

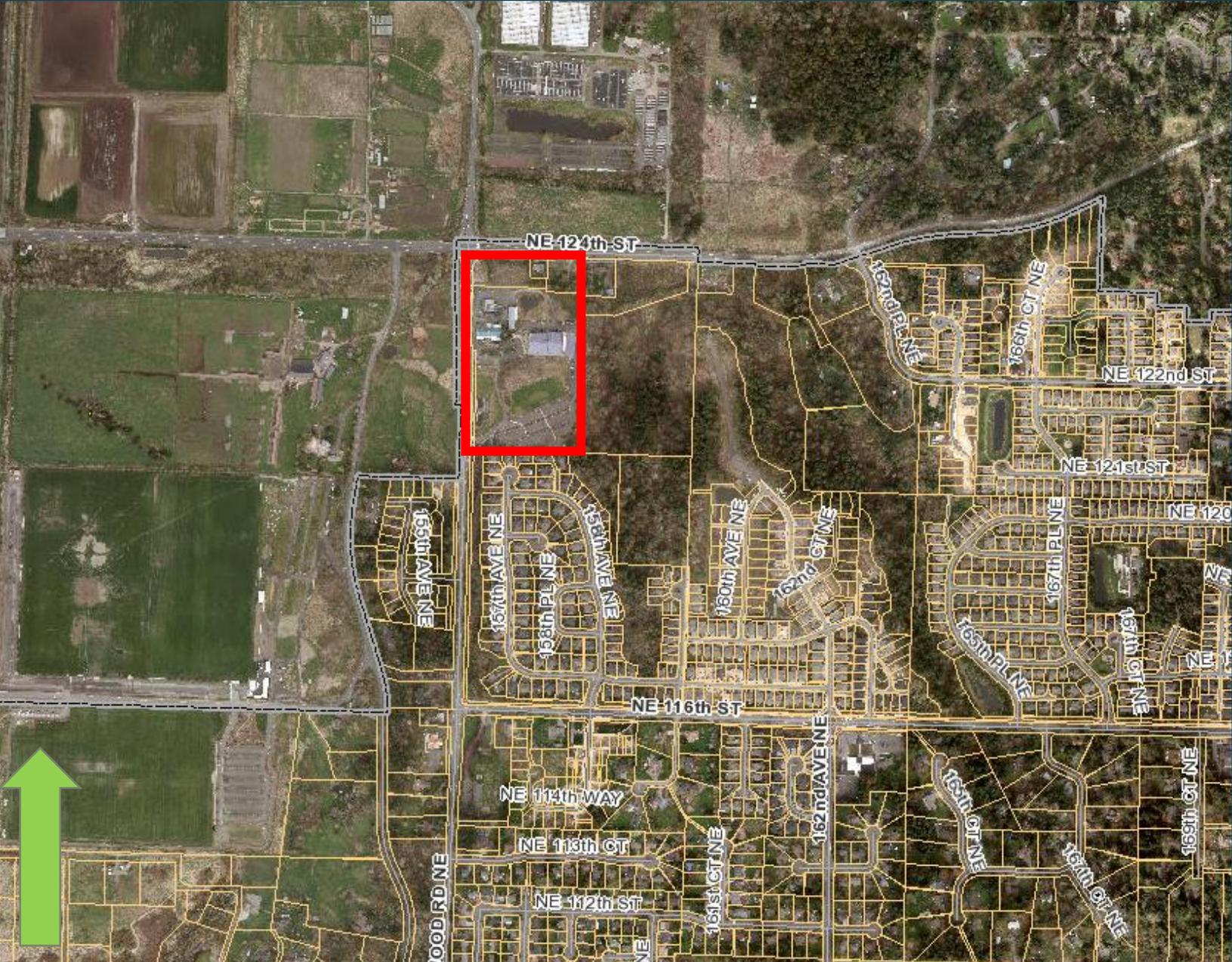
LAND-2016-00340 (CUP) & LAND-2017-00336 (SPE)

Willows Preparatory CUP/SPE

Proposal and Project Overview

- Conditional Use proposal for educational building project located in the North Redmond Neighborhood.
- Site Plan Entitlement for two story with basement building and +/- 20,000 square feet with approximately 300 students.
- New building will replace current Theno's Dairy structure on the project site.
- No trees are proposed or recommended for removal.
- Future phases of CUP include +/- 20,000 square feet and three story dormitory building.
 - Future Phases would require additional Site Plan Entitlements.

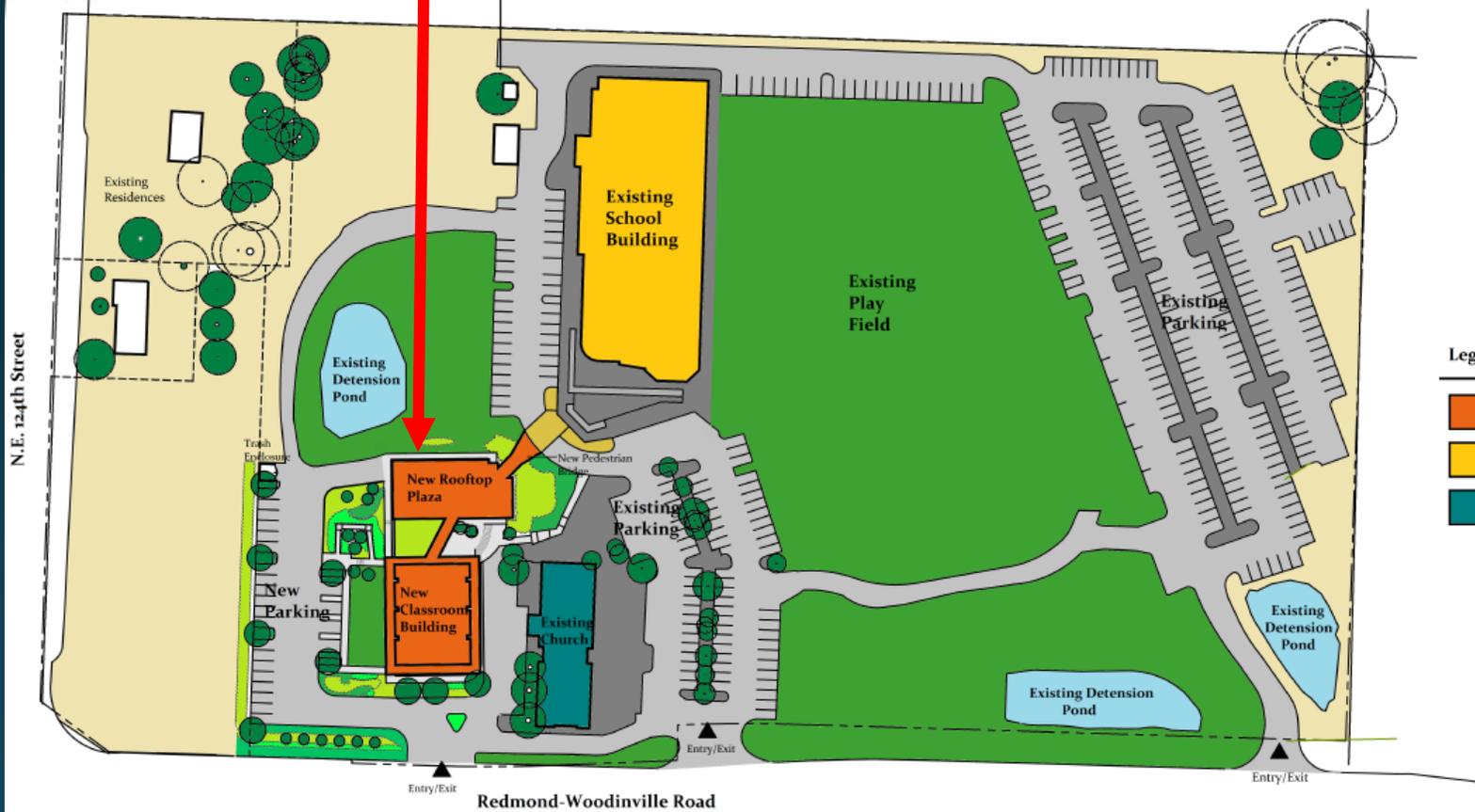
Vicinity Map



Important Dates

- Application Date: April 4, 2017
- Notice of Application date: April 20, 2017
- Date SEPA Determination Issued: May 18, 2017
- SEPA Appeal Deadline: June 15, 2017
- Public Hearing Date: September 11, 2017

Site Plan



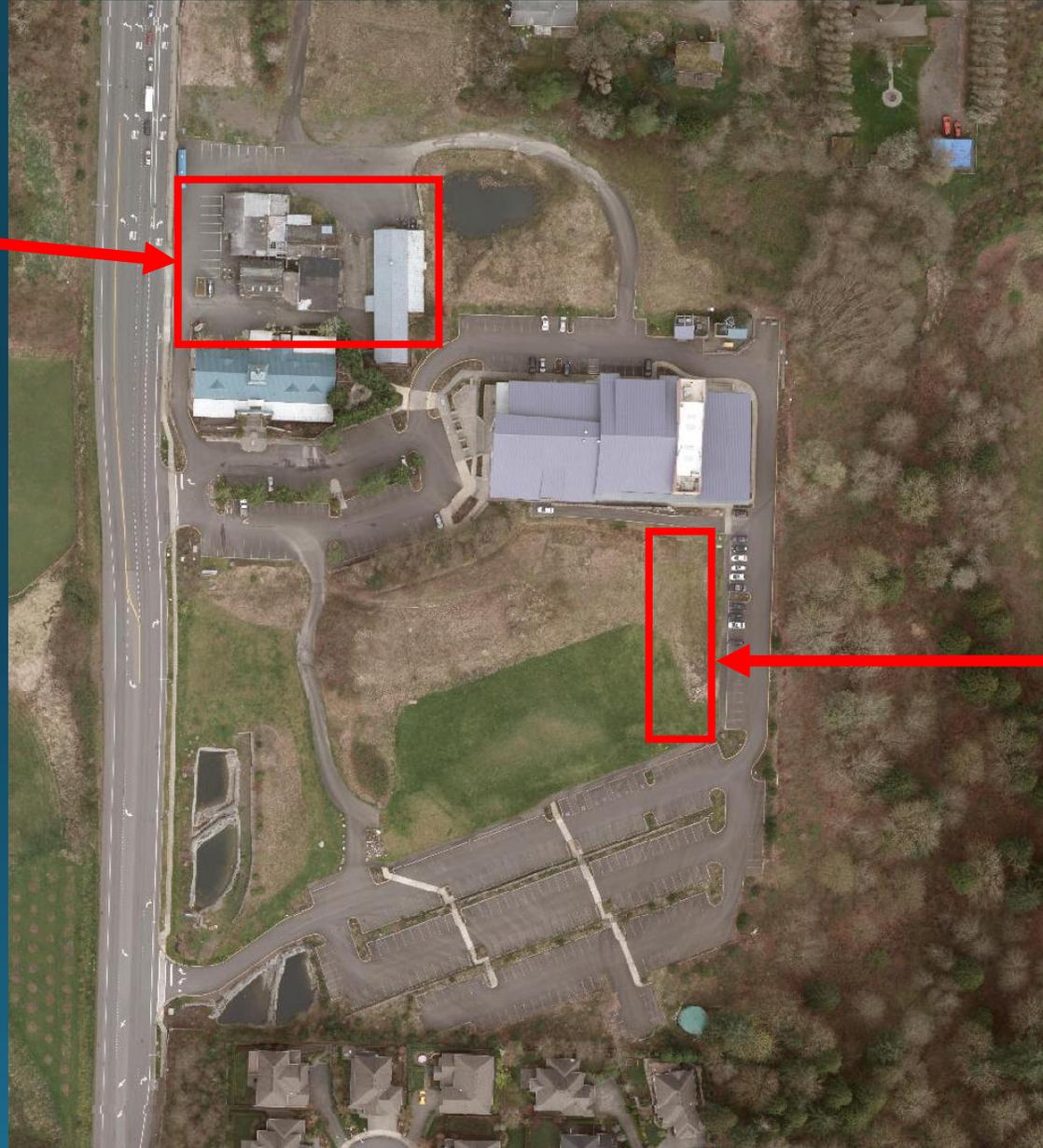
**Phase 1
scope
area**

- Legende
- New Classroom Building
20,000 S.f.
 - Existing School Building
 - Existing Church

Existing conditions and proposed scope area

Phase 1 scope area

- Demo of current structures .
- Construct new building(s) in same footprint area of current structure.



Phase 2 scope area

- Dorm building

Public Comment Received

- **One letter was received expressing the following concerns:**
 - **Traffic impacting circulation within the adjacent neighborhood**
 - ✓ An extensive review was completed on all aspects of the proposed transportation and traffic plans to ensure impacts are mitigated to the furthest extent.
 - ✓ A Transportation management Plan is required as a condition of approval. The applicant will be using a plan and techniques that have proven highly successful.
 - ✓ The applicant has been operating the school on the site for a number of years now, the CUP allows the school to grow its facilities to accommodate a maximum of 300 students.
 - **Students living on-site (no further explanation was provided for this concern)**
 - ✓ There is no anticipated impacts of any kind beyond that of a traditional residential dwelling unit. This includes impacts from, light, noise and any other activities.
 - **Building heights not being in-line with the adjacent neighborhood.**
 - ✓ Building heights for all structures on-site are not permitted to exceed those allowed within the zone. The structures proposed have been designed to be consistent on design and scale with the adjacent neighborhood.

Decision Criteria

- i. The conditional use is consistent with the RZC and Comprehensive Plan.
- **Response:** The proposed private school is located within the North Redmond neighborhood, as identified in the Redmond Comprehensive Plan Map NP-1. The applicable Citywide and Neighborhood specific Comprehensive Plan policies are met by this proposal.

Decision Criteria

| | |
|---|--|
| <p>LU-30 Allow some compatible nonresidential uses in Residential zones, such as appropriately scaled schools, religious facilities, home occupations, parks, open spaces, senior centers and day care centers. Maintain standards in the Redmond Zoning Code for locating and designing these uses in a manner that represents the character and scale of the neighborhood.</p> | <p>This private school project provides compatible daycare facilities as well as K-12th grade educational use in a Residential Zone. The new classroom project has taken care to maintain a residential neighborhood scale by keeping a low exterior profile, and breaking up the building mass into a smaller articulated sections with multiple shed roofs.</p> |
| <p>LU-3 Allow new development only where adequate public facilities and services can be provided.</p> | <p>This development site has been subject to past development activities and hosts several existing buildings and parking facilities. Future development will either proposed to expand existing systems such as the existing water system or sanitary sewer network as needed, or propose to design and construct independent mitigation facilities such as for storm water systems which will not depend on the existing site's facilities.</p> |
| <p>LU-6 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.</p> | <p>This private school development will be revitalizing the surrounding neighborhood by the redevelopment of the vacant Theno's Dairy buildings. In lieu of the dilapidated buildings that have been vacant for many years, the project will be providing a new school that will be designed to be compatible with the current residential scale. The new classroom building is proposed to be located in the same footprint as the previous Dairy buildings, maintaining the same lot coverage and small residential-scale massing.</p> |

| | |
|--|---|
| <p>LU-8 Design developments to encourage access by modes of travel other than driving alone, such as walking, bicycling, and transit and to provide connections to the non-motorized system.</p> | <p>This private school project has included design developments that encourage access by other modes of travel, such as:</p> <ul style="list-style-type: none"> • Street frontage improvements along NE 124th Street will include a new 12' wide hard surface Regional trail connector; • On-site pedestrian trail system will provide access to different buildings and amenities on campus via walking or biking; • Soft surface pedestrian trail will be designated along the East property line to connect NE 124th Street and the existing trail to the south of the property, as part of the pedestrian connection requirements; • Private school bussing is provided between (sister school) Bellevue Children's Academy and Willows Preparatory School, which decreases the number of automobile parent drop-off/pick-up trips to the Willows Preparatory site. |
| <p>LU-14 Encourage the provision of needed facilities that serve the general public, such as facilities for education, libraries, parks, culture and recreation, police and fire, transportation and utilities. Ensure that these facilities are located in a manner that is compatible with the City's preferred land use pattern.</p> | <p>Willows Preparatory School provides a public pool, open spaces, play fields as well as will provide provisions for a future soft surface pedestrian trail to connect with the Redmond Parks trail system. Establishing this K-12th grade school within the North Redmond residential neighborhood ensures compatibility with Redmond Zoning Code and the Comprehensive Plan by maintaining and enhancing Redmond's distinctive character and high quality of life, including providing good schools and recreational facilities.</p> |

Decision Criteria

ii. The conditional use is 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.

Response: The proposal conforms to the site requirements set forth in RZC 21.08.030(C) R-1 (Single-Family Constrained Residential) Zone and RZC 21.08.060(C) R-4 (Single-Family Urban Residential) Zone.

- The project's design meets all R-1 and R-1 zoning regulations as adopted within RZC 21.08.030 and RZC 21.08.060
- The proposed classroom building K-12 grade is in keeping with the character of the North Redmond Neighborhood Community and immediate vicinity. The classroom project proposes to be compatible with single family residential character of the neighborhood by providing the following:
- Ample open space will be maintained via new rooftop plaza, open court and outdoor recreational space.
- Pedestrian pathways have been designed for the ease and safety of the students commuting between classroom buildings, plazas, courtyards and outdoor open areas throughout the site.
- Low profile and building scale has been designed to maintain current view corridor of Redmond valley from the existing classroom building as well as new roof top plaza.

Decision Criteria

iii. The location, size, and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties.

Response: The proposal conforms to the applicable R-4 (Single-Family Urban Residential) Zone including regulations and procedures [RZC 21.08.060(C) and RZC 21.32]. The Conditional Use Permit and Site Plan Entitlement applications were deemed complete on April 6, 2017 and fulfilled all applicable submittal requirements on file with Planning Department at the time of the submittal.

- Care has been taken to keep the overall building scale appropriate for a single family zone. The classroom building height is below the 35 ft. residential height maximum.
- The design will not affect neighborhood circulation or development of neighboring properties. No new curb cuts or entrances onto the site are proposed. Traffic patterns will remain as existing off of Redmond-Woodinville Road. The Transportation Management Plan (Attachment 8 – Transportation Management Plan) is designed to mitigate traffic volumes in the neighborhood.
- The new proposed classroom building is proposed to be located on the existing footprint of Theno's Dairy building. This will mitigate creating new lot coverage as well as help to limit site development.
- The proposed classroom building is limited to two stories, wood frame construction. The full footprint area of the previous structure has been divided into two buildings oriented around a courtyard with covered walkways to maintain a pedestrian scale.

Decision Criteria

IV. The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses minimize unusual hazards or characteristics of the use that would have adverse impacts;

Response: The proposal is appropriate given its intended use and complements the existing residential neighborhood; there are no anticipated adverse impacts related to the project.

- The use is for a private school K-12 grade with a small daycare facility. Educational uses in close proximity to residential uses help to develop and establish a sense of neighborhood community. Willows Preparatory School provides facilities for the existing community church functions as well as provides a swimming pool that has open enrolment available to the community. The hours of school operation will be 7am to 5pm M-F, possible future 7am to 3pm on Saturday. These hours are for students, as well as staff for all classroom buildings. The facility is intended to have hours of operations that would not exceed heightened daily activity levels beyond what would be expected from the underlying traditional uses (such as housing) permitted within the Residential Zones (R-1 and R-4)

Decision Criteria

V. 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.

Response: The proposed school will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from the school. Pedestrian and vehicular traffic will be managed by the City through a Traffic Management Plan (Attachment 8 – Transportation Management Plan) as managed, in conjunction with information as demonstrated within the Transportation Plans (Attachment 6 – Plan Set - Conditional Use).

- The parent/student drop-off and pick-up traffic plan will be similar to the one currently being used at our sister school Bellevue Children's Academy which is designed to mitigate traffic volumes in the neighborhood. This model has proven so effective, that the Bellevue Land Use Department has referred other school applicants to potentially model their drop off and pick up rotation after BCA's methods.
- This Transportation Management Plan and traffic mitigation measures are streamlined to provide quick turn-around times for each vehicle in the queue.
- Parents arrive at specific times, no early arrivals are allowed thus reducing long lines.
- All parent vehicles have placards with student's names on dashboard in front window.
- Staff at site entrance communicate with staff at loading zone via radio transmitter, so that each student is ready to enter their parents' vehicle by the time the vehicle is up at the loading zone.
- This plan is highly organized and efficient in reducing queuing wait times, with will ensure that vehicles don't queue back and impact Woodinville-Redmond Road.
- A Transportation Management Plan will be signed and in place as well to ensure impacts and mitigation.

Decision Criteria

VI. 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 are established to mitigate adverse impacts on such facilities.

Response: The proposed school will not adversely affect public services to the surround area. Any potential impacts will be managed through the Transportation Management Plan.

- Please see item v. of section H of the staff report for detailed data of projected impacts of all utility and storm infrastructure.

Revisions to the Staff Report 1 of 2

Updated condition of approval from the Design Review Board:

The applicant shall work with staff to update the east facing gable roof adjacent to the courtyard per the September 7, 2017 Design Review Board Meeting minutes.



PERSPECTIVE VIEWING SOUTHWEST
N.T.S.



PERSPECTIVE VIEWING SOUTHEAST FROM REDMOND-WOODINVILLE RD
N.T.S.



PERSPECTIVE VIEWING SOUTHEAST
N.T.S.

Revisions to the Staff Report 2 of 2

IX.2.c:

- c. **Transportation Management Plan.** A Transportation Management Plan (TMP) shall be submitted and approved by the City's Transportation Demand Management Division prior to building occupancy. This document shall include the items and comments outlined in the **September 11, 2017**, draft TMP.
(Code Authority: RZC 21.52.020)

Recommendation:

Planning: Approve with conditions

Storm: Approve with conditions

Transportation: Approve with conditions

Utilities: Approve with conditions

Traffic: Approve with conditions