



**CITY OF REDMOND
HEARING EXAMINER
MINUTES**

June 6, 2011

Redmond City Council Chambers
15670 NE 85th Street, Redmond
7 p.m.

Hearing Examiner

Sharon Rice, Offices of Sharon Rice,
Hearing Examiner, PLLC

Staff

Judd Black, Planning Manager
Dennis Lisk, Associate Planner
David Almond, Engineering Manager, PW
Kurt Seemann, Senior Engineer, PW
Jim Streit, Senior Engineer, PW
Lisa Rigg, Senior Engineer, PW
Elizabeth Adkisson, Deputy City Clerk

Convened: 7 p.m.

Adjourned: 7:35 p.m.

I. CALL TO ORDER

Hearing Examiner Sharon Rice convened the hearing at 7 p.m.

II. DESCRIPTION OF HEARING SEQUENCE AND PROCEDURES

Ms. Rice introduced the matter under consideration, reviewed the sequence of the hearing for the evening, and explained the proceedings. Ms. Rice noted that she will issue a written Recommendation in the matter of the Benjamin Rush Elementary Conditional Use Permit (CUP) application, within 14 days of the closing of the record.

Ms. Rice administered the swearing in of all those in attendance testifying on these matters, reminded the attendees that the proceedings were being recorded, and asked them to identify themselves for the record. The following staff and applicant representatives introduced themselves for the record:

Dennis Lisk, Associate Planner
Rebecca Baibak
Sean Ryan

III. PUBLIC HEARING

A. BENJAMIN RUSH ELEMENTARY – Conditional Use Permit

L110133 Conditional Use Permit (CUP)

Request: Conditional Use Permit for replacement of existing elementary school with new 65,000 sq. ft. school building and associated landscape, parking, and site circulation improvements.

Location: 6101 152nd Ave NE, Redmond, Washington

Ms. Rice introduced the matter and assigned the Technical Committee Report as Exhibit 1, identifying the following submitted attachments:

Attachments

1. Vicinity Map
2. Site Plan
3. Notice of Application and Affidavit of Publishing
4. NOA Public Comments and City Response
5. SEPA Checklist and Determination
6. Notice of Public Hearing and Certificates of Posting
7. Full Scale Preliminary Site Development Plans
8. Design Review Board Presentation Materials from April 21, 2011 meeting
9. Critical Areas Report and Wetland Mitigation Plans, February 24, 2011
10. Traffic Impact Analysis, February, 2011
11. Preliminary Stormwater Report, March 24, 2011
12. Geotechnical Report, May 11, 2010
13. Tree Health Evaluation

STAFF PRESENTATION:

Mr. Dennis Lisk, Associate Planner, reported on the Benjamin Rush Elementary School Modernization Conditional Use Permit (CUP) application:

- Proposal:
 - replace existing school building (ca.1970) with new 65,000 sqft, two-story building;
 - new site access points, bus and parent drop-off/pick-up areas to improve site circulation;
 - new landscaping, outdoor play areas, improved walking trails, and consolidation of several small, minor wetlands into one larger wetland;
 - removal of existing portables; reservation of space at NW corner of site for potential future portables; and
 - phasing plan allows for school operations during construction.;
- Vicinity Map;

- Site Plan;
- Building Perspective;
- Process;
 - Notice of Application (CUP):
 - 04/15/2011 – comment period began;
 - 04/29/2011 – comment period ended;
 - SEPA:
 - DNS issued on 02/14/2011 by Lake Washington School District, which assumed lead agency status for project;
 - Notice of Public Hearing:
 - 05/16/2011 – issued;
- Conditional Use – Decision Criteria:
 - consistent with the Redmond Community Development Guide (RCDG) and the Comprehensive Plan;
 - proposal consistent with RCDG and comp. Plan;
 - schools are allowed as a conditional use in the R-5 zone;
 - designed in a manner which 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;
 - building design is sensitive to residential character of surrounding neighborhood through choice of materials and colors, varying roof lines, and use of articulation and modulation to break up large building masses;
 - the location, size and height of the buildings, structure, walls and fences, and screen vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development of use of neighboring properties;
 - the school is located on a large property with ample landscape buffer areas to the west and south; new evergreen landscape screening will be planted along north side of school, helping to shield the campus from adjacent residential neighborhood;
 - the school has been located at this property for about 40 years;
 - as allowed by RCDG 20C.30.25-130(2)(a), portion of new school building will exceed 35 max. ht. standard by 2’4” to house mechanical units under the building’s roof;
 - the type of use, hours of operation, and appropriateness of the use in relation to adjacent uses shall be examined to determine if there are unusual hazards or characteristics of the use that would have adverse impacts;
 - the school generally operates from 7:30am to 3:00pm, Monday-Friday;
 - occasional sporting events and other school and community activities take place on-site;
 - the school is a type of complimentary use allowed by the comprehensive Plan and RCDG in residential zones;
 - requested modification to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;
 - request to modify City stormwater standards to allow applicant to locate new stormwater vault partially below the north wing of the new school;

- deviation has been approved by the Technical Committee on condition that applicant provide letter to City acknowledging higher maintenance costs of north storm vault due to selected location;
 - the conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
 - traffic impact analysis assumed current enrollment of 450 students and 100 additional students who could potentially be enrolled if and when two portable buildings become necessary;
 - traffic analysis projected that 15 pm peak hour trips would be generated; no significant adverse impacts to traffic are anticipated from the school modernization;
 - school district to pay impact fees and be required to institute a traffic management plan to reduce single-occupant vehicle trips and greater use of alternative modes of transportation;
 - the conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities;
 - the project will not increase demand for police, fire, or school services;
 - if applicable, the application must also conform to the standards established in Chapter 20D.170 RCDG, Special uses;
 - special uses standards do not apply to this proposal;
- Recommendation:
 - approval of the Conditional Use Permit with conditions.

Ms. Rice entered staff's PowerPoint Presentation into the record as Exhibit 2; and requested the CUP application be submitted, and entered into the record as Exhibit 1, Attachment 14.

Ms. Rice queried which Redmond Code would be applicable for this matter. Mr. Lisk stated the application was submitted April 14, 2011, the new Redmond Zoning Code was effective beginning April 16, 2011, and therefore this matter is vested under the Redmond Community Development Guide.

Ms. Rice queried whether there was a time limit on the future placement of portable. Mr. Lisk stated there is not.

Ms. Rice queried whether the traffic impact fee analysis included new trips, when impact fees would be payable, and how the rates for school trips are determined. Mr. Lisk stated the Traffic Analysis included the new trips, impact fees will be collected at the time of building permit issuance, and are calculated at a per student rate.

Ms. Rice queried whether impact fees for any additional portable are due at the time of placement; Mr. Lisk confirmed.

Ms. Rice queried the letter regarding additional cost of stormwater pertaining to Condition 3A. Mr. Lisk stated that concerns regarded stormwater vault located underneath the building, and

increased maintenance costs; and deferred to Ms. Lisa Rigg, Senior Engineer, PW for further information. Ms. Rigg confirmed that more costs will be associated with maintenance of the stormwater vault to be located underneath the building; the School District will be responsible for all costs.

APPLICANT TESTIMONY:

Mr. Sean Ryan stated he had no comments and is happy with the presentation of the City.

Ms. Rice asked the applicant to explain the project phasing and how education will continue during construction. Mr. Ryan stated that a clear delineation between the construction zone and school will be enforced; the new wing will be built, then classes will move into the new wing, and further construction will proceed in other areas. Expected timeline: begin December 2012; January 2013 – north construction; summer 2013 – south construction; goal end date of September 2013.

Ms. Rice questioned what sort of barriers and exclusion procedures will be utilized. Mr. Ryan stated all walking paths between construction and school areas will be monitored; fencing will separate areas; solid barriers will be used; few walking paths will exist leading to construction areas; and the north end construction will be restricted.

Ms. Rice questioned whether noise will be an issue. Mr. Ryan stated some noise may cause disruption; and will be addressed.

PUBLIC TESTIMONY:

No members of the public were present wishing to testify.

CONCLUSION:

Ms. Rice called for any further comments. Hearing none, Ms. Rice stated that the record was closed on the Benjamin Rush Elementary Conditional Use Permit application, and a written decision would be issued in no later than 14 days.

IV. ADJOURNMENT

The public hearing closed at 7:35 p.m., and the meeting adjourned.