



PUESTA DEL SOL ELEMENTARY SCHOOL

CITY OF BELLEVUE

COURTESY HEARING – EAST BELLEVUE COMMUNITY COUNCIL

November 13, 2019

6:30 PM





WELCOME

- ❖ Introductions
- ❖ Permit Applications and Overview
- ❖ Development Proposal
- ❖ BSD Facility Outlook
- ❖ BSD Led Community Engagement
- ❖ Proposed 151st Street Road Alignment
- ❖ Transportation Review
- ❖ Concomitant Agreement
- ❖ Public Comment



❖ Permit Applications

CONDITIONAL USE PERMIT- PROCESS III

FILE # 18-130014-LB

- Quasi-judicial Decision- City's Hearing Examiner
- Director Recommendation to Hearing Examiner
- Hearing Examiner Conducts Public Hearing and Makes a Recommendation
- Hearing Examiner Recommendation to City Council
- Final decision by City Council
- Ordinance sent to EBCC for approval or disapproval

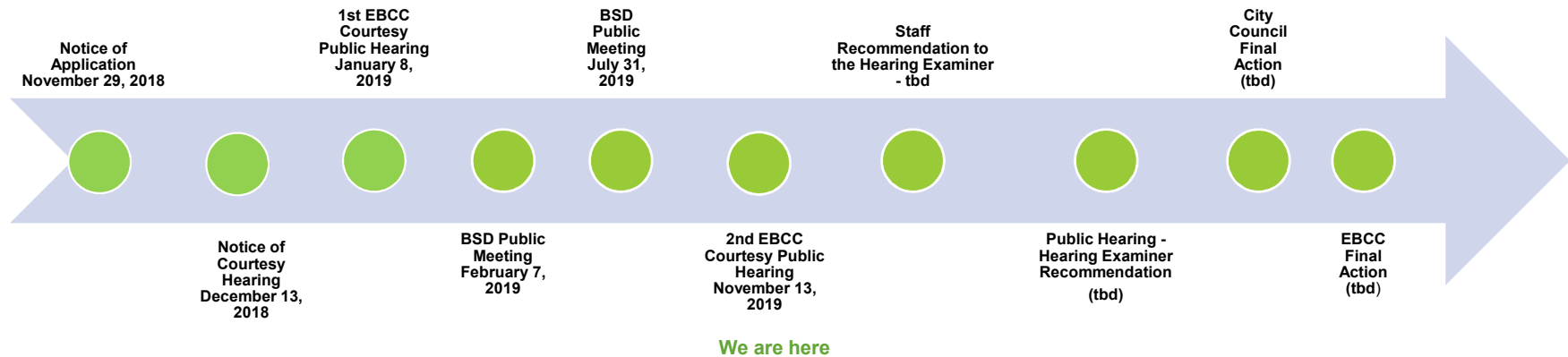
CRITICAL AREAS LAND USE PERMIT- PROCESS II

FILE # 18-130015-LO

- Administrative Decision- Director Of Development Services
- Director Decision Appealable to Hearing Examiner
- Appeal Consolidated With Process III Public Hearing



Process Overview

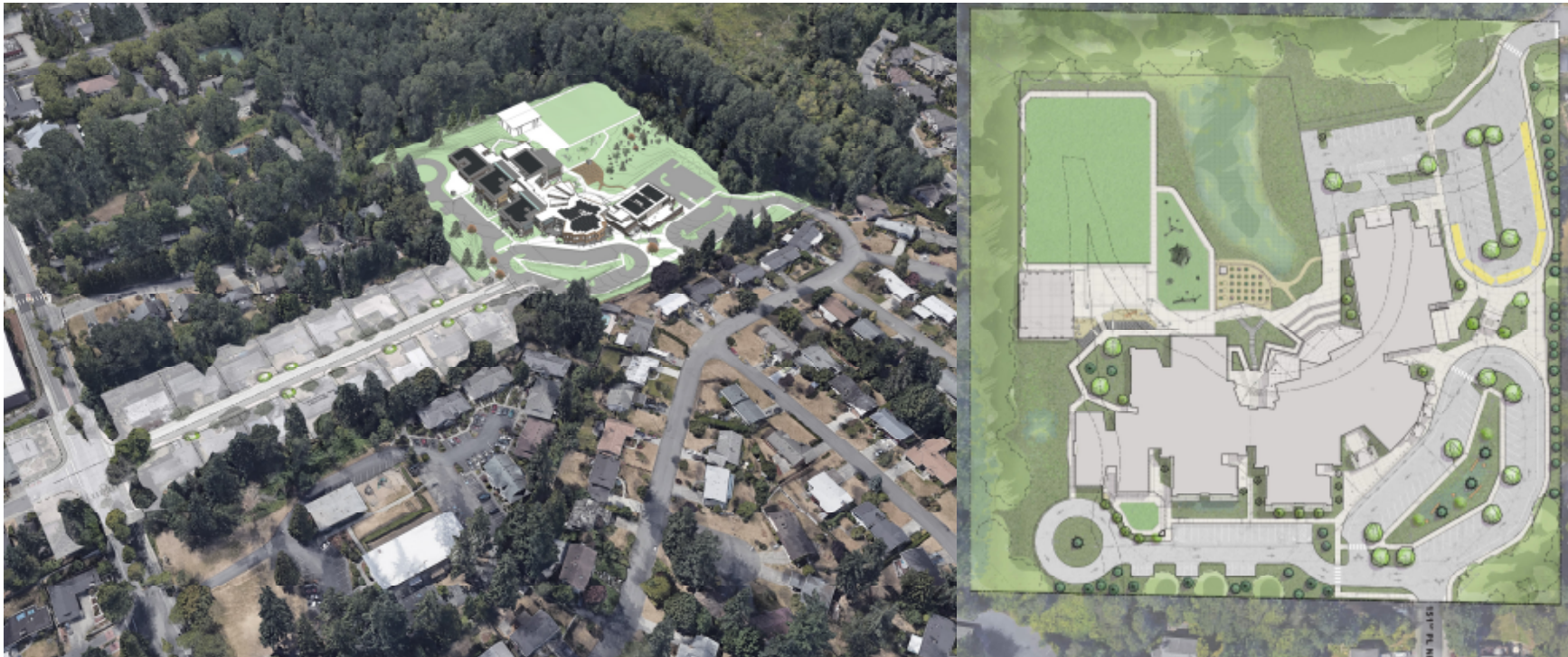


Anticipated Timeline:

2020: Permitting and approvals from City of Bellevue – approximately 2nd Quarter

2020-2021: Demolition and construction of the new Puesta del Sol Elementary School.

❖ Neighborhood & Site Plan



❖ Building Elevations

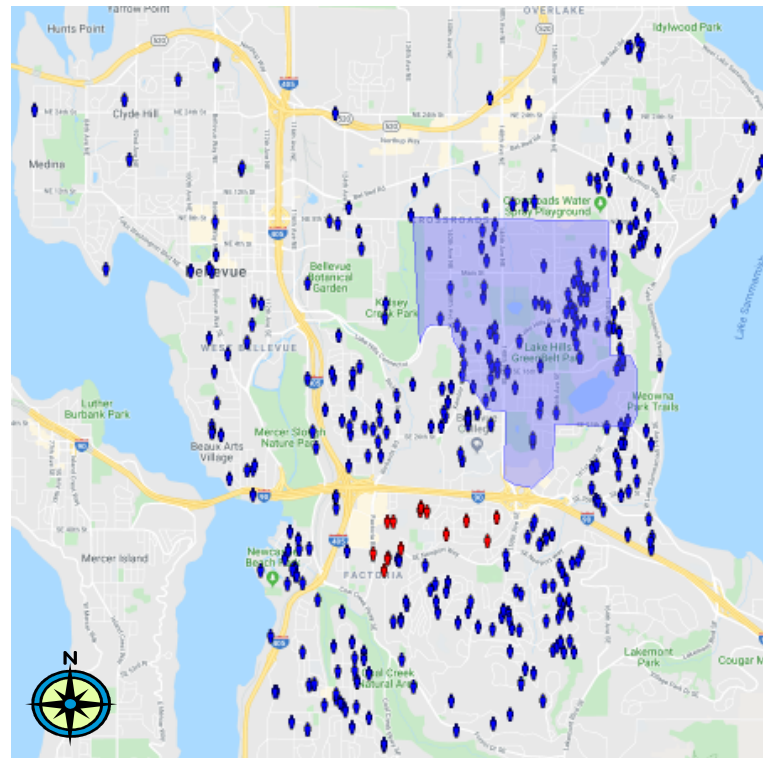




❖ BSD Facility Outlook

- Central location for District-wide program
- Long term leveraging of BSD properties to best serve all students.

❖ Puesta del Sol Student Population



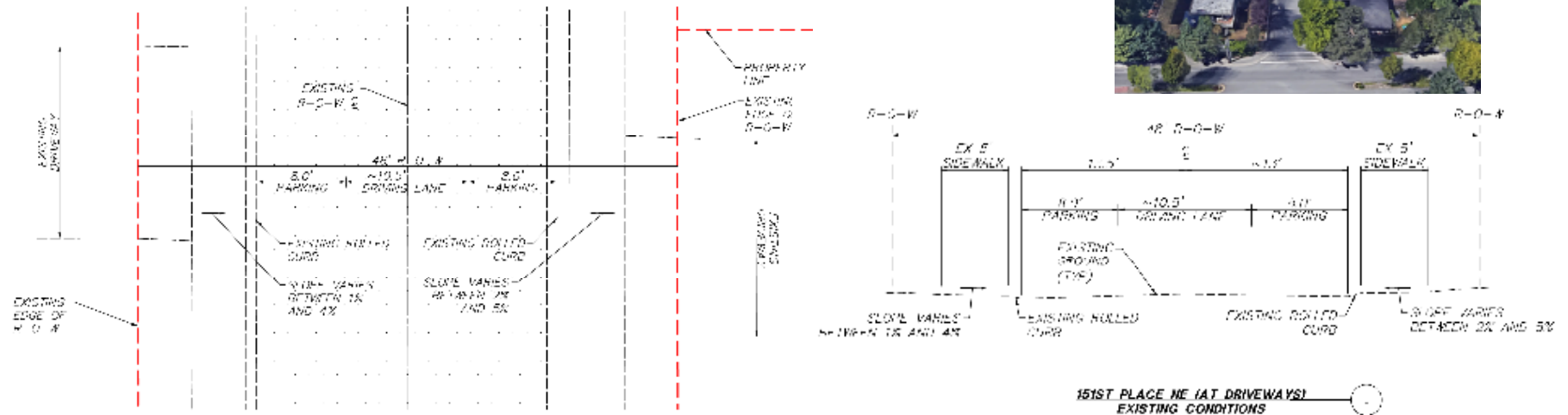


❖ BSD Led Community Engagement

- January 8, 2019:
 - Request of Councilmember Kasner
- February 7: BSD met with 151st Place NE neighbors
 - Impacts to 151st Place NE and personal properties
- July 31: Follow up from February 7 meeting
 - BSD met with 151st Place NE neighbors regarding proposed sidewalk design and driveway profiles.



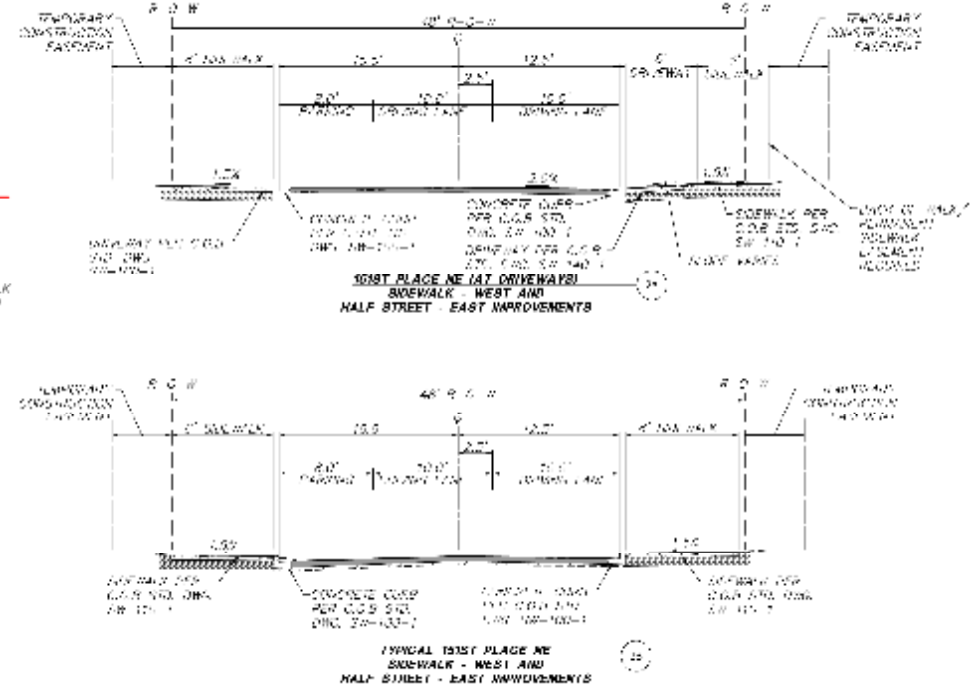
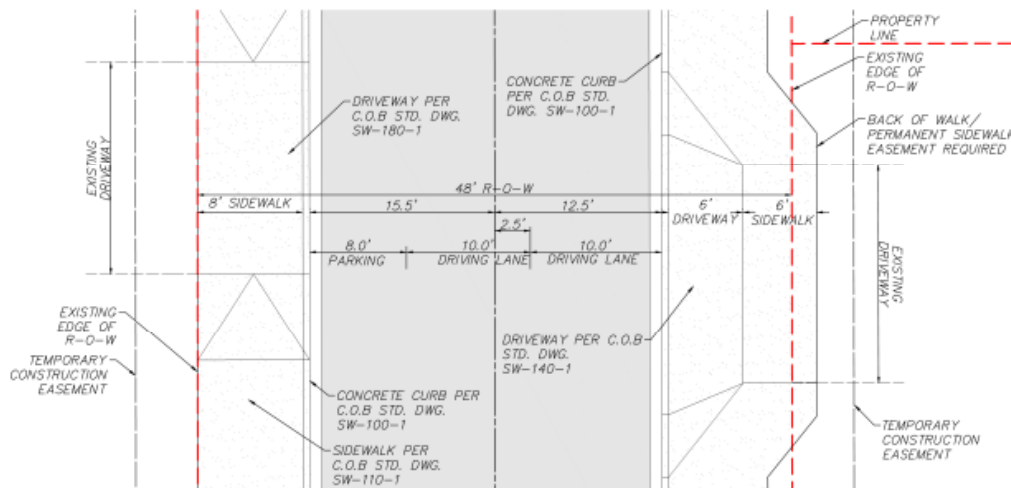
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- An aerial photograph of a suburban neighborhood. The image shows a grid of streets with numerous houses, many of which have dark roofs. The houses are interspersed with a high density of green trees, suggesting a mature or wooded area. The overall scene is a typical representation of a residential area.





❖ 151st Street: City Standards

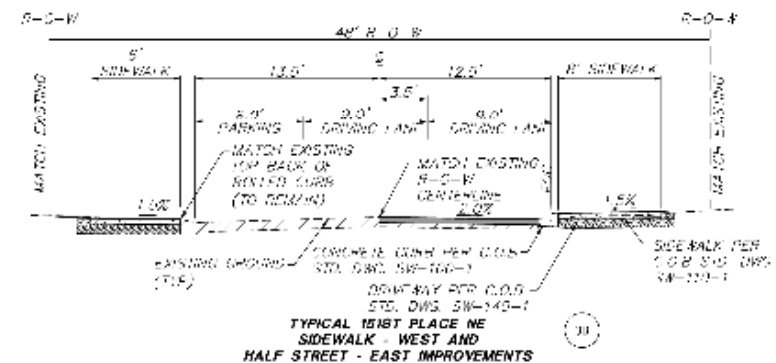
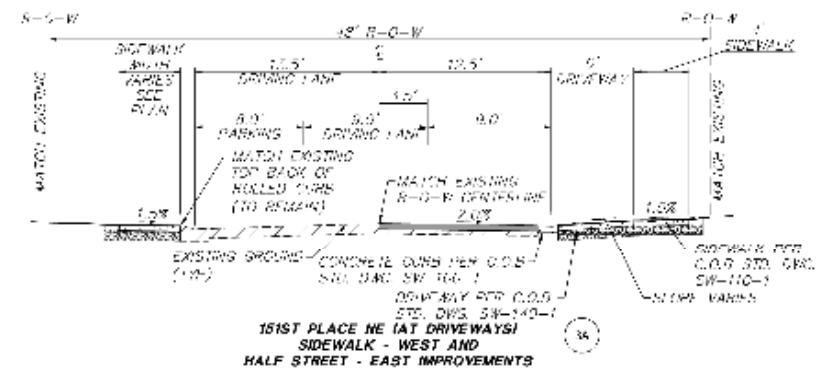
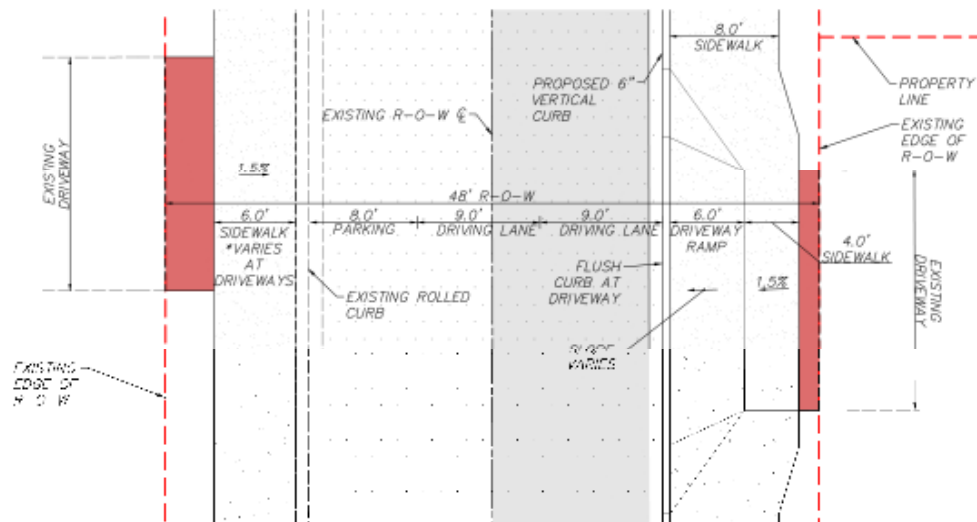
- Neighbor's Concerns:
 - On-street parking
 - Construction Impacts (time/access)
 - Property Disturbance



❖ 151st Street: Proposed Road Design



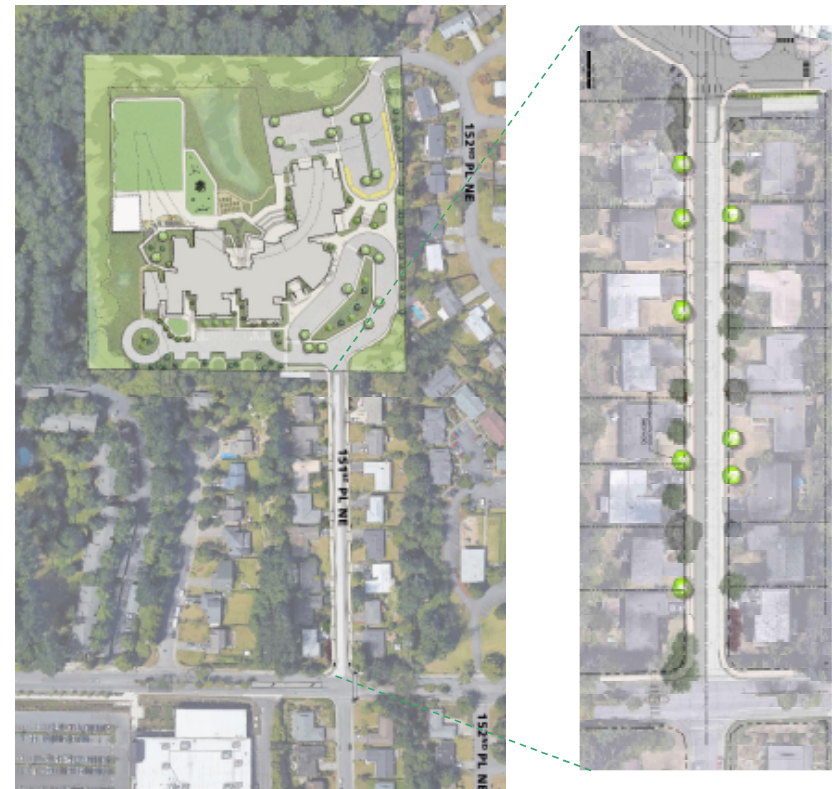
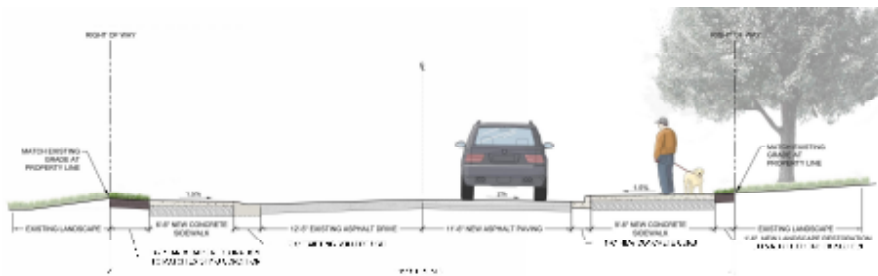
- Provide safe and adequate public facilities
- Minimize impacts to neighbors
- Provide on-street parking





❖ 151st Street: Improvements

- Improve Road Safety
 - Improve Emergency Access
 - Maintain Street Parking
 - Improve Pedestrian Accessibility & Safety
 - All work within Public Right-of-Way
-
- Opportunity for unified landscape design
 - Opportunity to address driveway usability concerns





❖ BSD Offer to 151st Residents

- With owner's permission, BSD will provide concrete driveways from ROW apron to owner's garage to help ease transitions.
- BSD will work individually with each property owner to restore and enhance the following:
 - Front yard landscaping with consultation with owners and BSD landscape architect
 - Provide large deciduous trees or small ornamental shrubs, etc.



❖ Transportation Review



- Site has difficult access using the local street network on 151st Ave NE and NE 4th Pl
- BSD proposal:
 - Parent traffic in and out on 151st Ave NE
 - Bus traffic in and out on NE4th Pl
- Reviewing to ensure the following:
 - Meets minimum safety standards for vehicles and pedestrians
 - Using flexibility where possible





❖ Existing Concomitant Agreement

- The District expended tremendous effort to develop a circulation plan that addresses the concerns of the neighbors and complies with the terms of the Concomitant Agreement.
- The District developed a coordinated circulation plan in close collaboration with the City to ensure the following:
 - Consider neighborhood concerns
 - Study all reasonable circulation plan schemes
 - Develop a circulation plan that meets the standards for an adequate public facility and all other Conditional Use Permit criteria.
 - Provide on-site and off-site improvements to minimize traffic impacts to the neighbors to the east and south
- In this process Scheme 2 was identified as the best performing, most feasible, and least impactful circulation option to connect the school with an arterial road as directly as possible, while reducing traffic to the neighborhood to the east and mitigating traffic impacts to the traffic to the south.

➤



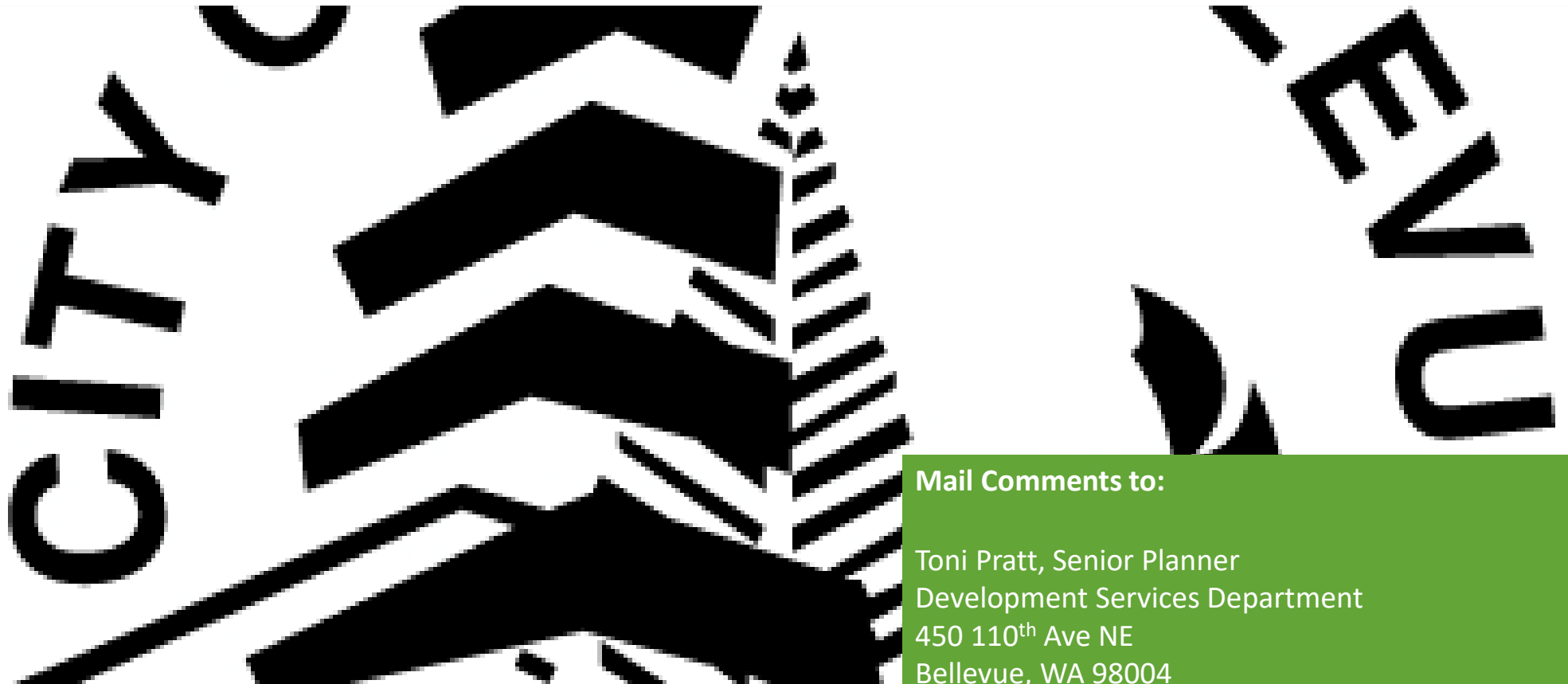
❖ Opportunities for Public Comment

- **Courtesy Public Hearings and Informational Public Meetings**
- **At Any Point in Time During Permit Review Process**
 - Put your comments in writing
 - Makes you a party of record
 - Written comments must be received prior to Public Hearing recommendation to Hearing Examiner
- **Public Hearing**
 - May Submit Written Comments at the Public Hearing, or Make Oral Comments at the Public Hearing



Comments Received

- ❖ Approximately 82 individuals: citizens, organizations, and tribes (Muckleshoot Indian Tribe)
- Project Need
- Centralized location for program
- Development Review Process
- Concomitant Agreement
- Project delays
- Use of NE 4th Place
- Widening of 151st Street
- Elimination of on-street parking on 151st Street
- Environmental Review



Mail Comments to:

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Or

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