

PUESTA DEL SOL ELEMENTARY SCHOOL 301 151st PLACE NE 18-130014 LB



EBCC PUBLIC HEARING: NOVEMBER 10, 2020; 6:30 P.M.

BELLEVUE SCHOOL DISTRICT (BSD) Request

BSD requests Conditional Use (Process III) approval to demolish Bellewood Elementary School located at 301 151st Place NE.

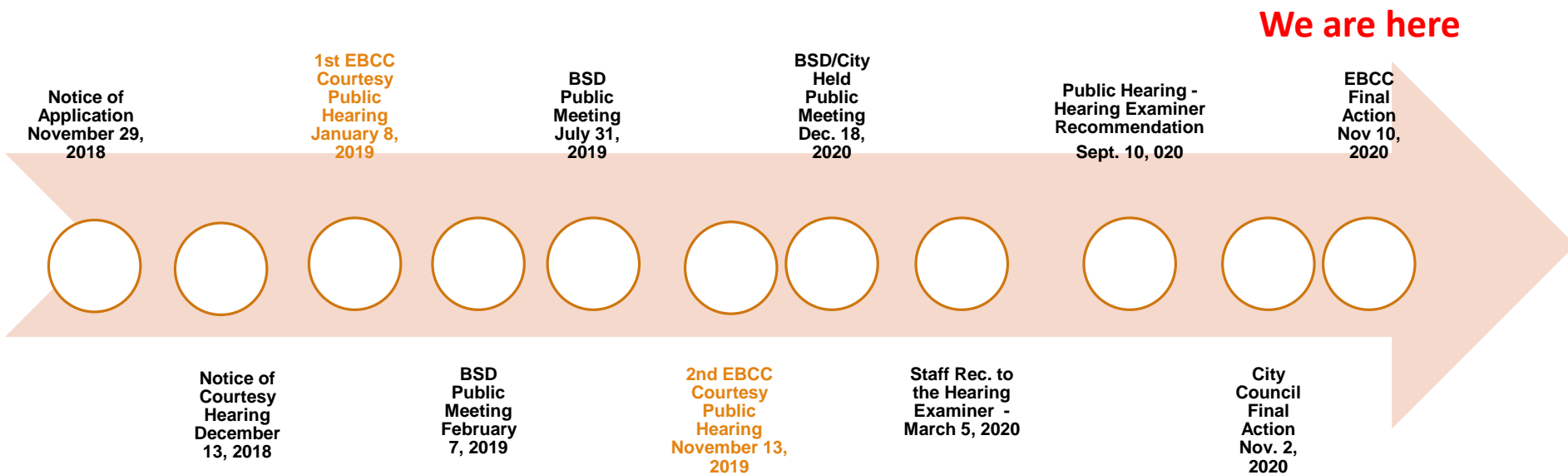
Relocation of PDS from its current location at 3810 132nd Avenue SE.

Proposed construction period is 2021 with completion estimated in 2022.

- Phase I: On-site
- Phase II: Off-Site (151st Place NE)

A Critical Areas Land Use Permit (CALUP) was reviewed and approved concurrently as a Process II application. The CALUP is necessary due to the presence of wetlands and a stream on the property.

PROCESS OVERVIEW



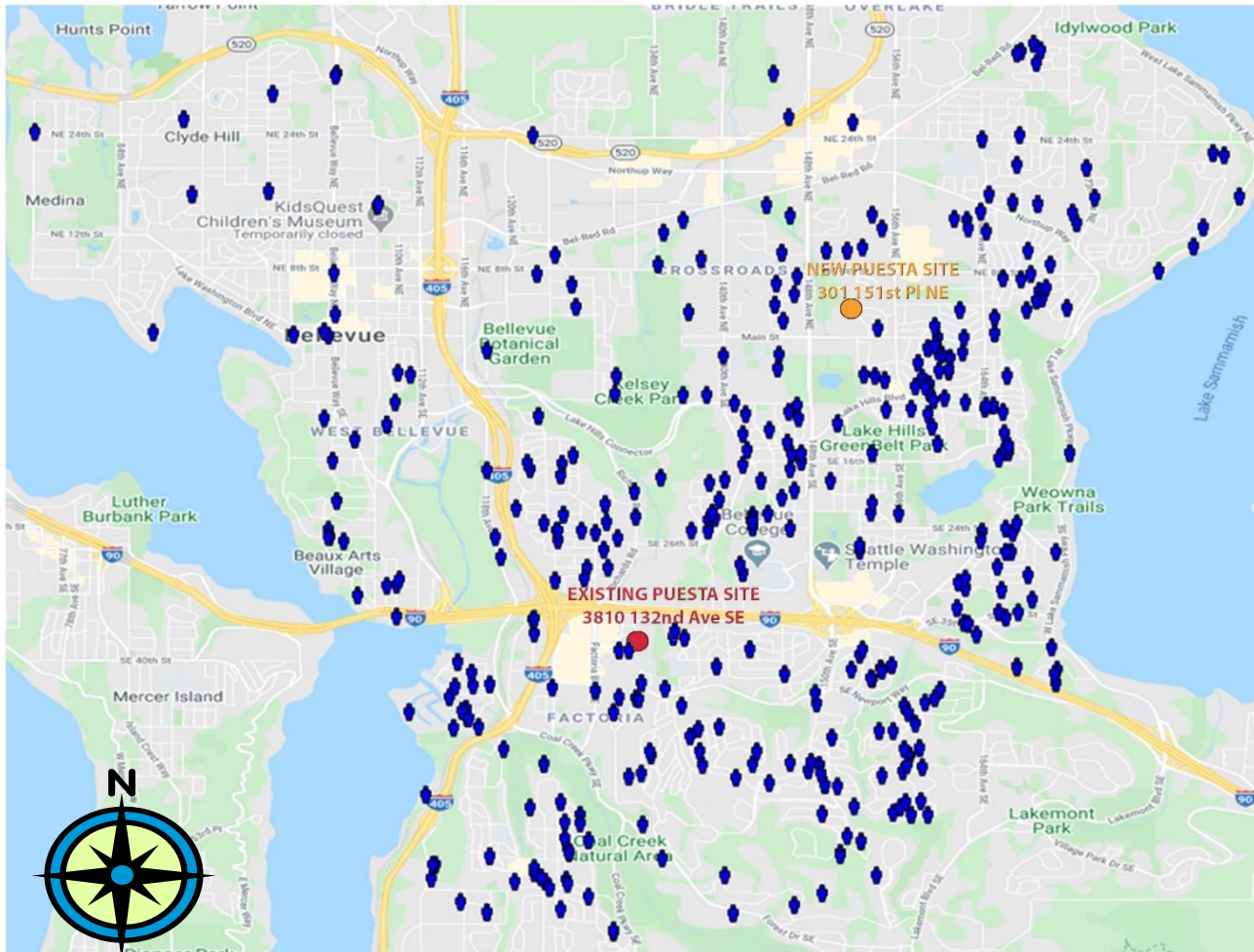
PDS RELOCATION

PDS is a choice school that serves students district-wide.

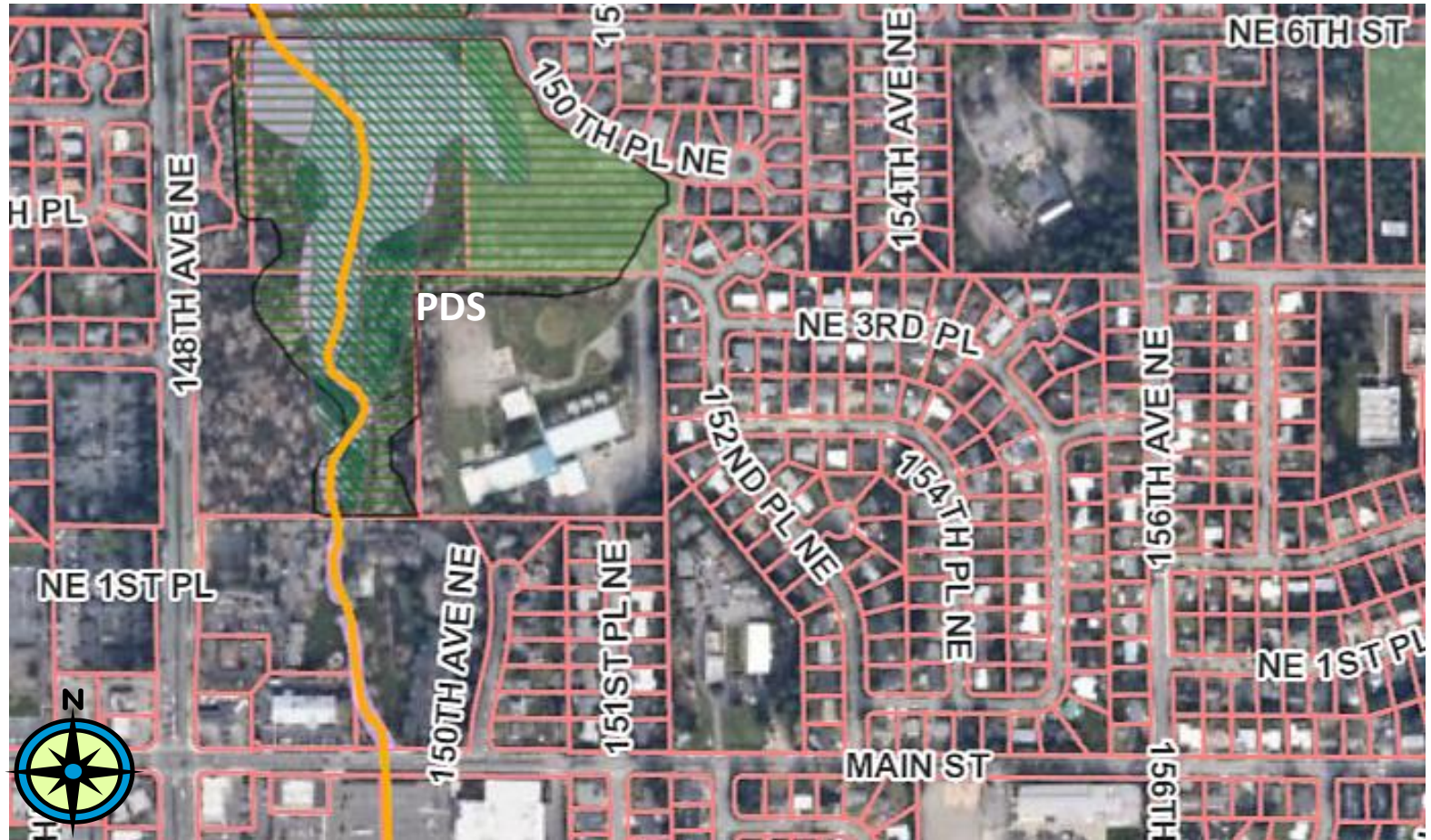
The Bellevue School Board's intent:

- Centrally locate the Spanish immersion program
- Increase program access
- Create a community resource in neighborhood

PDS STUDENT ATTENDANCE MAP



EXISTING BELLEWOOD SITE

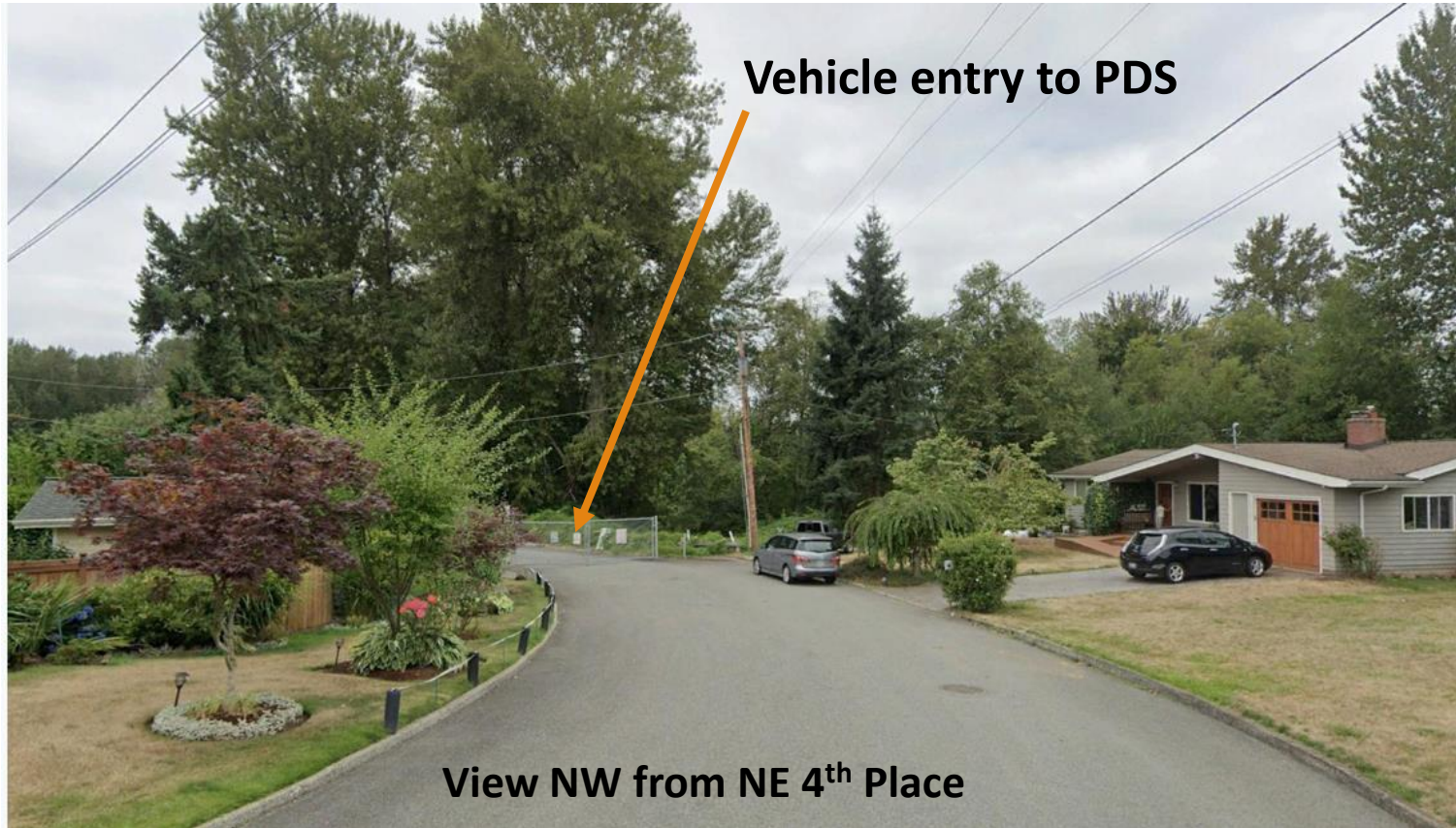


151st PLACE NE



View North of Main and 151st Place NE to PDS

NE 4th PLACE



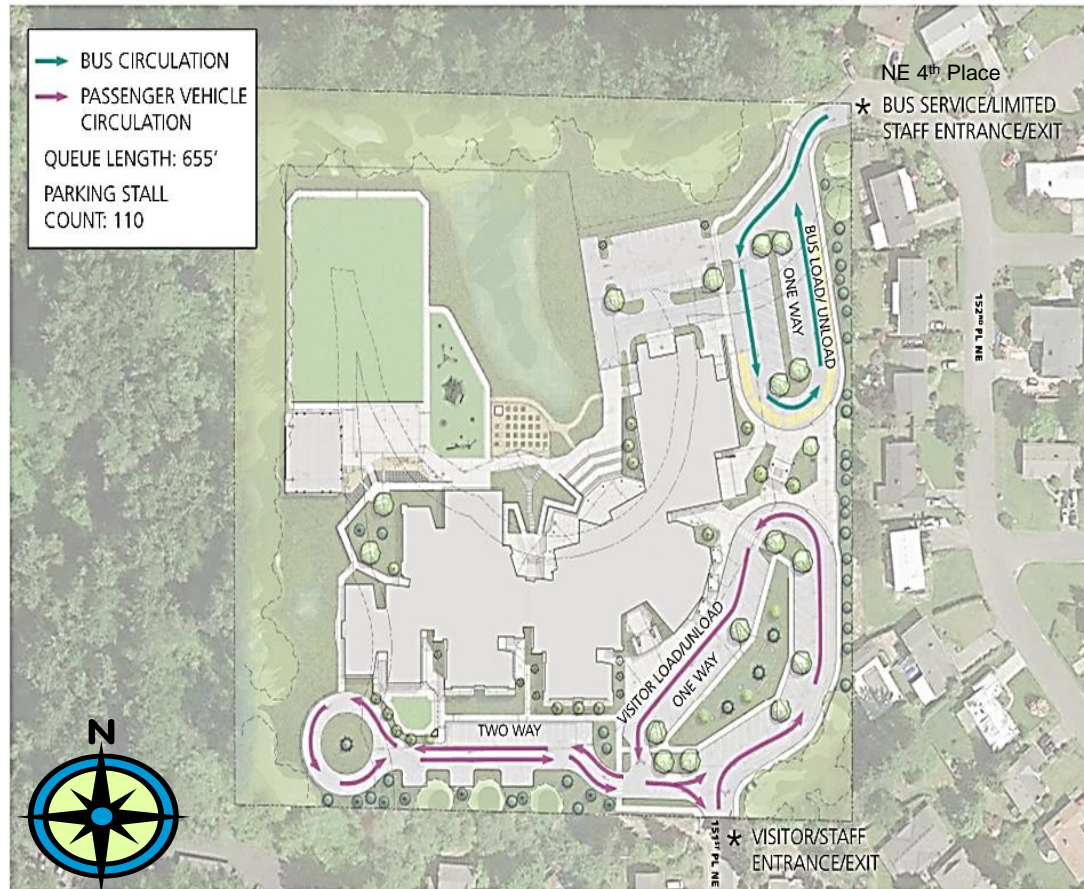
SITE ALTERNATIVES ANALYSIS PHASE I

The District provided seven PDS development schemes for review. Each development scheme considered the following:

- Safety and Operations
- Neighborhood Concerns
- Environment
- Cost and Schedule

SCHEME 2

PROPOSED SITE PLAN



COMPLIANCE WITH LUC DEVELOPMENT STANDARDS

R-5 land use district

Site area: 9.93 acres

Lot Coverage: 18 percent

Impervious Surface: 55 percent

Setbacks:

- East—158 feet,
- West—151 feet
- North—150 feet
- South—241 feet.

Height: 42 feet

Parking: 151 stalls

Landscape buffers along all property boundaries.

PDS ARCHITECTURAL PLANS



View North from Main Entry along the South Elevation



North View from Teatro del Sol



View East of North Elevation from Covered Play Area

TRANSPORTATION RESPONSE TO CONDITIONAL USE APPLICATION

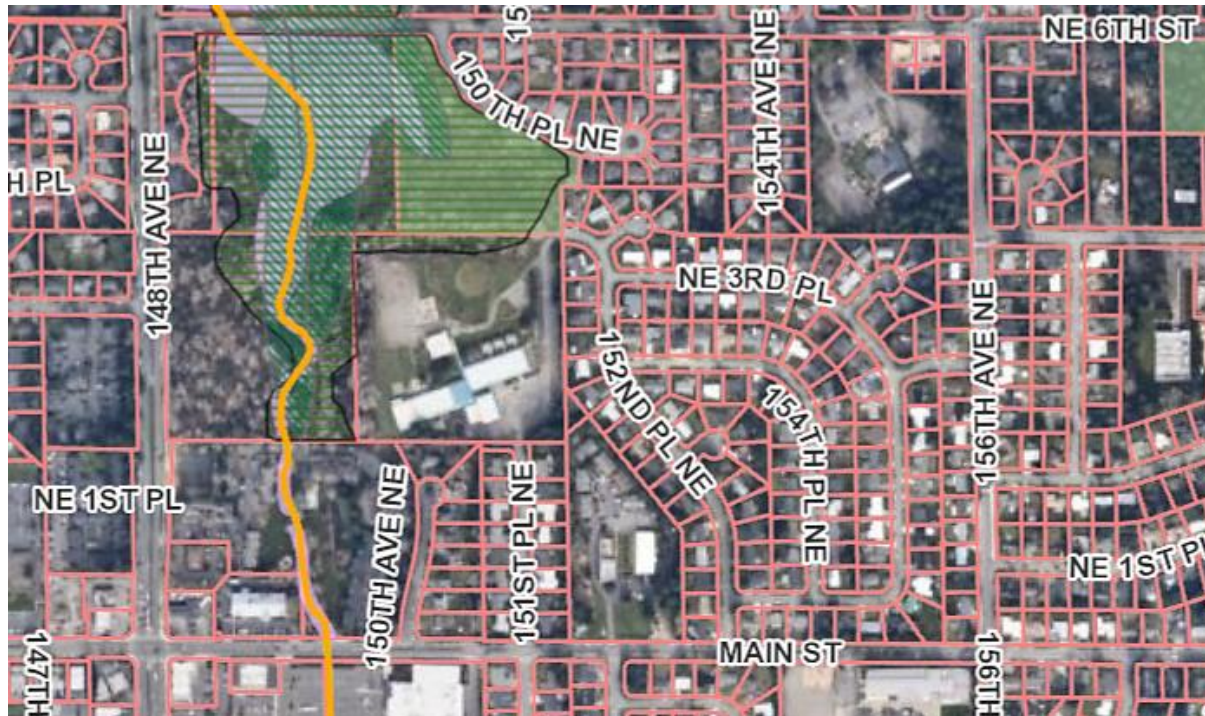
Conditional use approval requires “adequate public facilities” for all modes.

Issues identified for review:

- Traffic operations including before and after school parent queuing
- Site access points and impacts to the surrounding neighborhoods
- Pedestrian/bicycle facilities and safety within the walkshed
- Level of service for surrounding street system

TRAFFIC OPERATIONS

Site access opportunities on NE 4th Place and 151st Avenue NE

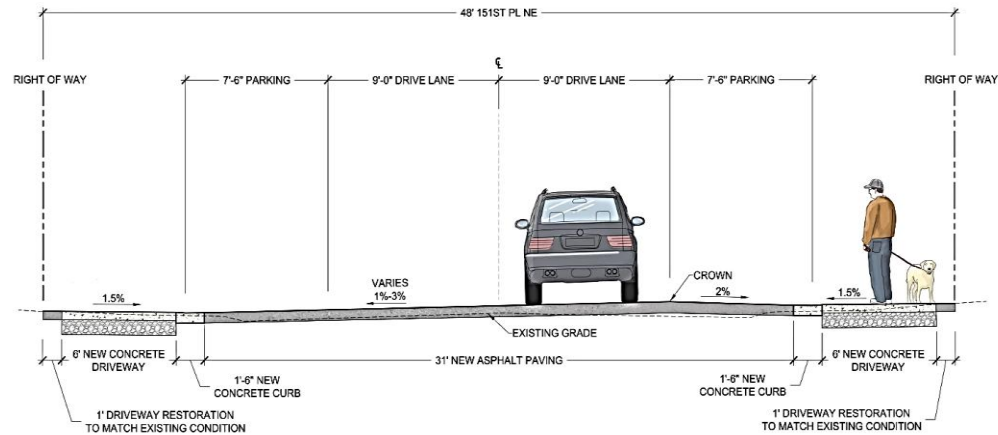


VIEW NORTH—151st PLACE NE



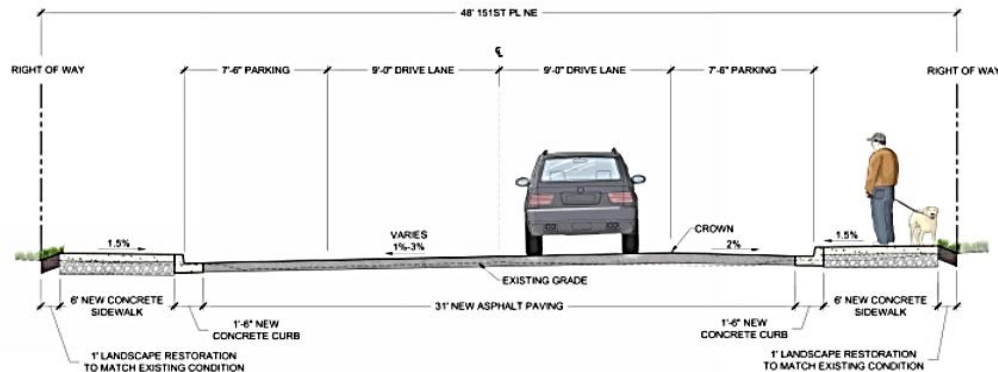
CROSS SECTIONS

151st PLACE NE



1 TYPICAL RIGHT OF WAY SECTION AT DRIVEWAYS

Scale: 1-1/2"=1'-0"



2 TYPICAL RIGHT OF WAY SECTION AT SIDEWALKS

Scale: 1-1/2"=1'-0"

VIEW WEST—MAIN STREET



TRANSPORTATION CONCLUSIONS

The proposal is expected to provide sufficient access for development of a new school on this site.

Student pedestrian and bicycle access to the site from the walk/bike area will be improved with:

- Establishment of a school zone
- The addition of a crosswalk and flashing beacon on Main Street

Parent education will be provided prior to opening.

CONDITIONAL USE DECISION CRITERIA

LUC 20.30B.140

- A. The conditional use is consistent with the Comprehensive Plan; and
- B. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and
- C. The conditional use will be served by adequate public facilities including streets and fire protection; and
- D. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and
- E. The conditional use complies with the applicable requirements of this code.



Conclusion