



# City of Bellevue *MEMORANDUM*

---

DATE: December 12, 2018

TO: East Bellevue Community Council

FROM: Toni Pratt, Senior Land Use Planner

SUBJECT: Puesta del Sol Elementary School @ 301 151<sup>st</sup> Place NE  
18-130014-LB – Conditional Use Permit  
18-130015-LO – Critical Areas Land Use Permit

**Applicant Name:** Bellevue School District, #405

**Project Contact:** Carlos Sierra, Sierra-Martin Architects, 425-455-3693

**Land Use Planner:** Toni Pratt, 425-452-5374

## **Background**

Puesta del Sol Elementary School is the last school to be demolished and reconstructed from the Bellevue School District's (BSD) latest bond measure. The BSD proposes to demolish the existing Bellewood Elementary School which is located at 301 151<sup>st</sup> Place NE to relocate Puesta del Sol from its current location at 3810 132<sup>nd</sup> Avenue SE. The Bellewood site is embedded within an established residential community at its east and south property boundaries while undeveloped properties exist to the north and west which are encumbered with critical areas (wetlands and steep slopes). Access will occur from the south from 151<sup>st</sup> Place NE and NE 4<sup>th</sup> Place. See site plan below:



The Bellevue School Board approved the relocation because they desired to centrally locate this magnet school which holds the Spanish immersion program for the District.

The Bellewood site has been used in the past as a swing school to support transient elementary populations as their schools were demolished and reconstructed due to the capital facilities upgrades that began in 2001. Approximately 14 elementary schools have resided at Bellewood through three voter approved bond measures. The current occupant of the site is Clyde Hill Elementary School until completion of their school in August 2019. Bellewood is scheduled for demolition in summer 2020.

The new building footprint will generally be in the same vicinity of the existing facility. The new facility has been designed to vary between one and two stories in height. Re-configured play fields and 105 parking stalls will be added to this site. See images below:

### Proposed Puesta del Sol Elementary School



SCHEME 2.1- SOUTH PROCESSION\_1



SCHEME 2.1- ELP ENTRANCE



SCHEME 2.1- ADMIN FROM PARENT DROP-OFF



SCHEME 2.1- PLAYGROUND EXIT



SCHEME 2.1- NORTH SITE ENTRY

### Process

A Conditional Use permit is required for this proposal because the proposed student count for Puesta del Sol Elementary School (650 students) will exceed the opening day population (over 20%) of the Bellewood site where Puesta will relocate per Land Use Code (LUC) 20.10.440, subnote 25. Bellewood's opening day enrollment was 501 students in 1965. The Conditional Use would normally be a Process I application. However, because Bellewood is located within the jurisdiction of the East Bellevue Community Council (EBCC), it converts to a Process III application per LUC 20.35.300. This means that staff will make a recommendation to the

Hearing Examiner who will in turn make a recommendation to the City Council for final approval/disapproval. Once done, the City Council determination will be forwarded to the EBCC for approval or disapproval.

### **Existing Concomitant Agreement**

Concomitant #8174, dated February 8, 1983, is applicable to this site. This concomitant requires the BSD to continue to allow pedestrian connection from 150<sup>th</sup> Place NE to NE 4<sup>th</sup> Street. It also requests that the BSD document a good faith effort, in the event of redevelopment of this site, to explore a coordinated circulation plan through the vacant properties to the west or north rather than the south and east. See attached agreement. As noted above in this memo, wetlands exist on the Bellewood site and the north and west parcels. Development adjacent to critical areas such as wetlands is regulated by the LUC 20.25H and state/federal regulations. Further discussion will take place at the January 8 meeting from the BSD's wetland consultant where this will be discussed in further detail along with the good faith effort of the BSD in fulfilling Concomitant #8174.

### **BSD Site Circulation Considerations**

The BSD has held two public meetings thus far on this proposal which is noted as follows: May 31 and July 19, 2018. The purpose of these pre-meetings was to begin community engagement with the adjacent neighborhood regarding re-development of this site. At the May 31 meeting, residents expressed concerns about the following:

- Speeding cars and buses at the northeast corner of the site from NE 4<sup>th</sup> Place.
- Overflow traffic onto 151<sup>st</sup> Street NE from pick up and drop off activities.

To address these concerns, the BSD's consultants considered six schemes for neighborhood consideration which were discussed at the July 19 meeting. There was a clear consensus from the neighbors attending the July 19 meeting that Schemes 2 and 3 should be further studied because they met the following:

- The BSD's safety and operation criteria
- Identified neighborhood concerns from the May 31 meeting
- Environmental impacts
- Cost and schedule

On January 8, the BSD consultants will go over the six schemes and the narrowing of the site layouts to the two schemes which ultimately led to Scheme 2 moving forward as the preferred alternative.

### **Anticipated Timeline**

2019: Permitting and approvals from City of Bellevue complete.

2019-2020: Demolition and construction of the new Puesta del Sol Elementary School.

### **Attachments**

Concomitant #8174