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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Forest Ridge School of the Sacred Heart
LOCATION OF PROPOSAL: 4800 139th Avenue SE

DESCRIPTION OF PROPOSAL: To demolish four existing buildings and construct five new structures to house existing middle school students. Additional drop off/pick up areas will be designated with this application. Temporary portables will be used to house the middle school students during construction. Additionally, dormitory housing will be added to the existing International House. Modifications will occur to landscaping and street alignment of 136th Place SE.

FILE NUMBER: 13-135091 LI and 13-135101 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 December 18, 2014.

☐ 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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 Helland 12/4/14
Environmental Coordinator Date

OTHERS TO RECEIVE THIS DOCUMENT:
☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
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☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Forest Ridge School**
Proposal Address:	4800 139th Avenue SE
Proposal Description:	To demolish four existing buildings and construct five new structures to house existing middle school students. Additional drop off/pick up areas will be designated with this application. Temporary portables will be used to house the middle school students during construction. Additionally, dormitory housing will be added to the existing International House. Modifications will occur to landscaping and street alignment of 136th Place SE.
File Number:	**13-135091 LI and 13-135101 LO**
Applicant:	Forest Ridge Middle School of the Sacred Heart
Decisions Included:	Administrative Amendment and Critical Areas Land Use Permit, Process II
Planner:	Antoinette Pratt, Senior Planner, (425) 452-5374
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance (DNS)** Carol V Helland Carol V. Helland Environmental Coordinator
Director's Decision:	Michael Brennan, Director Development Services Department By: Carol V Helland Carol V. Helland, Land Use Director

Application Date:	December 6, 2013
Notice of Application Date:	January 2, 2014
Minimum Comment Period:	January 16, 2014
Public Meeting:	January 30, 2014
Bulletin Publication Date:	**December 4, 2014**
Appeal Deadline:	**December 18, 2014**

For information on how to appeal a proposal, visit the Development Services Permit Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

I. Request and Project Description

Forest Ridge School requests Administrative Amendment and a Threshold Determination under the State Environmental Policy Act (SEPA) approvals to conduct the following improvements:

- Demolish four existing buildings that presently house the library, administration, middle school and high school classrooms to construct five new structures in the same vicinity.
- A two story middle school, including a one story science wing, to accommodate 250 students in Grades 5th through 8th. The new middle school facilities also include a separate building with a roof top plaza that will house ceramics, art Studio, choral, digital studio, weight room and associated staff office.
- A new three-story library to accommodate a relocated library and library classroom, relocated high school classrooms, conference room and information technology (IT) center.
- A new two-story community relations building.
- A two-story addition to the existing International House (dormitory) to accommodate 28 new students and two staff members.
- Additional drop-off and pick-up areas east and west of the school structures. No new parking is necessary for this campus modification.

The current application supports previous campus expansion efforts from 2004. At that time, the Forest Ridge Administration submitted an Administrative Conditional Use application to construct a new 21,750 square foot classroom building and a 12,350 square foot chapel/administration building per 04-108618 LA. Several site improvements were included with that application to reconfigure the south parking lot, storm water detention, tree management, and traffic circulation modifications.

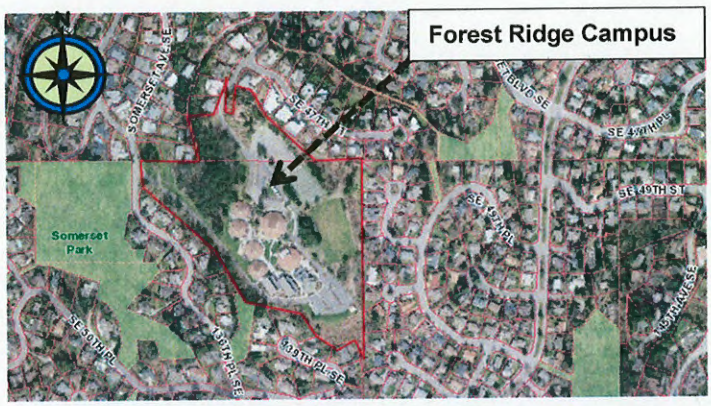
Critical Areas Land Use Permit

The Forest Ridge Administration is also required to obtain a Critical Areas Land Use Permit (CALUP) due to steep slopes located on the Forest Ridge campus. The terrain meets the 10 feet of rise and 1,000 square feet in area requirements; thereby, triggering the need for a CALUP. The existing campus lies within the existing steep slope areas. The new structures will be located in approximately the same general vicinity as the existing buildings. Encroachment occurs at both the top and toe of slopes for this project. Land Use Code (LUC) 20.25H.120, B and C require a 50-foot toe of top of slope setback while a 75 foot toe of slope setback is required. These slopes are generally located at the west and north portions of the site. The Forest Ridge Administration requests approval to modify these buffers to maintain the existing campus arrangement.

LUC 20.25H.080.B.1 allows for the modification of a critical area buffer through a critical areas report. The critical areas report is a mechanism by which certain LUC requirements may be modified for a specific proposal. The critical areas report (CAR) is intended to provide flexibility for sites where the expected critical areas functions and values are not present due to degraded conditions. The CAR documents how demolition of the existing buildings in favor of the new, tiered buildings functions better within existing slope conditions. See Section IV.e Geological Hazards for further discussion on steep slopes.

See Attachment A - attached plans and drawings.

II. Site Context and Description



Forest Ridge School was founded in Seattle (Capital Hill) in 1907 as an independent all girls school serving grades 5 through 12. In 1970, the Forest Ridge Administration relocated their facility to Bellevue which is centrally located within the Somerset neighborhood. Vehicular access occurs from two streets: 139th Avenue SE and 136th Place SE. Single-family residential surrounds the site on all property boundaries. Area topography for this site ranges from 15 to 40 percent slope which is typical for the Somerset neighborhood.

Forest Ridge is comprised of nine individual buildings. One of these structures is a residential dormitory (convent) located at the northeast corner of the site. Dormitory style housing has legally existed on this site since 1973 with the approval of the convent which was used as a residence/office for nuns. This use has been expanded to include international students who leave home from abroad. The remaining buildings are used for school instruction for students in middle and high school. There is an athletic field and tennis courts located east of the school buildings. There are 197 parking stalls on-site which are separated into two lots. The north lot is principally used by students, school buses, and a few staff members while the south lot is available to visitors and staff.

The classroom buildings are centrally located within the 19.7 acres site. The site is surrounded by landscape buffers at each of its property boundaries with exceptions for driveway and visual access for vehicles. Some of these vegetative buffers are located on extremely steep slopes which physically separates the school site from adjacent residential neighbors.

Currently, the Forest Ridge Administration is working with the City of Bellevue's Civic Services Department on completion of a street vacation at the northeast corner of the site. As noted in the aerial, Transportation staff discovered that the City's right-of-way (ROW) veered off property and onto land owned by Forest Ridge adjacent to the International House. To correct this condition, the Forest Ridge Administration filed a request for street vacation so that the City can relocate the ROW to its proper location. The street vacation request is almost complete as of the date of this report. Once done, the applicant will submit a Boundary Line Adjustment (BLA) to remove an existing property line that separates the International House from the balance of the campus. See Section XII.C for related condition.

III Proposed Site and Building Design

A new campus master plan for Forest Ridge School has been prepared and shows a series of individual buildings placed on multiple elevation levels. The placement of the middle

school and Community Relations buildings conforms closely to the existing topography of the site, stepping down from the east to the west and is located at the center of the existing campus. This will reduce the amount of soil that will need to be modified for these new buildings. At the center of the new building arrangement are the following: a 'Village Square', a 'Village Green'; and a Play Area which are oriented on a north/south axis and run at a constant elevation across the site. These outdoor public spaces will tie in with the outdoor spaces of the existing high school, located to the south of the new buildings.

The Village Square will be an active space with stairs, benches, chairs, umbrellas and glazed canopies at the Library. The Village Square also has over 104 linear feet of built-in seating at the edges of four reflecting pools. The transition/focal point between the Village Square and the High School plaza area is an existing polished steel sculpture (which currently sits in the heart of the campus) and outdoor seating at the Library under glazed canopies. The Village Green lawn area will be used for sitting, playing games, and outdoor classes during warm weather. The transition/focal point between the Village Green and the Village Square is a water feature. The play area will have active playground equipment. The transition/focal point between the play area and the Village Green is a large circular seating element.

Four east/west axes intersect this north/south public axis with circulation spines that link the outdoor public spaces to the entry points of the middle school. Alongside the east/west spines are water retention vaults and water channels. Roof and impervious rain water will be collected and diverted into these retention/channel systems and flow down the hillside to concrete retention vaults at the lowest elevations. From these lower level vaults, water will be pumped back up the slope to the higher level ponds and then the water will flow back down the slope, to provide a constantly moving water feature. When the rain water provides more water than the pond/channel system can handle, it will overflow from the lower vaults to an existing City of Bellevue storm water system on the downhill side of the site. These water features will allow the students to see how the water is held on-site, featured and then released when the water system reaches its full capacity. Water from the vaults will provide gray and irrigation water for the site.

The new structures contain green building components such as roof top Photovoltaic Panels to provide necessary electrical power to help achieve a Net-Zero Energy middle school and community relations building. Roof insulation will exceed R50 and wall insulation will exceed R24. All envelope systems will be thermally broken to reduce energy demands.

There will also be a two-story dormitory addition that will be connected to the existing International House at the upper portion of the campus. This addition will house 28 girls and two full time staff members. The floor levels of this addition will match up with the floor levels of the existing dormitory. The addition maintains the same roof height as the existing building, the same gable roof shape and will have wood siding in keeping with the existing building.

Temporary portable modular classrooms and offices will be placed on the existing tennis courts at the eastern portion of the site. The Land Use Code 20.20.740.A.4 prohibits private schools from having portable structures on-site. However, in this instance, to accommodate student population temporarily, Forest Ridge may have temporary portables until such time as the required construction period is complete. The administration understands the temporary nature of these portables via written correspondence that is dated December 6, 2013. Staff has reviewed and approved this memo. The temporary classrooms shall be removed upon Certificate of Occupancy. See Section XII.D for related condition.

Building materials are proposed as tiles (terra cotta) and metal (grey). The exterior rain screen material is terra cotta tile as well. Building colors will range from terra cotta, gray and a sand color to complement the existing High School. The underside of the cross laminated timber wood roof panels and glue laminated beams will be exposed at the exterior of new buildings. They will have a clear sealer that allows the grain and color of the wood to be visible. All metal roofing will be a medium gray. Proposed exterior steel supports and intake and exhaust louvers will be painted dark gray. The sunshade system will be comprised of clear anodized aluminum framing and laminated glass panels with white ultra violet resistant inner layer.

IV. Consistency with Land Use Code/Zoning Requirements

a. General Provisions of the Land Use Code

This site is located within an R-3.5 zoning district. As such, the Land Use Code (LUC) 20.10.440, Services permits primary and secondary educational facilities subject to prior Administrative Amendment approval. The applicant has fulfilled this requirement by submitting this application for review and approval.

In regards to minimum site standards, the proposal has fulfilled the LUC requirements as shown below:

LAND USE CODE (LUC) REQUIREMENTS

Category	LUC Requirements	Proposal by Applicant
Site Area	10,000 square feet	19.77 acres or 861,181 square feet
Lot Coverage(1)	35 percent	13.3% percent
Impervious Surface(2)	80 percent	38.2 percent
Building Height(3)	40 feet	Building 1: 40 feet Building 2A: 33'-11" Building 2B and 3: 32'-8" Building 4: 31'-3" Building 5: 22'-6" International House: 22'-5"
Building Setbacks Front (north) Rear (south) Side (east) Side (west)	 20 feet 50 feet 50 feet 50 feet	 40 feet (International House) 124 feet (to chapel building) 530 feet (from Arts building) 90 feet (to Building 2A)
Parking(4)	Unspecified Use	No new parking stalls required. The existing parking supply of **197 stalls** accommodates proposed application.
Landscaping Perimeter Buffers North South East West **Parking lot Landscaping** **Tree Preservation Interior** **Tree Preservation Perimeter**	 10 feet 10 feet 10 feet 10 feet N/A 15% minimum of the existing diameter tree inches= 2,346.45" inches 100% of diameter inches	 10 to 20 feet 60 to 129 feet 60 feet 20 to 45 feet N/A 88% diameter inches remaining (13,854"diameter Inches) 100%

1 Of the 19.77 acres, 4.109 acres is in critical area (40% slope). Per LUC 20.20.010, subnote 13, this critical area must be subtracted from the total lot area. (15.66 acres x .35=5.4 acres x 43,560 sf/acre = 238,840 sf.) Total lot coverage by structure (including new) is 90,346 square feet. (This calculation is also based upon the removal of the lot line between the International House and the school facilities via a future Boundary Line Adjustment as mentioned in Section II above).
2 LUC 20.20.010, footnote 36 permits new allowed nonresidential uses in residential land use districts to increase impervious surface from 55 to 80 percent.
3 LUC 20.20.740 allows school facilities to increase height by 10 feet beyond the underlying zoning height of 30 feet if mechanical is located within the two story structure and not on the roof. Site size must be larger than 5 acres. This proposal qualifies for this extra height allowance.
4 See Section IV.f for further discussion regarding parking and Traffic Impact Assessment by Transpo Group.

b. Schools

LUC Chapter 20.20.740 provides development standards for schools in residential districts. The submitted proposal meets the dimensional standards for schools including building setbacks, lot coverage and landscaping as detailed in the chart above.

c. Height Requirement

The LUC allows school facilities to increase the maximum building height from underlying building height of 30 feet to 40 feet if the following parameters could be achieved: 1) No mechanical equipment on the roof and 2) a site size of 5 acres or larger. The applicant has proposed that all mechanical equipment be tucked within the roof over framing to gain extra height in the R-3.5 zoning district. See above chart for proposed heights for each building which comply with the maximum height requirements for this zone.

d. Current and Future Student Population

Forest Ridge is an all-girls school that provides education to students in the 5th through the 12th grades. The existing facility contains 400 students for the 2014-2015 school year. The middle school contains 202 students while the high school contains 198 students. The current staff level is 110 faculty.

Future student population will increase by 80 students: 50 middle school and 30 high school students. The teacher/student ratio would increase to 131 faculty in support of this population increase. The Forest Ridge School administration has written a memo stating that they will cap enrollment for this facility at 480 students. See file for associated memo. The City shall be contacted if the administration seeks to change this threshold level. See Section XII.D for related condition.

e. Critical Areas Functions and Values

1. 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.

2. Critical Areas Requirements:

i. Consistency With Land Use Code Critical Areas Performance Standards—Geological Hazards (LUC 20.25H.125)

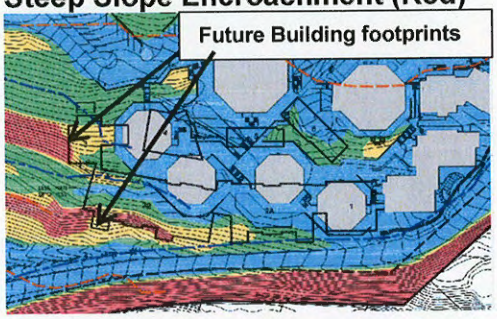
Finding: In compliance with 20.25H.230, Forest Ridge submitted a Critical Area Report by Associated Earth Sciences (AES), Inc. dated August 9, 2013. An addendum was submitted

on March 28, 2014 to address LUC 20.25H.250.B as the initial report did not address these issues. See file for said reports. AES found that the existing structures are constructed adjacent to and within steep slope areas that fulfill criteria identified in LUC 20.25H.120.A.2 which meets the following:

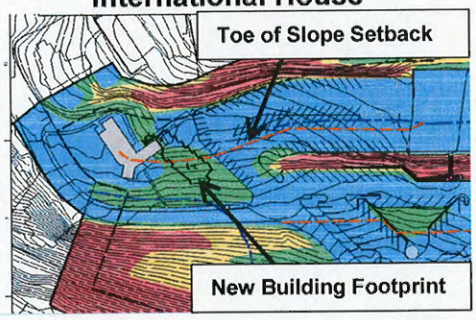
- Slopes of 40 percent and more
- Have a rise of 10 feet
- Exceed 1,000 square feet in area

Construction of the new middle school facilities will require modifications to the existing steep slopes and their associated buffers at the top of bank or toe of slope. Steep slopes are primarily located on the west and north portions of the site with a few located between the tennis courts/athletic field to the east. However, no work is occurring in this location.

Steep Slope Encroachment (Red)



International House



A 50 foot buffer would ordinarily be required from top of bank and a toe of slope setback of 75 feet would be required. The 50 foot top of bank setback would impact the proposed buildings (2A, 2B and 3). The toe of slope setback impacts the International house. The existing residence is shown in gray while the proposed addition is shown in black. AES evaluated the site for slope failures or instabilities. None were found by AES; therefore, they recommend elimination of the 50 foot top of bank buffer and 75 foot toe of slope buffers due to lack of geohazards in this area.

In sum, AES has concluded that there are no slope failures or instabilities from their observations of this site. DSD accepts the recommendations noted within AES' report for construction of the submitted proposal.

f. Parking Standards

LUC 20.20.590 does not define the number of parking stalls required for an educational facility. As such, this proposal will be classified as an unspecified use per LUC 20.20.590.F.2. There are 197 parking stalls at this facility. Currently, there are 400 students (202 middle school and 198 high school) along with 110 faculty. Student population will increase by 80 (50 middle school and 30 high school) while faculty will increase by 21 for a total of 131. Unlike most private schools, Forest Ridge contracts with First Student which operates five buses to transport students. See file for student bus services schedule. Two of these buses are available after school transport student's home from their extracurricular activities. It should also be mentioned that Metro also transports students to this site but the bulk of the students take First Student to the site. This would be approximately 30 percent of the student population.

The Transpo Group conducted a Transportation Impact Assessment (TIA) for Forest Ridge dated October 31, 2013. Transpo also evaluated existing and future parking conditions for both the a.m. and p.m. peak hours for school use. Transpo observed the parking demand patterns on November 15, 2012. They found that a.m. parking usage was 103 of the 197 stalls or 53% utilization while the p.m. parking usage ranged from 139 to 143 or 71% and 73% respectively. Future parking usage is predicted to increase in the a.m. to 139 parking stalls or 71% utilization. The afternoon peak utilization will range from 175 to 179 parking stalls or 89% and 91% respectively.

Transpo also observed existing drop off and pick up procedures as implemented by Forest Ridge Administration. Middle school drop off/pick up activities occur on the east portion of the campus while high school drop off/pick up occur on the south side of the campus. The a.m. peak hour had very limited queues which ranged between three and five vehicles. Each queue functioned as planned by the school administration. The afternoon peak hour acted differently due to the compressed time of arrival for pick up. Some spillback from the middle school pick up area to the high school designated area occurred. Twenty vehicles were observed in the middle school queue while there were 10 vehicles in the high school queue. Because the school facilities are located at the eastern portion of the site, there is a deep queue length from 136th Place SE that measures approximately 900 feet to the high school pick up area. The middle school queue from 139th Place SE measures approximately 893 feet. Spillover traffic from this site is not expected due to the depth of the existing queue lengths.

Staff concurs with the Transpo Group's conclusions as noted within the submitted TIA. The existing parking and drop off/pick up areas are sufficient to handle the future increase in student and faculty.

g. Landscaping

The submitted landscaping plan provides a detailed overview of the proposed plantings throughout the modified section of the campus. Staff reviewed and approved the submitted plan with the exception of a final requirement for installation of a climbing vine on the retaining walls at the west elevation. Prior to issuance of a clear and grade permit, a final landscaping plan with the addition of the required climbing vines on the west retaining walls shall be detailed within the plant legend of the plan. See Section XII.B for related condition.

V. Public Comment

To date, staff has received two emails on this project. All emails are contained within the project file. The first email inquired about the possibility of having a public trail cut through the Forest Ridge property to move pedestrians from the upper campus past the lower campus and beyond. The Forest Ridge Administration conferred with their legal counsel regarding this request. It was determined that they did not desire to implement such a path due to liability issues.

The second email was one of support for the proposal from the Somerset Community Association (SCA). The president of the SCA sent the email to Forest Ridge who in turn forwarded this information to the City files for record.

One letter was received regarding this proposal which held concerns about the recent partnership between the SCA and the Forest Ridge Administration regarding modernization of the Somerset Recreational Club for use by students along with the Somerset neighborhood. On March 4, 2014, staff responded to the questions and concerns as identified by the citizen. See the project file for the original letter and City response.

The City held one public meeting on January 30, 2014. Seven individuals attended the meeting of which two were City staff and four were from the design team or school administration. One individual was in attendance from the neighborhood. The project lead provided an overview of the proposal and City staff addressed questions raised regarding construction noise and traffic.

VI. City Department Response

The Departments of Transportation, Utilities, Fire, and Clear and Grade have the following comments regarding this proposal:

Transportation Department

Site Access
Access to the proposed project will be provided via existing driveways connecting to 136th Place SE and 139th Avenue SE. The City's Address Coordinator and the Fire Department may decide that one or both driveways should have official street names as private roads. If so, then street name signs will be required.

Note that loading and unloading activities, including pick-up and drop-off of students, will not be allowed on any City street.

Street Frontage Improvements
In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act (where relevant), the Transportation Development Code (BCC 14.60), the provisions of the Transportation Department Design Manual, and any requirements stated elsewhere in this document. Some specific requirements are stated below. See Section XII B and D for related conditions.

1. The driveway connection to 136th Place SE shall be redesigned and reconstructed to connect to the street at approximately 90 degrees, with the alignment approximately as shown on civil engineering plans received at the City on July 2, 2014. The driveway apron design shall be consistent with standard drawing DEV-7B for pavement and subgrade design. The grade of the southern edge of the driveway shall not exceed fifteen percent, and grade breaks must be rounded off. The vehicle path for a vehicle entering the driveway from the south should not exceed a grade of ten percent for the first 20 feet.

2. At the driveway connection to 136th Place SE, install a stop sign, and install street name signs if the City determines that the private road should have an official street number or name. The exact location of any such signs will be determined by the Transportation Department inspector prior to installation.

3. Remove existing asphalt and subgrade and install topsoil and landscaping in the area north of the realigned driveway connection, approximately as shown on plan sheet L3.0 as received at the City on July 2, 2014. Landscaping and other fixtures shall not block sight lines as required by Bellevue City Code 14.60.240.

4. No fixed objects, including fire hydrants, signs, trees, and streetlight poles, are allowed within ten feet of the driveway or street edge at the connection to 136th Place SE. Fixed

objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.

5. No new overhead utility lines will be allowed within or across any street right of way or sidewalk easement. Existing overhead lines must be relocated underground. Except for high voltage transmission lines.

Use of the Right of Way During Construction
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. See Section XII.B for related condition.

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. At this site, 136th Place SE and 139th Avenue SE are both presently classified as "Overlay Required." That classification requires a grind and overlay at least 50 feet long for the full width of any affected lane. A short distance north of the site, the classification of 139th Avenue SE changes to No Street Cuts Permitted. If any work is necessary in the No Street Cuts Permitted area, the developer would be required to obtain permission from the City's pavement manager. See Section XII B and D for related conditions.

Building Review/Impact Fees
New or remodeled buildings to be constructed as part of this development are sufficiently removed from any public street right of way that the Transportation Department has no reason to do a detailed review of the building plans. Transportation impact fees are due at issuance of the building permit. The impact fee is presently $333 for each increased middle school student and $289 for each increased high school student associated with this development project. Prior to issuance of the building permit, a final calculation of the total impact fee will be made by the Transportation Department. These fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply. A substantial fee increase is scheduled to take effect on January 1, 2016. See Section XII.C for related condition.

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 XII.C for related conditions. At the time of writing this staff report, the applicant had not submitted the required Developer Extension Agreements.

Clear and Grade

The Clear and Grade Division has approved this proposal. Formal review will take place under the submitted clearing and grading permit.

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

This site contains both critical and non-critical slopes. Steep slopes generally exist at the property boundaries and north and west of the existing buildings with exception of 40% slopes located around the tennis courts and sports field. Site topography generally slopes down to the south and west. The slopes vary between 0 to 15% in the existing classroom areas. There is the potential for erosion and sedimentation impacts due to the construction of the classroom buildings and dormitory addition. The Clearing and Grading Code BCC 23.76 contains adequate standards and requirements to mitigate expected impacts to earth resources due to erosion and sedimentation during construction.

B. Noise

As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Normal hours for construction 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 except for legal holidays. Exceptions to the construction related noise 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. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction that extends from 2015 through 2017. In order to minimize any detrimental noise to residential uses in the immediate vicinity of Forest Ridge School, the administration and the Contractor should not rely on City issuance of a blanket exemption from the Noise Control Code during the pendency of the construction period. Allowances for short term work outside of normal construction related noise hours will 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. See Section XII.C for related condition.

C. Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2024 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth projected to occur within the City by 2024 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan (TFP) are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The Forest Ridge school site lies within MMA # 11, which has a 2024 total growth projection of 84,334 square feet of new development in the "other" category, which includes schools. This development proposes to add 94,986 square feet of new school space, which exceeds the City's projection by 10,652 square feet.

It is recognized that the TFP projections fall short in this area in terms of this proposed land use; however, the TFP is updated every two years at which time land use projections can be updated to meet current growth trends. With this considered, the long-term transportation impacts are fully mitigated by payment of traffic impact fees, as described below.

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. See Section XII.C for related condition.

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 new PM peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. For this purpose, the PM peak hour is considered to be the highest hour between 4 and 6 PM.

The developer's traffic consultant, the Transpo Group, examined traffic count data for the site's driveways, and determined that the highest hour between 4 and 6 PM is the period from 4:30 to 5:30. The Transpo Group determined that the proposed expansion of the school would be a 20% increase. Applying a 20% increase to the existing traffic volume between 4:30 and 5:30 PM indicates that the proposed development would cause an increase of 28 new trips in the PM peak hour. Since this is less than 30 new trips, concurrency testing is not required.

Short Term Operational Impacts and Mitigation

City staff and the developer's traffic consultants (Transpo Group) analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the school's peak hours. Issues that were analyzed included trip generation, internal circulation, pick-up and drop-off activity, and the site's two access points. The analysis by Transpo Group did not identify any significant off-site traffic impacts. The results of the short-term traffic analysis are published in the Forest Ridge School Traffic Impact

Assessment, dated October 31, 2013, by Transpo Group, and in associated emails. The study and emails are included in the Transportation Department file for this development.

Data from the Transpo Group indicate that approximately 45 percent of the site's traffic presently uses the driveway off 139th Avenue SE, and 55 percent uses the driveway off 136th Place SE. That distribution is expected to continue. Due to the site's long driveways and large parking areas, all pick-up, drop-off, and queuing activity can be accommodated on-site, even with the increase in the number of students.

Based on the traffic volumes and distribution and the geometry of the existing driveway connection to 136th Place SE, the Transportation Department determined that the driveway connection to 136th Place SE should be revised to create an intersection of approximately 90-degrees in order to improve sight lines, turning radii, and safety. <u>See Section XII B and D for related conditions.</u>

VIII. Applicable Decision Criteria

Administrative Amendment: The Director may approve or approve with modifications an application for an Administrative Amendment if it complies with the decision criteria of LUC Section 20.30B.175.D. 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 Amendment decision criteria. The criteria are as follow:

1. **The Amendment maintains the design intent or purpose of the original approval; and**

<u>Finding:</u> Forest Ridge School has been located within the Somerset neighborhood since 1970. The applicant is not proposing a change of use with this application. The school will continue to serve grades 5 through 12 and will remain consistent with this policy.

Regarding the original design, the school administration has preserved the vegetation and topography located along the property boundaries to create a formal separation between the school and adjacent single-family uses. The location of the classroom buildings are within the center of the site which further confines the schools activities to one area rather than its entirety. Demolition of four structures to locate the five new buildings continues the development pattern established with the original approval. This proposal will continue to be consistent with this policy upon completion of this proposal.

2. **The Amendment maintains the quality of design or product established by the original approval; and**

<u>Finding:</u> See Sections II and III for a description of the site and building modifications. The proposal meets this criterion as the site, building design, and circulation improvements will be an asset to the campus. The proposed classroom and dormitory additions have been designed to blend with the existing classroom structures and to also be harmonious with the adjacent single-family neighborhood.

3. **The Amendment is not materially detrimental to uses or property in the immediate vicinity of the subject property.**

   Finding: The amendment does not cause a significant adverse environmental or land use impact on or beyond the site. The traffic patterns for drop off and pick up of students was evaluated by the Transpo Group and found not to be detrimental to the surrounding residential area. However, if at any time student population is increased beyond 20 percent (480 students), the applicant would be required to apply for a Conditional Use permit along with a traffic analysis to determine adequacy of public facilities. See Section XII.D for related condition.

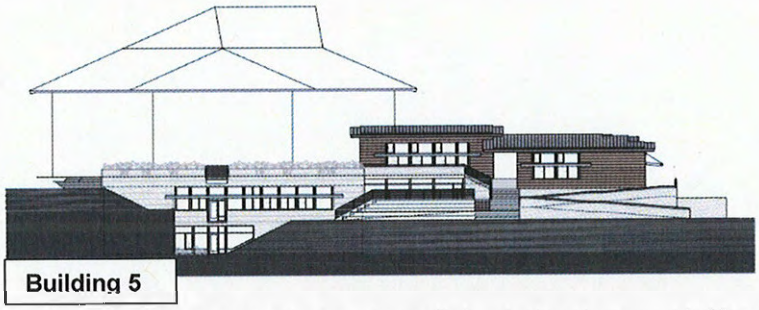
X. Critical Areas Land Use Permit Decision Criteria 20.30P

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

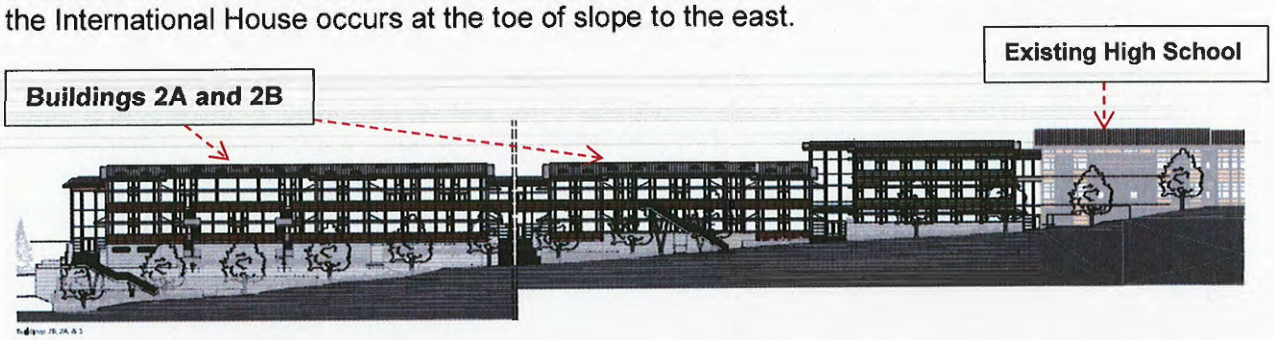
1. **The proposal obtains all other permits required by the Land Use Code;**

   Finding: The applicant has applied for the required Critical Areas Land Use Permit and an Administrative Amendment to implement their proposal. The applicant will apply for the necessary ancillary permits to complete required improvements. Based upon the submittal of these applications, the applicant has complied with this regulation.

2. **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: Initially, the school administration tried to look elsewhere on their site to construct the proposed addition. However, to maintain campus cohesion, it was determined that the new structures would be located generally in the same building footprints of the soon to be demolished structures. Unlike the original structures, the proposed buildings will be terraced to conform to existing topography. Slope encroachment occurs at the north and west areas for the classroom structures. The dormitory addition to the International House occurs at the toe of slope to the east.



AES is the project geotechnical engineer for this project. See Section Section IV.e of this report for further discussion. AES has provided construction recommendations for this

proposal as documented in its report dated August 9, 2013 and March 28, 2014. Implementation of said recommendations will occur during the clear and grade and building permit stages.

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

   Finding: The applicant has hired AES to review subsurface site conditions. The geotechnical engineer has reviewed and applied the criteria identified within the Critical Areas and Geological Hazard Areas. Development Services has reviewed these performance standards for this area and finds that the proposal complies with this standard.

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

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

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

   Finding: A mitigation plan has been proposed by the AES regarding best construction practices. Site mitigation will occur through the proposed landscaping plan as submitted L0.01 through L3.0.

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

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

XI. 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 Development Services does hereby **APPROVE WITH CONDITIONS** the subject proposal:

Vested Status of Administrative Amendment Approval: The vested status of the Administrative Amendment approval 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.

Critical Areas Land Use Permit—Note Expiration of 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.

XII. Conditions of Approval Prior to Issuance of Clear and Grade, Building and Certificate of Occupancy:

A. GENERAL CONDITIONS

1. **Provisions for Loading:** The property owner shall provide an off-street loading space which can access a public street. Loading and unloading and student pick-up and drop-off activities will not be permitted on any public street.

   Authority: LUC 20.20.590.K.4
   Reviewer: Carl Wilson, (425) 452-4228

B. PRIOR TO ISSUANCE OF ANY 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.

   <u>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. Said off-street parking shall not encroach into the surrounding neighborhood and shall be subject to enforcement.</u>

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

2. **Civil Engineering Plans – Transportation:** Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act (where applicable), the Transportation Development Code, the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design

Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

a) Install a stop sign where the driveway connects to 136th Place SE, and install street name signs if street name signs are determined by the City's address coordinator to be necessary. The exact location of such signs shall be as directed by the Transportation Department Inspector.
b) Redesign and reconstruct the driveway connection to 136th Place SE as described above under Summary of Technical Reviews. The design shall comply with City standards, including grades, turn radii, and pavement design, and shall create an intersection of approximately 90-degrees. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.
c) Achieve the vehicle sight lines required by BCC 14.60.240. The plans must show any sight obstructions within the sight triangles.
d) Show the location of any fixed objects near the driveway connection to 136th Place SE. Fixed objects are not allowed within ten feet of the driveway or street edge at the connection point.
e) Show required trench and pavement restoration within any street right of way or access easement as described above under Summary of Technical Reviews.
f) No new overhead utility lines will be allowed within or across any street right of way, and any existing lines must be undergrounded.
g) In addition to engineering design features, the clear and grade permit must include landscape sheets showing installation of new landscaping in the area where the driveway will be realigned at the connection to 136th Place SE.

Authority: BCC 14.60, Transportation Department Design Manual, and Transportation Department Design Manual Standard Drawings, Comprehensive Plan Policy UT-39.
Reviewer: Carl Wilson, (425) 452-4228

3. **Landscape Plan:** The submitted landscaping plan is approved. However, the applicant shall provide a climbing vine on the retaining walls at the west elevation. Prior to issuance of a clear and grade permit, a final landscaping plan with the addition of the required climbing vines on the west retaining walls shall be detailed within the plant legend of the plan.

Authority: LUC 20.20.520.G.3
Reviewer: Antoinette Pratt, (425) 452-5374

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. **Transportation Impact Fee:** Payment of the transportation impact fee will be required at the time of building permit issuance. The impact fee is presently $333 for each increased middle school student and $289 for each increased high school student associated with this development project. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply. A substantial fee increase is scheduled to take effect on January 1, 2016.

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

2. **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

3. **Final Utilities Approval:** The Utilities Department approval of the Administrative Amendment 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

4. **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

5. **Construction Hours: Construction Hours:** 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 Forest Ridge Administration 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

6. **Boundary Line Adjustment:** A Boundary Line Adjustment (BLA) shall be completed prior to building permit issuance to remove an existing property line that separates the International House from the balance of the campus.

   Authority: LUC 20.20.010, Dimensional Requirements
   Reviewer: Antoinette Pratt (425) 452-5374

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. **Street Frontage Improvements:** All street frontage improvements and other required transportation elements must be constructed by the applicant per the approved plans or as directed by the Transportation Department Inspector. Prior to approval of occupancy for the first new building, all transportation-related construction must be acceptable to the

Transportation Department Inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction unless the City requires a delay.

Authority: BCC 14.60, Transportation Department Design Manual, and Transportation Department Design Manual Standard Drawings, Comprehensive Plan Policy UT-39.
Reviewer: Carl Wilson, (425) 452-4228

2. **Pavement Restoration:** Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows: Adjacent to the site, 136th Place SE and 139th Avenue SE are both presently classified as "Overlay Required." Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a grind and overlay at least 50 feet long for the full width of any affected lane will be required. The exact extent of pavement restoration will be specified in the right of way use permit for this development.

   Authority: BCC 14.60. 250; Design Manual Design Standard #23
   Reviewer: Tim Stever (425) 452-4294

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

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

4. **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

5. **Increase in Student Population:** If student population increases beyond 20 percent (480 students) of the approved number in this amendment or if the vehicular traffic were increased to 20 percent at either driveway, the applicant shall be required to apply for a Conditional Use permit along with a traffic analysis to determine adequacy of public facilities.

   Authority: LUC 20.20.440, subnote 25.(b),i-iii
   Reviewer: Antoinette Pratt, (425) 452-5374

6. **Temporary Portable Classrooms:** Temporary portable modular classrooms and offices will be placed on the existing tennis courts at the eastern portion of the site. The Forest Ridge Administration has been granted temporary approval to obtain such structures to house their displaced middle school population until the end of the construction period. Said temporary classrooms shall be removed upon Certificate of Occupancy. No extension shall be granted.

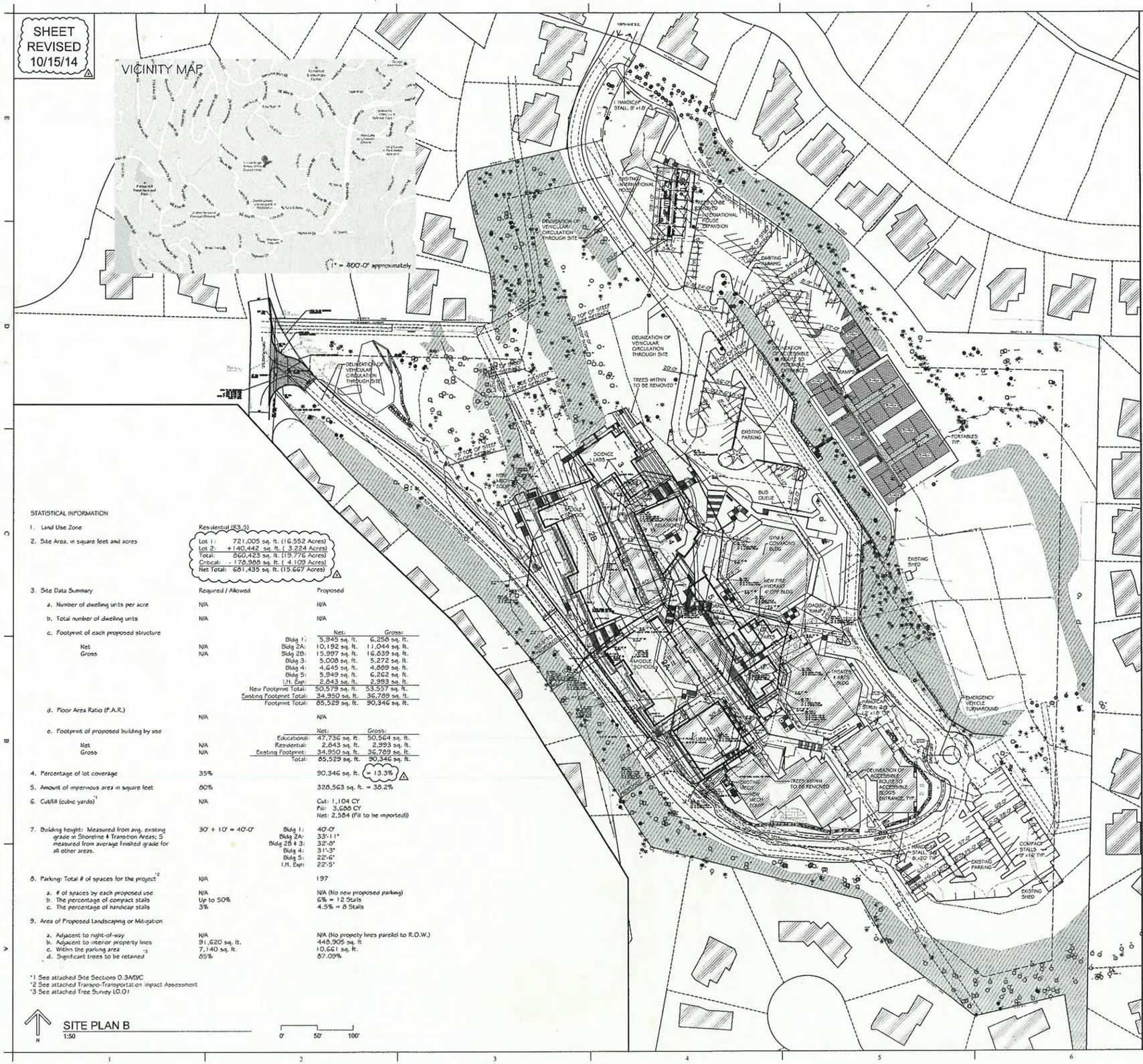
   Authority: LUC 20.20.740.A.4
   Reviewer: Antoinette Pratt, (425) 452-5374

Attachments

Plans and Drawings

ATTACHMENT A
(Plans and Drawings)

SHEET REVISED 10/15/14



STATISTICAL INFORMATION

1. Land Use Zone

2. Site Area, in square feet and acres

Residential (R3.5)
Lot 1: 721,005 sq. ft. (16.552 Acres)
Lot 2: +140,442 sq. ft. (3.224 Acres)
Total: 860,423 sq. ft. (19.776 Acres)
Critical: - 178,988 sq. ft. (4.109 Acres)
Net Total: 681,435 sq. ft. (15.667 Acres)

3. Site Data Summary

	Required / Allowed		Proposed	
a. Number of dwelling units per acre	N/A		N/A	
b. Total number of dwelling units	N/A		N/A	
c. Footprint of each proposed structure			Net:	Gross:
Net	N/A	Bldg 1:	5,945 sq. ft.	6,258 sq. ft.
Gross	N/A	Bldg 2A:	10,192 sq. ft.	11,044 sq. ft.
		Bldg 2B:	15,997 sq. ft.	16,639 sq. ft.
		Bldg 3:	5,008 sq. ft.	5,272 sq. ft.
		Bldg 4:	4,645 sq. ft.	4,889 sq. ft.
		Bldg 5:	5,949 sq. ft.	6,262 sq. ft.
		I.H. Exp:	2,843 sq. ft.	2,993 sq. ft.
		New Footprint Total:	50,579 sq. ft.	53,557 sq. ft.
		Existing Footprint Total:	34,950 sq. ft.	36,789 sq. ft.
		Footprint Total:	85,529 sq. ft.	90,346 sq. ft.
d. Floor Area Ratio (F.A.R.)	N/A		N/A	
e. Footprint of proposed building by use			Net:	Gross:
Net	N/A	Educational:	47,736 sq. ft.	50,564 sq. ft.
Gross	N/A	Residential:	2,843 sq. ft.	2,993 sq. ft.
		Existing Footprint:	34,950 sq. ft.	36,789 sq. ft.
		Total:	85,529 sq. ft.	90,346 sq. ft.
4. Percentage of lot coverage	35%		90,346 sq. ft.	= 13.3%
5. Amount of impervious area in square feet	80%		328,563 sq. ft. = 30.2%	
6. Cut/fill (cubic yards)*1	N/A		Cut: 1,104 CY Fill: 3,688 CY Net: 2,584 (Fill to be imported))	
7. Building height: Measured from avg. existing grade in Shoreline & Transition Areas; 5 measured from average finished grade for all other areas.	30' + 10' = 40'-0'	Bldg 1:	40'-0"	
		Bldg 2A:	33'-11"	
		Bldg 2B & 3:	32'-0"	
		Bldg 4:	31'-3"	
		Bldg 5:	22'-6"	
		I.H. Exp:	22'-5"	
8. Parking: Total # of spaces for the project*2	N/A		197	
a. # of spaces by each proposed use	N/A		N/A (No new proposed parking)	
b. The percentage of compact stalls	Up to 50%		6% = 12 Stalls	
c. The percentage of handicap stalls	3%		4.5% = 8 Stalls	
9. Area of Proposed Landscaping or Mitigation				
a. Adjacent to right-of-way	N/A		N/A (No property lines parallel to R.O.W.)	
b. Adjacent to interior property lines	91,620 sq. ft.		448,905 sq. ft	
c. Within the parking area *3	7,140 sq. ft.		10,661 sq. ft.	
d. Significant trees to be retained	85%		87.09%	

*1 See attached Site Sections 0.3A/B/C
*2 See attached Transpo-Transportation Impact Assessment
*3 See attached Tree Survey L0.01

N

SITE PLAN B
1:50

0' 50' 100'

LEGEND

EP	EDGE PAVEMENT	SAN	SEWER MANHOLE
LP	LIGHT POLE	SGN	SIGN
CBI	CATCHBASIN TYPE I	CPP	CORRUGATED PLASTIC PIPE
CBII	CATCHBASIN TYPE II	CO	CLEANOUT
P	POWER MANHOLE	YD	YARD DRAIN
TE	THICKENED EDGE	WM	WATER METER
CONC	CONCRETE	TBOX	TELEPHONE BOX
RETWALL	RETAINING WALL		LIMITS OF GOLDSMITH TOPO SEE NOTE #11
FH	FIRE HYDRANT	SD	STORM DRAIN
WV	WATER VALVE	SS	SANITARY SEWER
VLT	VAULT	GV	GAS VALVE
TRANS	TRANSFORMER	DMH	DRAIN MANHOLE
IE	INVERT ELEVATION	E	UNDERGROUND ELECTRIC
FF	FINISH FLOOR		
LNDG	LANDING		
AV	AIR VAC		
GARB	GARBAGE		
FDC	FIRE DEPARTMENT CONNECTION		
BLDG	BUILDING		

FOUND MONUMENT AS DESCRIBED
FOUND REBAR AS DESCRIBED
FOUND R.O.W. MONUMENT POST
SET 5/8" X 24" IRON ROD W/1-3/4" YELLOW PLASTIC CAP
POWER METER
UTILITY POLE
GUY POLE
TELEPHONE PEDESTAL
TRAFFIC SIGNAL CONTROL BOX
UNKNOWN UTILITY
FIRE HYDRANT
WATER METER
WATER VAULT
TYPE I CATCH BASIN
MAILBOX
FLOWLINE
OHP OVERHEAD POWER
OHC OVERHEAD CABLE
X CHAINLINK FENCE
D WOOD FENCE
B HOTWIRE FENCE
I HOGWIRE FENCE
ROCKERY
ASPHALT SURFACE
CONCRETE SURFACE
GRAVEL SURFACE

PLANTING LEGEND

HILLSIDE PLANTINGS
TEMPERATE CROP BERRIES
STORMWATER PLANTINGS
"GROTTO" SHADE PLANTINGS

TREES TO BE REMOVED
50' PROPERTY LINE SETBACK
50' TOP OF SLOPE SETBACK
75' TOE OF SLOPE SETBACK
CRITICAL AREA (<40% SLOPE MORE THAN 10' IN RISE)
IMPERVIOUS SURFACE (TOTAL: 325,328.4 = 7.468 AC)

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 88°29'50" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, 1,610.64 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 83°55'55" WEST HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 110.26 FEET THROUGH A CENTRAL ANGLE OF 25°16'07" TO A POINT OF REVERSE CURVE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET, AN ARC DISTANCE OF 105.68 FEET, THROUGH A CENTRAL ANGLE OF 15°19'43" TO THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 9 OF SOMERSET NO. 14, AS PER PLAT RECORDED IN VOLUME 74 OF PLATS, PAGES 30 AND 31, RECORDS OF KING COUNTY; THENCE NORTH 77°58'31" EAST ALONG THE SOUTH LINE OF SAID LOT 6 AND ITS EASTERLY PROLONGATION, 243.04 FEET TO THE EASTERLY MARGIN OF 139TH AVENUE SOUTHEAST, AS SHOWN ON SAID SOMERSET NO. 14; THENCE NORTHERLY ALONG SAID EASTERLY MARGIN, ON A CURVE, TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 77°58'31" EAST, HAVING A RADIUS OF 235.00 FEET, AN ARC DISTANCE OF 123.58 FEET TO THE SOUTHWESTERLY LINE OF LOT 1 OF SOMERSET CREST, AS PER PLAT RECORDED IN VOLUME 100 OF PLATS, PAGE 73, RECORDS OF KING COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 61°37'13" EAST 120.53 FEET; THENCE SOUTH 22°38'25" WEST 25.00 FEET; THENCE SOUTH 19°21'00" EAST, 11.44 FEET TO THE MOST WESTERLY CORNER OF LOT 2 OF SAID SOMERSET CREST; THENCE CONTINUING ALONG THE BOUNDARY OF SAID SOMERSET CREST, THE FOLLOWING COURSES; SOUTH 19°21'00" EAST 6.92 FEET; SOUTHERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 99.64 FEET; SOUTHERLY ON A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 785.00 FEET, AN ARC DISTANCE OF 330.25 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE ALONG SAID SOUTH LINE, NORTH 88°29'50" WEST 605.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING EASTERLY OF THE WESTERLY BOUNDARIES OF THAT CERTAIN TRACT CONVEYED TO THE CITY OF BELLEVUE FOR WATER TANK SITE BY DEED RECORDED UNDER RECORDING NO. 7703070609 AND OF THE SAID PLAT OF SOMERSET CREST;

TOGETHER WITH THAT PORTION OF LOTS 5 AND 6 IN BLOCK 9 OF SOMERSET NO. 14, AS PER PLAT RECORDED IN VOLUME 74 OF PLATS, PAGE 30, RECORDS OF KING COUNTY, OR BORDED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 26°39'45" WEST 81.63 FEET; THENCE SOUTH 19°26'40" WEST 48.88 FEET; THENCE SOUTH 64°21'00" WEST 42.80 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE, 51.48 FEET TO THE WESTERLY MARGIN OF 139TH AVENUE SE; THENCE NORTHEASTERLY ALONG SAID STREET TO POINT OF BEGINNING;
(ALSO KNOWN AS EASTERLY PORTION OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 87-3819, RECORDED UNDER RECORDING NO. 8712180001);

AND TOGETHER WITH THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M., LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE (SAID DESCRIBED LINE BEING THE EAST LINE OF THE PLAT OF FOREST HILL NO. 3 AS PER PLAT RECORDED IN VOLUME 119 OF PLATS, PAGES 65 & 66):
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 88°38'50" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 1,187.14 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 01°29'13" WEST 80.00 FEET; THENCE SOUTH 43°32'47" EAST 231.35 FEET; THENCE SOUTH 46°34'32" EAST 137.51 FEET; THENCE SOUTH 49°53'47" EAST 115.19 FEET; THENCE SOUTH 35°17'47" EAST 125.86 FEET; THENCE SOUTH 32°00'23" EAST 296.06 FEET; THENCE SOUTH 16°09'47" EAST 72.69 FEET; THENCE SOUTH 75°43'47" EAST 227.11 FEET; THENCE SOUTH 29°13'17" EAST 81.08 FEET; THENCE SOUTH 52°06'47" EAST 149.08 FEET; THENCE NORTH 70°52'13" EAST 125.56 FEET; THENCE SOUTH 08°19'00" EAST 190.64 FEET TO THE TERMINUS OF SAID LINE, BEING ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, AT A POINT FROM WHICH THE NORTHEAST CORNER OF SAID SUBDIVISION LIES NORTH 01°13'06" EAST 1,109.18 FEET DISTANT;

EXCEPT THE WEST 40 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE FOR STREET BY DEED RECORDED UNDER RECORDING NO. 8801016159;

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

BECKER ARCHITECTS
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Interiors Feasibility Studies
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Phone (425) 827-6246 Fax (425) 283-1529

SCHEMATIC DESIGN
FOREST RIDGE MIDDLE SCHOOL
4800 139TH Ave SE
BELLEVUE, WASHINGTON 98006

REVISIONS		
1	CITY COMMENTS	KB
2	CITY COMMENTS	RGB
3	CITY COMMENTS	

DESIGN	RGB
DRAWN	KB
CHECKED	RGB
DATE	10/15/14
JOB NUMBER	1306

SITE PLAN B
SCALE: 1:50
SHEET NUMBER A0.2
APPROVED BY OWNER

SHEET REVISED 09/10/14

15' WATER EASEMENT #7210100530

SEE SCREENED MECHANICAL EQUIPMENT DETAIL

WEATHER PROTECTION: W = 5' D = 5' H = 8'

WEATHER PROTECTION: W = 18' D = 8' H = 11'

WEATHER PROTECTION: W = 18' D = 3.8' H = 10'

WEATHER PROTECTION: W = 13' D = 12' H = 12'

WEATHER PROTECTION: W = 7' D = 8' H = 12'

WEATHER PROTECTION: W = 12' D = 12' H = 14'

WEATHER PROTECTION: W = 5' D = 5' H = 10'

ADA ACCESSIBLE ROUTE

A

B

2B

3

4

5

C

D

J

EXISTING BUILDING 500
EAVE = 812.6'
FF 1= 783.6'
FF 2= 798.6'

MATCH LINE: SEE DRAWING A0.02

N

ENLARGED SITE PLAN
1/16" = 1'-0"

SCREENED MECHANICAL EQUIPMENT
1/8" = 1'-0"

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SCHEMATIC DESIGN

FOREST RIDGE MIDDLE SCHOOL
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APPROVED BY OWNER

REVISIONS	
1 CITY COMMENTS	
2 CITY COMMENTS	

DESIGN	RGB
DRAWN	KB
CHECKED	
DATE	09/10/14
JOB NUMBER	1206

ENLARGED SITE PLAN

SCALE: 1/16" = 1'-0"

SHEET NUMBER A0.01

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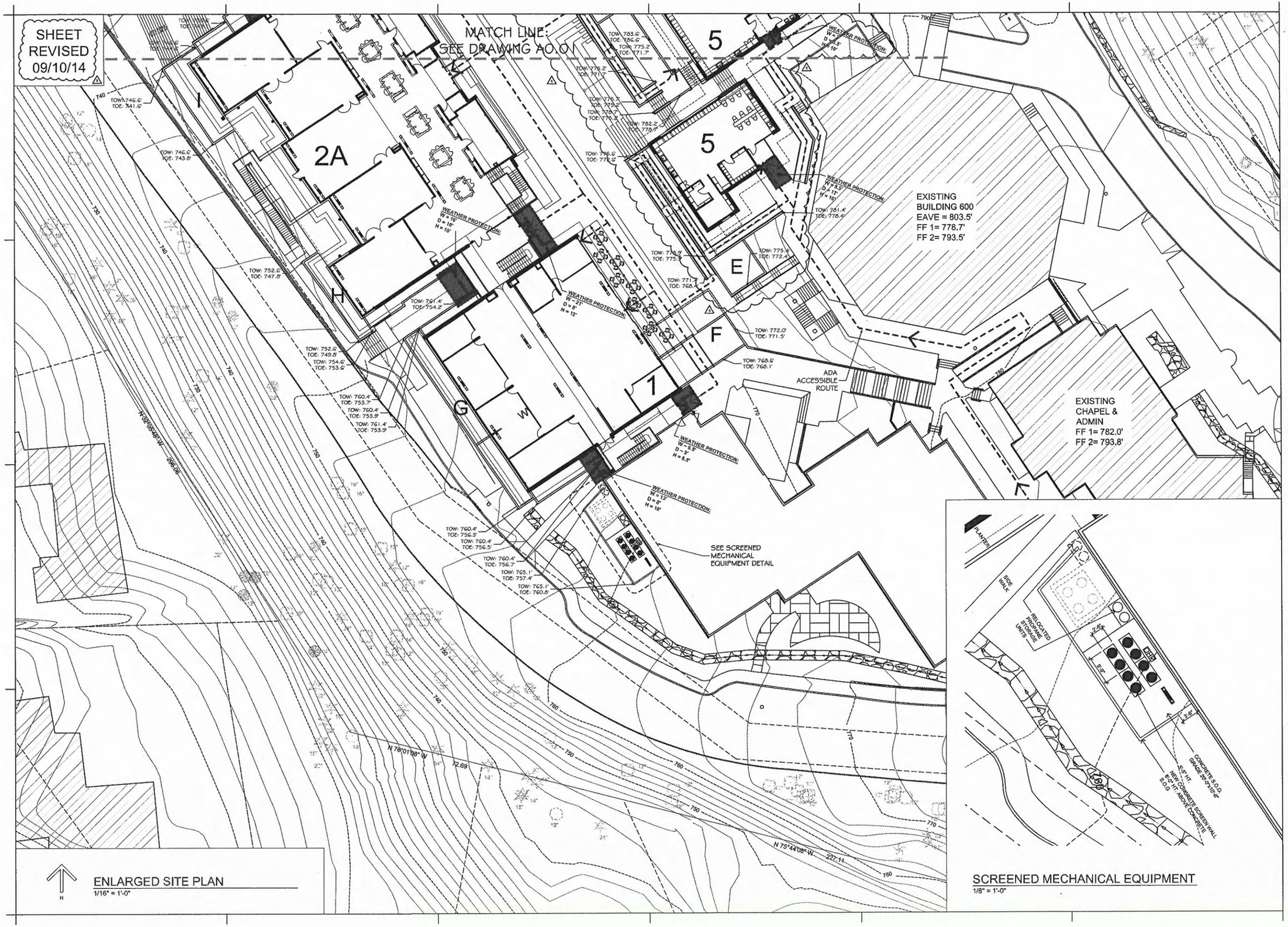

ENLARGED SITE PLAN
1/16" = 1'-0"

SCREENED MECHANICAL EQUIPMENT
1/8" = 1'-0"

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SCHEMATIC DESIGN
FOREST RIDGE MIDDLE SCHOOL
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BELLEVUE, WASHINGTON 98006
APPROVED BY OWNER

DESIGN	RGB	REVISIONS	
DRAWN	KB	△ CITY COMMENTS	
CHECKED		△ CITY COMMENTS	
DATE	09/10/14		
JOB NUMBER	1206		

ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"

SHEET NUMBER
A0.02

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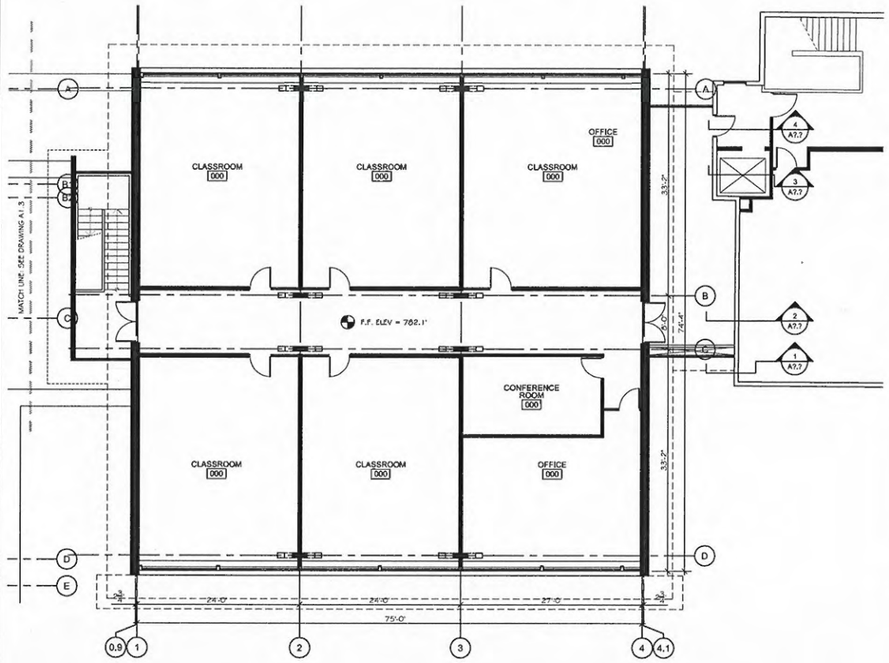
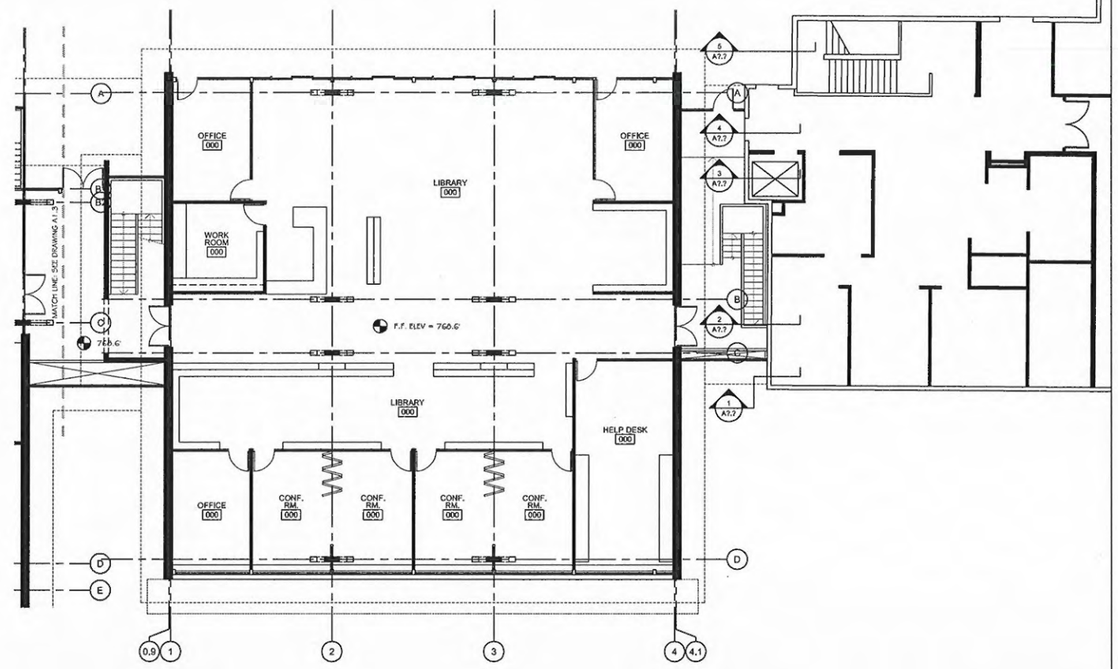
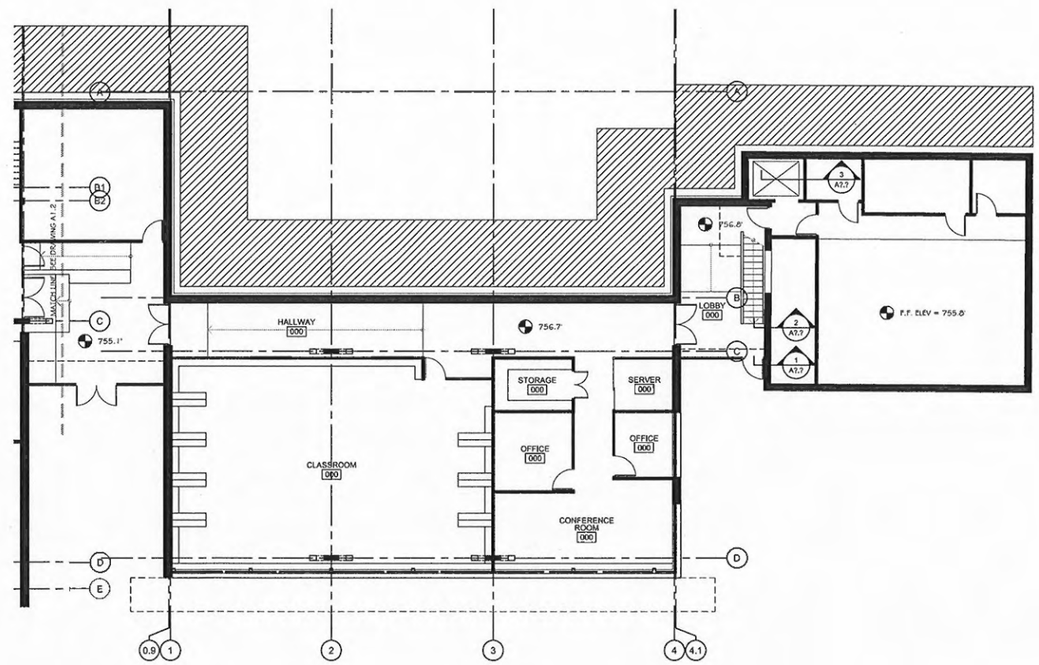


BUILDING 1 - 3RD FLOOR PLAN
1/8" = 1'-0"



BUILDING 1 - 2ND FLOOR PLAN
1/8" = 1'-0"



BUILDING 1 - 1ST FLOOR PLAN
1/8" = 1'-0"

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SCHEMATIC DESIGN

FOREST RIDGE MIDDLE SCHOOL
4800 139TH Ave SE
BELLEVUE, WASHINGTON 98006

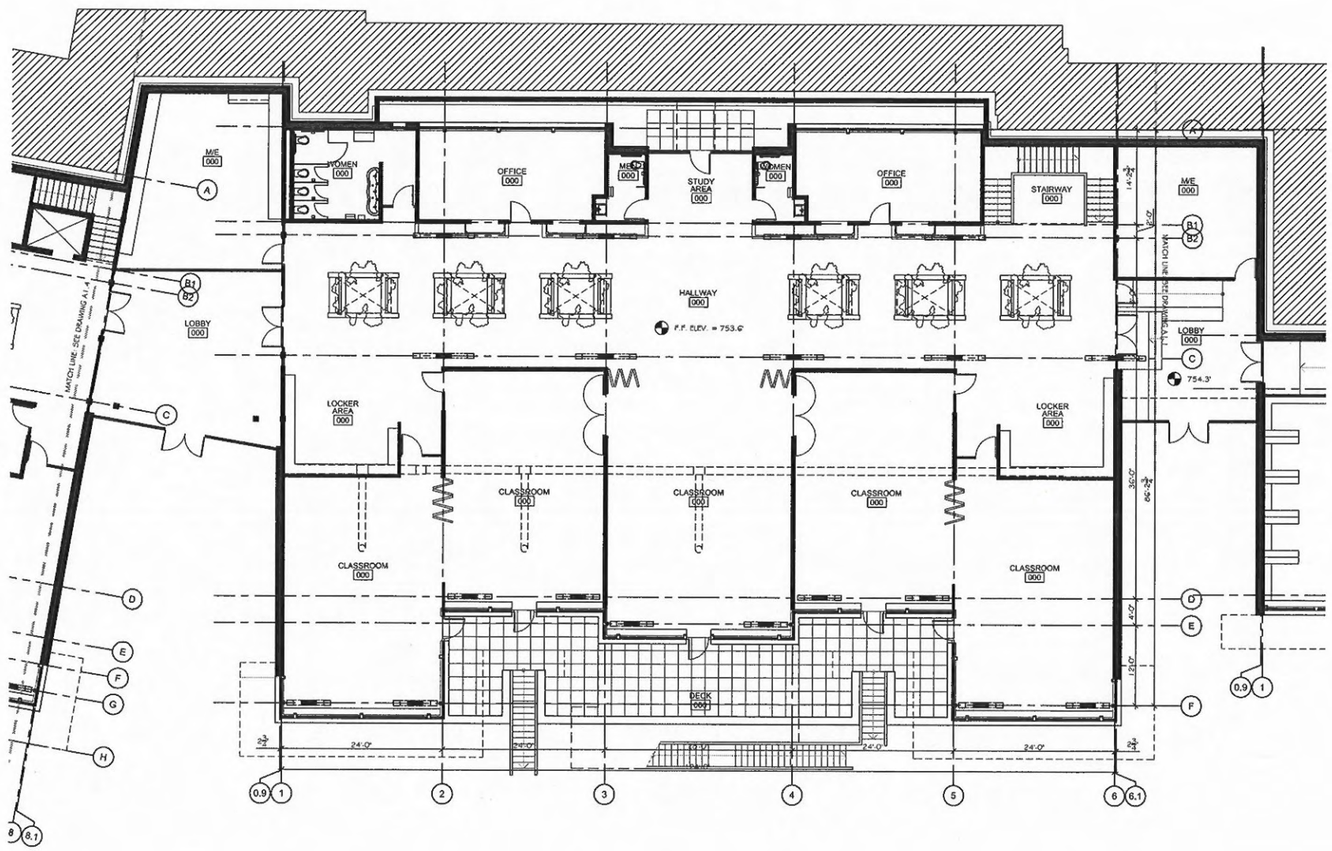
DESIGN	RGB
DRAWN	KB
CHECKED	RGB
DATE	10/31/13
JOB NUMBER	1206

REVISIONS

APPROVED BY OWNER

BUILDING 1
FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET NUMBER
A1.1



BUILDING 2A - 1ST FLOOR PLAN
1/8" = 1'-0"

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SCHEMATIC DESIGN
FOREST RIDGE MIDDLE SCHOOL
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BELLEVUE, WASHINGTON 98006

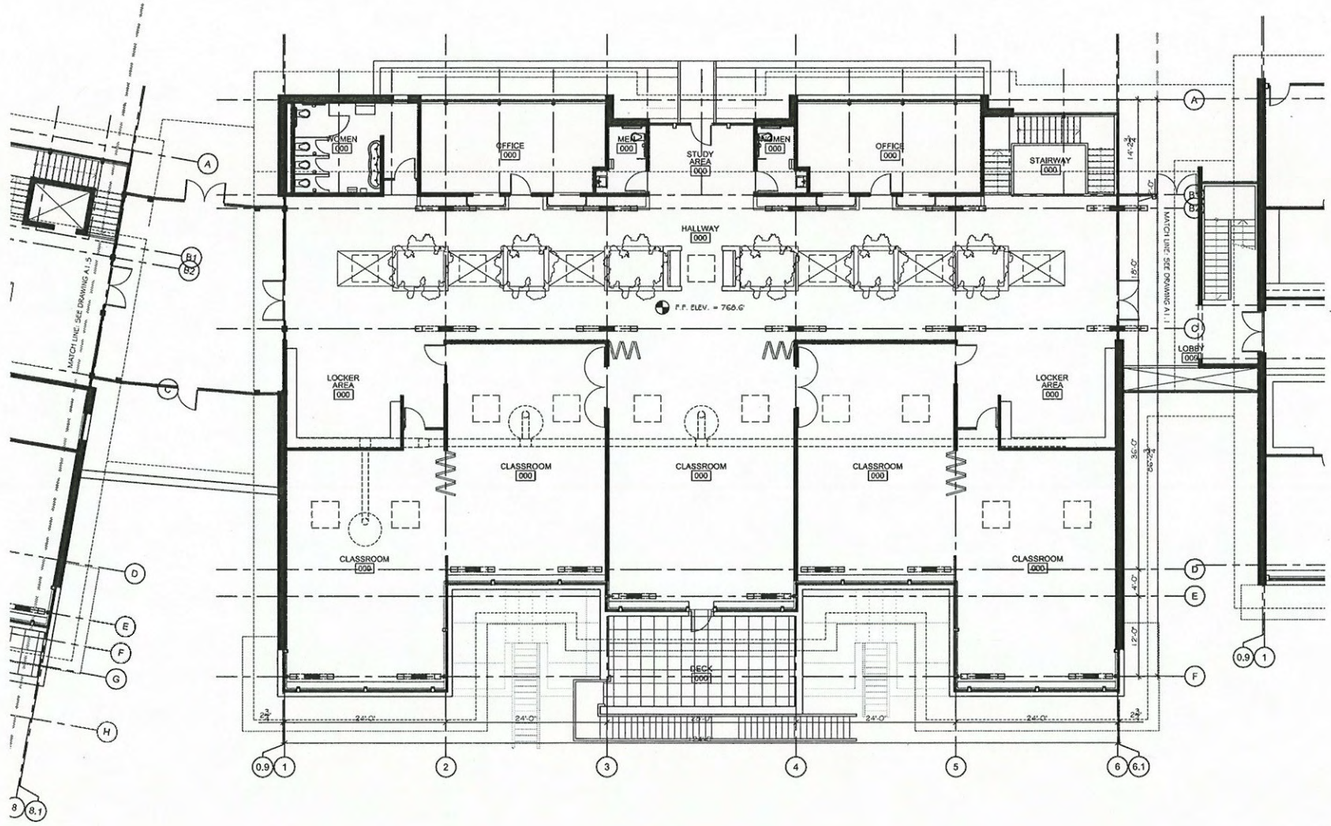
DESIGN	RGB
DRAWN	KB
CHECKED	RGB
DATE	10/31/13
JOB NUMBER	1206

REVISIONS

APPROVED BY OWNER

BUILDING 2A
1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET NUMBER
A1.2



BUILDING 2A - 2ND FLOOR PLAN
1/8" = 1'-0"

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SCHEMATIC DESIGN
FOREST RIDGE MIDDLE SCHOOL
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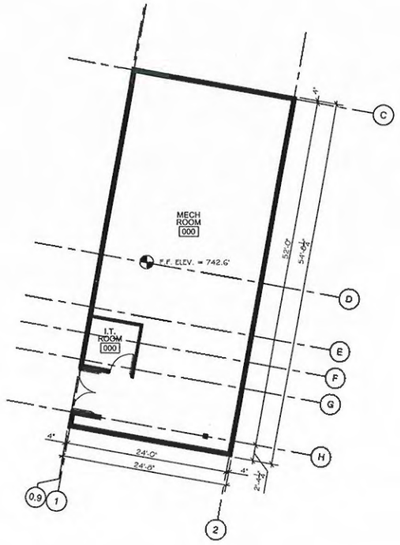
BELLEVUE, WASHINGTON 98006

DESIGN	RGB	REVISIONS
DRAWN	KB	
CHECKED	RGB	
DATE	10/31/13	
JOB NUMBER	1206	

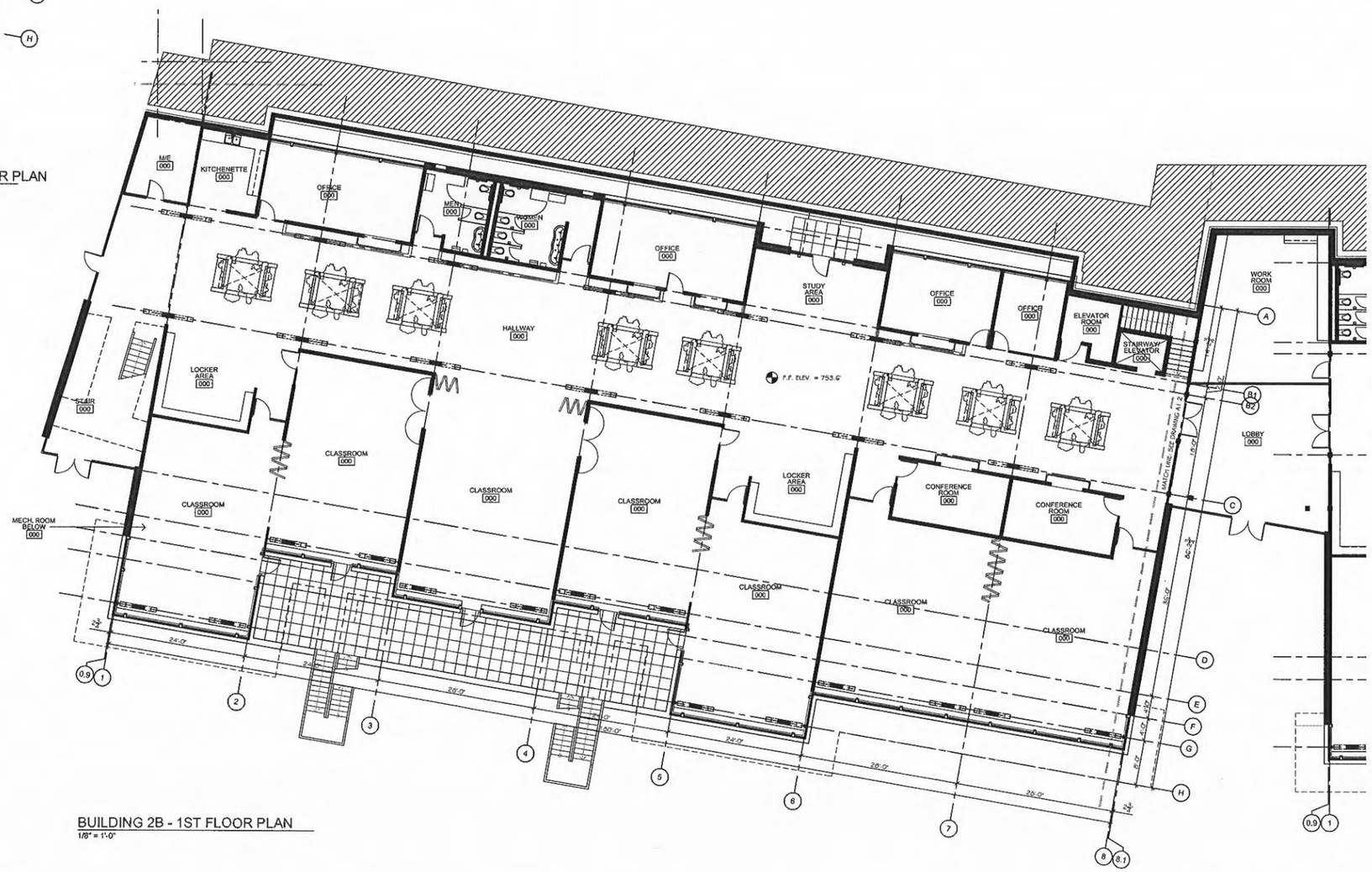
APPROVED BY OWNER

BUILDING 2A
2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET NUMBER:
A1.3



BUILDING 2B - BASEMENT FLOOR PLAN
1/8" = 1'-0"



BUILDING 2B - 1ST FLOOR PLAN
1/8" = 1'-0"

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SCHEMATIC DESIGN

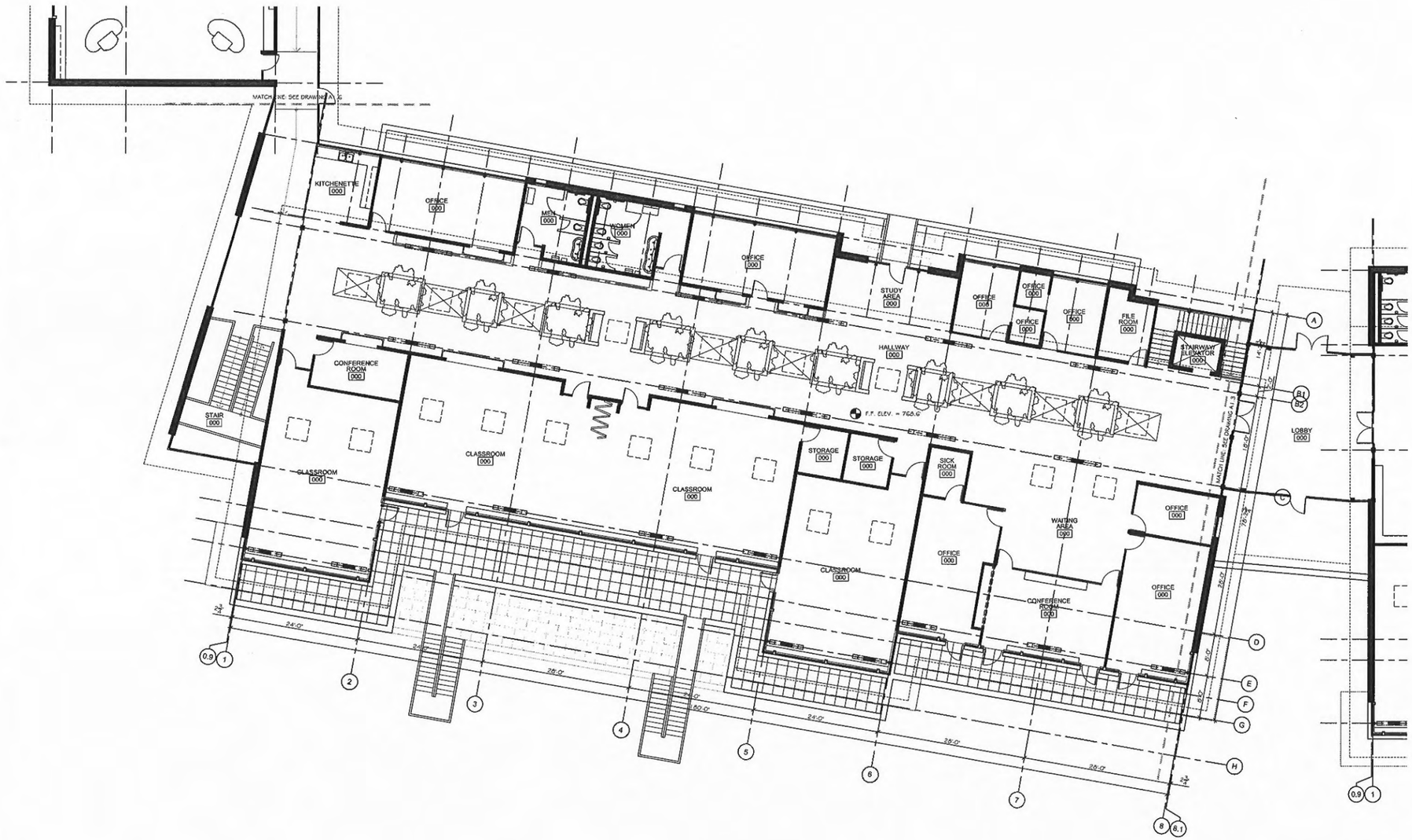
FOREST RIDGE MIDDLE SCHOOL
4600 139TH Ave SE
BELLEVUE, WASHINGTON 98006

DESIGN	RGB	REVISIONS
DRAWN	KB	
CHECKED	RGB	
DATE	10/31/13	
JOB NUMBER	1206	

APPROVED BY OWNER

BUILDING 2B
1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET NUMBER
A1.4



BUILDING 2B - 2ND FLOOR PLAN
1/8" = 1'-0"

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SCHEMATIC DESIGN

FOREST RIDGE MIDDLE SCHOOL
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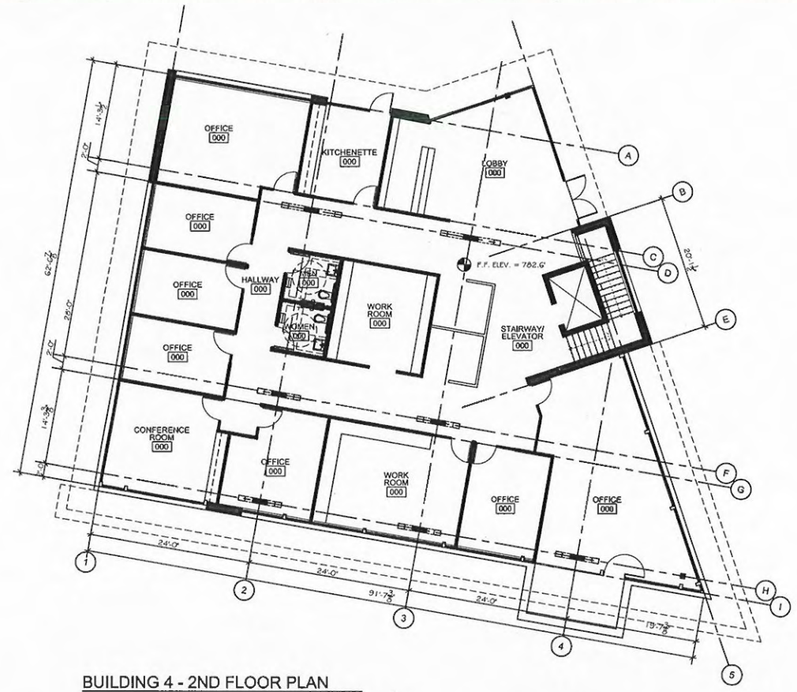
BELLEVUE, WASHINGTON 98006

APPROVED BY OWNER

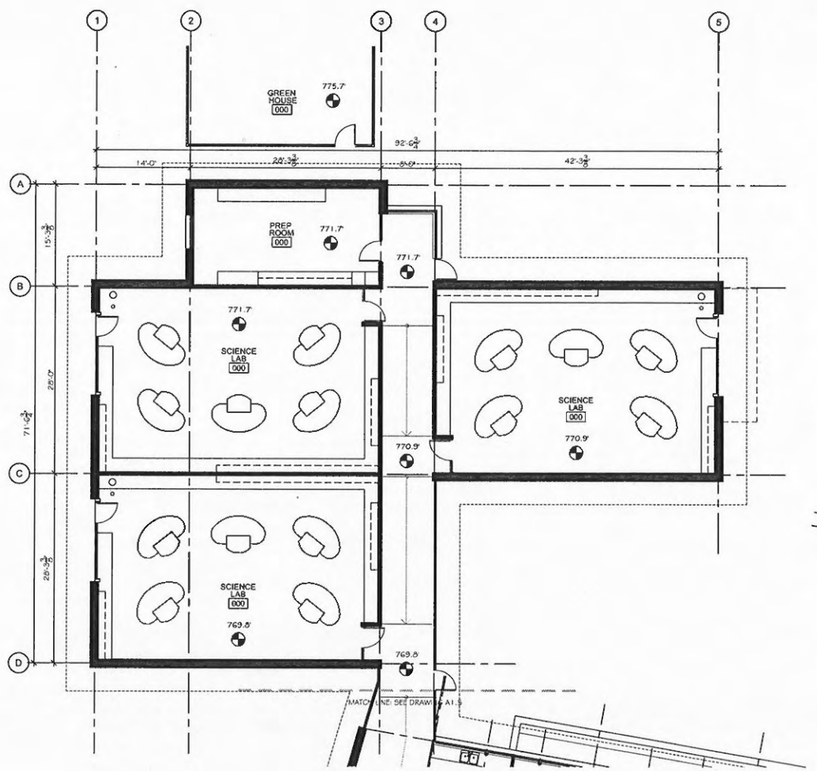
DESIGN	RGB	REVISIONS
DRAWN	KB	
CHECKED	RGB	
DATE	10/31/13	
JOB NUMBER	1306	

BUILDING 2B
2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

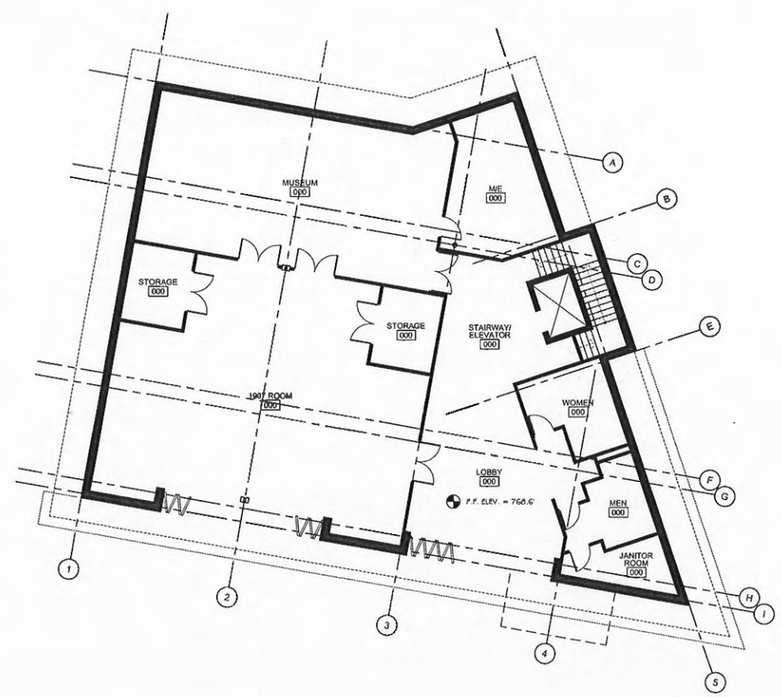
SHEET NUMBER
A1.5



BUILDING 4 - 2ND FLOOR PLAN
1/8" = 1'-0"



BUILDING 3 - FLOOR PLAN
1/8" = 1'-0"



BUILDING 4 - 1ST FLOOR PLAN
1/8" = 1'-0"

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SCHEMATIC DESIGN

FOREST RIDGE MIDDLE SCHOOL
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APPROVED BY OWNER

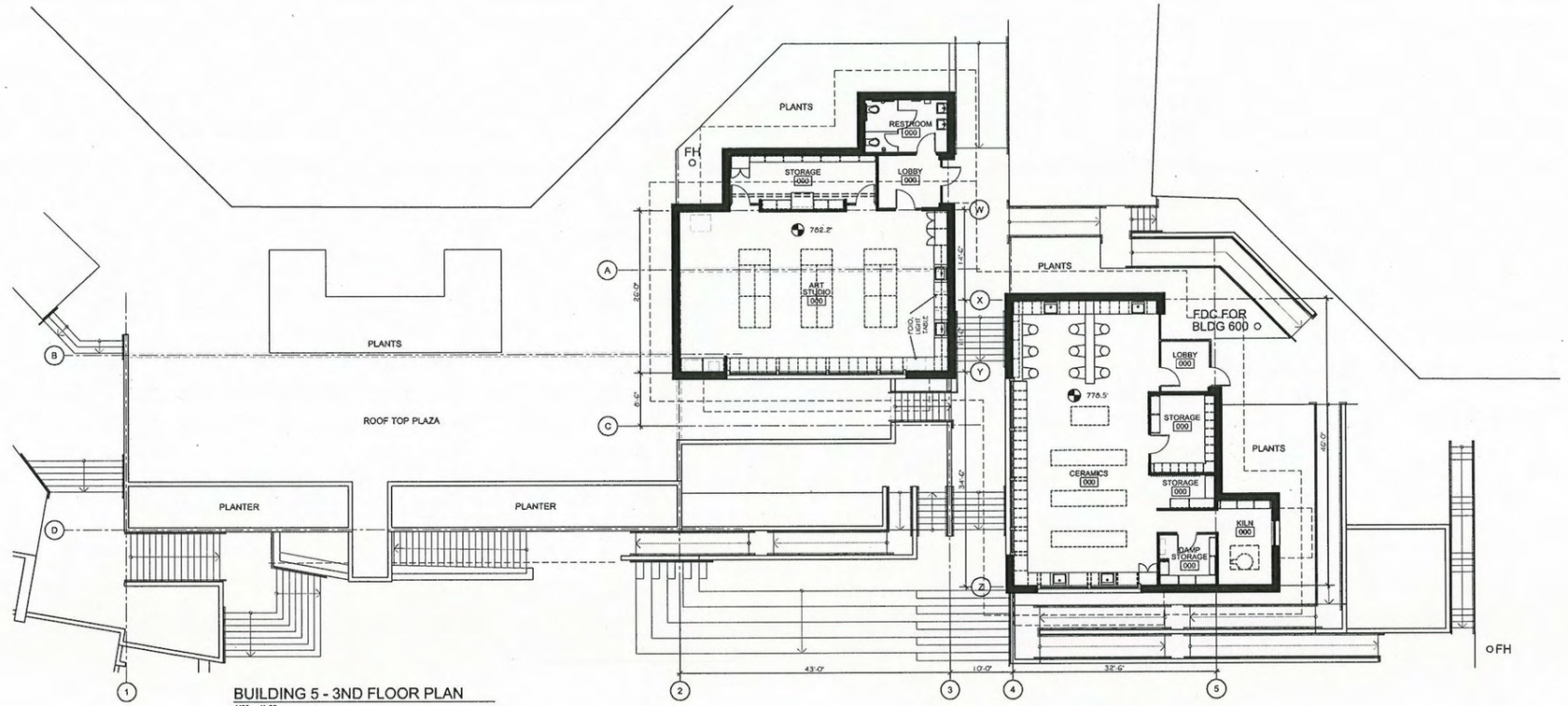
DESIGN	RGB
DRAWN	KB
CHECKED	RGB
DATE	10/31/13
JOB NUMBER	1206

REVISIONS

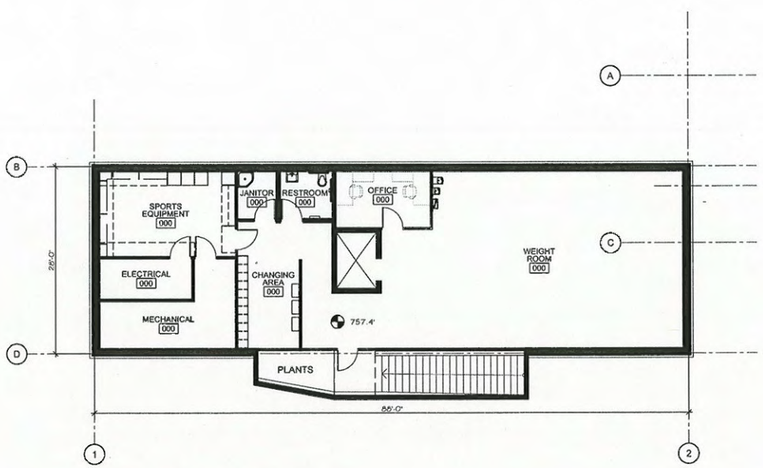
BUILDINGS 3 & 4
FLOOR PLANS
SCALE: 1/8" = 1'-0"

SHEET NUMBER
A1.6

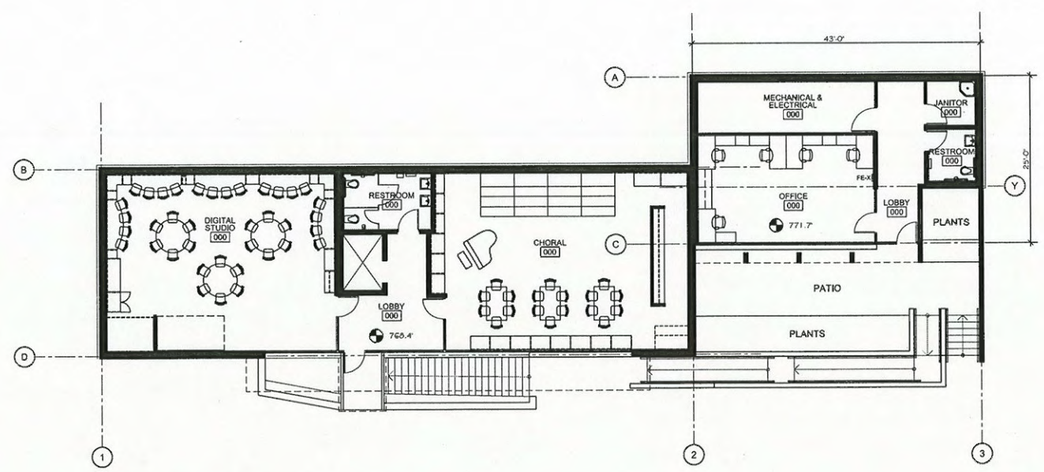
SHEET REVISED 09/10/14



BUILDING 5 - 3ND FLOOR PLAN
1/8" = 1'-0"



BUILDING 5 - 1ST FLOOR PLAN
1/8" = 1'-0"



BUILDING 5 - 2ND FLOOR PLAN
1/8" = 1'-0"

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SCHEMATIC DESIGN

FOREST RIDGE MIDDLE SCHOOL
4800 139TH Ave SE
BELLEVUE, WASHINGTON 98006

REVISIONS	
1	CITY COMMENTS

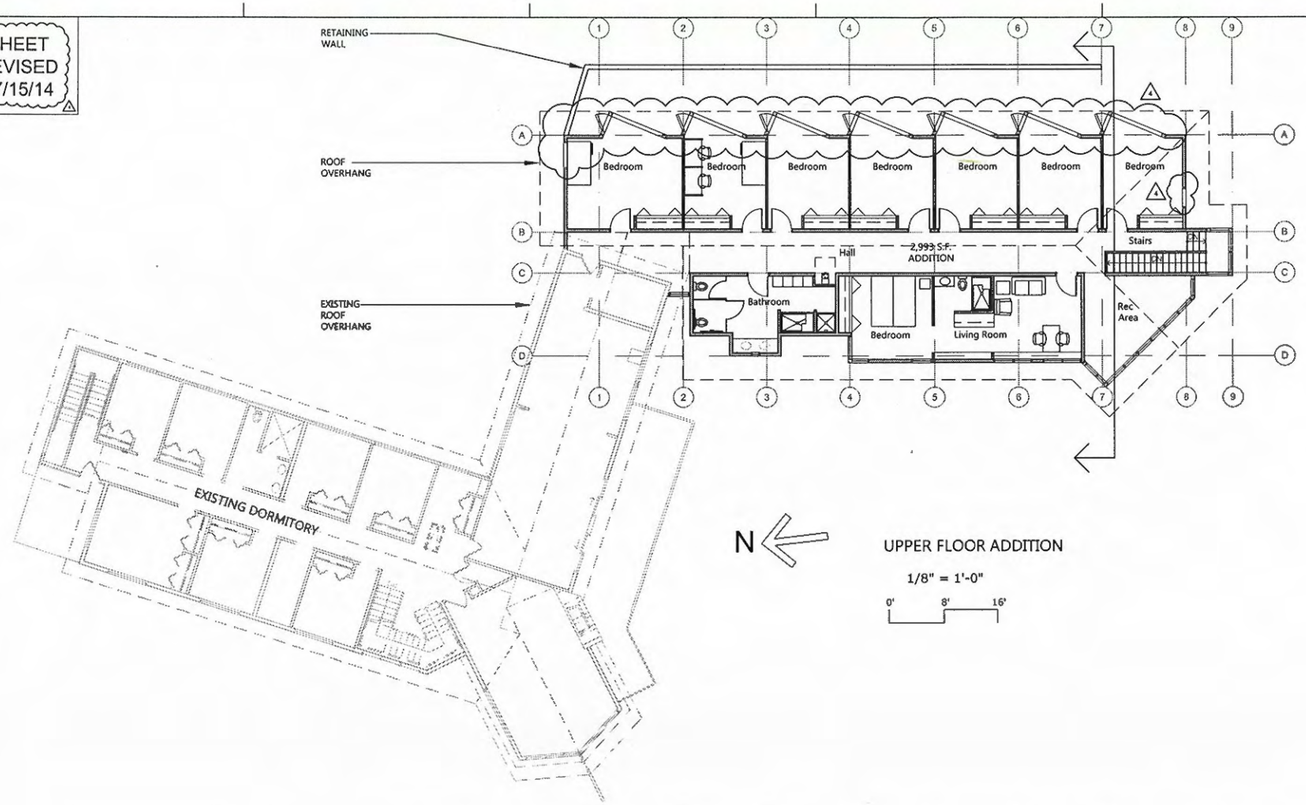
DESIGN	RGB
DRAWN	KB
CHECKED	RGB
DATE	09/10/14
JOB NUMBER	1206

APPROVED BY OWNER

BUILDING 5
FLOOR PLANS
SCALE: 1/8" = 1'-0"

SHEET NUMBER
A1.7

SHEET REVISED 07/15/14

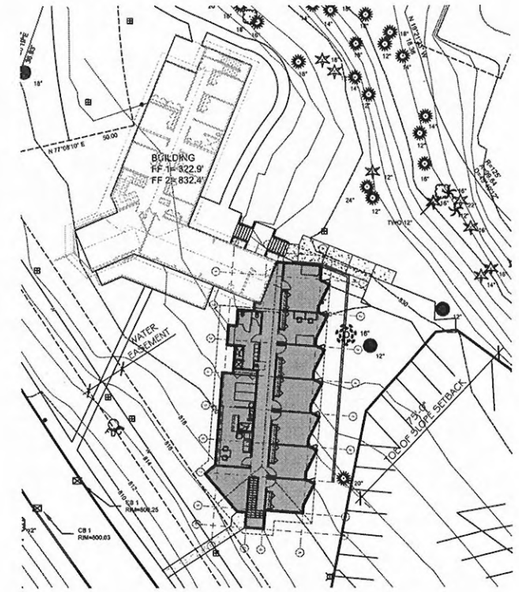


N

UPPER FLOOR ADDITION

1/8" = 1'-0"

0' 8' 16'

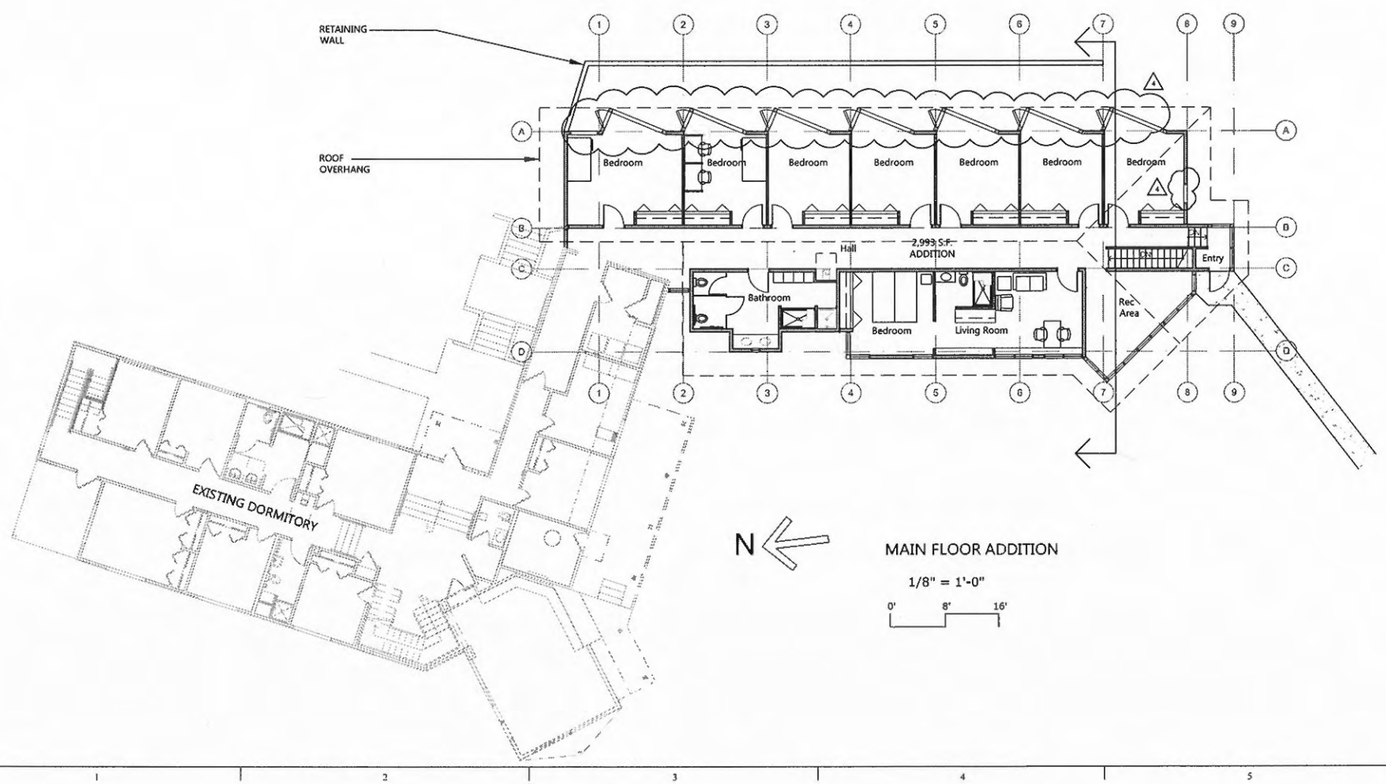


N

SITE PLAN

1" = 20'-0"

0' 20' 40'



N

MAIN FLOOR ADDITION

1/8" = 1'-0"

0' 8' 16'

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SCHEMATIC DESIGN

FOREST RIDGE MIDDLE SCHOOL
4800 139TH Ave SE
BELLEVUE, WASHINGTON 98006

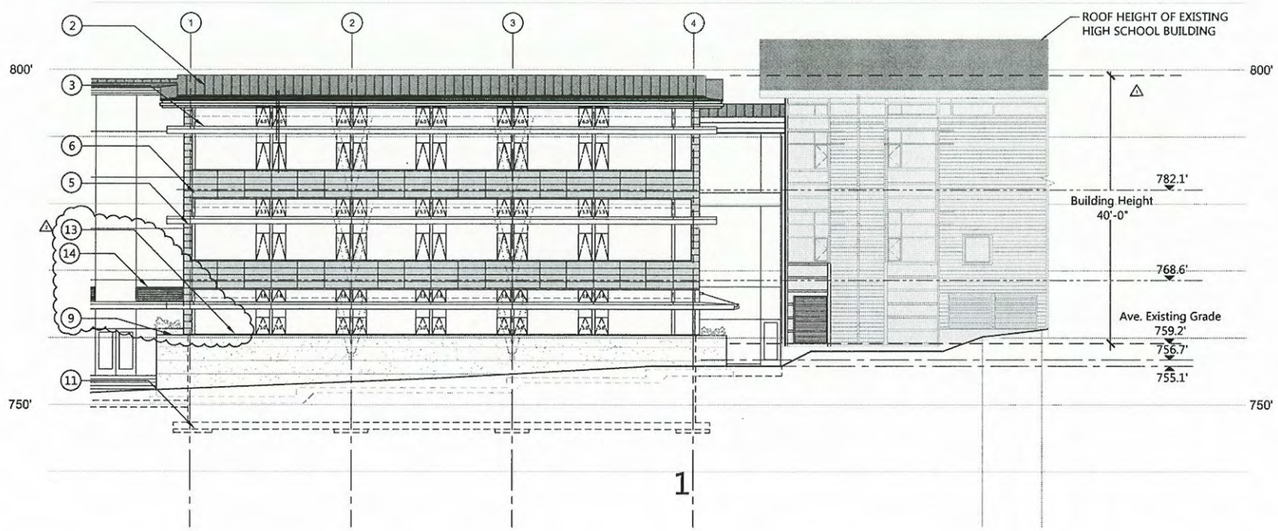
APPROVED BY OWNER

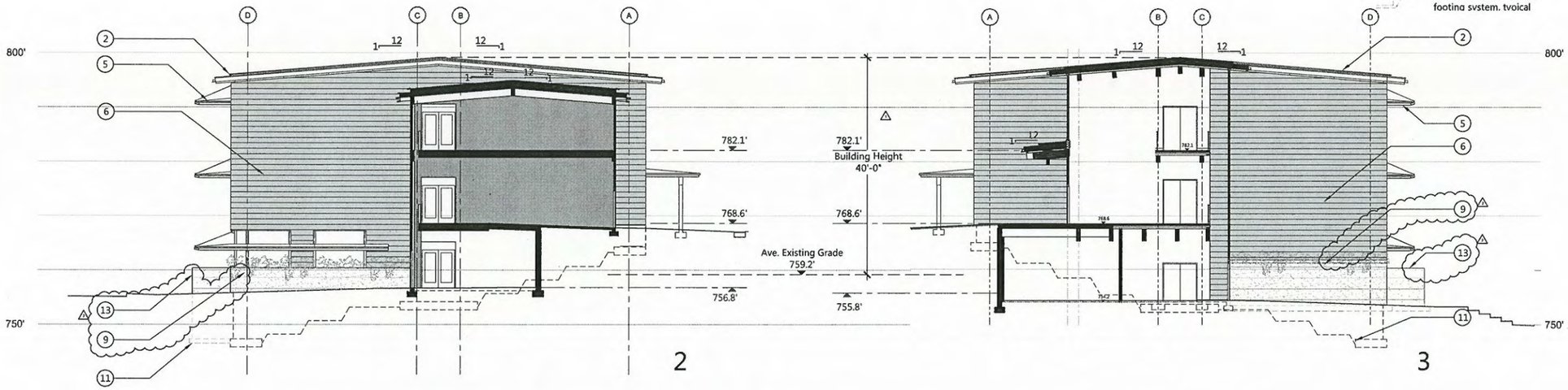
REVISIONS	
1	CITY COMMENTS

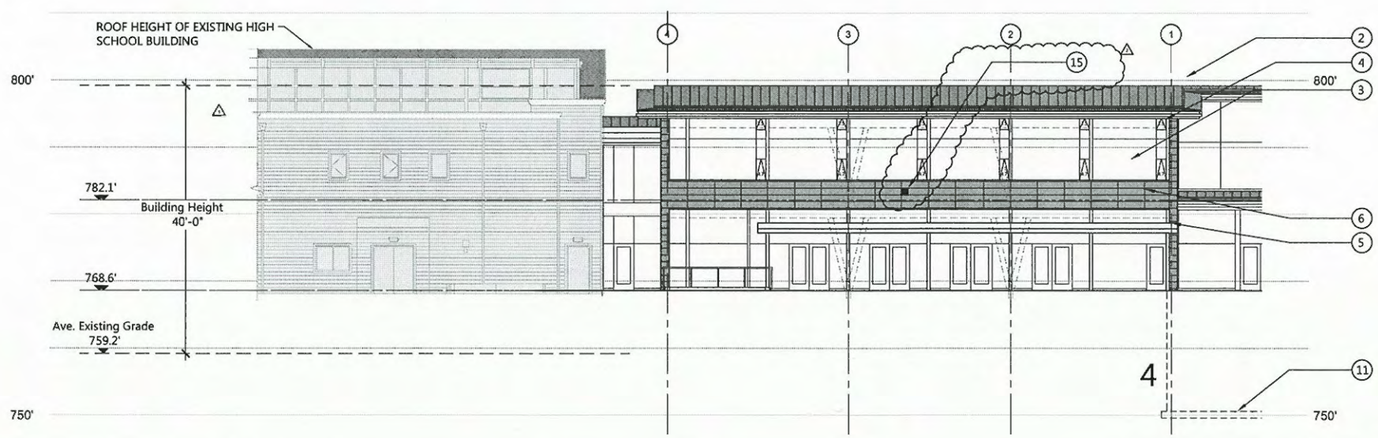
DESIGN	RGB
DRAWN	KB
CHECKED	RGB
DATE	07/15/14
JOB NUMBER	1206

INTERNATIONAL HOUSE
PLANS & SITE PLAN
SCALE: 1/8" = 1'-0"

SHEET NUMBER
A1.8







LEGEND

1. Skylights with motorized shades, typical.
2. Standing seam painted metal roof typical, with P.V. panels not shown refer to PV2 ROOF PLAN for P.V. locations.
3. Glazing U=0.25 max average, typical.
4. Motorized clear story ventilation windows.
5. Sunshade system.
6. Rain screen wall.
7. Painted steel stairs landing and handrails and guardrails, 42" high guardrail, 36" high handrail w/ intermediate railing spacing max. 4".
8. Concrete retaining wall w/ rustication joints.
9. Concrete planter w/ rustication joints.
10. Concrete water retention vault
11. Concrete footing.
12. Balcony / Deck.
13. Water channel w/ rustication joints.
14. Vented louvers
15. Wireless unit

Building footing system, typical

Planter or water channel footing system, typical

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SCHEMATIC DESIGN

FOREST RIDGE MIDDLE SCHOOL

4800 139TH Ave SE
BELLEVUE, WASHINGTON 98006

REVISIONS
△ 122014 CITY COMMENTS (12/20/13)
△ CITY COMMENTS (05/09/14)

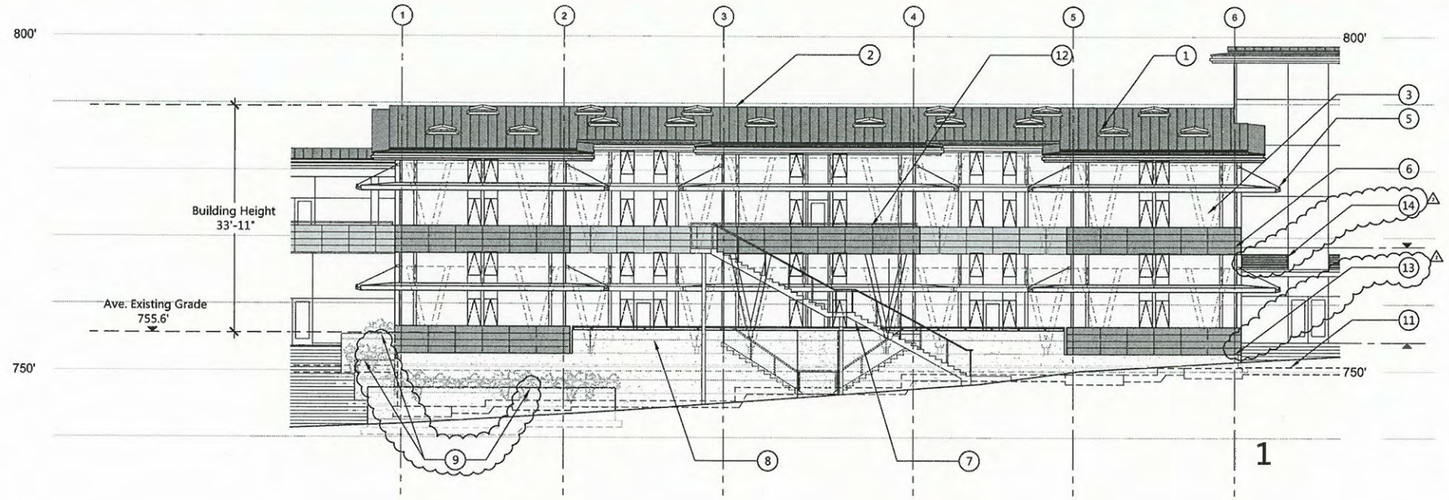
APPROVED BY OWNER

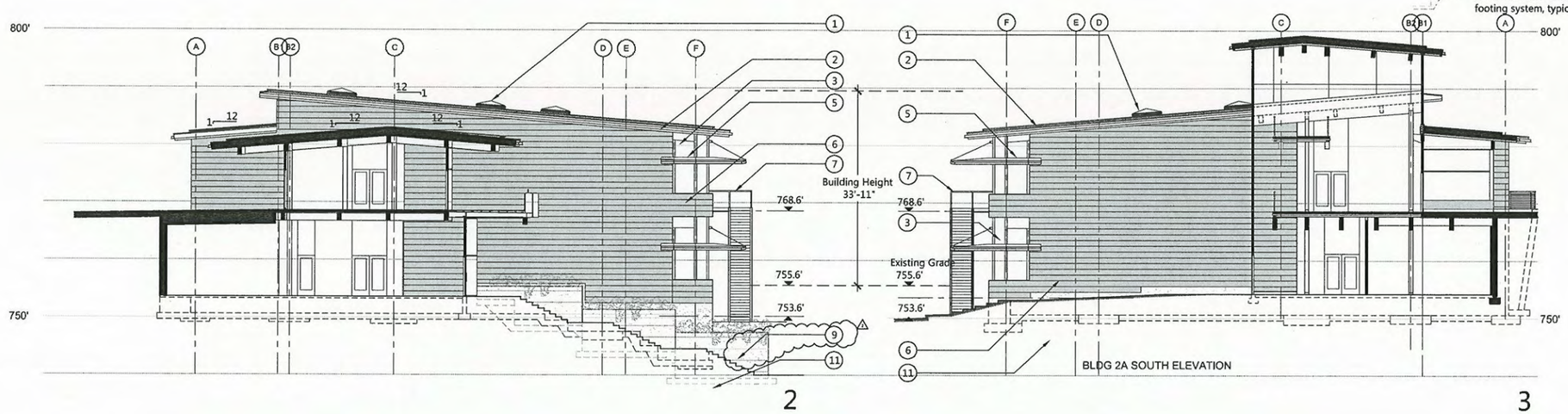
DESIGN	RGB
DRAWN	KB
CHECKED	RGB
DATE	10/31/13
JOB NUMBER	1206

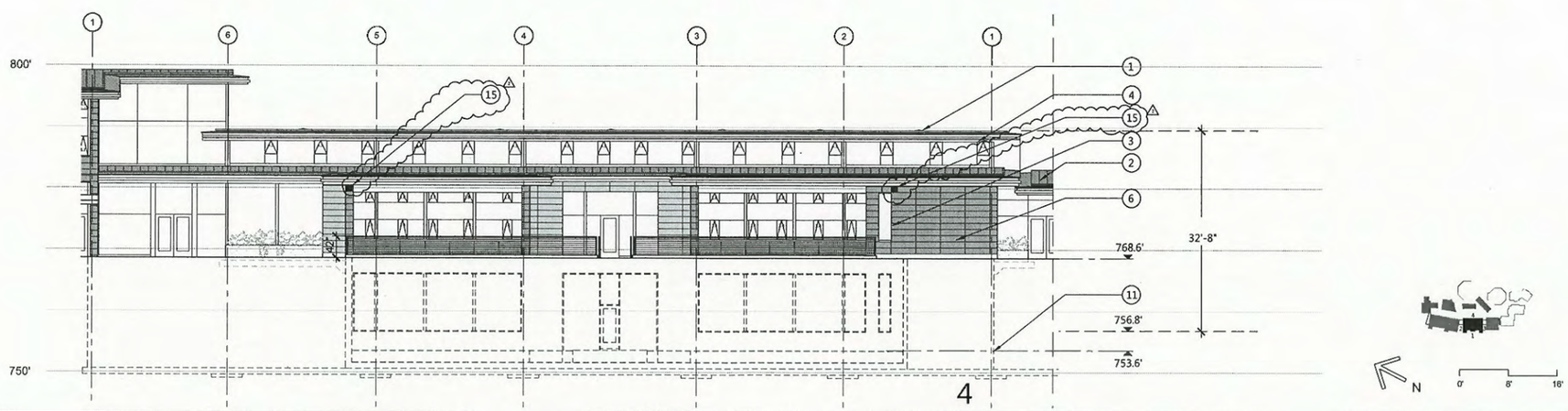
BUILDING 1 ELEVATIONS

SCALE: 1/8" = 1'-0"

SHEET NUMBER A2.1







LEGEND

1. Skylights with motorized shades, typical.
2. Standing seam painted metal roof typical, with P.V. panels not shown refer to PV2 ROOF PLAN for P.V. locations.
3. Glazing U=0.25 max average, typical.
4. Motorized clear story ventilation windows.
5. Sunshade system.
6. Rain screen wall.
7. Painted steel stairs landing and handrails and guardrails, 42" high guardrail, 36" high handrail w/ intermediate railing spacing max. 4".
8. Concrete retaining wall w/ rustication joints.
9. Concrete planter w/ rustication joints.
10. Concrete water retention vault
11. Concrete footing.
12. Balcony / Deck.
13. Water channel w/ rustication joints.
14. Vented louvers
15. Wireless unit

Building footing system, typical

Planter or water channel footing system, typical

BECKER ARCHITECTS
Architecture Urban Planning
Interiors Feasibility Studies
320 120th Ave. NE #107, Bellevue, WA 98005
Phone (425) 827-9246 Fax (425) 283-1529

SCHEMATIC DESIGN

FOREST RIDGE MIDDLE SCHOOL

4800 139TH Ave SE
BELLEVUE, WASHINGTON 98006

REVISIONS	
1	CITY COMMENTS (05/08/14)

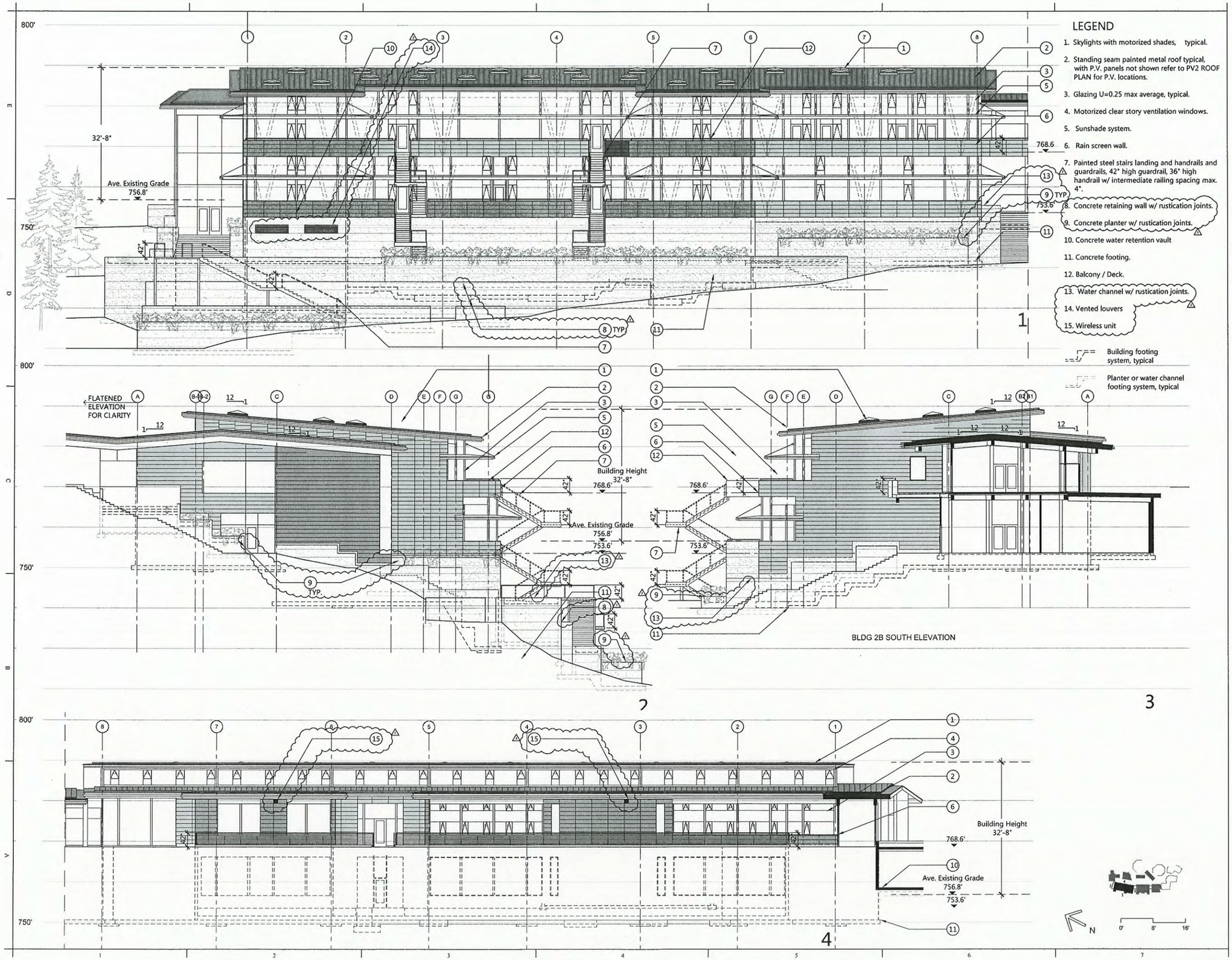
DESIGN	RGB
DRAWN	KB
CHECKED	RGB
DATE	10/31/13
JOB NUMBER	13246

APPROVED BY OWNER

BUILDING 2A ELEVATIONS

SCALE: 1/8" = 1'-0"

SHEET NUMBER A2.2



LEGEND

1. Skylights with motorized shades, typical.
2. Standing seam painted metal roof typical, with P.V. panels not shown refer to PV2 ROOF PLAN for P.V. locations.
3. Glazing U=0.25 max average, typical.
4. Motorized clear story ventilation windows.
5. Sunshade system.
6. Rain screen wall.
7. Painted steel stairs landing and handrails and guardrails, 42" high guardrail, 36" high handrail w/ intermediate railing spacing max. 4".
8. Concrete retaining wall w/ rustication joints.
9. Concrete planter w/ rustication joints.
10. Concrete water retention vault
11. Concrete footing.
12. Balcony / Deck.
13. Water channel w/ rustication joints.
14. Vented louvers
15. Wireless unit

Building footing system, typical

Planter or water channel footing system, typical

BECKER ARCHITECTS
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Interiors Feasibility Studies
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Phone (425) 827-9246 Fax (425) 283-1529

SCHEMATIC DESIGN

FOREST RIDGE MIDDLE SCHOOL
4800 139TH Ave SE
BELLEVUE, WASHINGTON 98006

APPROVED BY OWNER

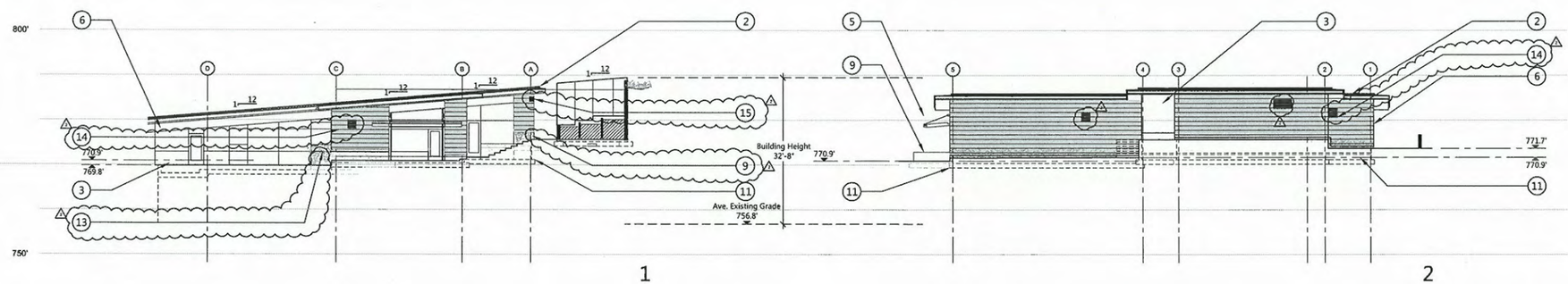
DESIGN	RGB
DRAWN	KB
CHECKED	RGB
DATE	10/3/13
JOB NUMBER	1206

REVISIONS
△1 CITY COMMENTS (05/08/14)

BUILDING 2B ELEVATIONS

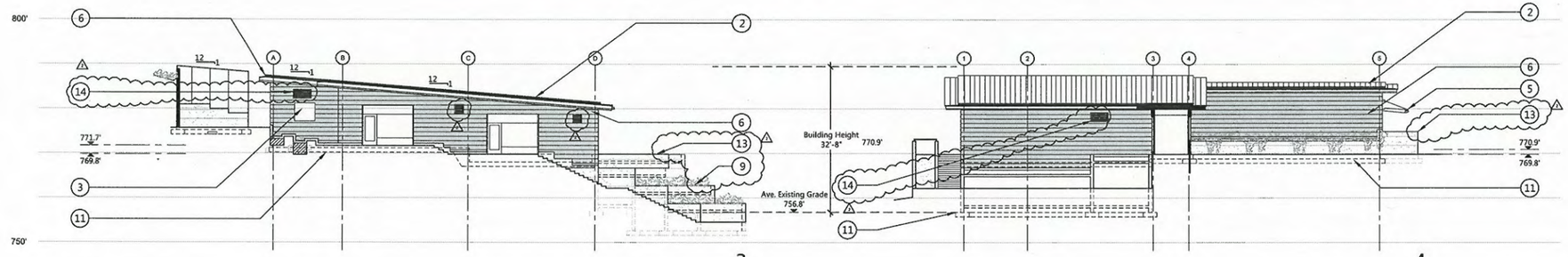
SCALE: 1/8" = 1'-0"

SHEET NUMBER
A2.3



1

2



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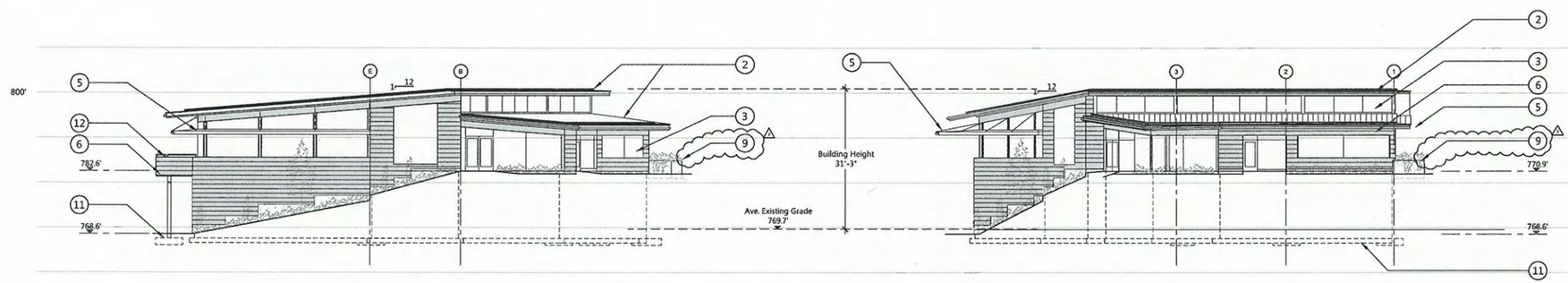

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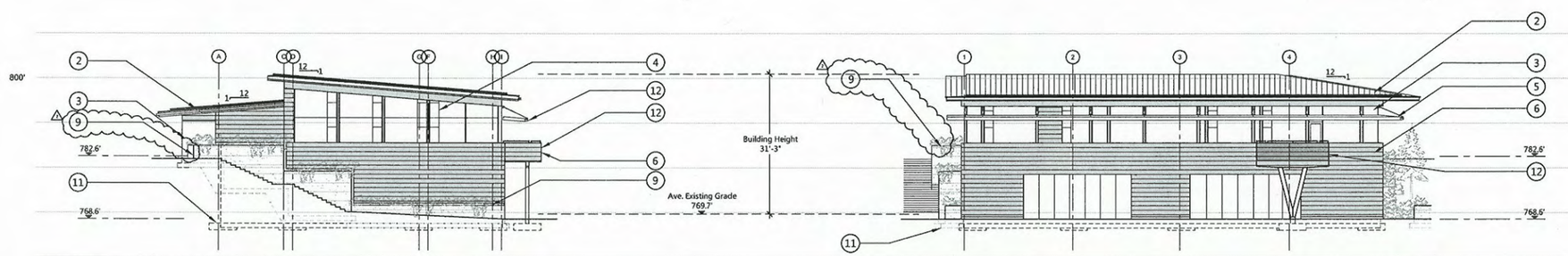

3

4

LEGEND

1. Skylights with motorized shades, typ
2. Standing seam painted metal roof typ P.V. panels not shown refer to PV2 RO PLAN for P.V. locations.
3. Glazing U=0.25 max average typical.
4. Motorized clear story ventilation wind
5. Sunshade system.
6. Rain screen wall.
7. Painted steel stairs landing and handr
8. Concrete retaining wall w/ rustication
9. Concrete planter w/ rustication joints.
10. Concrete water retention vault.
11. Concrete footing.
12. Balcony / Deck.
13. Water Channel. w/ rustication joints.
14. Vented louvers
15. Wireless unit.

Building footing system typical

Planter or retention vault footing system typical

N

0' 8' 16'

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SCHEMATIC DESIGN

FOREST RIDGE MIDDLE SCHOOL
4800 139TH Ave SE
BELLEVUE, WASHINGTON 98006

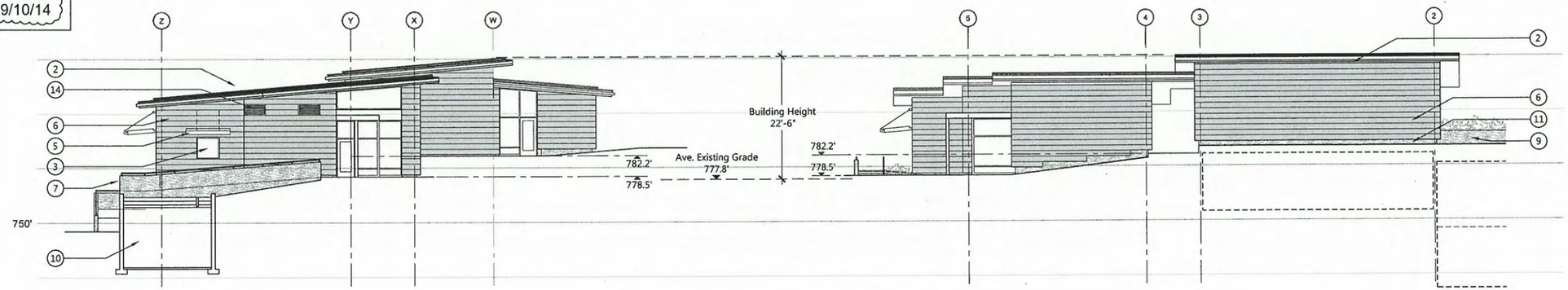
DESIGN	RGB	REVISIONS
DRAWN	KB	△ CITY COMMENTS (05/08/14)
CHECKED	RGB	
DATE	10/31/13	
JOB NUMBER	1206	

APPROVED BY OWNER

BUILDINGS 3 & 4
ELEVATIONS
SCALE: 3/32" = 1'-0"

SHEET NUMBER
A2.4

SHEET REVISED 09/10/14



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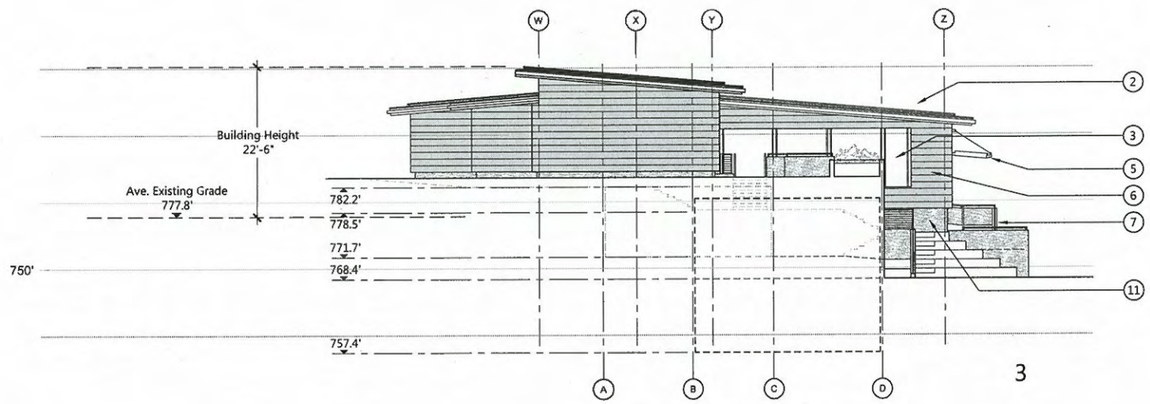
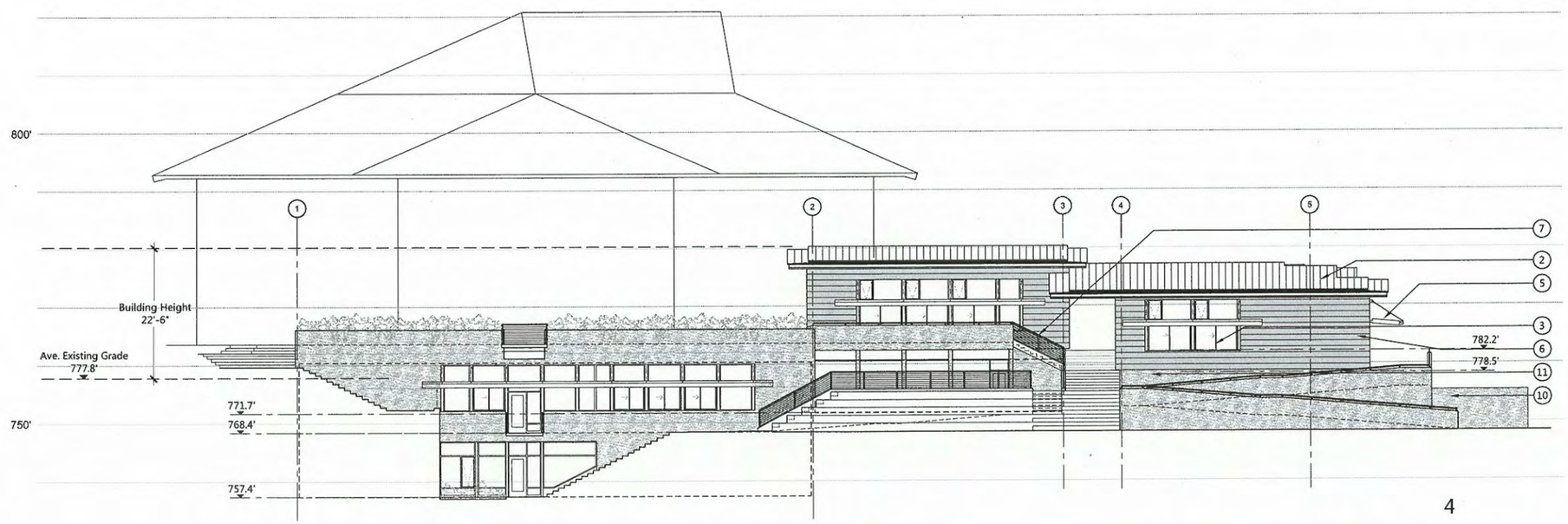
2



3

LEGEND

1. Skylights with motorized shades, typical.
2. Standing seam painted metal roof typical, with P.V. panels not shown refer to PV2 ROOF PLAN for P.V. locations.
3. Glazing U=0.25 max average typical.
4. Motorized clear story ventilation windows.
5. Sunshade system.
6. Rain screen wall.
7. Painted steel stairs landing and handrails.
8. Concrete retaining wall w/ rustication joints.
9. Concrete planter w/ rustication joints.
10. Concrete water retention vault.
11. Concrete footing.
12. Balcony / Deck.
13. Water Retention.
14. Vented louvers
15. Wireless unit.



4

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Interiors Feasability Studies
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Phone (425) 827-9246 Fax (425) 283-1539

SCHEMATIC DESIGN

FOREST RIDGE MIDDLE SCHOOL

4800 139TH Ave SE
BELLEVUE, WASHINGTON 98006

DESIGN	RGB
DRAWN	KB
CHECKED	RGB
DATE	09/10/14
JOB NUMBER	1206

REVISIONS
△ CITY COMMENTS (05/06/14)
△ CITY COMMENTS

APPROVED BY OWNER

BUILDINGS 5
ELEVATIONS

SCALE: 1/8" = 1'-0"

SHEET NUMBER
A2.5

SHEET REVISED 07/15/14

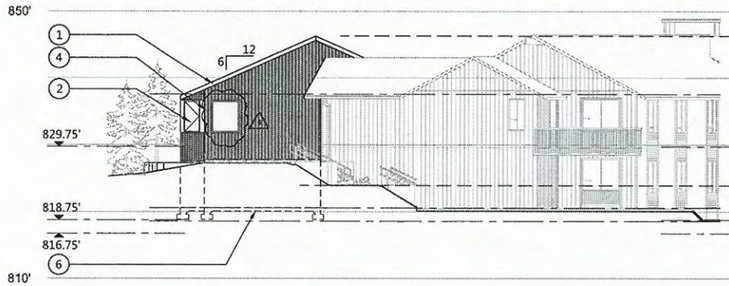
1

LEGEND

1. Asphalt shingle system to match existing roofing system.
2. Glazing, typical.
3. Not used.
4. Wood siding.
5. Concrete retaining wall.
6. Concrete footing.

Building footing system, typical

Planter or retaining wall footing system, typical



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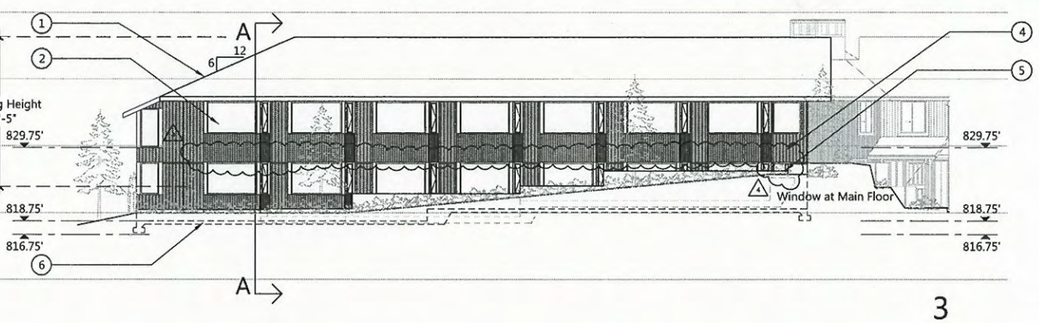

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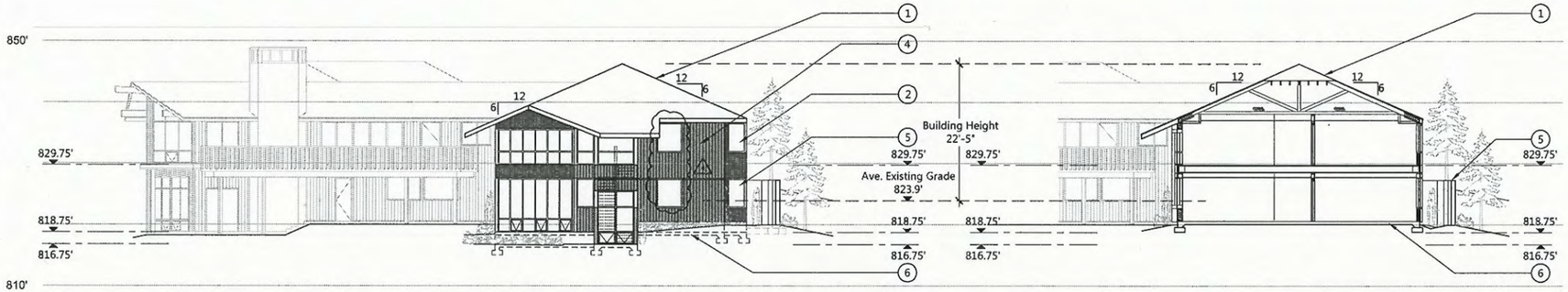

4

SECTION A-A

N

0' 8' 16'

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Interiors Feasibility Studies
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Phone (425) 827-9246 Fax (425) 283-1529

SCHEMATIC DESIGN

FOREST RIDGE MIDDLE SCHOOL

4800 139TH Ave SE
BELLEVUE, WASHINGTON 98006

APPROVED BY OWNER

REVISIONS	
1	CITY COMMENTS

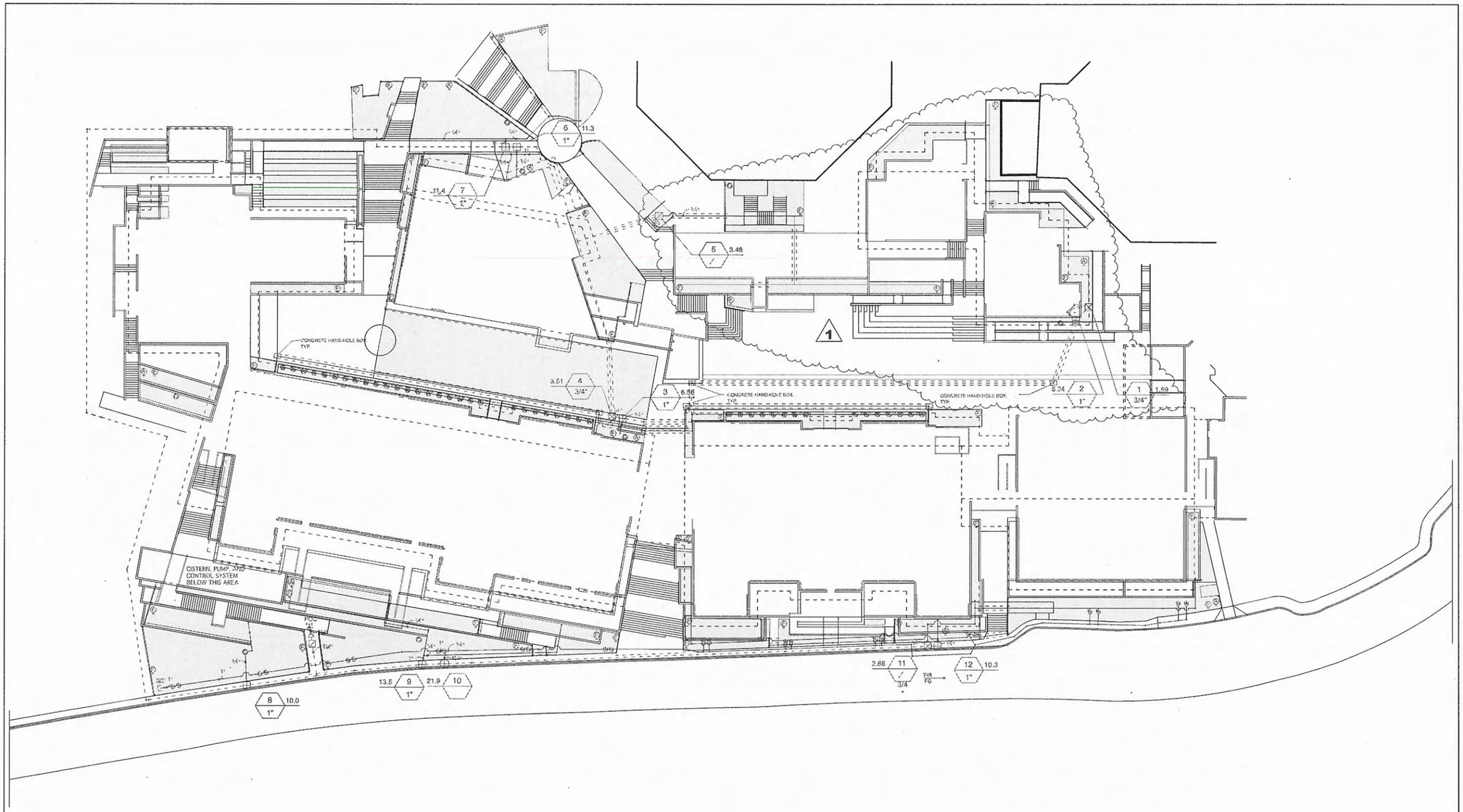
DESIGN	RGB
DRAWN	KB
CHECKED	RGB
DATE	07/15/14
JOB NUMBER	1206

INTERNATIONAL HOUSE
ADDITION ELEVATIONS

SCALE: 1/8" = 1'-0"

SHEET NUMBER

A2.6



A Schematic Irrigation scale 1" = 20'-0"

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Interiors Feasibility Studies
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DESIGN DEVELOPMENT

FOREST RIDGE MIDDLE SCHOOL
4800 139TH Ave SE
BELLEVUE, WASHINGTON 98006

APPROVED BY OWNER

REVISIONS
1 9/12/14 rev. bldg 5 layout

DESIGN RBVDM
CHECKED
DATE 03/21/14
JOB NUMBER 1206

IRRIGATION PLAN

SHEET NUMBER
L1.0

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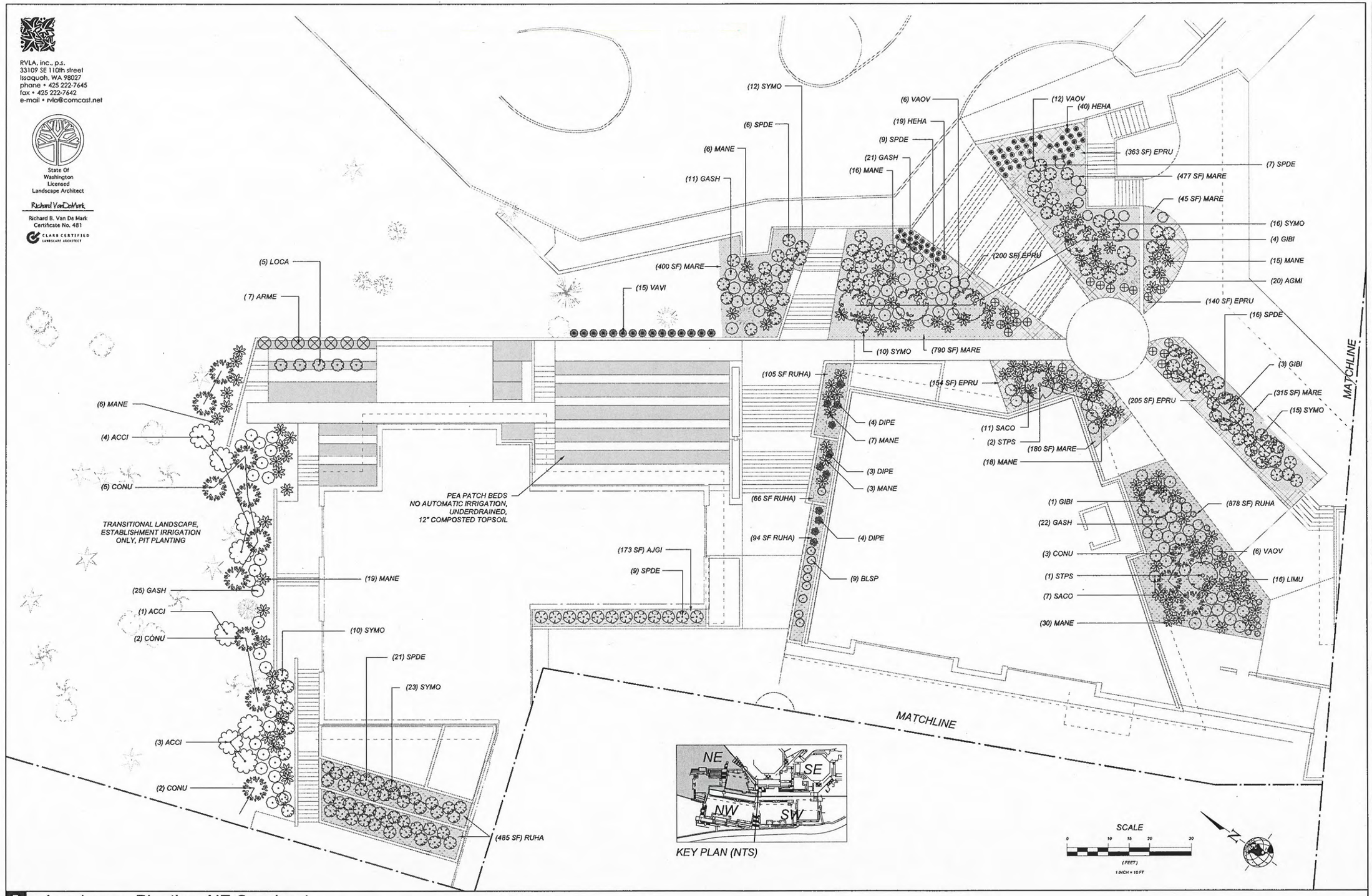
fax • 425 222-7642
e-mail • rvla@comcast.net

State Of Washington Licensed Landscape Architect

Richard VanDeMark

Richard B. Van De Mark
Certificate No. 481

CLARB CERTIFIED LANDSCAPE ARCHITECT



A *Landscape Planting, NE Quadrant* scale: 1" = 10'-0"

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Interiors Feasibility Studies
320 120th Ave. NE #107, Bellevue, WA 98005
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DESIGN DEVELOPMENT

FOREST RIDGE MIDDLE SCHOOL
4800 139TH Ave. SE
BELLEVUE, WASHINGTON 98006

DESIGN	RBVDM
DRAWN	
CHECKED	
DATE	03/21/14
JOB NUMBER	1206

REVISIONS

APPROVED BY OWNER

SHEET NUMBER: L2.1

Landscape Planting

RVLA, inc., p.s.
33109 SE 110th street
Issaquah, WA 98027
phone • 425 222-7645
fax • 425 222-7642
e-mail • rvla@comcast.net

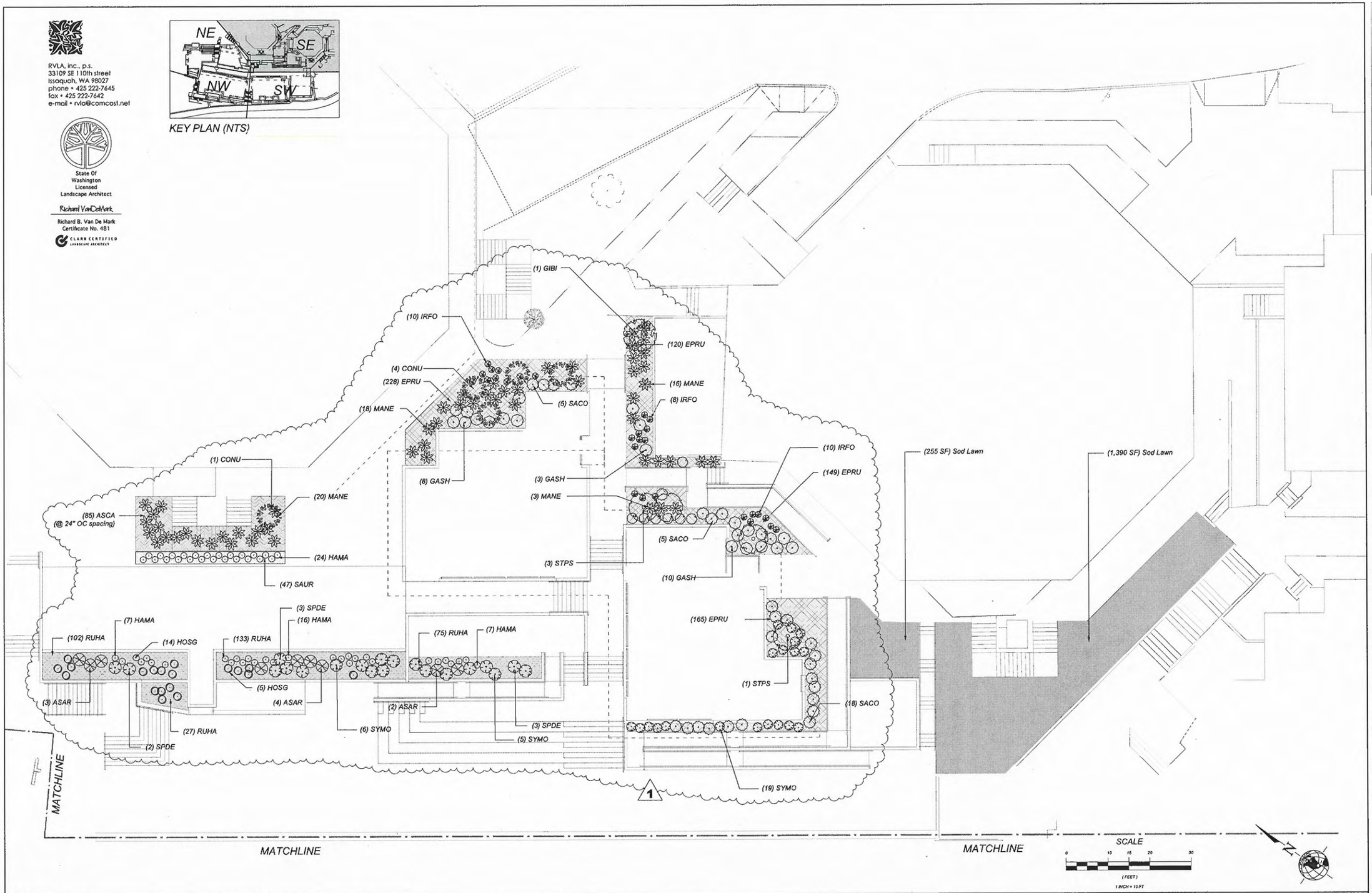
State Of Washington Licensed Landscape Architect

Richard VanDeMark

Richard B. Van De Mark
Certificate No. 481

CLARB CERTIFIED LANDSCAPE ARCHITECT

KEY PLAN (NTS)



A Landscape Planting, SE Quadrant scale: 1" = 10'-0"

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Interiors Feasibility Studies
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DESIGN DEVELOPMENT

FOREST RIDGE MIDDLE SCHOOL
4800 139TH Ave SE
BELLEVUE, WASHINGTON 98006

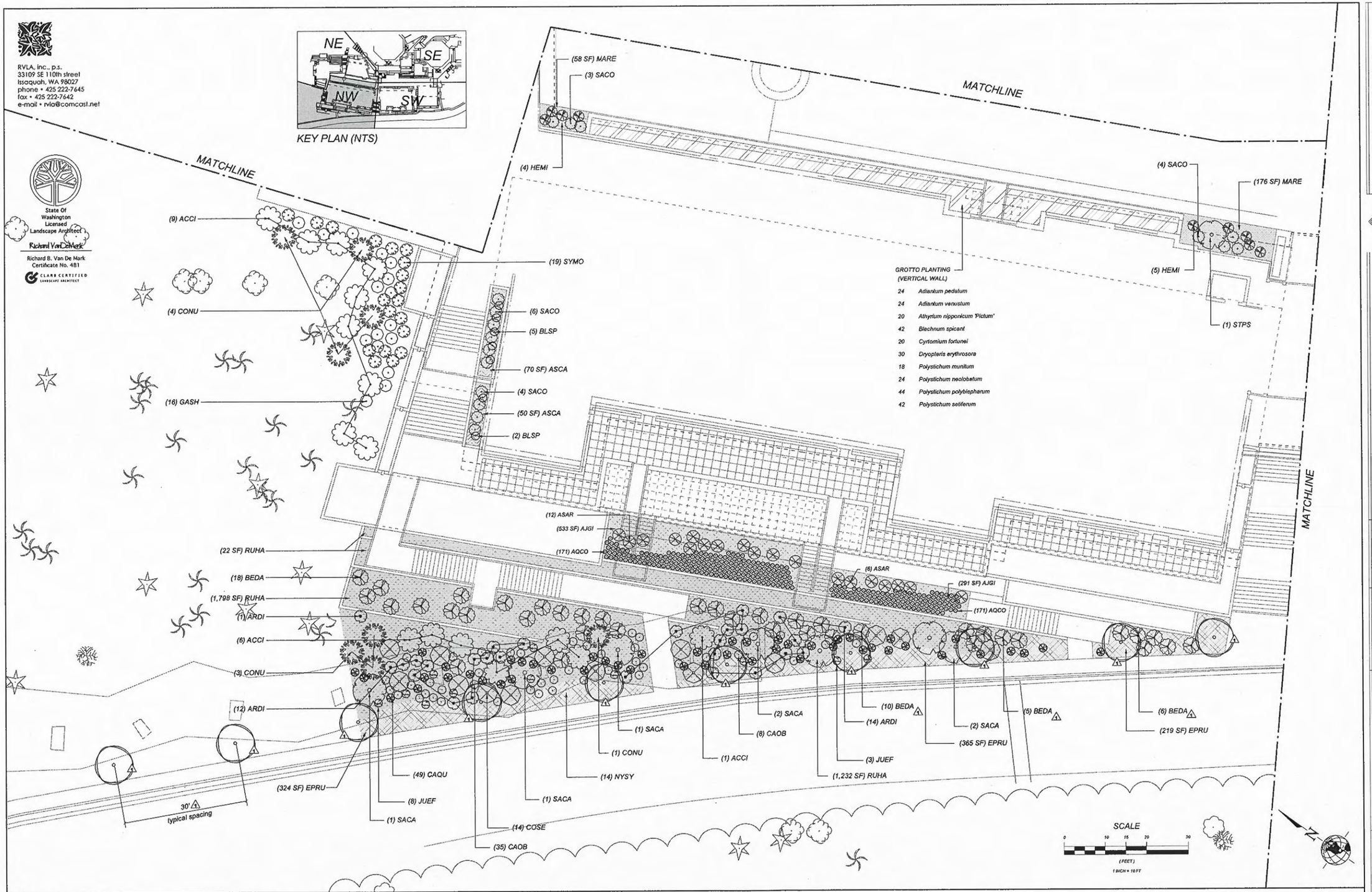
APPROVED BY OWNER

DESIGN	RBVDM
DRAWN	
CHECKED	
DATE	03/21/14
JOB NUMBER	1206

REVISIONS
1 9/12/14 rev. bldg 5 layout

Landscape Planting

SHEET NUMBER
L2.2



A Landscape Planting, NW Quadrant scale: 1" = 10'-0"

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Interiors Feasibility Studies
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DESIGN DEVELOPMENT
FOREST RIDGE MIDDLE SCHOOL
4800 139TH Ave SE
BELLEVUE, WASHINGTON 98006
APPROVED BY OWNER

REVISIONS
1 9/12/14 decreased tree spacing, changed rows to bedrock

DESIGN RBVDM
DRAWN
CHECKED
DATE 03/21/14
JOB NUMBER 1206

Landscape Planting

SHEET NUMBER
L2.3

MATCHLINE

(5) SACO
(153 SF) AJGI
(10) AGMI
(7) SACO
(187 SF) AJGI
(13) AGMI
(1) STPS

GROTTO PLANTING
(VERTICAL WALL)

16	Adiantum pedatum
10	Adiantum venustum
14	Athyrium nipponicum 'Pictum'
30	Blechnum spicant
20	Cyrtomium fortunei
24	Dryopteris erythrosora
6	Polystichum munitum
12	Polystichum neolobatum
24	Polystichum polyblepharum
24	Polystichum setiferum

(9) HAMA
(107 SF) RUHA
(6) SACO
(81 SF) RUHA
(5) SACO
(7) HAMA
(21) HAMA
(173 SF) RUHA
(5) SACO
(12) HAMA
(3) SACO
(71 SF) RUHA
(144 SF) RUHA
(8) ASAR
(11) ASAR
(21) LIMU
(26) HEHA
(934 SF) EPRU
(17) BEDA
(62 SF) EPRU
(8) HEHA
(6) LIMU
(18) HEHA
(2) BEDA
(139 SF) EPRU
(16) BEDA
(535 SF) EPRU
(22) LIMU

RVLA, inc., p.s.
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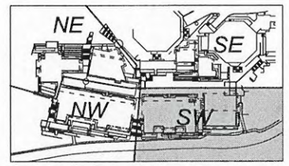
fax • 425 222-7642
e-mail • rvlo@comcast.net

State Of
Washington
Licensed
Landscape Architect

Richard VanDeMark

Richard B. Van De Mark
Certificate No. 481

CLARB CERTIFIED LANDSCAPE ARCHITECT



KEY PLAN (NTS)

SCALE
0 10 15 20 30
(FEET)
1 INCH = 10 FT

N

MATCHLINE

A Landscape Planting, SW Quadrant scale: 1" = 10'-0"

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Interiors Feasibility Studies
320 120th Ave. NE #107, Bellevue, WA 98005
Phone (425) 827-9246 Fax (425) 283-1529

DESIGN DEVELOPMENT

FOREST RIDGE MIDDLE SCHOOL
4800 139TH Ave SE
BELLEVUE, WASHINGTON 98006

REVISIONS
1 9/15/14 discussed tree spacing, changed mos to be trees

APPROVED BY OWNER

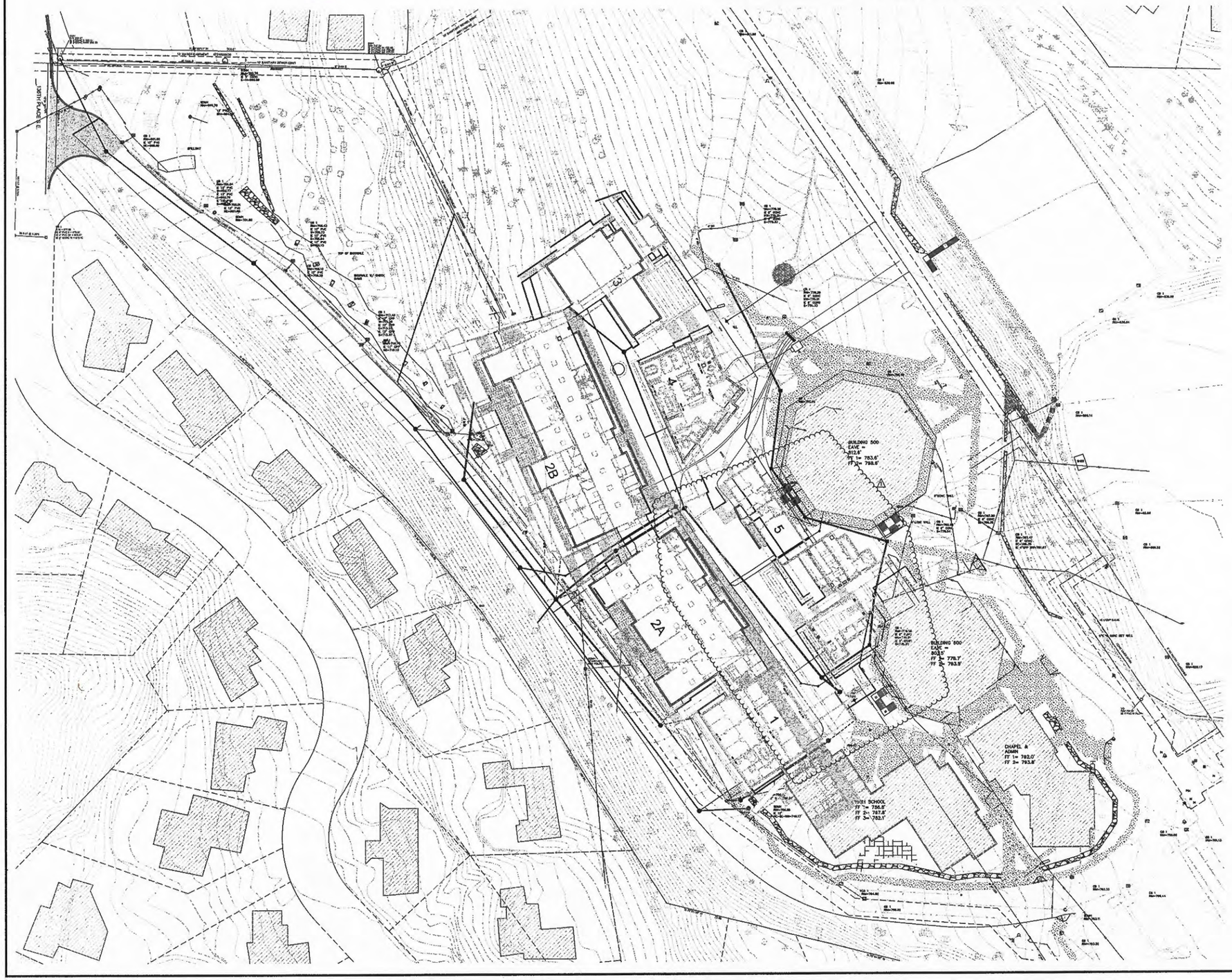
DESIGN	RBVDM
DRAWN	
CHECKED	
DATE	03/21/14
JOB NUMBER	1206

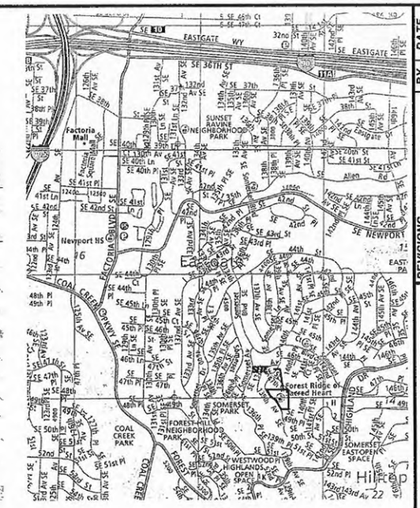
Landscape Planting

SHEET NUMBER L2.4

FOREST RIDGE MIDDLE SCHOOL

SCHEMATIC DESIGN
SEC.22, T.24N., R.5E., W.M.
CITY OF BELLEVUE, WASHINGTON





VICINITY MAP
NTS

UTILITY CONFLICT CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH/HEIGHT OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THESE UTILITIES AND SURVEYING IN THERE EXACT DEPTH AND VERTICAL LOCATION PRIOR TO THE START OF CONSTRUCTION. THIS INCLUDES CALLING UTILITY LOCATE AT 1-800-424-5555 OR THE APPROPRIATE UTILITY CONTACT AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT THE POINTS OF NEW UTILITY CROSSINGS TO DETERMINE IF CONFLICTS EXIST. LOCATIONS OF EXISTING UTILITIES ON THESE PLANS ARE PER THE SURVEY DRAWING PROVIDED BY SITE SURVEY & MAPPING, INC DATED 08-18, 2012. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY EASTSIDE CONSULTANTS, INC. OR THE CITY OF BELLEVUE TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

SPECIAL NOTE:

BMP/SWPPP DOCUMENTS AS REQUIRED BY NPDES AND STATE WASTE DISCHARGE GENERAL, PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES CONTAINED IN THE MOST CURRENT DOE REQUIREMENTS/REGULATIONS. PERMITS AND PRE-CON MEETINGS FOR THESE REQUIREMENTS, SHALL BE APPLIED FOR, HELD AND MAINTAINED PRIOR TO START OF CONSTRUCTION. THE OWNER SHALL PROVIDE SWPPP DOCUMENTS.

SHEET INDEX

C1	COVER SHEET
C2	DRAINAGE PLAN EAST
C3	DRAINAGE PLAN CENTRAL
C4	DRAINAGE PLAN WEST
C5	WATER AND SEWER PLAN EAST
C6	WATER AND SEWER PLAN CENTRAL
C7	WATER AND SEWER PLAN WEST

PRELIMINARY

SUBJECT TO REVISION

CUP SET 9/10/2014

13-XXXXXX UE
GRID #I-15

REVISIONS	BY	DATE
REV. PER CUP COMMENTS	RSF	5/2/14
DD SET	RSF	5/31/14
BLDG 5 REV.	RSF	9/10/14

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COVER PAGE

FOREST RIDGE MIDDLE SCHOOL
4800 139TH AVENUE SE
BELLEVUE, WA 98008

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. MALL ST., SUITE 8
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4676

JOB NO.	13045
DATE	12/2011
SCALE	1"=20'
DESIGNED	R.S.F.
DRAWN	R.S.F.
CHECKED	R.KITZ
APPROVED	R.S.F.

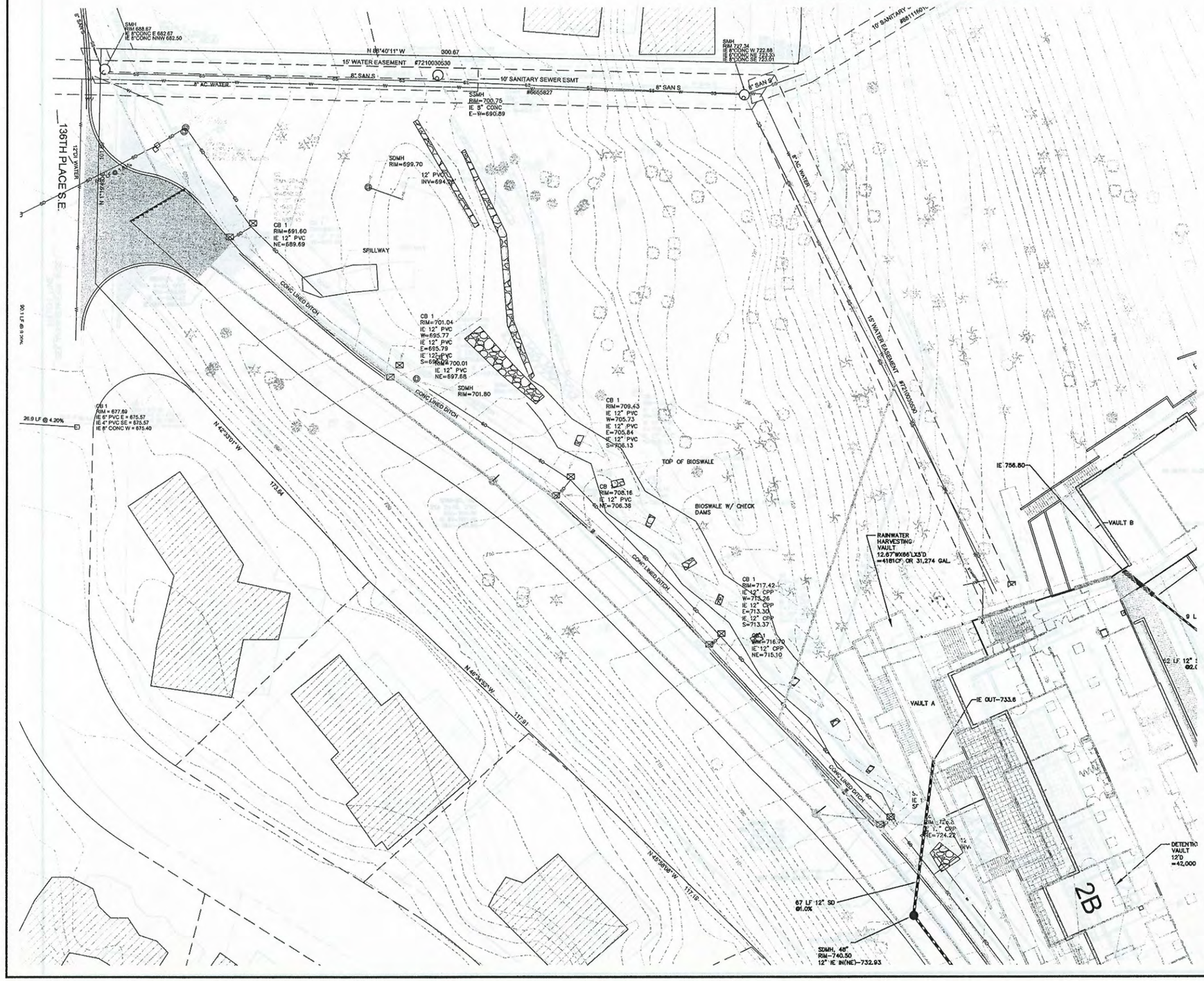
SHEET C1 OF C7

FOREST RIDGE MIDDLE SCHOOL

SCHEMATIC DESIGN

SEC.22, T.24N., R.5E., W.M.

CITY OF BELLEVUE, WASHINGTON



PRELIMINARY VAULT SIZES:

VAULT A + RAINWATER CISTERN:
AREA = 1056 SF X 12 FT DEEP = 12,672 CF OF VOLUME

VAULT B:
AREA = 492 SF X 6 FT DEEP = 2953 CF OF VOLUME

VAULT C:
AREA = 488 SF X 6 FT DEEP = 2928 CF OF VOLUME

VAULT D:
AREA = 566 SF X 10 FT DEEP = 5660 CF OF VOLUME

VAULT E:
AREA = 256 SF X 10.5 FT DEEP = 2688 CF OF VOLUME

VAULT F:
AREA = 980 SF X 9.5 FT DEEP = 9310 CF OF VOLUME

VAULT G:
AREA = 270 SF X 6 FT DEEP = 1620 CF OF VOLUME

VAULT H:
AREA = 271 SF X 9.5 FT DEEP = 2575 CF OF VOLUME

VAULT I:
AREA = 340 SF X 6.5 FT DEEP = 2,210 CF OF VOLUME

VAULT J:
AREA = 425 SF X 7 FT DEEP = 2975 CF OF VOLUME

UTILITY CONFLICT CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH/HEIGHT OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THESE UTILITIES AND SURVEYING IN THERE EXACT DEPTH AND VERTICAL LOCATION PRIOR TO THE START OF CONSTRUCTION. THIS INCLUDES CALLING UTILITY LOCATE AT 1-800-424-5555 OR THE APPROPRIATE UTILITY CONTACT AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT THE POINTS OF NEW UTILITY CROSSINGS TO DETERMINE IF CONFLICTS EXIST. LOCATIONS OF EXISTING UTILITIES ON THESE PLANS ARE PER THE SURVEY DRAWING PROVIDED BY SITE SURVEY & MAPPING, INC DATED 06-18, 2012. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY EASTSIDE CONSULTANTS, INC. OR THE CITY OF BELLEVUE TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

SPECIAL NOTE:

BMP/SWPPP DOCUMENTS AS REQUIRED BY NPDES AND STATE WASTE DISCHARGE GENERAL, PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES CONTAINED IN THE MOST CURRENT DOE REQUIREMENTS/REGULATIONS. PERMITS AND PRE-CON MEETINGS FOR THESE REQUIREMENTS, SHALL BE APPLIED FOR, HELD AND MAINTAINED PRIOR TO START OF CONSTRUCTION. THE OWNER SHALL PROVIDE SWPPP DOCUMENTS.

PRELIMINARY
SUBJECT TO REVISION

CUP SET 9/10/2014

13-XXXXXX UE
GRID #I-15

REVISIONS	BY	DATE
REV. PER CUP COMMENTS	RSF	5/2/14
DD SET	RSF	5/31/14
1/4 BLDG 5 REV.	RSF	9/10/14

© THE PLANS SET FORTH ON THIS SHEET ARE, AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

DRAINAGE PLAN WEST

FOREST RIDGE MIDDLE SCHOOL
4800 139TH AVENUE SE
BELLEVUE, WA 98008

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
5320 N.W. MALL ST., SUITE B
BELLEVUE, WASHINGTON 98007
PH:(425)392-5351 FAX:392-4876

JOB NO.	13045
DATE	8/15/2013
SCALE	1"=20'
DESIGNED	R.S.F.
DRAWN	R.S.F.
CHECKED	R.KITZ
APPROVED	R.S.F.
SHEET	C4 OF C7

FOREST RIDGE MIDDLE SCHOOL

SCHEMATIC DESIGN

SEC.22, T.24N., R.5E., W.M.

CITY OF BELLEVUE, WASHINGTON

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

UTILITY CONFLICT CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH/HEIGHT OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THESE UTILITIES AND SURVEYING IN THERE EXACT DEPTH AND VERTICAL LOCATION PRIOR TO THE START OF CONSTRUCTION. THIS INCLUDES CALLING UTILITY LOCATE AT 1-800-424-5555 OR THE APPROPRIATE UTILITY CONTACT AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT THE POINTS OF NEW UTILITY CROSSINGS TO DETERMINE IF CONFLICTS EXIST. LOCATIONS OF EXISTING UTILITIES ON THESE PLANS ARE PER THE SURVEY DRAWING PROVIDED BY SITE SURVEY & MAPPING, INC DATED 08-18, 2012. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY EASTSIDE CONSULTANTS, INC. OR THE CITY OF BELLEVUE TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

SPECIAL NOTE:

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RONALD S. FREDERIKSEN
STATE OF WASHINGTON
39053
REGISTERED
PROFESSIONAL ENGINEER
6-27-2014

REVISIONS	BY	DATE
REV. PER CUP COMMENTS	RSF	5/2/14
DD SET	RSF	5/31/14
REV PER CUP COMMENTS	RSF	6/27/14

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INTERSECTION REVISION PLAN

FOREST RIDGE MIDDLE SCHOOL
4800 139TH AVENUE SE
BELLEVUE, WA 98008

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1220 N.W. MALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PH:425/392-5551 FAX:392-4078

JOB NO.	13045
DATE	8/15/2013
SCALE	1"=20'
DESIGNED	R.S.F.
DRAWN	R.S.F.
CHECKED	R.KITZ
APPROVED	R.S.F.

SHEET T1 OF T2