



City of Bellevue

MEMORANDUM

DATE: October 23, 2019

TO: East Bellevue Community Council

FROM: Toni Pratt, Senior Land Use Planner

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

Applicant Name/Project Contact:

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 151st Place NE to relocate Puesta del Sol from its current location at 3810 132nd Avenue SE. The Bellewood site is located 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 151st Place NE and NE 4th Place. Improvements are required on 151st Place NE to serve the new, larger facility and to meet safety standards. 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. Additional discussion on this topic will be presented by the BSD on this topic.

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. Clyde Hill Elementary School students are the current occupants of the site. 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 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 will be reviewed as 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 final, the City Council determination will be forwarded to the EBCC for approval or disapproval. See Attachment A for the process schedule.

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 150th Place NE to NE 4th 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 Attachment B. As noted above in this memo, wetlands exist on the Bellewood site and throughout the north and west parcels. Development adjacent to critical areas such as wetlands is regulated by the LUC 20.25H and state/federal regulations.

BSD Community Engagement:

The BSD has held four public meetings thus far on this proposal which is noted as follows:

- May 31, 2018
- July 19, 2018
- February 7, 2019
- July 31, 2019

The purpose of these meetings was to begin community engagement with the adjacent neighborhood regarding re-development of this site. At the May 31, 2018 meeting, residents expressed concerns about the following:

- Speeding cars and buses at the northeast corner of the site from NE 4th Place.
- Overflow traffic onto 151st 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, 2018 meeting. The attendees of this meeting expressed interest in Schemes Two and Three because they met the following:

- The BSD's safety and operation criteria
- Identified neighborhood concerns from the May 31, 2018 meeting
- Environmental impacts
- Cost and schedule

In addition to the above, the BSD held additional public meetings on February 7 and July 31, 2019, with the adjacent neighborhood. In particular, the purpose of the July 31 meeting was a follow up to the February 7 meeting to continue community dialogue regarding the redevelopment of 151st Street NE. The BSD, since their first EBCC meeting, hired DEA Consultants to develop a road design scheme that potentially could reduce impacts to the 16 residential properties that front this right-of-way. Additionally, the BSD discussed additional neighborhood upgrades for these 16 residential properties by offering the following as noted in Attachment C:

- New driveways for all 16 residential properties
- Newly landscaped front yards to create uniformity along the street frontage by installing a more unified type of landscaping consisting of trees, shrubs and other landscape elements consistent with the character of the neighborhood.

The items noted above will be discussed in more detail at the November 13 meeting.

City Held Public Meeting

On January 8, 2019, city staff held a courtesy hearing before the EBBC. During that meeting, the BSD's design team presented information on the existing wetlands, concomitant agreement along with an overview of the proposed transportation plan.

Attachments

- A. Process Schedule
- B. Concomitant #8174
- C. BSD offer to neighbors of 151st Street