.18–8.67 vehicles per 1,000 sq. ft. GFA
85th Percentile	3.70 vehicles per 1,000 sq. ft. GFA
33rd Percentile	2.74 vehicles per 1,000 sq. ft. GFA

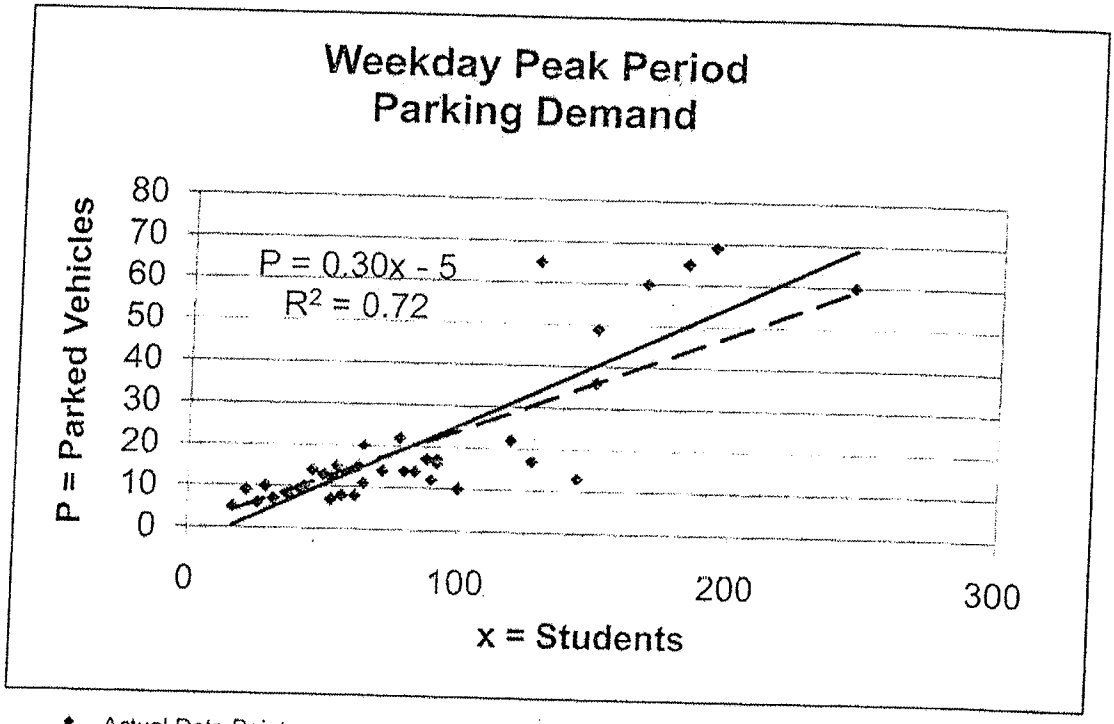


◆ Actual Data Points

Land Use: 565
Day Care Center

Average Peak Period Parking Demand vs. Students
On a: Weekday

Statistic	Peak Period Demand
Peak Period	4:00–6:00 p.m.
Number of Study Sites	39
Average Size of Study Sites	85 students
Average Peak Period Parking Demand	0.24 vehicles per student
Standard Deviation	0.09
Coefficient of Variation	38%
95% Confidence Interval	0.21–0.26 vehicles per student
Range	0.09–0.51 vehicles per student
85th Percentile	0.33 vehicles per student
33rd Percentile	0.19 vehicles per student

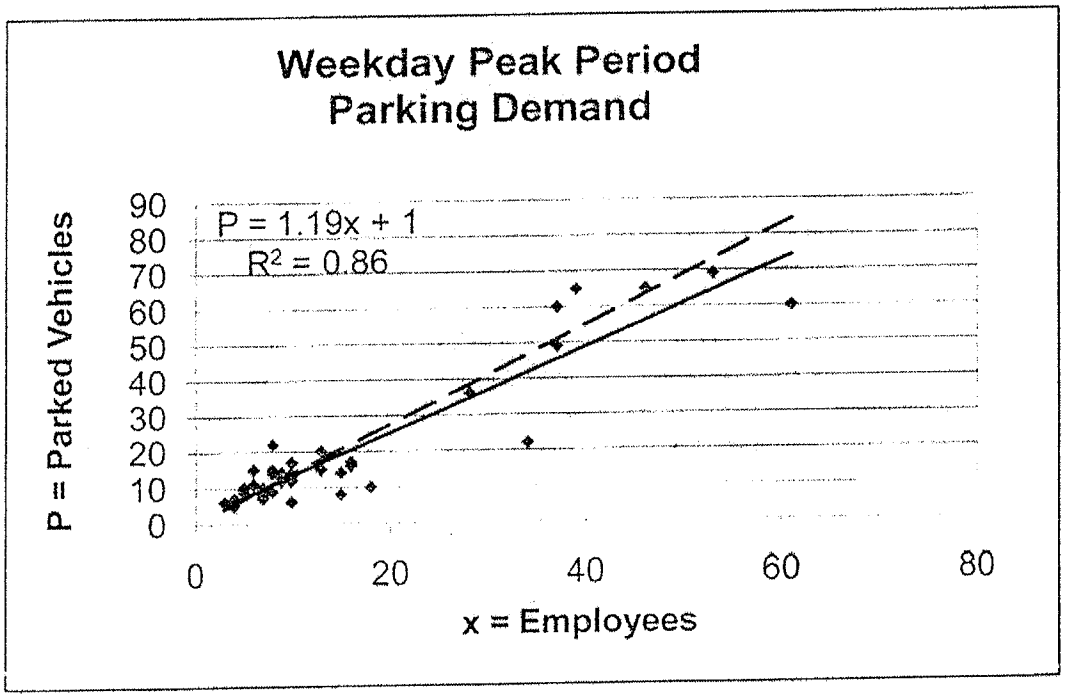


◆ Actual Data Points ——— Fitted Curve - - - - Average Rate

Land Use: 565
Day Care Center

Average Peak Period Parking Demand vs. Employees
On a: Weekday

Statistic	Peak Period Demand
Peak Period	9:00–10:00 a.m.; 4:00–6:00 p.m.
Number of Study Sites	39
Average Size of Study Sites	16 employees
Average Peak Period Parking Demand	1.38 vehicles per employee
Standard Deviation	0.48
Coefficient of Variation	35%
95% Confidence Interval	1.23–1.53 vehicles per employee
Range	0.53–2.75 vehicles per employee
85th Percentile	1.78 vehicles per employee
33rd Percentile	1.14 vehicles per employee



◆ Actual Data Points ——— Fitted Curve - - - - Average Rate

Redmond Goddard from 4 PM to 6 PM

3/7/2013 4200 228th Avenue NE, Redmond, WA

Cars Parked at 15:59 | 21 | Spaces | 43 |

Hour	Inbound (Car)	Outbound (Car)	Subset of Inbound/Outbound Goddard Staff Inbound	Subset of Inbound/Outbound Goddard Staff Outbound	Total Parking Spaces
16:00					21
16:01					21
16:02					21
16:03	1				22
16:04					22
16:05					22
16:06	1				23
16:07					23
16:08					23
16:09	4				27
16:10					27
16:11					27
16:12		1			26
16:13	1	1			26
16:14		2		1	24
16:15		1			23
16:16		1			22
16:17					22
16:18					22
16:19					22
16:20	1				23
16:21	1				24
16:22		1			23
16:23	1				24
16:24					24
16:25					24
16:26					24
16:27	2				26
16:28	1				27
16:29	1				28
16:30		2		1	26
16:31					26
16:32	1				27
16:33	1				28
16:34	1				29
16:35					29
16:36		2			27
16:37	1	1			27
16:38	1	1			27
16:39					27
16:40	2				29
16:41		1			28
16:42		2		1	26
16:43		1			25
16:44	1				26
16:45					26
16:46					26
16:47	1	1			26
16:48		1			25
16:49	6				31
16:50					31
16:51		2		1	29
16:52		1			28
16:53	2	1			29
16:54	1				30
16:55		2			28
16:56	4				32
16:57		2			30
16:58		2			28
16:59	1	1		1	28
17:00		2			26
17:01		1			25
17:02	2	2		1	25
17:03		4		1	21
17:04		2			19
17:05		1			18

17:06		2		16
17:07	2			18
17:08				18
17:09	1			19
17:10				19
17:11		1		18
17:12		1		17
17:13		1	1	16
17:14	1			17
17:15	2			19
17:16	2			21
17:17				21
17:18	2			23
17:19	1	1		23
17:20	3			26
17:21	1	1		26
17:22	1			27
17:23		2		25
17:24				25
17:25		2		23
17:26		3		20
17:27	4			24
17:28	2			26
17:29		2		24
17:30	1			25
17:31		1		24
17:32				24
17:33	1	2		23
17:34		1		22
17:35	3	2		23
17:36	1			24
17:37		2		22
17:38				22
17:39		2	1	20
17:40	2	2		20
17:41	1			21
17:42	3	2		22
17:43		1		21
17:44		1	1	20
17:45				20
17:46				20
17:47				20
17:48	5			25
17:49		1		24
17:50				24
17:51				24
17:52		4		20
17:53	1	1		20
17:54		1		19
17:55	1	1		19
17:56	1			20
17:57	3	2	1	21
17:58		1		20
17:59		2		18
SUM	84	87	11	

Existing Square Footage	9,400 SF	Rate	3.40 per 1,000 SF	Maximum	32
Existing Students	120 Students	Rate	0.27 per Student	Minimum	16
Existing Employees	26 Employees	Rate	1.23 per Employee		

Maximum number of vehicles for Pick-Up 12 at 4:49 PM

Based on Collected Data		Demand
Proposed Square Footage	11,690 SF	40
Proposed Students	175 Students	47
Proposed Employees	20 Employees	25

Proposed number of vehicles for Pick-Up 17.5

Based on ITE 4th Edition		Demand
Proposed Square Footage	11,690 SF	37
Proposed Students	175 Students	42
Proposed Employees	20 Employees	28

Proposed number of vehicles for Pick-Up 17.5

Summary of Existing Uses at14404 NE 20th Street, Bellevue, WA

Maximum Parking Demand		Latest Time of Max Demand	Number of Parking Stalls	Percent Occupied
NW	51	4:18 PM	63	81.0%
NE	43	4:01 PM	71	60.6%
SW	31	4:15 PM	90	34.4%
SE	5	5:09 PM	45	11.1%
Total	130		269	

NE & SE Combined Demand & Supply

Demand	48
Supply	116
Difference	68

Redmond Goddard Nothwest Section
Friday 3/8/2013 from 4:00 AM to 6:00 PM

Motorcycles Parked @ 3:59 PM	25	Available Motorcycles Stalls	10	Enclosed and Covered
Cars Parked at 3:59 PM	18	Available Parking Stalls	53	
Motorcycles Parked @ 6:01 PM	25	Illegal Motorcycles @ 3:59 PM	7	
Cars Parked at 6:01 PM	5	Illegal Cars @ 3:59 PM	1	
		Illegal Motorcycles @ 6:01 PM	2	
		Illegal Cars @ 6:01 PM	1	

Time	Inbound Vehicles	Outbound Vehicles	Total Parked Vehicles
4:00 PM			51
4:01 PM			51
4:02 PM			51
4:03 PM			51
4:04 PM			51
4:05 PM			51
4:06 PM			51
4:07 PM			51
4:08 PM		1	50
4:09 PM			50
4:10 PM			50
4:11 PM			50
4:12 PM			50
4:13 PM			50
4:14 PM			50
4:15 PM			50
4:16 PM			50
4:17 PM			50
4:18 PM	1		51
4:19 PM			51
4:20 PM		1	50
4:21 PM		1	49
4:22 PM			49
4:23 PM			49
4:24 PM			49
4:25 PM			49
4:26 PM			49
4:27 PM			49
4:28 PM			49
4:29 PM			49
4:30 PM			49
4:31 PM			49
4:32 PM			49
4:33 PM			49
4:34 PM			49
4:35 PM			49
4:36 PM			49
4:37 PM			49
4:38 PM		2	47
4:39 PM			47
4:40 PM		1	46
4:41 PM		1	45
4:42 PM			45
4:43 PM			45
4:44 PM			45
4:45 PM			45
4:46 PM			45
4:47 PM			45
4:48 PM			45
4:49 PM			45
4:50 PM			45
4:51 PM			45
4:52 PM			45
4:53 PM			45
4:54 PM			45
4:55 PM			45

Maximum 51

4:56 PM			45
4:57 PM			45
4:58 PM			45
4:59 PM			45
5:00 PM			45
5:01 PM			45
5:02 PM			45
5:03 PM			45
5:04 PM			45
5:05 PM			45
5:06 PM		2	43
5:07 PM			43
5:08 PM		1	42
5:09 PM			42
5:10 PM		2	40
5:11 PM			40
5:12 PM			40
5:13 PM			40
5:14 PM		1	39
5:15 PM			39
5:16 PM			39
5:17 PM			39
5:18 PM			39
5:19 PM			39
5:20 PM	1		40
5:21 PM			40
5:22 PM	1		41
5:23 PM			41
5:24 PM			41
5:25 PM			41
5:26 PM		1	40
5:27 PM		2	38
5:28 PM			38
5:29 PM			38
5:30 PM			38
5:31 PM			38
5:32 PM			38
5:33 PM			38
5:34 PM			38
5:35 PM			38
5:36 PM			38
5:37 PM			38
5:38 PM			38
5:39 PM			38
5:40 PM			38
5:41 PM			38
5:42 PM			38
5:43 PM			38
5:44 PM			38
5:45 PM			38
5:46 PM			38
5:47 PM			38
5:48 PM			38
5:49 PM			38
5:50 PM			38
5:51 PM			38
5:52 PM			38
5:53 PM			38
5:54 PM			38
5:55 PM			38
5:56 PM			38
5:57 PM			38
5:58 PM			38
5:59 PM			38

Redmond Goddard Notheast Section
Friday 3/8/2013 from 4:00 AM to 6:00 PM

Motorcycles Parked @ 3:59 PM	9	Available Motorcycles Stalls	9	Enclosed and Covered
Cars Parked at 3:59 PM	25	Available cars Parking Stalls	62	
		Illegal Motorcycles @ 3:59 PM	9	
		Illegal Cars @ 3:59 PM	0	
Motorcycles Parked @ 6:01 PM	2	Illegal Motorcycles @ 6:01 PM	1	
Cars Parked at 6:01 PM	17	Illegal Cars @ 6:01 PM	0	

Time	Inbound Vehicles	Outbound Vehicles	Total Parked Vehicles
4:00 PM			43
4:01 PM			43
4:02 PM		1	42
4:03 PM			42
4:04 PM			42
4:05 PM			42
4:06 PM		2	40
4:07 PM			40
4:08 PM		1	39
4:09 PM			39
4:10 PM		1	38
4:11 PM			38
4:12 PM		1	37
4:13 PM			37
4:14 PM	2	2	37
4:15 PM			37
4:16 PM	1		38
4:17 PM	2		40
4:18 PM		1	39
4:19 PM			39
4:20 PM		1	38
4:21 PM		1	37
4:22 PM	2		39
4:23 PM		1	38
4:24 PM			38
4:25 PM		2	36
4:26 PM		2	34
4:27 PM			34
4:28 PM			34
4:29 PM	2	1	35
4:30 PM		1	34
4:31 PM			34
4:32 PM			34
4:33 PM		1	33
4:34 PM	1		34
4:35 PM			34
4:36 PM	1		35
4:37 PM			35
4:38 PM		1	34
4:39 PM			34
4:40 PM	1		35
4:41 PM		2	33
4:42 PM		1	32
4:43 PM			32
4:44 PM			32
4:45 PM			32
4:46 PM			32
4:47 PM			32
4:48 PM		1	31
4:49 PM			31
4:50 PM	3		34
4:51 PM			34
4:52 PM		1	33
4:53 PM			33
4:54 PM	1		34
4:55 PM		1	33

Maximum 43

4:56 PM		1	32
4:57 PM		1	31
4:58 PM		2	29
4:59 PM	1		30
5:00 PM			30
5:01 PM	1		31
5:02 PM			31
5:03 PM			31
5:04 PM		1	30
5:05 PM			30
5:06 PM			30
5:07 PM		2	28
5:08 PM		1	27
5:09 PM			27
5:10 PM		1	26
5:11 PM			26
5:12 PM			26
5:13 PM	1		27
5:14 PM			27
5:15 PM			27
5:16 PM			27
5:17 PM	1	1	27
5:18 PM			27
5:19 PM			27
5:20 PM			27
5:21 PM			27
5:22 PM			27
5:23 PM			27
5:24 PM			27
5:25 PM		1	26
5:26 PM		1	25
5:27 PM	1	1	25
5:28 PM			25
5:29 PM	1		26
5:30 PM			26
5:31 PM			26
5:32 PM	1	1	26
5:33 PM			26
5:34 PM		2	24
5:35 PM			24
5:36 PM			24
5:37 PM	1	1	24
5:38 PM		1	23
5:39 PM			23
5:40 PM			23
5:41 PM		1	22
5:42 PM			22
5:43 PM			22
5:44 PM		1	21
5:45 PM			21
5:46 PM			21
5:47 PM			21
5:48 PM			21
5:49 PM			21
5:50 PM			21
5:51 PM			21
5:52 PM			21
5:53 PM			21
5:54 PM			21
5:55 PM			21
5:56 PM			21
5:57 PM			21
5:58 PM			21
5:59 PM			21

Redmond Goddard Southwest Section
Friday 3/8/2013 from 4:00 AM to 6:00 PM

Motorcycles Parked @ 3:59 PM	0	Available Motorcycles Stalls	0
Cars Parked at 3:59 PM	29	Available Parking Stalls	90
		Illegal Motorcycles @ 3:59 PM	1
		Illegal Cars @ 3:59 PM	0
Motorcycles Parked @ 6:01 PM	0	Illegal Motorcycles @ 6:01 PM	1
Cars Parked at 6:01 PM	17	Illegal Cars @ 6:01 PM	0

Time	Inbound Vehicles	Outbound Vehicles	Total Parked Vehicles
4:00 PM		2	28
4:01 PM			28
4:02 PM			28
4:03 PM			28
4:04 PM			28
4:05 PM	1		29
4:06 PM			29
4:07 PM			29
4:08 PM			29
4:09 PM			29
4:10 PM			29
4:11 PM	2		31
4:12 PM			31
4:13 PM			31
4:14 PM			31
4:15 PM			31
4:16 PM		2	29
4:17 PM	1		30
4:18 PM		1	29
4:19 PM			29
4:20 PM			29
4:21 PM			29
4:22 PM	1		30
4:23 PM		2	28
4:24 PM			28
4:25 PM			28
4:26 PM		2	26
4:27 PM			26
4:28 PM			26
4:29 PM			26
4:30 PM	1	1	26
4:31 PM			26
4:32 PM			26
4:33 PM			26
4:34 PM	1		27
4:35 PM			27
4:36 PM		1	26
4:37 PM			26
4:38 PM			26
4:39 PM		1	25
4:40 PM		1	24
4:41 PM	1	1	24
4:42 PM			24
4:43 PM			24
4:44 PM	1		25
4:45 PM			25
4:46 PM			25
4:47 PM			25
4:48 PM		1	24
4:49 PM		1	23
4:50 PM			23
4:51 PM			23
4:52 PM	1		24
4:53 PM			24
4:54 PM			24
4:55 PM			24

Maximum 31

4:56 PM	1	1	24
4:57 PM	1		25
4:58 PM			25
4:59 PM		2	23
5:00 PM			23
5:01 PM			23
5:02 PM	1	1	23
5:03 PM			23
5:04 PM			23
5:05 PM			23
5:06 PM	1		24
5:07 PM			24
5:08 PM			24
5:09 PM		1	23
5:10 PM			23
5:11 PM	1	1	23
5:12 PM	1	1	23
5:13 PM		1	22
5:14 PM			22
5:15 PM	2		24
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5:17 PM		2	22
5:18 PM			22
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5:25 PM		1	24
5:26 PM			24
5:27 PM			24
5:28 PM	1		25
5:29 PM		1	24
5:30 PM	1	1	24
5:31 PM			24
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5:33 PM			24
5:34 PM		2	22
5:35 PM	1		23
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5:37 PM		1	22
5:38 PM		1	21
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5:42 PM		1	19
5:43 PM		1	18
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5:45 PM			18
5:46 PM		1	17
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5:48 PM		1	16
5:49 PM		1	15
5:50 PM		1	14
5:51 PM			14
5:52 PM			14
5:53 PM			14
5:54 PM			14
5:55 PM			14
5:56 PM			14
5:57 PM			14
5:58 PM			14
5:59 PM			14

Redmond Goddard Southeast Section
Friday 3/8/2013 from 4:00 AM to 6:00 PM

Motorcycles Parked @ 3:59 PM	0	Available Motorcycles Stalls	0
Cars Parked at 3:59 PM	4	Available cars Parking Stalls	45
		Illegal Motorcycles @ 3:59 PM	0
		Illegal Cars @ 3:59 PM	0
Motorcycles Parked @ 6:01 PM	0	Illegal Motorcycles @ 6:01 PM	0
Cars Parked at 6:01 PM	3	Illegal Cars @ 6:01 PM	0

Time	Inbound Vehicles	Outbound Vehicles	Total Parked Vehicles
4:00 PM			4
4:01 PM			4
4:02 PM			4
4:03 PM			4
4:04 PM			4
4:05 PM			4
4:06 PM			4
4:07 PM			4
4:08 PM			4
4:09 PM			4
4:10 PM			4
4:11 PM			4
4:12 PM			4
4:13 PM	1		5
4:14 PM			5
4:15 PM			5
4:16 PM			5
4:17 PM			5
4:18 PM			5
4:19 PM			5
4:20 PM			5
4:21 PM			5
4:22 PM			5
4:23 PM			5
4:24 PM			5
4:25 PM			5
4:26 PM			5
4:27 PM			5
4:28 PM			5
4:29 PM			5
4:30 PM			5
4:31 PM			5
4:32 PM		1	4
4:33 PM			4
4:34 PM			4
4:35 PM			4
4:36 PM			4
4:37 PM			4
4:38 PM			4
4:39 PM			4
4:40 PM	1		5
4:41 PM			5
4:42 PM			5
4:43 PM			5
4:44 PM			5
4:45 PM			5
4:46 PM			5
4:47 PM			5
4:48 PM			5
4:49 PM			5
4:50 PM			5
4:51 PM			5
4:52 PM			5
4:53 PM			5
4:54 PM			5
4:55 PM			5

Maximum 5

4:56 PM			5
4:57 PM			5
4:58 PM			5
4:59 PM			5
5:00 PM			5
5:01 PM			5
5:02 PM			5
5:03 PM			5
5:04 PM			5
5:05 PM			5
5:06 PM			5
5:07 PM			5
5:08 PM			5
5:09 PM			5
5:10 PM		1	4
5:11 PM			4
5:12 PM			4
5:13 PM		1	3
5:14 PM			3
5:15 PM			3
5:16 PM			3
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5:30 PM			3
5:31 PM			3
5:32 PM			3
5:33 PM			3
5:34 PM			3
5:35 PM			3
5:36 PM			3
5:37 PM			3
5:38 PM			3
5:39 PM			3
5:40 PM			3
5:41 PM			3
5:42 PM			3
5:43 PM			3
5:44 PM			3
5:45 PM			3
5:46 PM			3
5:47 PM			3
5:48 PM			3
5:49 PM			3
5:50 PM			3
5:51 PM			3
5:52 PM			3
5:53 PM			3
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5:57 PM			3
5:58 PM			3
5:59 PM			3

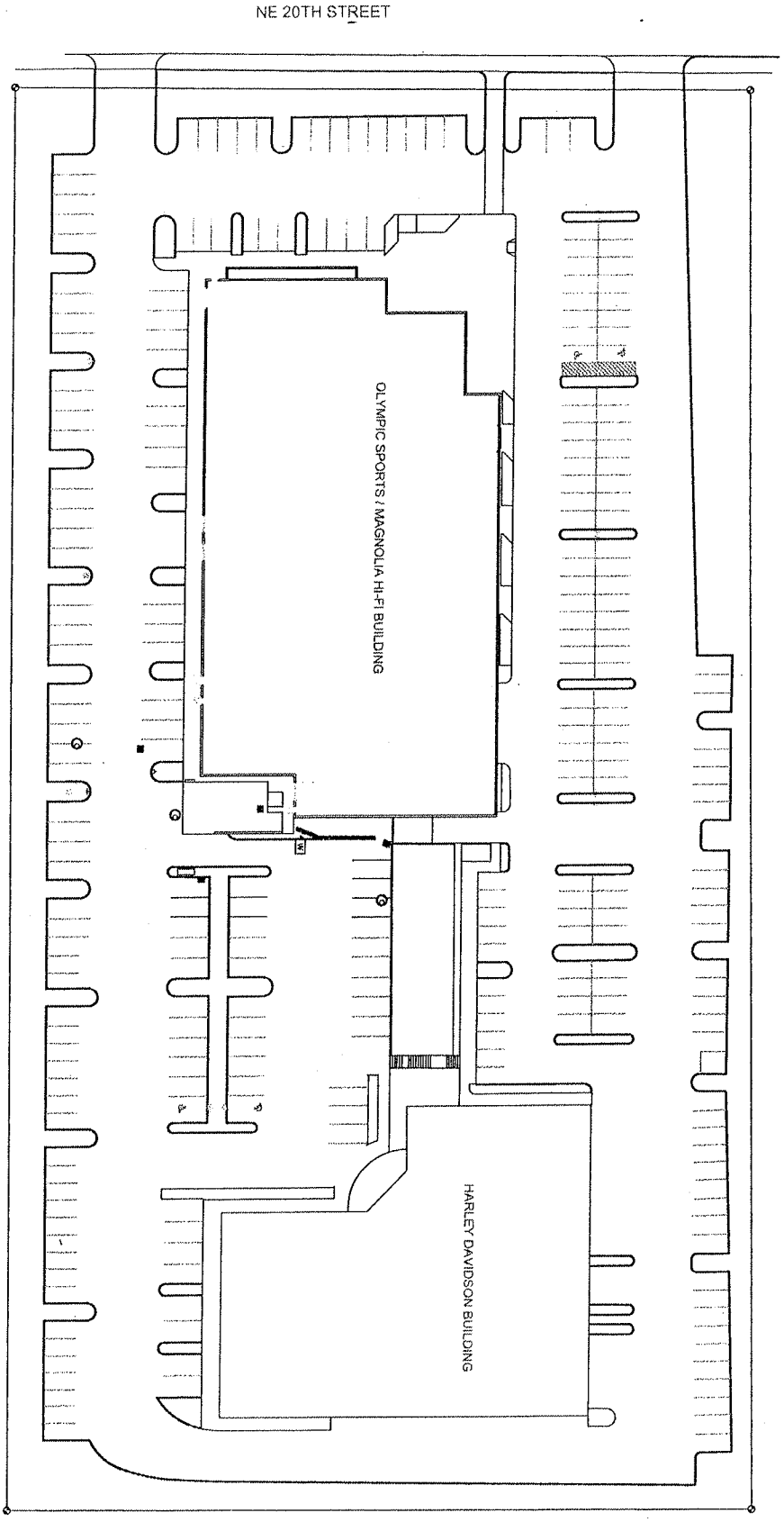
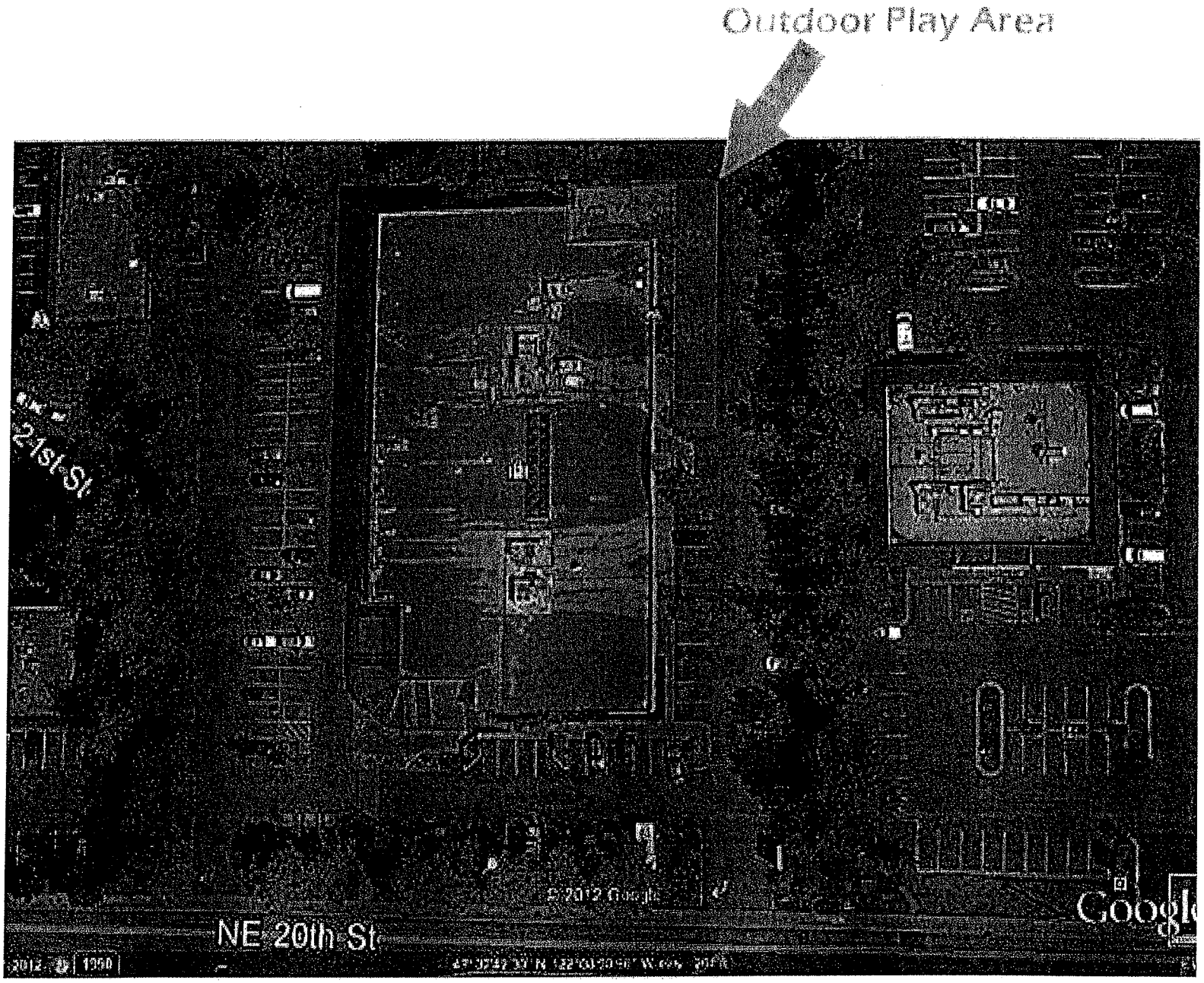
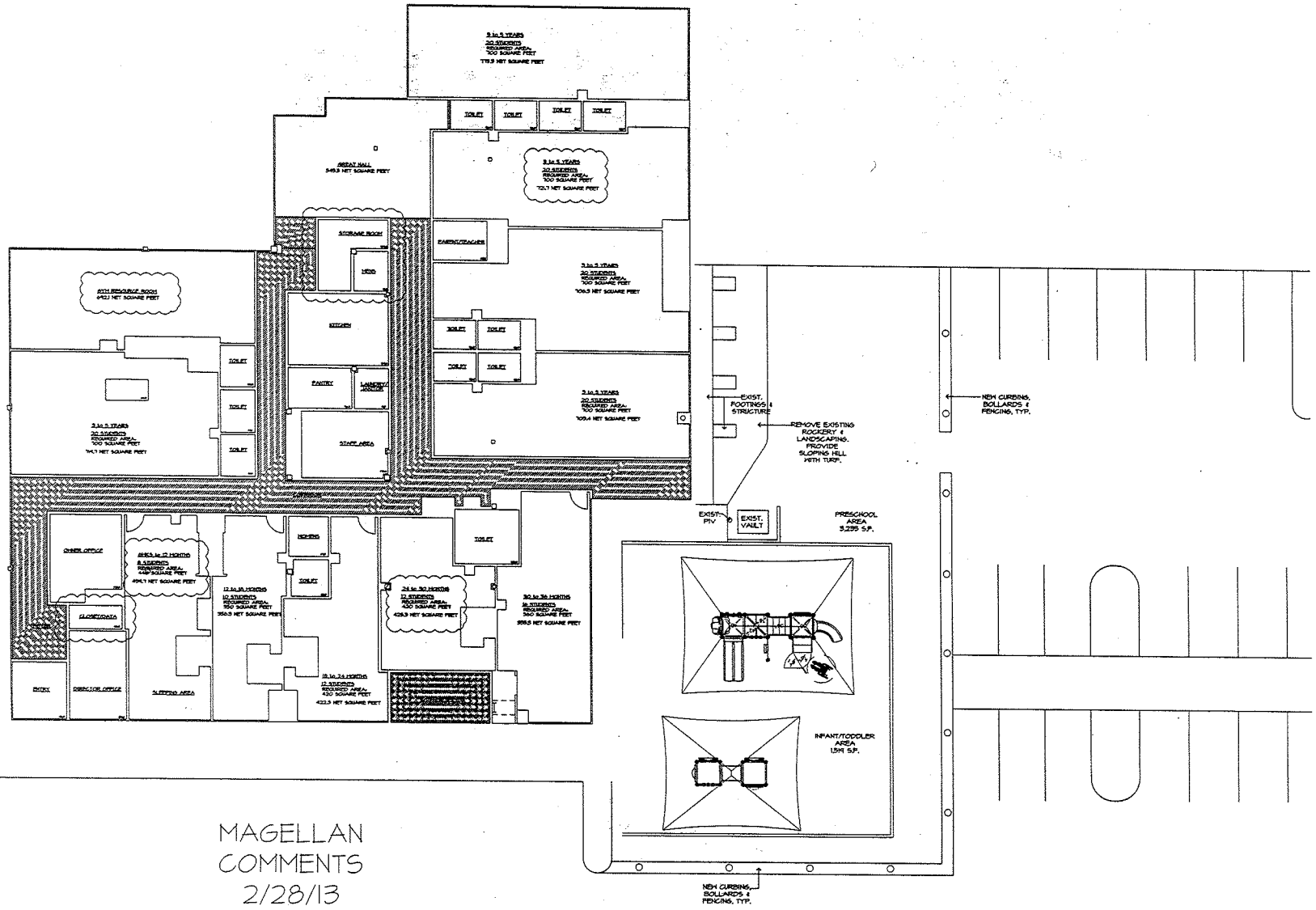

NE 20TH STREET
OLYMPIC SPORTS / MAGNOLIA HI-FI BUILDING
HARLEY DAVIDSON BUILDING

EXHIBIT A





2 A1.1 DATA PLAN
SCALE: 1/8"=1'-0"

COMPANY NAME AND LOGO

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SIGNATURE

SEAL

DATE	01.07.2013
PROJECT NO.	00000
CAD REFERENCE NO.	AUTOCAD 2013
PLOT REFERENCE NO.	NONE
DRAWING SCALE	SEE DRAWING

REVISIONS

TYPE	DATE	DESCRIPTION

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

PROJECT TITLE

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT
GODDARD SCHOOL

14404 NE 20th Street
Bellevue, Washington

98007

SHEET TITLE

DATA PLAN
FLOOR PLAN

SHEET NUMBER

A1.1

14404 NE 20th St

0 550 1,100

Scale 1: 6,603 Feet

Map Generated on: 05/28/2013

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