

**LEGAL DESCRIPTION**

**PARCEL A:**  
 THAT PORTION OF THE NORTH HALF OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF COUNTY ROAD (SAMMAMISH SHORELINE ROAD NO. 1547) AND SOUTH OF COUNTY ROAD NO. 85;  
 EXCEPT THE WEST 114 FEET OF THE NORTH 300 FEET THEREOF;  
 AND EXCEPT THE SOUTH 100 FEET;  
 AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT SOUTH 88°31'52" EAST A DISTANCE OF 114.00 FEET AND SOUTH 01°12'14" WEST A DISTANCE OF 30.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
 THENCE SOUTH 88°31'52" EAST A DISTANCE OF 72.80 FEET;  
 THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 65.49 FEET AND A DELTA OF 66°59'30" A DISTANCE OF 76.56 FEET;  
 THENCE SOUTH 21°32'22" EAST A DISTANCE OF 85.00 FEET;  
 THENCE SOUTH 69°28'00" WEST A DISTANCE OF 178.46 FEET;  
 THENCE NORTH 01°12'14" EAST A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING;  
 SITUATED IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON.

**PARCEL B:**  
 THAT PORTION OF THE NORTH HALF OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT SOUTH 88°31'52" EAST A DISTANCE OF 114 FEET AND SOUTH 01°12'14" WEST A DISTANCE 30 FEET FROM THE NORTH QUARTER OF SECTION 25;  
 THENCE SOUTH 88°31'52" EAST A DISTANCE 72.80 FEET;  
 THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 65.49 FEET AND DELTA OF 66°59'30" A DISTANCE 76.56 FEET;  
 THENCE SOUTH 21°32'22" EAST A DISTANCE OF 85 FEET;  
 THENCE SOUTH 69°28'00" WEST A DISTANCE OF 178.46 FEET;  
 THENCE NORTH 01°12'14" EAST A DISTANCE OF 185 FEET TO THE POINT OF BEGINNING;  
 EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF REDMOND BY DEED RECORDED UNDER RECORDING NO. 6480657;  
 SITUATED IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON.

**SURVEYOR'S NOTE**

ALL UNDERGROUND UTILITY LOCATIONS ARE BASED ON STRUCTURES LOCATED BY FIELD WORK. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

**VERTICAL DATUM:**

CITY OF REDMOND BASED ON CLOSED CIRCUIT LEVEL LOOP TO CITY OF REDMOND BENCHMARK RED 71, CITY OF REDMOND NAVD 88 ELEV=358.27

**CONTOUR INTERVAL**

1 FOOT

**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 88°31'24" EAST. SAID BEARING BEING ON A LINE BETWEEN A MONUMENT IN CASE WITH A 3" BRASS DISK LOCATED ON THE CENTERLINE OF NE 24TH STREET "KING COUNTY SURVEY 1940" AND A 3 1/2" X 3 1/2" CONC. MON W/ BROKEN 3/8" BRASS NAIL LOCATED 21.96' EAST OF THE INTERSECTION OF NE 24TH ST. & 173RD AVE.

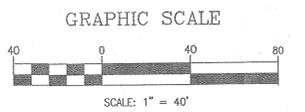
**HORIZONTAL DATUM:**

NAD 83(91)  
 CITY OF REDMOND  
 ALL DISTANCES ARE GROUND MEASUREMENTS, U.S. SURVEY FEET  
 KING COUNTY SURVEY 1940, FOUND BRASS DISC  
 NORTHING = 232874.35  
 EASTING = 1325421.71  
 A-119  
 NORTHING = 232875.88  
 EASTING = 1328226.01  
 NE 24TH ST. AT TRINITY ANGLICAN CHURCH, 17371 NE 24TH ST., CAP IN NORTH SIDEWALK 2' FT. FROM CURB LINE AT EAST LINE OF TENNIS COURT.

**LEGEND**

- ◆ FOUND MONUMENT (AS NOTED)
- △ WSI CONTROL (AS NOTED)
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- ★ CONIFEROUS TREE
- DECIDUOUS TREE
- ⊙ GAS MANHOLE
- ASPH ASPHALT
- EA EDGE OF ASPHALT
- EG EDGE OF GRAVEL
- FL FLOW LINE
- CC CONCRETE CURB
- CMP CORRUGATED METAL PIPE
- R/W RIGHT OF WAY
- ⊖ CENTERLINE
- ⊖ CULVERT
- ⊖ WATER METER
- ⊖ UTILITY POLE
- W — UNDERGROUND WATER LINE
- G — UNDERGROUND GAS LINE
- P — UNDERGROUND POWER LINE
- X — FENCE (AS NOTED)
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE

RECEIVED  
 CITY OF REDMOND  
 JUL 15 2011  
 DEVELOPMENT  
 SERVICES CENTER





\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Describe how the proposed conditional use and improvements are designed and arranged to fit into the development of adjacent property and the neighborhood.

~~The design of the first phase, as will other phases, emphasizes minimal removal of trees and vegetation to create the least disruption and the maximum continuance with surrounding and adjacent properties. Sufficient area is available to control future visual problems created by additional proposed buildings. The surrounding road network will provide adequate capacity to handle traffic to and from the church.~~

\_\_\_\_\_  
\_\_\_\_\_

If more space is required to answer the above questions use separate sheets. A plot plan to scale must accompany this petition showing boundaries and dimensions of property, size of buildings and location on the property, roadways and walkways on the property, location of roadways adjoining the property, off street parking, landscaping and sight screening. Sketches showing elevations and plans of proposed structures should be included if available. File this petition together with additional papers with the City Clerk. The filing fee is \$50.00.

Each signer of this petition represents that the foregoing statements and information submitted herewith are true and correct to the best of their knowledge and belief.

Owner's signature	Printed name	Address
<i>Rev. John Hissel</i>	Rev. John Hissel	1825-180 <sup>th</sup> Ave. N.E., Bellevue

\_\_\_\_\_  
\_\_\_\_\_

Name and phone number of person to contact if more information is needed.

Rev. John Hissel, SH 63395

G. C. GRAEP, Mayor

THOMAS L. HOWE, Clerk

# CITY OF REDMOND

16510 NORTHEAST 79TH STREET  
REDMOND, WASHINGTON  
PHONE TUCKER 5-1238

November 25, 1968

Sherwood Forest Baptist Church,  
c/o John Hisel,  
1825 180th Avenue N. E.  
Bellevue, Washington.

Dear Sir:

Enclosed is a copy of City of Redmond Resolution No. 207, approved on November 19, 1968, granting permission for you to use the property described in Conditional Use Petition No. 10, filed by you on October 22, 1968, for a church building complex.

You may now apply to the Building Department for the necessary permits to proceed with your plans, which permits will be issued in accordance with all applicable codes and ordinances of the City and with any conditions or restrictions contained in Resolution No. 207.

Yours truly,

*Jonathan Hartman*  
Jonathan Hartman  
Planning Administrator

cc: Building Department.

Sherwood Forest  
Baptist Church

ORD NO. 310 HEARING WORK FLOW SHEET

CONDITIONAL USE PETITION NO. 10

Planning Commission hearing set on _____ for _____	11-6-68
Mail notice: Stencil cut or master typed	10-23-68
8 1/2 x 11 sketch completed	10-23-68
Copies printed (notice and sketch)	10-23-68
Copies addressed and stamped	10-23-68
Copies mailed	10-26-68
Mailing deadline date	10-27-68
<del>Posting notice: Notices prepared</del>	
<del>Notices posted</del>	
<del>Posting deadline date</del>	
Paper notice: Copy prepared	10-24-68
To The Sammamish Valley News	10-25-68
Publication deadline date	10-20-68
Display for hearing completed	11-5-68
<hr/>	
<del>City Council hearing set on _____ for _____</del>	
<del>Mail notice: Stencil cut or master typed</del>	
<del>Copies printed (notice and sketch)</del>	
<del>Copies addressed and stamped</del>	
<del>Copies mailed</del>	
<del>Mailing deadline date</del>	
<del>Posting notice: Notices prepared</del>	
<del>Notices posted</del>	
<del>Posting deadline date</del>	
<del>Paper notice: Copy prepared</del>	
<del>To The Sammamish Valley News</del>	
<del>Publication deadline date</del>	
Report to City Council on Plan. Com. hearing: Prepared	11-7-68
To Clerk	11-8-68
To Council	11-12-68
Motion adopted by City Council <u>Prepared resolution</u>	11-14-68
Report: <u>Information for resolution</u>	11-15-68
Prepared	11-15-68
To checker	11-15-68
To City Attorney	11-15-68
Ordinance: Copies printed	11-19-68
Resolution Approved by City Council No. <u>207</u>	11-19-68
<del>Published</del>	
<del>Effective (5 days after publication)</del>	
Copy of Resolution No. <u>207</u> and covering letter to petitioner	11-25-68
<del>Resolving Map: Changed or added Sheet No. _____</del>	
<del>P. D. Map _____</del>	

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 207

A RESOLUTION, granting Conditional Use Petition No. 10 to construct and operate a church complex in an area zoned as Single Family Residential RS-12.

WHEREAS, Conditional Use Petition No. 10, filed October 22, 1968 by Sherwood Forest Baptist Church, requests permission to use the property therein described for a church complex as a conditional use within an area zoned and classified as Single Family Residential RS-12 land use district; and

WHEREAS, the Planning Commission duly held a public hearing on said petition on November 6, 1968 and thereafter recommended to the City Council that the Petition be granted subject to certain conditions, and the City Council has duly considered the Petition and the recommendations of the Planning Commission and deems it in the public interest and for the public welfare that the Petition be granted, Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, as follows:

Section 1. That Conditional Use Petition No. 10, filed October 22, 1968 by Sherwood Forest Baptist Church, to use the following described property for a church complex as a conditional use under the Redmond Zoning Plan adopted under Ordinance No. 310 within an area zoned and classified as Single Family Residential RS-12 land use district is hereby granted and approved, subject to the conditions of this Resolution. The subject property is described as follows:

In section 25, township 25 north, range 5 east W.M.:  
The north 525.42 feet of that portion of the northeast quarter of said section 25 lying south of the north 30 feet of said northeast quarter of section 25 and lying westerly of the right of way of 173rd Avenue N.E., LESS the west 114 feet of the north 270 feet of said north 525.42 feet of the portion described above. Situated in the City of Redmond, King County, Washington.

Section 2. That the conditional use herein granted shall be subject to the following requirements and conditions:

1. The setback from street property lines for all buildings, both in the first phase and in succeeding phases shall be not less than 30 feet.
2. No parking provisions shall be placed less than 20 feet from any street property line.
3. The maximum building height shall be 25 feet, except for a spire.
4. There shall be sight screening, either by fence or by horticultural plantings along all interior property lines.
5. All potential sight obstructions to vehicular traffic shall comply as a minimum with the sight clearance requirements of Ordinance No. 310.
6. The church building and related complex shall have a water

service metered separately from the water service to a house presently on the northend of the property.

7. The north ten feet of the property described in section 1 of this Resolution (adjoining N.E. 24th Street on the south) shall be dedicated to the City of Redmond for road purposes. (Copy of deed attached).

Section 3. The conditional use hereby granted shall be subject to review by the City Council in the event any of the requirements of this Resolution or Chapter 41 of Ordinance No. 310 are not met.. The City Council, in its discretion, may revoke or modify the conditional use herein granted upon such review, after giving the owners and users of the subject property an opportunity to be heard.

PASSED by the Council of the City of Redmond, Washington at a regular meeting thereof, and approved by the Mayor this 19th day of November, 1968.

CITY OF REDMOND

SELWYN L. YOUNG  
MAYOR

ATTEST:

ELEANOR J. HAYDEN  
CITY CLERK

APPROVED AS TO FORM:

JOHN D. LAWSON  
CITY ATTORNEY

INTERDEPARTMENT MEMO

CITY OF REDMOND

To: City Council  
From: Planning Administrator  
Date: November 7, 1968

Subject: Conditional Use Petition No. 10

The Redmond Planning Commission held a public hearing on November 6, 1968 on Conditional Use Petition No. 10 which requests permission to construct a church building and related complex on the petitioner's property as described in said petition.

No one present opposed the request. A letter from one property owner within 200 feet of the property boundary, Vista Television Cable, stated support for whatever Council action is taken. Said letter is with the Clerk file of this petition.

The minister of the church, John Hisel, stated the construction would proceed in phases as finances permitted, and asked if a conditional use petition would be required for each phase. He was advised it would not.

The Planning Commission adopted a motion recommending the City Council grant the request in Conditional Use Petition No. 10 subject to the following condition:

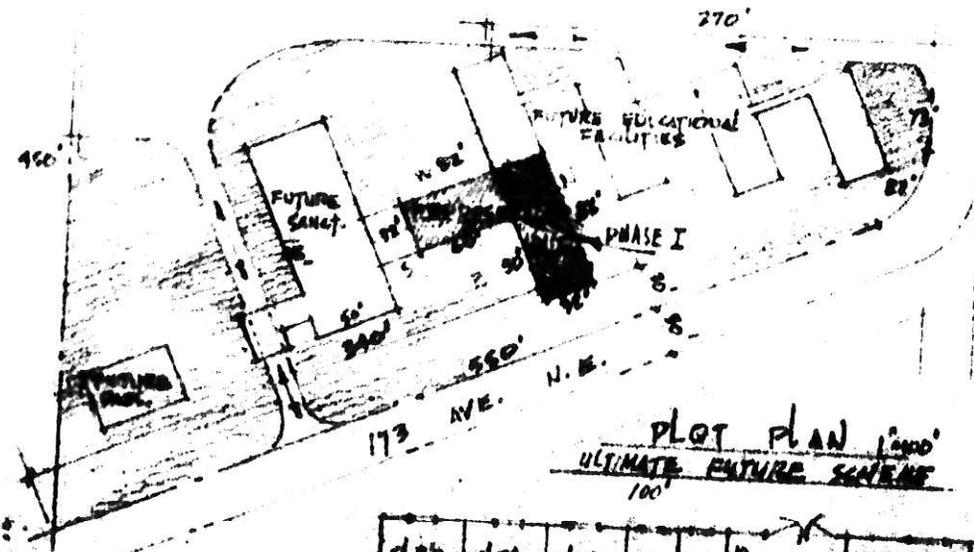
1. The setback from street property lines for all buildings, both in the first phase and in succeeding phases shall be not less than 30 feet.
2. No parking provisions shall be placed less than 20 feet from any street property line.
3. The maximum building height shall be 25 feet, except for a spire.
4. There shall be sight screening, either by fence or by horticultural plantings along all interior property lines.
5. All potential sight obstructions to vehicular traffic shall comply as a minimum with the sight clearance requirements of Ordinance No. 3100.
6. The church building and related complex shall have a water service metered separately from the water service to a house presently on the north end of the property. This is requested by memo from the City Engineer, Frank Clark. Said memo is with the Clerk file of this petition.

No hearing is required on this before the Council. Approval is by resolution.

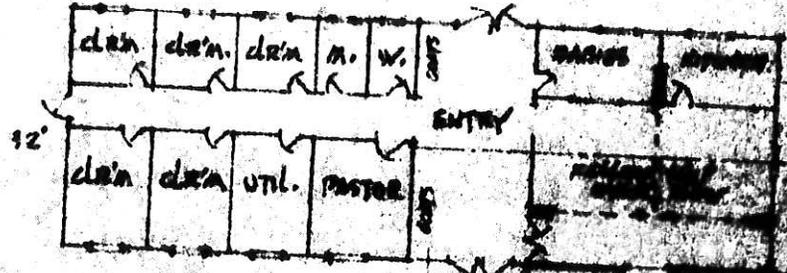
*Jonathan Hartman*  
Jonathan Hartman  
Planning Administrator

55.42

MARK 1/4 PCE  
150 CARS



1000'  
ULTIMATE FUTURE SCHEME  
100'



PLAN

REGISTERED  
ARCHITECT  
W. PROCTOR  
STATE OF WASHINGTON

PROPOSED FIRST PHASE OF BUILDING PLAN  
FOR SHENANDOAH HIGHER ARTIST CENTER

DESIGNED BY ARCHT. JOHN HARRIS MAY 18, 1957

SW/4 24-25-5

SE/4 24-25-5

City limits

SARASOTA POWER PLANTS

NW/4 25-25-5  
171st AVE. N. E.  
BELLEWOOD EAST

172nd AVE. N. E.

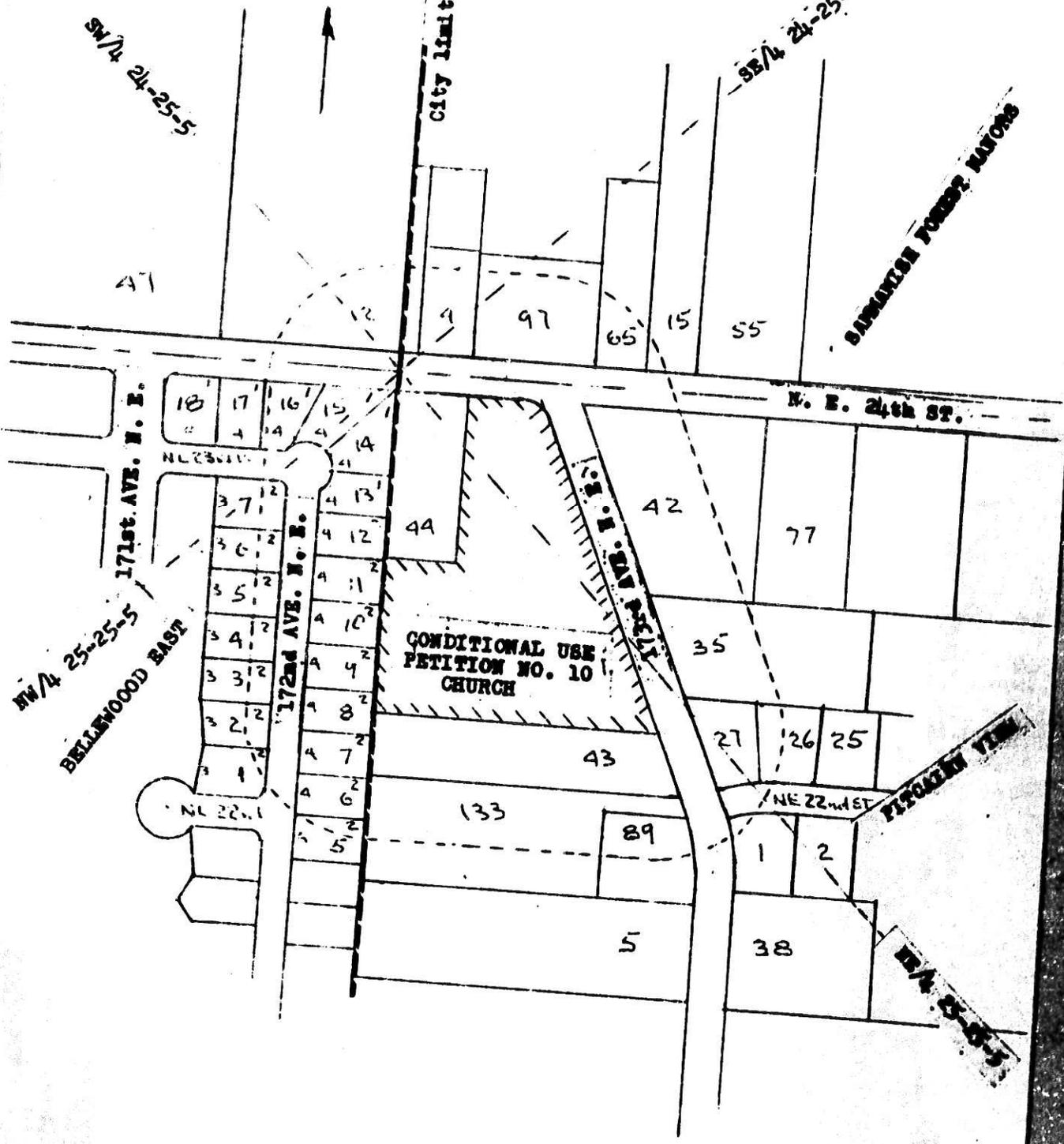
N. E. 24th ST.

N. E. 24th ST.

CONDITIONAL USE  
PETITION NO. 10  
CHURCH

PETITION TRAIL

NE/4 25-25-5



restricted to 173rd Avenue N.E. (Staff report and Lincoln testimony.)

12. The school operates a preschool through sixth grade. In the future it is the intent of the Applicant to have preschool through eighth grade. (Staff report and Lincoln testimony.)
13. The number of students currently enrolled is 90. After the Phase I there will be 150 students. It is projected that after Phase II there will be 225 students. (Staff report.)
14. The hours of operation for the school will be 8:30 a.m. to 3:30 p.m. There will be no after-school activities. (Staff report and Lincoln testimony.)
15. The school is not associated with the church on site. It is independent and is open all day on Sunday. (Staff report and Lincoln testimony.)
16. There is no busing of the children to the school. All the children are driven to the school in carpools which average four or more students. It is estimated that the enrollment of 90 would generate 45 vehicular trips per day. With the ultimate of 225 students there would be 113 vehicular trips per day. (Staff report.)
17. 173rd Avenue N.E. has a 60-foot right of way. The existing roadway is 25 feet. It is a two-lane road that would be able to adequately handle the projected increase in vehicular traffic due to the increase in the enrollment. (Lincoln testimony.)
18. The Applicant submitted that a new parking lot that would be installed on site would not be cleared or graded. There would be more resurfacing of the existing gravel area. (Davey testimony.)
19. The Technical Committee of the City of Redmond recommended approval of the special development permit (SDP-85-2) subject to the following conditions:

I. General Requirements

- A. The parking lot shall be moved westward to meet the 20-foot front setback requirement. It shall also be regraded and regravelled. Wheelstops shall be provided.
- B. Garbage and trash receptacles shall be screened. The screening shall be of a material and design compatible with the associated structure and shall be at least as high as the receptacle. Construction details for screens shall be submitted with the building permit plans.
- C. Along the western sides of the site the buffer of native vegetation shall be retained and preserved. This vegetation shall be supplemented as necessary to provide a solid visual

October 19, 1976

Reverend Richard Taylor  
2315 173rd Avenue N. E.  
Redmond, Washington 98052

Dear Reverend Taylor:

*which*  
Enclosed is a copy of the resolution granting  
a conditional use petition for Sherwood Forest  
Baptist Church. Although the Church is under  
a different ownership, the conditional use  
petition runs with the land.

If you have any questions, please call.

Sincerely,

ROX SMITH, Assistant Planner  
Redmond, Planning Department

RS/ee

Enclosure.



# General Application Form

CITY OF REDMOND

Department of Planning and Community Development

File No. SDP 85-2  
 Type of Application SDP  
 Date Received 4-12-85  
 Fee Paid \$500.00

## GENERAL INFORMATION

Name of Development CLASSROOM ANNEX  
REDMOND CHRISTIAN SCHOOL

Area of Property  
3+ ACRES

Name of Applicant  
DAVEY ASSOC ARCHITECT (AGENT)

Address  
385 FRONT ST N

City ISSAQUAH

State  
WA

Zip Code  
98027

Telephone  
392 6522

Description of Proposed Action

SPECIAL DEVELOPMENT PERMIT TO CONSTRUCT CLASSROOM  
ADDITION IN R-3 ZONE

## FOLLOWING INFORMATION REQUIRED IF APPLICABLE

Location of Subject Property

2315 173 AVE N.E.

Legal Description (Attach additional pages if required)

ATTACHED

## AUTHORIZATION TO FILE: SIGNATURE OF ALL PERSONS WITH AN INTEREST IN THE PROP

Name JO HO FARRIS

Signature [Signature]

Tax Lot & SFR / Lot & Subdivision

City REDMOND

State  
WA

Owner  
 Lessee  
 Contract Purchaser  
 Other

Option Expiration Date

Name KATHLEEN F ELLISON

Signature [Signature]

Tax Lot & SFR / Lot & Subdivision

City REDMOND

State  
WA

Owner  
 Lessee  
 Contract Purchaser  
 Other

Option Expiration Date

## CERTIFICATION

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization.

Signature [Signature]

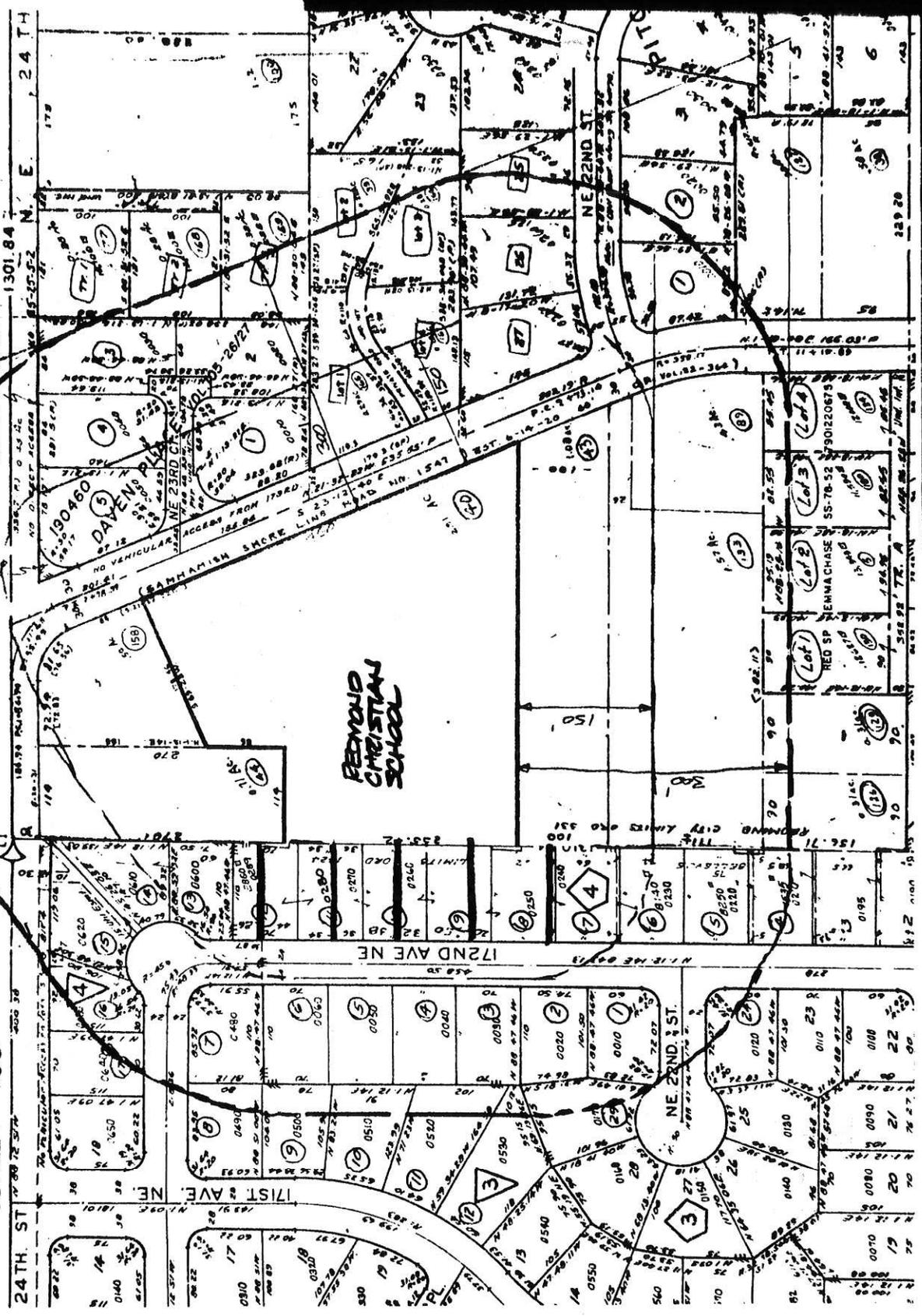
Date 4-12-85

KING COUNTY ASSESSOR

NE 25-25-5

W. 25-25-5

SCALE 1" = 100'



# Redmond Christian School

P.O. Box 212  
2315 173rd N.E.  
Redmond, WA 98052  
(206) 641-1351

June 26, 1985

RECEIVED

JUN 27 1985

PLANNING DEPT.  
CITY OF REDMOND

Mrs. Margaret Lincoln  
15670 N. E. 85th Street  
Redmond, Washington 98052

Dear Mrs. Lincoln,

In accordance with our phone conversation of June 24th, I am providing the following information about the properties at 2315 and 2321 173rd N. E. Our plans for use and development are as follows:

1. CURRENT USAGE:

2315 173rd N. E. - Used for Christian worship and education in accordance with the Articles of Incorporation for Redmond Christian Church and Redmond Christian School.

2321 173rd N. E. is used as a single family dwelling.

2. PRESENT BUILDING/CHANGE OF USAGE PLANS:

2315 173rd N. E. - Phase I: Construction of an educational building, changes in landscaping, parking, playgrounds as shown on plans submitted to the city. Purpose is to provide space for the educational needs of the church, school, and related programs.

Phase II: Additional classrooms will be added within the structure in approximately three to four years. Playground additions are anticipated at that time, i. e., approximately 1988-90).

With the new structure, Redmond Christian School could accommodate approximately 150 students in Phase I; 225 in Phase II.

2321 173rd N. E. - None.

3. FUTURE PLANS:

2315 173rd N. E. - PHASE III: A second educational building will be considered after 1990.

2321 173rd N. E. - While we have no plans to change the usage of this structure at the present time, we would like to have the option of using it for additional classrooms and office space should the school/church have a need, pending, of course, compliance with all city codes and regulations.

TECHNICAL COMMITTEE/SITE PLAN REVIEW

PROJECT: Redmond Christian School DATE 1-24-85

FIRE PROTECTION REQUIREMENTS

NOTES

- A. An approved sprinkler system may be required pending a detailed evaluation of required fire flow. If it is determined that a sprinkler system is not required, an approved fire detection system is required. Sprinkler systems or alarm systems require a dedicated phone line for monitoring by an approved central station. This line may take as long as eight weeks to install.
- B. An approved sprinkler system shall be required. Placement of the sprinkler system fire department connections shall be as required and approved by the Redmond Fire Department. Sprinkler systems require a dedicated phone line for monitoring by an approved central station. This line may take as long as eight weeks to install.
- C. An approved fire detection system shall be installed unless an approved sprinkler system is installed. Alarm systems require a dedicated phone line for monitoring by an approved central station. This line may take as long as eight weeks to install. (SEPARATE CONCERN ON EXISTING SYSTEM IS ALLOWABLE)
- D. A "Knox Box" key box, padlock or key switch rapid entry system is required. Allow up to eight weeks for delivery. Contact the Redmond Fire Department for details.
- E. An approved turnaround is required where dead-end access is 150 feet long or greater.
- F. A minimum 20 foot wide access road with an approved all weather driving surface shall be in place and serviceable prior to combustible construction. The access road shall extend to within 150 feet of all portions of the exterior walls of any buildings. Where this cannot be provided, approved fire protection equipment shall be provided as required and approved by the Redmond Fire Department.
- G. All turning radii of an approved access road shall meet Redmond Fire Department standards (25' and 45'). All grades in an approved access road shall not exceed 10%
- H. (An) additional hydrant(s) <sup>may</sup> shall be required. Hydrants shall be placed by the Redmond Fire Department and shall be capable of providing required fire flow as determined by the Redmond Fire Department.
- I. Additional fire protection may be required.
- J. If stock is piled higher than 12 feet (for most commodities), then compliance with Artical B1, UFC shall be required.
- K. Provide a legible address clearly visible from the street fronting the property.



July 15, 1985

Mr. Bob Davey  
Davey & Associates, Architects  
385 Front Street North  
Issaquah, Washington 98027

FILE COPY

SUBJECT: Redmond Christian School, SDP-85-2

Dear Mr. Davey:

The City of Redmond Technical Committee and Design Review Board have reviewed your site plan (dated July 1, 1985). The following conditions and comments will apply to the building permit for this project:

I. GENERAL REQUIREMENTS

- A. The parking lot shall be moved westward to meet the 20-foot front setback requirement. It shall also be regraded and regravelled. Wheelstops shall be provided.
- B. Garbage and trash receptacles shall be screened. The screening shall be of a material and design compatible with the associated structure and shall be at least as high as the receptacle. Construction details for screens shall be submitted with the building permit plans.
- C. Along the western sides of the site the buffer of native vegetation shall be retained and preserved. This vegetation shall be supplemented as necessary to provide a solid visual barrier when the vegetation is leafed out in those areas where existing/native vegetation is removed during construction. Any clearing of native vegetation at replanting shall be approved by the Planning Department prior to final occupancy. The width of this buffer shall be as follows:
  - 1. 75 feet along the 335.42 and 114-foot property lines of Parcel A.
  - 2. 30 feet along the 85-foot property line of Parcel A and the 185-foot property line of Parcel B.

II. LANDSCAPING

- A. New landscaping shall be irrigated with an automatic system.
- B. New landscaping shall be installed according to the approved plan with the following changes:
  - 1. The ground cover shall be changed from *Cotoneaster dammeri* to *salal* with the following size/spacing:

1 gal. - 24" o.c.  
4" pots - 18" o.c.  
2-1/4" pot - 15" o.c.  
rooted cuttings - 12" o.c.

2. Two pines shall be added in front of the blank wall of the sanctuary to complement the existing evergreen tree.
3. The ground cover shall be continued into the courtyard.
4. Five feet of landscaping shall be added along the north wall of the new building.
5. The two existing deciduous trees in front of the existing building shall be retained and preserved.
6. Plant spacing shall be shown as follows:

Myrica californica - 5' o.c.  
Pieris japonica - 5' o.c.  
Rhododendron brittania - 4' o.c.  
Rhododendron hexe - 3' o.c.  
Viburnum davidii - 2-1/2' o.c.  
Viburnum tinus - 5' o.c.

7. Plant sizes shall be changed as follows:

Pieris japonica - 24 - 27" ht.  
Rhododendron hexe - 15 - 18" spd.  
Viburnum davidii - 12 - 15" ht./spd.

### III. FIRE PROTECTION REQUIREMENTS

- A. An approved fire detection system shall be installed unless an approved sprinkler system is installed. Alarm systems require a dedicated phone line for monitoring by an approved central station. This line may take as long as eight weeks to install. A separate zone on the existing system is allowable.
- B. A "Knox Box" key box, padlock or key switch rapid entry system is required. Allow up to eight weeks for delivery. Contact the Redmond Fire Department for details.
- C. (An) additional hydrant(s) may be required. Hydrants shall be placed by the Redmond Fire Department and shall be capable of providing required fire flow as determined by the Redmond Fire Department.
- D. Provide a legible address clearly visible from the street fronting the property.

IV. STREETS/PARKING LOT IMPROVEMENTS

- A. An L.I.D. covenant shall be signed for future improvements to 173rd Ave. N.E.
- B. The parking lot shall be graded and graveled according to Public Works Department standards.

V. CLEARING AND GRADING

- A. Clearing of trees and grading shall be limited to those areas necessary for the installation of walkways, utilities, streets and building units. A clearing and grading plan shall be approved by the Public Works Department. All landscape berms and mounds shall be shown on this grading plan.
- B. Grades shall not be changed by more than 6 inches either up or down from the existing grade within the dripline of any existing trees to be preserved unless special preservation techniques are used. All utility lines shall be located outside the dripline of any existing trees to be preserved.

VI. STORM DRAINAGE

- A. A storm drainage study shall be conducted and plans developed to maintain existing runoff rate and acceptable water quality during and after construction. All data provided by the applicant shall be reviewed and subject to approval by the Department of Public Works prior to construction.
- B. The control of lot drainage and installation of a positive drain system is required. Downspouts, footing drains, yard drainage, etc., shall be shown to connect to a piped system. No splash blocks are allowed.
- C. A temporary drainage and sedimentation control plan shall be provided to handle drainage and erosion during the construction period. Interim drainage shall be installed as shown on the approved plan during or immediately following completion of clearing, subject to field revision (to fit site conditions) as approved by the Director of Public Works or his representative.
- D. A \$300/acre storm drainage fee must be paid at the time a building permit is issued.

VII. WATER AND SANITARY SEWER

- A. A side sewer extended from the main on N.E. 24th Street presently serves the existing building. A connection to this side sewer to serve the addition will be acceptable.

- B. A minimum of 3/4 inch diameter water meter presently serves the site with City of Redmond water.
- C. Fire protection requirements are determined by the Redmond Fire Department.

VIII. ENGINEERING/STREET IMPROVEMENT PLANS

- A. Engineering plans and street improvement plans for the site shall be prepared by a registered engineer and shall include:
  - 1. Plan size - 24" x 36" (no substitutions will be accepted).
  - 2. Scale - standard engineering scale(s).
  - 3. All information necessary for inspection by the Engineering Department.
  - 4. Review for approval by the Director of Public Works.
- B. Plans approved by the Director of Public Works take precedence over all other plans.
- C. All as-built utility information shall be transferred to the above referenced plans and re-submitted on reproducible photo mylar drawings prior to occupancy of the buildings.

IX. PERFORMANCE BONDS

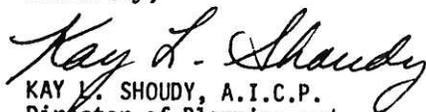
- A. A Performance Bond shall be posted with the City to cover the cost of grading and graveling the on-site parking lot.

Note: The amount of the bond shall be determined by the applicant and approved by the City.
- B. A landscape and site performance bond shall be established with the City before any building permit can be issued. The amount shall be determined by the City after approval of the final landscape plan. A one-year maintenance bond shall be required for release of the landscape bond. In addition, all site plan approval conditions shall be met before the landscape and site performance bond is released. A cost estimate with quantities, sizes, and unit costs for planting and an overall cost for irrigation shall be submitted for the City's use in determining the landscape bond amount.

This letter is for information purposes only and is not an approval letter. The application must still be approved by the City Council.

If you have any questions, please contact Margaret Lincoln, Planner, at 882-6426.

Sincerely,

  
KAY L. SHOUDY, A.I.C.P.  
Director of Planning and  
Community Development

  
FRED F. HERZBERG, P. E.  
Director of Public Works



TECHNICAL COMMITTEE REPORT

MEMO TO: James Driscoll, Hearing Examiner  
FROM: Technical Committee/Design Review Board  
REPORT PREPARED BY: Margaret Lincoln, Planner  
DATE: July 17, 1985  
SUBJECT: SDP-85-2, REDMOND CHRISTIAN SCHOOL  
REQUESTED ACTION: Approval of Special Development Permit for a school in an R-3 zone.

BACKGROUND

Applicant: Redmond Christian School  
2315 173rd Avenue N.E.  
Redmond, WA 98052

Applicant's Representative: Robert S. Davey  
Davey Associates, Architect  
385 Front Street N.  
Issaquah, WA 98027

Owner of Property: Same as applicant

Application Date: April 12, 1985

Hearing Date: July 17, 1985

Request: Phase I - Construction of a classroom annex with a covered play area, upgrading of the parking lot, additional landscaping and screening along the street front, and expanded playground area west of the building.

Phase II - Expansion of the classroom annex and playfields. After Phase I, the school will be able to accommodate up to 150 students and 225 students after Phase II. In addition, the applicant is requesting approval to use a single-family residence which it owns next door to the school for additional classroom or office space, if needed in the future. When it was discovered that part of the driveway for the abutting single-family house to the north was actually on the school's property, the school decided to buy the property for its own use. There are no plans to change the structure, only to change its use. It will continue to be used as a residence but they would like to have the option to use it for offices or classrooms. (See Exhibits A and B)

Note: A school in an R-3 zone requires a Special Development Permit.

Previous Actions Affecting this Site : None on record.

FINDINGS

Location: 2315 and 2321 173rd Avenue N.E.

Parcel size: 2.91 and .50 = 3.41 acres

Legal Description: See Exhibit C.

Vehicular Access: The school and church gains access by a driveway located on 173rd Ave. N.E. The adjacent single-family residence to the north fronts on both N.E. 24th Street and 173rd Avenue N.E., but the only driveway is off 173rd Avenue N.E.

Neighborhood: Viewpoint.

Land Use Plan: 20B.90.030(30) Suburban Estate - Residential areas of not more than three dwellings per acre that may include other limited compatible land uses. Location criteria includes:

- . Semi-rural character;
- . Limited agricultural uses;
- . Land unsuitable for higher densities;
- . Projected demand (community need);
- . Land suitability;
- . Proper utility and street phasing;
- . Steep hills, wetlands and flood plains.

Zoning: 20C.10.110 Suburban Estate Districts (R-2 or R-3)  
Purpose - Suburban Estate Districts provide for residential areas with densities of 2 or 3 dwellings per acre. These areas allow non-residential uses as specified on the Permitted Land Use Chart 20C.10.240(05).

Zoning on subject site: Suburban Estate R-3

Surrounding Zoning:

North:	Suburban Estate R-3
South:	Suburban Estate R-3
East:	Suburban Estate R-3
West:	Bellevue R-5

Please see Exhibit D - Existing Zoning

Existing Land Use on subject site:

Church sanctuary and attached classrooms, play area, gravel parking lot, single-family residence and two sheds/garages.

Surrounding Development:

North:	Detached single-family homes
South:	Detached single-family homes
East:	Detached single-family homes
West:	Detached single-family homes

On-Site Environmental Conditions:

Soils: Soils on the site are in the Alderwood series and have a high clay content and hardpan underneath.

Topography: The site slopes gently from south to north at less than 5%. There is a low, wet area in the northwest corner approximately 50 feet square which applicant proposes to fill about 4 feet for use as a playground. The area west of the parking lot has been graded flat for a playfield and a playground with play structures.

Vegetation: There is a buffer of native vegetation along the west and northwest property lines composed primarily of alders, blackberries and weeds. The buffer is 75-100 feet wide along the west side but much less than that (35 approximately) in the northwest corner. Along the north property line there are many cottonwood trees, most of which will be removed for the classroom addition.

Utilities/Street Improvements: All utilities required for site development are currently available along N.E. 24th Street and 173rd Avenue N.E. The applicant will be required to sign an LID covenant for future street improvements to 173rd Avenue N.E.

School Operation:

Grades: now - preschool through grade 6  
future - preschool through 8

Number of Students: Now - 90  
Phase I - 150  
Phase II - 225

Hours of Operation: 8:30 am - 3:30 am open  
9:00 am - 3:00 pm classes in session

There are no after-school activities. The church is open all day on Sunday.

Playground Hours: 10:30 - 11:00 am  
12:00 - 1:00 pm  
1:30 - 1:45 pm

There is a one-hour PE class each day from 2 - 3 pm. It is often held outdoors in good weather.

Traffic: All the children are driven to and from school. Most of them ride in carpools that probably average 4 or more. It is estimated that the present enrollment of 90 generates approximately 45 vehicle trips per day. At full enrollment of 225, it is estimated that 113 vehicle trips will be generated daily.

State Environmental Policy Act (SEPA)

On April 24, 1985, a proposed declaration of non-significance was issued by the Technical Committee. A final declaration of non-significance was issued on May 9, 1985.

Policies/Goals:

20B.70.060 Community Goal - Ensure opportunities for a quality education for the community's citizens through cooperation with the school districts.

70.060(10) Policy - Work toward placement of educational facilities in urban and suburban locations that require minimal extensions of municipal services.

70.060(15) Policy - Encourage the continued use of the neighborhood school concept as a focal point for educational and community facilities.

Public Input: At the time this report was written, the Planning Department had received verbal and written comments from one neighbor to the west. He is opposed to the expansion because of noise from the playground, especially when the school is expanded. If approved he would like a concrete wall as a buffer to reduce playground noise. See Exhibit E.

List of Exhibits:

- A - Letter from Redmond Christian School
- B - Site Plan
- C - Legal description
- D - Existing zoning
- E - Letter from neighbor

ANALYSIS

The application is for expansion of the existing church and classroom building by adding a new building with classrooms and a covered play area in Phase I and additional classrooms and playground areas in Phase II. The expansion is for the school facilities only, not the church. The following is an analysis of this application based, upon the General Review Criteria and Building Design Criteria for Special Developments outlined in the Community Development Guide Section 20C.20.235.

20.235(10) General Review Criteria

A. Compatibility with Surrounding Land Use

The site has room for expansion while maintaining most of the existing natural buffer. The surrounding area is fully developed with single family residences and is not likely to change. Schools are considered by most people to be very compatible with and desirable in single-family neighborhoods. While there is some noise and traffic associated with them, the benefits of having a school in the neighborhood generally

outweigh the impacts. In this case the traffic increase will be minimal and 173rd Ave. N.E. has more than enough capacity to accommodate it. The playground noise occurs for only a few hours out of each day and at a time when most people are not at home. Some people find playground noise objectionable. Most people do not, however, and feel that the sound of children at play adds life and interest to a neighborhood. Although the present school use could continue without approval of this application, it can not expand without a Special Development permit.

The site is well buffered to the west and south by existing natural vegetation and to the north by the existing single-family residence. Site development should maintain as much of this natural buffer as possible. Additional landscaping will be installed along the east side of the existing building and parking lot, and along the north and east sides of the new building in order to soften and screen these facilities from 173rd Avenue N.E. and the residences across the street.

- B. Conformance with Purposes and Standards of Section 20C.20.235  
Upon fulfillment of the recommended conditions of approval, the application will conform with the purposes and standards of the Special Development regulations.
- C. Conformance with Goals, Policies and Plans  
The application conforms with the Goals, Policies and Plans of the Community Development Guide. Please see the discussion under FINDINGS - Goals and Policies.
- D. Development seeking exceptions  
No exceptions to site development requirements are requested.
- E. Conformance with Special Standards of Section 20C.10.245  
These standards do not apply to schools.

20.235(70) Building Design Criteria

- A. The new building will be very similar and compatible with the existing building. The existing building is larger than any buildings in the neighborhood, but the mass and scale are compatible with residential structures. These buildings are surrounded by open space so that any differences in mass and scale are not particularly noticeable.
- B. The brown stained vertical siding of the new and existing buildings is compatible with the color and materials of other houses in the neighborhood.
- C. The architectural design of the new building is fairly monotonous, but it does match the design of the existing buildings.
- D. The building line along the street of the new and existing buildings is broken up and does not create a "walled corridor effect." The building meets all applicable site development requirements.

## RECOMMENDATION

Prior to hearing public testimony, the Technical Committee and Design Review Board recommended SDP-85-2 Redmond Christian School expansion be approved subject to the following conditions:

### I. General Requirements

- A. The parking lot shall be moved westward to meet the 20-foot front setback requirement. It shall also be regraded and regravelled. Wheelstops shall be provided.
- B. Garbage and trash receptacles shall be screened. The screening shall be of a material and design compatible with the associated structure and shall be at least as high as the receptacle. Construction details for screens shall be submitted with the building permit plans.
- C. Along the western sides of the site the buffer of native vegetation shall be retained and preserved. This vegetation shall be supplemented as necessary to provide a solid visual barrier when the vegetation is leafed out in those areas where existing/native vegetation is removed during construction. Any clearing of native vegetation and replanting shall be approved by the Planning Department prior to final occupancy. The width of this buffer shall be as follows:
  - 1) 75 feet along the 355.42 and 114-foot property lines of Parcel A.
  - 2) 30 feet along the 85-foot property line of Parcel A and the 185 foot property line of Parcel B.

### II. Landscaping Requirements

- A. New landscaping shall be irrigated with an automatic system.
- B. New landscaping shall be installed according to the approved plan with the changes required by the Planning Department.

### III. Fire Protection Requirements

- A. An approved fire detection system shall be installed unless an approved sprinkler system is installed. Alarm systems require a dedicated phone line for monitoring by an approved central station. This line may take as long as eight weeks to install. (Separate zone on existing system is allowable.)
- B. A "Knox Box" key box, padlock or key switch rapid entry system is required. Allow up to eight weeks for delivery. Contact the Redmond Fire Department for details.
- C. (An) additional hydrant(s) may be required. Hydrants shall be placed by the Redmond Fire Department and shall be capable of providing required fire flow as determined by the Redmond Fire Department.

- D. Provide a legible address clearly visible from the street fronting the property.

IV. Streets/Parking Lot Improvements

- A. An L.I.D.covenant shall be signed for future improvements to 173rd Avenue N.E.
- B. The parking lot shall be graded and graveled according to Public Works Department standards.

V. Clearing and Grading

- A. Clearing of trees and grading shall be limited to those areas necessary for the installation of walkways, utilities, streets and building units. A clearing and grading plan shall be approved by the Public Works Department. All landscape berms and mounds shall be shown on this grading plan.
- B. Grades shall not be changed by more than 6 inches either up or down from the existing grade within the dripline of any existing trees to be preserved, unless special preservation techniques are used. All utility lines shall be located outside the dripline of any existing trees to be preserved.

VI. Storm Drainage

- A. A storm drainage study shall be conducted and plans developed to maintain existing runoff rate and acceptable water quality during and after construction. All data provided by the applicant shall be reviewed and subject to approval by the Department of Public Works prior to construction.
- B. The control of lot drainage and installation of a positive drain system is required. Downspouts, footing drains, yard drainage, etc., shall be shown to connect to a piped system. No splash blocks are allowed.
- C. A temporary drainage and sedimentation control plan shall be provided to handle drainage and erosion during the construction period. Interim drainage shall be installed as shown on the approved plan during or immediately following completion of clearing, subject to field revision (to fit site conditions) as approved by the Director of Public Works or his representative.
- D. A \$300/acre storm drainage fee must be paid at the time a building permit is issued.

VII. Performance Bonds

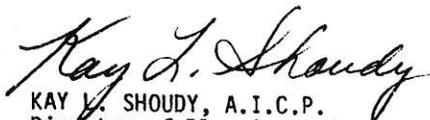
- A. A Performance Bond shall be posted with the City to cover the cost of grading and graveled the on-site parking lot.

Note: The amount of the bond shall be determined by the applicant and approved by the City.

- B. A landscape and site performance bond shall be established with the City before any building permit can be issued. The amount shall be determined by the City after approval of the final landscape plan. A one-year maintenance bond shall be required for release of the landscape bond. In addition, all site plan approval conditions shall be met before the landscape and site performance bond is released. A cost estimate with quantities, sizes, and unit costs for planting and an overall cost for irrigation shall be submitted for the City's use in determining the landscape bond amount.

CONCLUSIONS IN SUPPORT OF RECOMMENDATION

1. Goals, policies and regulations of the Community Development Guide will be satisfied upon fulfillment of the recommended conditions of approval.
2. The proposal satisfies the criteria for the review of Special Development applications and will not create development that is incompatible with the residential character of the surrounding area.



KAY L. SHOUDY, A.I.C.P.  
Director of Planning and  
Community Development



FRED F. HERZBERG, P. E.  
Director of Public Works



FINDINGS AND RECOMMENDATIONS  
OF THE HEARING EXAMINER OF THE  
CITY OF REDMOND

IN THE MATTER OF THE APPLICATION OF  
THE REDMOND CHRISTIAN SCHOOL FOR  
APPROVAL OF A SPECIAL DEVELOPMENT  
PERMIT

FILE: SDP-85-2  
REDMOND CHRISTIAN SCHOOL

RECOMMENDATION: The application should be granted subject  
to the conditions listed.

INTRODUCTION

Redmond Christian School, 2315 173rd Avenue N.E., Redmond, Washington, 98052, and hereinafter referred to as Applicant, has requested approval of a special development permit for the following improvements to the Redmond Christian School:

Phase I - Construction of a classroom annex with a covered play area, upgrading of the parking lot, additional landscaping and screening along the street front and expanded playground area west of the building.

Phase II - Expansion of the classroom annex and play-fields.

In addition, the Applicant is requesting approval to use a single-family residence which it owns next door to the school for additional classroom or office space, if needed in the future. There are no plans to change the structure, only to change its use. It will continue to be used as a residence but they would like to have the option to use it for offices or classrooms.

The Redmond Christian School is located at 2315 and 2321 173rd Avenue N.E., Redmond, Washington, 98052. The size of the subject property is 3.41 acres and is more particularly described as shown on Exhibit C which is attached hereto and hereby incorporated as part of these findings.

The above described land is zoned R-3, Suburban Estate, and has a Land Use Plan designation of Suburban Estate. The zoning and Land Use Plan designations are established by the Redmond Community Development Guide.

A hearing on the request was held before the Hearing Examiner of the City of Redmond, Washington, on July 17, 1985.

Public testimony was presented by the following:

Margaret Lincoln  
Planning Department  
City of Redmond  
15670 N.E. 85th Street  
Redmond, WA 98052

Robert S. Davey  
Architect  
Davey Associates  
385 Front Street N.  
Issaquah, WA 98027

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Eric Holmkvist  
2234 172nd Avenue N.E.  
Bellevue, WA 98008

Bob Rosain  
2226 172nd Avenue N.E.  
Bellevue, WA 98008

Kathy Ellison  
2707 Sahalee Drive East  
Redmond, WA 98053

Marlene Houtchens  
17309 N.E. 23rd Court  
Redmond, WA 98052

Hung-Po Liu  
17302 N.E. 23rd Court  
Redmond, WA 98052

Lowell Houtchens  
17309 N.E. 23rd Court  
Redmond, WA 98052

Rob Graeff  
2207 173rd Ave. N.E.  
Redmond, WA 98052

Sandy Kovacs  
2055 173rd Avenue N.E.  
Redmond, WA 98052

Jim Hazard  
17317 N.E. 23rd Court  
Redmond, WA 98052

Bob Rosain  
2226 172nd Avenue N.E.  
Bellevue, WA 98008

The following exhibits were presented at the hearing and are available for inspection at the Hearing Examiner's Office, City Hall, 15670 N.E. 85th Street, Redmond, Washington:

- Exhibit A - Letter from Edward Neher, dated 07/10/85
- " B - Site Plan
- " C - Legal Description
- " D - Existing Zoning
- " E - Letter from Redmond Christian School, dated 06/26/85
- " F - Letter from J. Glen Jones
- " G - Memo from Robert S. Davey dated 07/24/85
- " H - Memo from Engineering Dept. dated 07/24/85
- " I - Memo from Traffic Engineer dated 07/30/85
- " J - Memo from Technical Committee dated 07/31/85

After due consideration of the evidence presented by the Applicant; evidence elicited during the public hearing; and, as a result of the personal inspection of the subject property and surrounding areas by the Hearing Examiner, the following findings of fact and conclusions constitute the basis of the recommendation of the Hearing Examiner.

FINDINGS OF FACT

1. The application is for the approval of a special development permit for a two-phased construction and expansion of a school located at 2315 and 2321 173rd Avenue N.E., Redmond, Washington, 98052, and more particularly described as set forth in the attached Exhibit C. (Staff report.)
2. The special development permit was submitted with a two-phased proposal. Phase I involves the construction of a classroom annex with a covered play area, the upgrading of a parking lot, additional

Findings and Recommendations of the  
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landscaping and screening along the street front, and expanded playground area west of the building. It is the intent of the Applicant to develop Phase I immediately. (Staff report and Lincoln testimony.)

3. Phase II of the special development permit includes the expansion of the classroom annex and playfields. This phase is scheduled to be completed between approximately 1988 to 1990. (Staff report and Lincoln testimony.)
4. The Applicant is also requesting approval to use a single-family residence, located on the property, as an additional classroom or office space. It is not the intent of the Applicant to use this structure immediately, but if future demands require it, it is the intent of the Applicant to change its use. (Staff report and Davey testimony.)
5. The subject property is zoned R-3, Suburban Estate. The properties to the north, south and east are also zoned R-3, Suburban Estate. The property to the west is in Bellevue and is zoned R-5. (Staff report.)
6. The subject property consists of 3.41 acres of land. The existing land use of the subject property includes a church sanctuary and attached classrooms, a play area, gravel parking lot, single-family residence and two sheds/garages. (Staff report.)
7. All of the surrounding properties are developed as detached single family residential areas. (Staff report.)
8. The soils on the site are in the Alderwood series and have a high clay content with hardpan underneath. The topography slopes gently from the south to the north at less than five percent. There is a low, wet area in the northwest corner approximately 50 feet square which the Applicant proposes to fill about four feet for use as a playground. The area west of the parking lot has been graded flat for a playfield and a playground with play structures. (Staff report.)
9. There is a buffer of native vegetation along the west and northwest property lines. This vegetation consists mainly of alders, blackberries and weeds. The buffer is 75 feet to 100 feet wide along the west side, but much less than the northwest corner. Along the north property line there are cottonwood trees which would be removed for any classroom addition. (Staff report.)
10. Utilities required for this site are available along N.E. 24th Street and 173rd Avenue N.E. The Applicant will be required to sign an L.I.D. covenant for future street improvements to 173rd Avenue N.E. (Staff report.)
11. Access to the site is via a driveway that is located off 173rd Avenue N.E. The adjacent single-family residence on site fronts on N.E. 24th Street and 173rd Avenue N.E. However, access for the residence is

shall be approved by the Public Works Department. All landscape berms and mounds shall be shown on this grading plan.

- B. Grades shall not be changed by more than 6 inches either up or down from the existing grade within the dripline of any existing trees to be preserved, unless special preservation techniques are used. All utility lines shall be located outside the dripline of any existing trees to be preserved.

#### VI. Storm Drainage

- A. A storm drainage study shall be conducted and plans developed to maintain existing runoff rate and acceptable water quality during and after construction. All data provided by the applicant shall be reviewed and subject to approval by the Department of Public Works prior to construction.
- B. The control of lot drainage and installation of a positive drain system is required. Downspouts, footing drains, yard drainage, etc., shall be shown to connect to a piped system. No splash blocks are allowed.
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- D. A \$300/acre storm drainage fee must be paid at the time a building permit is issued.

#### VII. Performance Bonds

- A. A Performance Bond shall be posted with the City to cover the cost of grading and graveling the on-site parking lot.

Note: The amount of the bond shall be determined by the applicant and approved by the City.

- B. A landscape and site performance bond shall be established with the City before any building permit can be issued. The amount shall be determined by the City after approval of the final landscape plan. A one-year maintenance bond shall be required for release of the landscape bond. In addition, all site plan approval conditions shall be met before the landscape and site performance bond is released. A cost estimate with quantities, sizes, and unit costs for planting and an overall cost for irrigation shall be submitted for the City's use in determining the landscape bond amount.

20. The Applicant submitted to be in support of the recommendation of the Technical Committee except for two conditions. The Applicant's representative submitted opposition to the requested condition requiring an irrigation system for landscaping and for the conditions imposed by the Fire Department. (Davey testimony.)
21. Condition II.A. requires that new landscaping be irrigated with an automatic sprinkler system. The Applicant's representative submitted that this is an extensive and costly requirement that would not significantly improve the property. (Davey testimony.)
22. Section III. of the recommended conditions of the Technical Committee sets forth the fire protection requirements. Specifically, the Applicant's representative questioned the need for an improved fire detection system to be installed unless an improved sprinkler system is provided. The Applicant submitted that "this was an extensive requirement that would be expensive for the Applicant." (Davey testimony.)
23. The City of Redmond submitted that the Fire Department requires by code a fire detection system. (Lincoln testimony.)
24. At the hearing a Witness Graef testified to be the owner of the property directly to the south of the subject property. According to the witness, the site had been well buffered to the west and south by natural vegetation. However, the Applicant had bulldozed through the southern portion of the subject property and through a portion of the Graef property and had cleared a significant area of approximately 145 by 100 feet. As a result, the area no longer drained and there was significant standing water when it rained. (Graef testimony.)
25. Subsequent to the hearing a representative of the City, a representative of the Applicant, and the Witness Graef met on the subject property. Reports were submitted by the Engineering Division of the City of Redmond and the Applicant per that meeting and their acknowledgements of the situation. (Exhibits G, H, I and J.)
26. The City of Redmond determined that no grading permit had been taken out by the Applicant for the grading of the site. Further, the City of Redmond submitted that the Comprehensive Site Plan, as submitted by the Applicant, indicated continuous slopes from the west half of the south property line down toward the north. The grading had clearly left parts of the property south of the school site lower than the newly graded area. As a result, the grading had also filled in the swale area indicated on the Comprehensive Site Plan. (Franklin letter.)
27. The Public Works Department of the City of Redmond recommended that in order to correct the Graef property drainage situation the following conditions should be added:

35. Witness Lowell Houtchens submitted that there is high-speed traffic on 173rd Avenue N.E. from people coming around the bend on that road. He submitted that there will be an increase of traffic due to the school. (Houtchens testimony.)
36. Witness Kovacs submitted that the site had been used by others as a daycare center, a regular school and a church. The witness submitted that this has increased the traffic in the area and the proposed use will continue the trend. (Kovacs testimony.)
37. Witness Hazard submitted that the school does not have adequate access for ingress and egress. The witness was also concerned about the additional traffic creating problems for ingress and egress from 173rd Avenue N.E. onto N.E. 23rd Court. The witness submitted that the site was poorly designed and they should at least have sidewalks to control pedestrian traffic from the speeding vehicles. (Hazard testimony.)

#### CONCLUSIONS

1. The application is for the approval of a special development permit for location of a school in an R-3 zone on property located at 2315 and 2321 173rd Avenue N.E., Redmond, Washington, 98052. The property is more particularly described as shown on the attached Exhibit C.
2. The request is for a two-phased construction and expansion of a classroom annex on the subject property. Phase I includes the upgrading of the parking lot, additional landscaping and screening along the street front and expanded playground area west of the building. Phase II includes expansion of the classroom annex and playfields.
3. The property is zoned R-3 and has a Land Use Plan designation of Suburban Estates. The surrounding properties have similar zoning and land uses.
4. Because the proposed expansion is divided into two categories with Phase I including the construction of a classroom annex, and Phase II being the expansion of the classroom annex, the special development permit is categorized in Section 20C.20.235(35) of the Redmond Community Development Guide as a project. The project has been processed under this classification and the criteria as set forth in Section 20C.20.235(55) through Section 20C.20.235(85) of the Redmond Community Development Guide have been considered. With conditions of approval these criteria have been satisfied.
5. With conditions the proposal will provide open space and well-designed and adequate landscaping.
6. With conditions the development on site will have buildings that will have a mass and scale that will be harmonious with the surrounding area.

7. The open space and landscaping criteria of Section 20C.20.235(75) of the Redmond Community Development Guide will be met with conditions imposed upon approval.
8. The street design criteria as set forth in Section 20C.20.235(80) of the Redmond Community Development Guide will be met with conditions being imposed upon approval.
9. There will be adequate utilities provided and the public facilities and service criteria will be satisfied as set forth in Section 20C.20.235(85) of the Redmond Community Development Guide with conditions being imposed upon the approval.
10. The Technical Committee of the City of Redmond has recommended approval of the special development permit subject to the conditions listed in Finding #19.
11. Landscaping irrigated with an automatic sprinkler system appears to be an appropriate condition in order to satisfy the landscaping criteria as set forth in Section 20C.20.235(75) of the Redmond Community Development Guide in that the irrigation system will provide a more effective landscaping of the site.
12. The fire codes and the requirements for an alarm system are reasonable and necessary for the site.
13. The Applicant will be required to install a sidewalk on 173rd Avenue N.E. This will ensure the safety of pedestrians for any extensive traffic occurring at the intersection of 173rd Avenue N.E. and N.E. 24th Street and will also ensure the safety of the pedestrians from any speeding vehicles on 173rd Avenue N.E.

#### RECOMMENDATION

Based upon the preceding Findings of Fact and Conclusions; the testimony and evidence submitted at the public hearing; and, upon the impressions of the Hearing Examiner at a site view, it is hereby recommended to the City Council of the City of Redmond that the special development permit for the Redmond Christian School (SDP-85-2) be granted. The specific request is for the location of a school in an R-3 zone on property located at 2315 and 2321 173rd Avenue N.E., Redmond, Washington, and should be granted subject to the following conditions:

#### I. General Requirements

- A. The parking lot shall be moved westward to meet the 20-foot front setback requirement. It shall also be regraded and regravelled. Wheelstops shall be provided.
- B. Garbage and trash receptacles shall be screened. The screening shall be of a material and design compatible with the associated structure and shall be at least as high as the receptacle.

- C. The Applicant shall be required to construct a sidewalk along their property line that adjoins 173rd Avenue N.E. This sidewalk shall be approved by the Public Works Department of the City of Redmond and will be required to be installed prior to expansion of the school.

V. Clearing and Grading

- A. Clearing of trees and grading shall be limited to those areas necessary for the installation of walkways, utilities, streets and building units. A clearing and grading plan shall be approved by the Public Works Department. All landscape berms and mounds shall be shown on this grading plan.
- B. Grades shall not be changed by more than 6 inches either up or down from the existing grade within the dripline of any existing trees to be preserved, unless special preservation techniques are used. All utility lines shall be located outside the dripline of any existing trees to be preserved.
- C. A grading plan shall be submitted by the Applicant and shall be approved by the Department of Public Works prior to issuance of any construction permits. The plan shall be prepared, stamped and signed by a Professional Civil Engineer and shall show a drainage swale satisfactory to the Department of Public Works for possible drainage from the south near the west side of the site. The swale shall be installed and approved prior to issuance of temporary or permanent occupancy permits for the new addition.

VI. Storm Drainage

- A. A storm drainage study shall be conducted and plans developed to maintain existing runoff rate and acceptable water quality during and after construction. All data provided by the applicant shall be reviewed and subject to approval by the Department of Public Works prior to construction.
- B. The control of lot drainage and installation of a positive drain system is required. Downspouts, footing drains, yard drainage, etc., shall be shown to connect to a piped system. No splash blocks are allowed.
- C. A temporary drainage and sedimentation control plan shall be provided to handle drainage and erosion during the construction period. Interim drainage shall be installed as shown on the approved plan during or immediately following completion of clearing, subject to field revision (to fit site conditions) as approved by the Director of Public Works or his representative.
- D. A \$300/acre storm drainage fee must be paid at the time a building permit is issued.

VII. Performance Bonds

- A. A Performance Bond shall be posted with the City to cover the cost of grading and graveling the on-site parking lot.

Note: The amount of the bond shall be determined by the applicant and approved by the City.

- B. A landscape and site performance bond shall be established with the City before any building permit can be issued. The amount shall be determined by the City after approval of the final landscape plan. A one-year maintenance bond shall be required for release of the landscape bond. In addition, all site plan approval conditions shall be met before the landscape and site performance bond is released. A cost estimate with quantities, sizes, and unit costs for planting and an overall cost for irrigation shall be submitted for the City's use in determining the landscape bond amount.

VIII. Other

- A. The Applicant's staff, employees and parents of the children who attend the school are not to park on 173rd Avenue N.E. or N.E. 24th Street. All parking is to occur on site and in the parking lots provided on site.
- B. Prior to issuance of building permits, a fencing and/or landscaping plan shall be provided and approved by the Planning Department.

Entered this 7th day of August, 1985, pursuant to the authority granted under Sections 20F.10.080(10) and 20F.20.030 of the Community Development Guide of the City of Redmond.

*James M. Driscoll*  
\_\_\_\_\_  
JAMES M. DRISCOLL  
Hearing Examiner



DATE: August 26, 1985  
SUBJECT: HEARING EXAMINER'S RECOMMENDATION REGARDING:

APPLICATION OF THE REDMOND CHRISTIAN SCHOOL FOR  
APPROVAL OF A SPECIAL DEVELOPMENT PERMIT

SDP-85-2 REDMOND CHRISTIAN SCHOOL

Location: 2315 173rd Avenue N.E., Redmond

The City Council will consider the above at its meeting of  
September 3, 1985, at 7:30 p.m. or as soon thereafter as possible.

Please note that this is not a public hearing and the Council  
will allow one speaker from each side to speak for five minutes only.  
No new evidence will be allowed.

Should you have any questions, please call 882-6426.

REDMOND PLANNING DEPARTMENT

September 3, 1985

73

APPLICATION OF REDMOND CHRISTIAN SCHOOL FOR APPROVAL OF SPECIAL  
DEVELOPMENT PERMIT SDP-85-2

The Planning Director, in a memo dated September 3, 1985 to the Mayor, indicated the findings, conclusions and recommendations of the Hearing Examiner for the above application were mailed to the Mayor and City Council on August 7, 1985. The reconsideration period expired August 21, 1985, and there were no requests.

Robert Davey, 385 Front Street N., Issaquah 98027, architect for the applicant, stated they were in agreement with the findings, conclusions and recommendations of the Hearing Examiner.

Motion by Mr. Vache', second by Mrs. Doman, to approve the recommendation of the Hearing Examiner to grant approval of a special development permit to Redmond Christian School, subject to conditions outlined in the Hearing Examiner's report dated August 7, 1985, and adopt the findings and conclusions of the Hearing Examiner. Motion carried unanimously (6 - 0).

FILE COPY

FILE COPY

ORIGINAL

CITY OF REDMOND  
FINAL APPROVAL ORDER  
FOR

REDMOND CHRISTIAN SCHOOL, SDP-85-2  
SPECIAL DEVELOPMENT PERMIT

1. Pursuant to Sections 20F.20.030 and 20F.20.070(20) of the Community Development Guide, the Redmond Hearing Examiner has conducted a public hearing with regard to the application of Redmond Christian School for a special development permit and has forwarded a written findings and recommendations to the City Council.
2. The City Council has considered the Hearing Examiner's findings and recommendations at a public meeting and has granted approval of the application of Redmond Christian School for special development permit subject to the conditions of approval set forth in the Hearing Examiner's memorandum to the City Council dated August 7, 1985, (Exhibit A), which is attached hereto and which conditions are hereby incorporated in full by this reference.
3. Pursuant to Section 20F.20.110(05) of the Community Development Guide, final approval of special development permit for Redmond Christian School is hereby granted, subject to the Applicant's signing this Final Approval Order acknowledging agreement to the conditions of approval set forth in the attachment.

Dated this 3rd day of September, 1985.

  
MAYOR, DOREEN MARCHIONE

Applicant hereby agrees to each of the conditions of this approval.

  
APPLICANT

6 Sept 1985  
Date

NOTE: 20F.20.110(10) Termination of Final Approval

Final approval of an application shall remain in effect one (1) year from the date approval was granted unless significant action proposed in the application has been physically commenced or completed. The one-year period shall apply to special development permits and variances. The periods may be extended for one (1) additional year by the approval authority upon showing proper justification.

7. The open space and landscaping criteria of Section 20C.20.235(75) of the Redmond Community Development Guide will be met with conditions imposed upon approval.
8. The street design criteria as set forth in Section 20C.20.235(80) of the Redmond Community Development Guide will be met with conditions being imposed upon approval.
9. There will be adequate utilities provided and the public facilities and service criteria will be satisfied as set forth in Section 20C.20.235(85) of the Redmond Community Development Guide with conditions being imposed upon the approval.
10. The Technical Committee of the City of Redmond has recommended approval of the special development permit subject to the conditions listed in Finding #19.
11. Landscaping irrigated with an automatic sprinkler system appears to be an appropriate condition in order to satisfy the landscaping criteria as set forth in Section 20C.20.235(75) of the Redmond Community Development Guide in that the irrigation system will provide a more effective landscaping of the site.
12. The fire codes and the requirements for an alarm system are reasonable and necessary for the site.
13. The Applicant will be required to install a sidewalk on 173rd Avenue N.E. This will ensure the safety of pedestrians for any extensive traffic occurring at the intersection of 173rd Avenue N.E. and N.E. 24th Street and will also ensure the safety of the pedestrians from any speeding vehicles on 173rd Avenue N.E.

#### RECOMMENDATION

Based upon the preceding Findings of Fact and Conclusions; the testimony and evidence submitted at the public hearing; and, upon the impressions of the Hearing Examiner at a site view, it is hereby recommended to the City Council of the City of Redmond that the special development permit for the Redmond Christian School (SDP-85-2) be granted. The specific request is for the location of a school in an R-3 zone on property located at 2315 and 2321 173rd Avenue N.E., Redmond, Washington, and should be granted subject to the following conditions:

#### I. General Requirements

- A. The parking lot shall be moved westward to meet the 20-foot front setback requirement. It shall also be regraded and regravelled. Wheelstops shall be provided.
- B. Garbage and trash receptacles shall be screened. The screening shall be of a material and design compatible with the associated structure and shall be at least as high as the receptacle.

Construction details for screens shall be submitted with the building permit plans.

- C. Along the western sides of the site the buffer of native vegetation shall be retained and preserved. This vegetation shall be supplemented as necessary to provide a solid visual barrier when the vegetation is leafed out in those areas where existing/native vegetation is removed during construction. Any clearing of native vegetation and replanting shall be approved by the Planning Department prior to final occupancy. The width of this buffer shall be as follows:

- 1) 75 feet along the 355.42 and 114-foot property lines of Parcel A.
- 2) 30 feet along the 85-foot property line of Parcel A and the 185 foot property line of Parcel B.

## II. Landscaping Requirements

- A. New landscaping shall be irrigated with an automatic system.
- B. New landscaping shall be installed according to the approved plan with the changes required by the Planning Department.

## III. Fire Protection Requirements

- A. An approved fire detection system shall be installed unless an approved sprinkler system is installed. Alarm systems require a dedicated phone line for monitoring by an approved central station. This line may take as long as eight weeks to install. (Separate zone on existing system is allowable.)
- B. A "Knox Box" key box, padlock or key switch rapid entry system is required. Allow up to eight weeks for delivery. Contact the Redmond Fire Department for details.
- C. (An) additional hydrant(s) may be required. Hydrants shall be placed by the Redmond Fire Department and shall be capable of providing required fire flow as determined by the Redmond Fire Department.
- D. Provide a legible address clearly visible from the street fronting the property.

## IV. Streets/Parking Lot Improvements

- A. An L.I.D. covenant shall be signed for future improvements to 173rd Avenue N.E.
- B. The parking lot shall be graded and graveled according to Public Works Department standards.

- C. The Applicant shall be required to construct a sidewalk along their property line that adjoins 173rd Avenue N.E. This sidewalk shall be approved by the Public Works Department of the City of Redmond and will be required to be installed prior to expansion of the school.

V. Clearing and Grading

- A. Clearing of trees and grading shall be limited to those areas necessary for the installation of walkways, utilities, streets and building units. A clearing and grading plan shall be approved by the Public Works Department. All landscape berms and mounds shall be shown on this grading plan.
- B. Grades shall not be changed by more than 6 inches either up or down from the existing grade within the dripline of any existing trees to be preserved, unless special preservation techniques are used. All utility lines shall be located outside the dripline of any existing trees to be preserved.
- C. A grading plan shall be submitted by the Applicant and shall be approved by the Department of Public Works prior to issuance of any construction permits. The plan shall be prepared, stamped and signed by a Professional Civil Engineer and shall show a drainage swale satisfactory to the Department of Public Works for possible drainage from the south near the west side of the site. The swale shall be installed and approved prior to issuance of temporary or permanent occupancy permits for the new addition.

VI. Storm Drainage

- A. A storm drainage study shall be conducted and plans developed to maintain existing runoff rate and acceptable water quality during and after construction. All data provided by the applicant shall be reviewed and subject to approval by the Department of Public Works prior to construction.
- B. The control of lot drainage and installation of a positive drain system is required. Downspouts, footing drains, yard drainage, etc., shall be shown to connect to a piped system. No splash blocks are allowed.
- C. A temporary drainage and sedimentation control plan shall be provided to handle drainage and erosion during the construction period. Interim drainage shall be installed as shown on the approved plan during or immediately following completion of clearing, subject to field revision (to fit site conditions) as approved by the Director of Public Works or his representative.
- D. A \$300/acre storm drainage fee must be paid at the time a building permit is issued.

VII. Performance Bonds

- A. A Performance Bond shall be posted with the City to cover the cost of grading and graveling the on-site parking lot.

Note: The amount of the bond shall be determined by the applicant and approved by the City.

- B. A landscape and site performance bond shall be established with the City before any building permit can be issued. The amount shall be determined by the City after approval of the final landscape plan. A one-year maintenance bond shall be required for release of the landscape bond. In addition, all site plan approval conditions shall be met before the landscape and site performance bond is released. A cost estimate with quantities, sizes, and unit costs for planting and an overall cost for irrigation shall be submitted for the City's use in determining the landscape bond amount.

VIII. Other

- A. The Applicant's staff, employees and parents of the children who attend the school are not to park on 173rd Avenue N.E. or N.E. 24th Street. All parking is to occur on site and in the parking lots provided on site.
- B. Prior to issuance of building permits, a fencing and/or landscaping plan shall be provided and approved by the Planning Department.

Entered this 7th day of August, 1985, pursuant to the authority granted under Sections 20F.10.080(10) and 20F.20.030 of the Community Development Guide of the City of Redmond.

*James M. Driscoll*  
\_\_\_\_\_  
JAMES M. DRISCOLL  
Hearing Examiner



TECHNICAL COMMITTEE REPORT

MEMO TO: James Driscoll, Hearing Examiner  
FROM: Technical Committee/Design Review Board  
REPORT PREPARED BY: Margaret Lincoln, Planner  
DATE: July 17, 1985  
SUBJECT: SDP-85-2, REDMOND CHRISTIAN SCHOOL  
REQUESTED ACTION: Approval of Special Development Permit for a school in an R-3 zone.

BACKGROUND

Applicant: Redmond Christian School  
2315 173rd Avenue N.E.  
Redmond, WA 98052

Applicant's Representative: Robert S. Davey  
Davey Associates, Architect  
385 Front Street N.  
Issaquah, WA 98027

Owner of Property: Same as applicant

Application Date: April 12, 1985

Hearing Date: July 17, 1985

Request: Phase I - Construction of a classroom annex with a covered play area, upgrading of the parking lot, additional landscaping and screening along the street front, and expanded playground area west of the building.

Phase II - Expansion of the classroom annex and playfields. After Phase I, the school will be able to accommodate up to 150 students and 225 students after Phase II. In addition, the applicant is requesting approval to use a single-family residence which it owns next door to the school for additional classroom or office space, if needed in the future. When it was discovered that part of the driveway for the abutting single-family house to the north was actually on the school's property, the school decided to buy the property for its own use. There are no plans to change the structure, only to change its use. It will continue to be used as a residence but they would like to have the option to use it for offices or classrooms. (See Exhibits A and B)

Note: A school in an R-3 zone requires a Special Development Permit.  
15670 N.E. 85TH STREET, REDMOND, WASHINGTON 98052 TELEPHONE (206) 882-6440

FINDINGS AND RECOMMENDATIONS  
OF THE HEARING EXAMINER OF THE  
CITY OF REDMOND

IN THE MATTER OF THE APPLICATION OF  
THE REDMOND CHRISTIAN SCHOOL FOR  
APPROVAL OF A SPECIAL DEVELOPMENT  
PERMIT

FILE: SDP-85-2  
REDMOND CHRISTIAN SCHOOL

RECOMMENDATION: The application should be granted subject  
to the conditions listed.

INTRODUCTION

Redmond Christian School, 2315 173rd Avenue N.E., Redmond, Washington,  
98052, and hereinafter referred to as Applicant, has requested approval of a  
special development permit for the following improvements to the Redmond  
Christian School:

Phase I - Construction of a classroom annex with a covered  
play area, upgrading of the parking lot, additional land-  
scaping and screening along the street front and expanded  
playground area west of the building.

Phase II - Expansion of the classroom annex and play-  
fields.

In addition, the Applicant is requesting approval to use a  
single-family residence which it owns next door to the  
school for additional classroom or office space, if needed  
in the future. There are no plans to change the structure,  
only to change its use. It will continue to be used as a  
residence but they would like to have the option to use it  
for offices or classrooms.

The Redmond Christian School is located at 2315 and 2321 173rd Avenue N.E.,  
Redmond, Washington, 98052. The size of the subject property is 3.41 acres  
and is more particularly described as shown on Exhibit C which is attached  
hereto and hereby incorporated as part of these findings.

The above described land is zoned R-3, Suburban Estate, and has a Land Use  
Plan designation of Suburban Estate. The zoning and Land Use Plan designa-  
tions are established by the Redmond Community Development Guide.

A hearing on the request was held before the Hearing Examiner of the City of  
Redmond, Washington, on July 17, 1985.

Public testimony was presented by the following:

Margaret Lincoln  
Planning Department  
City of Redmond  
15670 N.E. 85th Street  
Redmond, WA 98052

Robert S. Davey  
Architect  
Davey Associates  
385 Front Street N.  
Issaquah, WA 98027



CITY OF REDMOND

PLANNING DEPARTMENT

October 8, 1987

RECEIVED

MAR 09 1988

PLANNING DEPT.  
CITY OF REDMOND

Mr. Robert Davey  
385 Front Street North  
Issaquah, Washington 98027

SUBJECT: Redmond Christian Church Modification to SDP-85-2

Dear Mr. Davey:

The Technical Committee reviewed the application for modification to Special Development Permit (SDP) 85-2 at their meeting on September 29, 1987. The Technical Committee determined that there are several significant issues associated with this application that must be addressed before proceeding further. These issues are outlined below:

1. There is a play yard shown on the site plan for the current application that is proposed to be covered. A field check confirms that the play area exists in an area which was formerly designated as a landscape area. The play area, in this location, was not approved as part of the special development permit, which constitutes a violation of that approval. The Technical Committee feels that this situation must be addressed and that the application cannot otherwise proceed.

As a modification to the original special development permit, it can be handled as either a minor or major modification:

- A. As a minor modification, the City can administratively process your current application and deal with the play yard separately as a violation which needs to be rectified to continue the minor modification review. In other words, the violation must be eliminated or the play area moved to the western side of the site, preferably behind the buildings, in order to conform with the special development permit which documents the play area in that location. If you are agreeable to this, we can process the minor modification. The minor modification permit fee is \$75.00 and the approximate processing time is 4 - 6 weeks.
- B. If the application is handled as a major modification to Special Development Permit 85-2, it will need to go before the Hearing Examiner in a public hearing, and ultimately be acted upon by the City Council. In this scenario, you may request that the play yard be "de facto" considered in its present location, and evaluated by the Hearing Examiner as to its appropriateness. The application fee for the major modification is \$500 and would take approximately 3 - 4 months, due to the advanced scheduling required by the Hearing Examiner and City Council. In this process, a possible risk is the delay of the other development on site, if the Hearing Examiner and City Council were to deny the major modification.

15670 N.E. 85TH STREET, REDMOND, WASHINGTON 98052 TELEPHONE (206) 882-6440

Mr. Robert Davey

SDP-85-2

October 6, 1987

Page 2

The Technical Committee has deferred to you the decision of proceeding with your current proposal as a major or minor modification. Please respond as soon as possible so that we can proceed with your application.

2. The other major issue with your proposal is the fire flow situation in your area. Bob Lovett, City of Redmond Fire Inspector, has indicated that all buildings, current and proposed, would have to be sprinklered as a result of the new development on the site in order to meet fire safety requirements. In addition, "one hour construction" would be required on the new buildings. Please call Bob Lovett at 882-6510 for further information concerning this matter.
3. The cover letter with your application indicated that street improvements would be included with the proposal. The Technical Committee is very favorable to the amelioration of what has been an ongoing community issue and will work with you on the specific details when the application is under way.
4. The Technical Committee agrees to allow you a period of two years in which to pave the parking lot, but will require a bond in the amount of the improvements.

More detailed information concerning your proposal is withheld in favor of first determining the process whereby your application will be reviewed. Please contact Sarah Stiteler, Planner, at your earliest possible convenience.

Sincerely,

*Kay L. Shoudy*  
KAY L. SHOUDY, A.I.C.P.  
Director of Planning and  
Community Development

*Carol Osborne*  
CAROL OSBORNE  
Director of Public Works

SS/kvt

02330

**DAVEY ASSOCIATES  
ARCHITECT**

March 7, 1988

Carol Osborne  
Director of Public Works  
15670 N.E. 85th Street  
Redmond, WA 98052

RE: Redmond Christian School Modification (SPD 85-2)

Dear Ms Osborne:

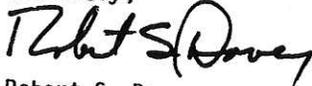
Redmond Christian School wishes to proceed with the application to add a second classroom building and a covered play area. As per the terms outlined in your letter dated October 8, 1987, the applicant does agree to change the location of the proposed covered play area from the southeast side of the existing church building to the northeast end of the existing classroom building. We understand that this will allow you to process our application as a minor modification to the Special Development Permit. The permit fee for this is \$75, and the approximate processing time is 4-6 weeks.

As per an agreement with Bob Lovett, Fire Inspector, the new classroom building will be sprinklered, the existing classroom building will be retrofitted with an approved sprinkler system and the existing church building will not be sprinklered. (Refer to Bob Lovett letter dated January 8, 1988).

Street improvements are still included as part of the application and it is still desired to delay the paving of the parking lot for two years.

Enclosed herewith are copies of the original application (9/17/87), environmental worksheet (9/16/87), Bob Lovett letter (1/08/88), seven sets of revised drawings, full size, and eleven sets of revised drawings, 8½" x 17".

Sincerely,



Robert S. Davey  
Architect

cc: Jo Farris

**RECEIVED**

**MAR 09 1988**

PLANNING DEPT.  
CITY OF REDMOND



April 21, 1988

Robert S. Davey  
Davey Associates  
385 Front Street North  
Issaquah, Washington 98027

SUBJECT: Redmond Christian Church - File #SDP-85-2

Dear Mr. Davey:

The City of Redmond Technical Committee has reviewed your client's proposal and has approved the application subject to the following and attached conditions:

1. The parking lot shall be adequately screened from the street and surrounding residential properties.
2. The parking lot shall be paved by October, 1989, as previously agreed. A bond for an amount equal to the cost of this paving shall also be provided.
3. The number of students shall be limited to 225, consistent with the approved Special Development Permit (SDP-85-2).
4. Grasscrete or other approved all-weather surface shall be installed in the emergency access area (see attachment).
5. A drop-off and pick-up "zone" shall be provided near the new classroom. A portion of the emergency access to the new classroom may be used for this purpose.
6. The drainage system shall avoid any major tree grove.
7. Removal of any significant trees would be subject to applicable City of Redmond ordinances.

This approval shall expire one year from the date of this letter unless significant construction activity has started and remains in progress.

This approval shall not waive compliance with future City of Redmond codes, policies or standards relative to this development.

Decisions of the Technical Committee may be appealed pursuant to the City Council pursuant to Redmond Community Development Guide by filing written notice with the Planning Department within 14 days of the date of this letter.

Robert S. Davey  
SDP-85-2  
April 11, 1988  
Page 2

Approval of this phase would complete development of this site in accordance with the approved Special Development Permit. Any further expansion or alteration would require a modification of the permit and most likely a public hearing with the Hearing Examiner.

If you have any questions, please contact Judd Black, Planner, at 882-6426.

Sincerely,

*Kay L. Shoudy*  
KAY L. SHOUDY, A.I.C.P.  
Director of Planning and  
Community Development

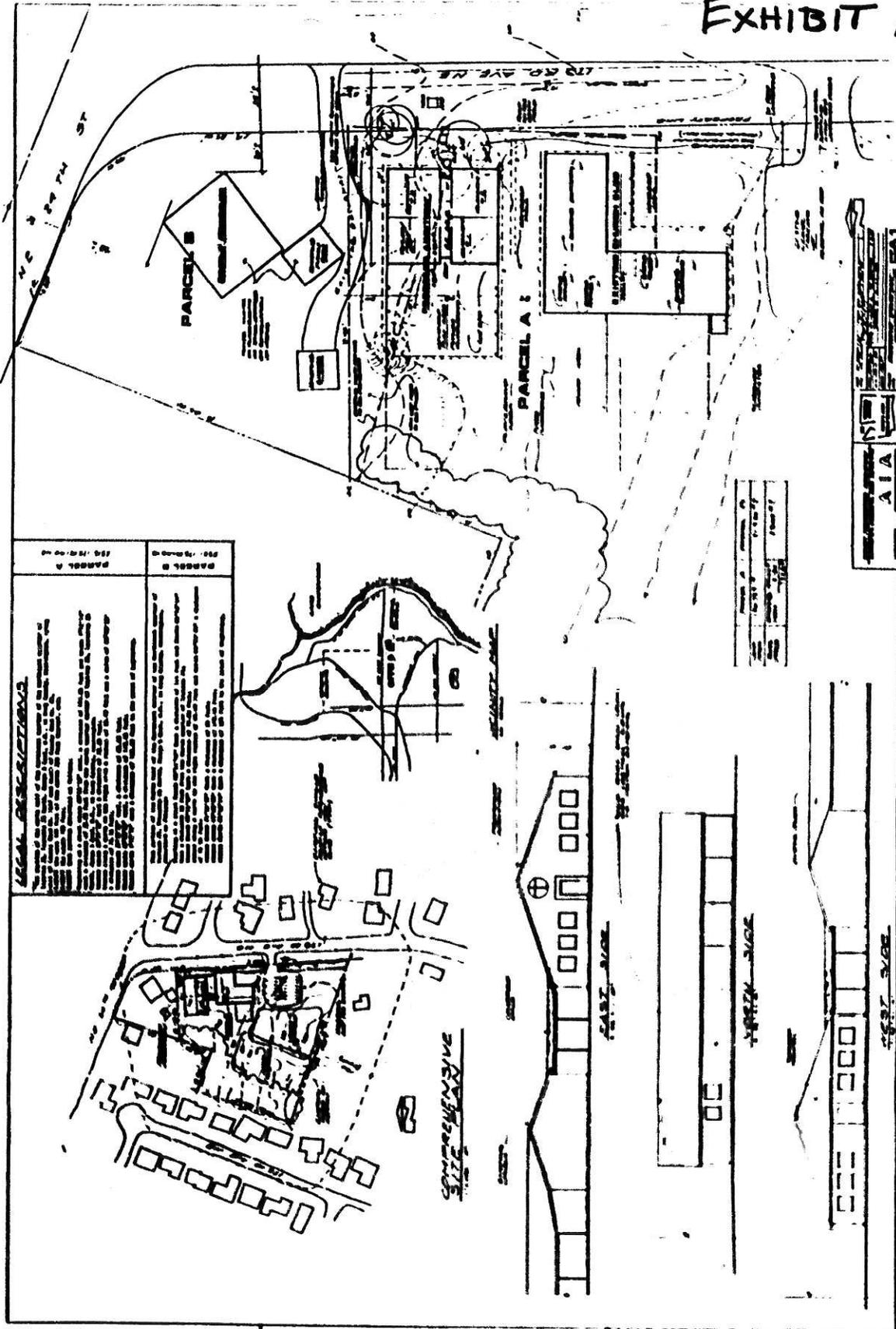
*Carol Osborne*  
CAROL OSBORNE  
Director of Public Works

JB/kvt

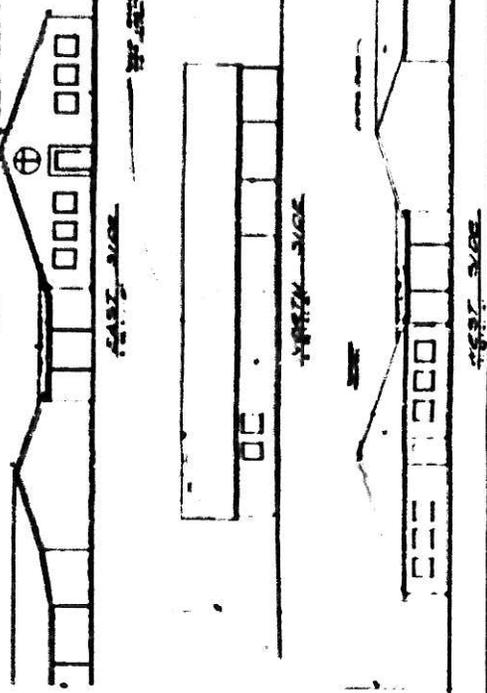
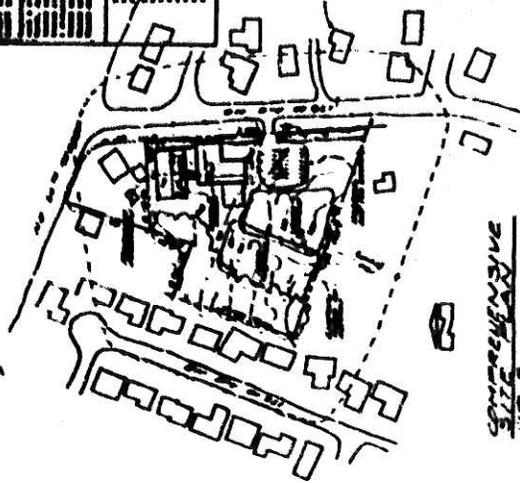
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# EXHIBIT B



PARCEL A 150,000 sq. ft.	PARCEL B 50,000 sq. ft.
<p><b>LEGAL DESCRIPTION:</b></p> <p>That certain parcel of land, more or less, situated in the County of ... State of ... containing ... acres, more or less, as shown on the attached map, and being the same as described in ...</p>	<p>That certain parcel of land, more or less, situated in the County of ... State of ... containing ... acres, more or less, as shown on the attached map, and being the same as described in ...</p>



FILE COPY

ORIGINAL

CITY OF REDMOND  
FINAL APPROVAL ORDER  
FOR  
REDMOND CHRISTIAN CHURCH (CHINESE LANGUAGE SCHOOL), SDP-86-1  
SPECIAL DEVELOPMENT PERMIT

1. Pursuant to Sections 20F.20.030 and 20F.20.070(20) of the Community Development Guide, the Redmond Hearing Examiner has conducted a public hearing with regard to the application of the Redmond Christian Church (Chinese Language School) for a special development permit and has forwarded written findings and recommendations to the City Council.
2. The City Council has considered the Hearing Examiner's findings and recommendations at a public meeting and has granted approval of the application of Redmond Christian Church (Chinese Language School) for a special development permit subject to the conditions of approval set forth in the Hearing Examiner's memorandum to the City Council dated March 20, 1986, (Exhibit A), which is attached hereto and which conditions are hereby incorporated in full by this reference.
3. Pursuant to Section 20F.20.110(05) of the Community Development Guide, final approval of special development permit for the Redmond Christian Church (Chinese Language School) is hereby granted, subject to the Applicant's signing this Final Approval Order acknowledging agreement to the conditions of approval set forth in the attachments.

Dated this 15th day of April, 1986.

  
MAYOR, DOREEN MARCHIONE

Applicant hereby agrees to each of the conditions of this approval.

  
APPLICANT

5-16-86  
Date

NOTE: 20F.20.110(10) Termination of Final Approval

Final approval of an application shall remain in effect one (1) year from the date approval was granted unless significant action proposed in the application has been physically commenced or completed. The one-year period shall apply to special development permits and variances. The periods may be extended for one (1) additional year by the approval authority upon showing proper justification.

CITY OF REDMOND  
CONDITIONS OF APPROVAL  
SDP-86-1, CHINESE LANGUAGE SCHOOL

1. The hours of operation for the school are to be limited to 10 a.m. to 4 p.m. on Saturdays only. No activity of the Chinese Language School may occur after 4 p.m. on Saturdays. Activities of the Redmond Christian School may not occur on Saturdays from 10 a.m. to 4 p.m.
2. The Applicant is to provide carpool information to parents or guardians of all students. A carpooling plan shall be developed by the Applicant and shall be submitted to the Planning Department of the City of Redmond for review no later than 30 days after City Council approval.
3. The special development permit should be issued only upon written acknowledgement from the Redmond Christian School of its participation in the request for the special development permit. With the written acknowledgement, the special development permit shall be issued in the name of the Chinese Language School, the Redmond Christian School and the Redmond Christian Church.
4. A Traffic Impact Management Program must be developed and implemented in accordance with City of Redmond standards and guidelines. Upon approval of the special development permit by the City Council of the City of Redmond, a Traffic Impact Management Program must be submitted within 30 days after approval of the permit.
5. The findings, conclusions and decision of the City Council must be translated into Chinese and given to the administrator of the school. The City of Redmond must be satisfied that the administrator of the school understands all conditions of approval of the special development permit.
6. No parking of vehicles of the parents, teachers or guardians may occur on 173rd Avenue N.E. All parking of vehicles must occur in the parking lot.
7. The teachers and administrators of the Chinese Language School shall not allow the children to cross 173rd Avenue N.E. and trespass on any other properties in the vicinity.
8. Violation of any of these conditions will result in a review of the special development permit by the Technical Committee and the Hearing Examiner of the City of Redmond.
9. This special development permit in no way modifies or changes any of the conditions of SDP-85-2.

I verify that the findings, conclusions and decision of the City Council regarding a Special Development Permit for the Chinese Language School (SDP-86-1) have been accurately translated into Chinese and given to the administrator of the Chinese Language School.

Set forth below is Jane Wu's written affirmation in Chinese that he/she understands these conditions and will abide by them.

Applicant:

Kathleen I. Ellison  
Redmond Christian Church

5-17-86  
Date

Administrator's Affirmation:

我于五月十七日收到 SDP-86-1 之 Redmond Christian Church  
Jane Wu  
Administrator, Chinese Language School

May 17, 86  
Date

RECEIVED

MAY 19 1986

PLANNING DEPT.  
CITY OF REDMOND

Redmond, Oregon

City of Redmond, Oregon  
Planning Department

Agreement between the City of Redmond and the Chinese Language School

TRAFFIC MANAGEMENT PROGRAM

1. The Chinese Language School agrees to appoint a TRAFFIC COORDINATOR to administer the TRAFFIC MANAGEMENT PROGRAM for the 1986-87 school year and subsequent school years. The coordinator agrees to promote, publicize, and implement the program.

2. The CIS will annually survey its families in September to determine carpool preferences. Information on carpooling will be provided to each family.

3. The Chinese Language School agrees to annually promote the use of car pools, Metro bus, and bicycles as preferred means of transportation to and from the school.

4. Details of the Traffic Management Program will be provided to the City of Redmond by letter.

*June Wu*

RECEIVED

MAY 19 1986

PLANNING DEPT.  
CITY OF REDMOND



CITY OF REDMOND

PLANNING DEPARTMENT

April 9, 1986

SUBJECT: HEARING EXAMINER'S RECOMMENDATION REGARDING:

APPLICATION OF THE REDMOND CHRISTIAN CHURCH FOR  
APPROVAL OF A SPECIAL DEVELOPMENT PERMIT -  
SDP-86-1 REDMOND CHRISTIAN CHURCH  
(CHINESE LANGUAGE SCHOOL)

The City Council will consider the above at its meeting of  
APRIL 15, 1986, at 7:30 p.m. or as soon thereafter as possible.

Please note that this is NOT a public hearing and the Council will  
allow one speaker from each side to speak for five minutes only. No new  
evidence will be allowed.

If you have any questions please call 882-6426.

REDMOND PLANNING DEPARTMENT

**FINDINGS AND RECOMMENDATIONS  
OF THE HEARING EXAMINER OF THE  
CITY OF REDMOND**

**IN THE MATTER OF THE APPLICATION  
OF THE REDMOND CHRISTIAN CHURCH FOR  
APPROVAL OF A SPECIAL DEVELOPMENT  
PERMIT**

**FILE: SDP-86-1**  
Redmond Christian Church

**RECOMMENDATION:** The special development permit should  
be granted subject to the conditions listed.

**INTRODUCTION**

The Redmond Christian Church, 2315 - 173rd Avenue N.E., Redmond, Washington, 98052, and hereinafter referred to as Applicant, has requested approval of a special development permit for the operation of a Chinese Language School at the Redmond Christian Church located at 2315 - 173rd Avenue N.E., Redmond, Washington, 98052, and more particularly described as shown on Exhibit C attached hereto.

The above described land is zoned R-3, Suburban Estates District, and has a Land Use Plan designation of Suburban Estates. The zoning and Land Use Plan designations are established by the Redmond Community Development Guide (RCDG).

A hearing on the request was held before the Hearing Examiner of the City of Redmond, Washington, on March 5, 1986.

Public testimony was presented by the following:

Margaret Lincoln  
Planning Department  
City of Redmond  
15670 N.E. 85th Street  
Redmond, WA 98052

Jo Farris  
2713 Sahalee Drive East  
Redmond, WA 98053

Lowell L. Houtchens  
17309 N.E. 23rd Court  
Redmond, WA 98052

Mrs. Houtchens  
17309 N.E. 23rd Court  
Redmond, WA 98052

The following exhibits were presented at the hearing and are available for inspection at the Hearing Examiner's Office, City Hall, 15670 N.E. 85th Street, Redmond, Washington:

- Exhibit A - Technical Committee Report
- " B - Site Plan for Redmond Christian School
- " C - Legal Description
- " D - Existing Zoning

After due consideration of the evidence presented by the Applicant; evidence elicited during the public hearing; and, as a result of the personal inspection of the subject property and surrounding areas by the Hearing Examiner, the following findings of fact and conclusions constitute the basis of the recommendation of the Hearing Examiner.

FINDINGS OF FACT

1. The application is for the approval of a special development permit for a Chinese language school to be operated in an existing school building on property owned by the Applicant and located at 2315 - 173rd Avenue N.E., Redmond, Washington, and more particularly described as shown on the attached Exhibit C. (Staff report.)
2. According to a spokesperson for the Applicant (Farris), the Applicant is not the Chinese Language School, but is the South East Asian Refugee Settlement Cultural Center, which is a non-profit organization. However, in the application to the City for the special development permit the Applicant is identified as the Redmond Christian Church. For purposes of this permit review, the Applicant will be considered the Redmond Christian Church.
3. The Redmond Christian Church indicated a desire to sponsor/assist in providing educational programs for the students of the Chinese Language School and to help improve communications between generations of Chinese-speaking citizens and residents of the City of Redmond and King County. The Redmond Christian School, which operates a school on site, was contacted by the Redmond Christian Church for the purposes of securing use of the school building on site for Chinese language classes. The language classes conducted at the Redmond Christian School site are Chinese courses presented to children who are native of Cambodia, Vietnam, and China. The classes are an attempt to give the children an opportunity to retain or learn their native language. (Farris testimony.)
4. The subject property is zoned Suburban Estates, R-3. It has a Land Use Plan designation of Suburban Estates. The property consists of 3.41 acres with access off 173rd Avenue N.E. On site is a church sanctuary and attached classrooms, a play area, a gravel parking lot, a single-family residence and two sheds. A new classroom addition is to be constructed in the near future. (Staff report.)
5. The surrounding properties are developed with single-family residences. The properties are zoned R-3, Suburban Estates. The property to the west is in Bellevue and is zoned R-5. (Staff report.)
6. The original sanctuary and church on the subject property were legally developed without a special development permit. However, in 1985, the Redmond Christian School applied for, and was granted, a special development permit for the construction of a new classroom building on site. The original and expanded school facilities are for licensed classroom instruction that occurs Monday through Friday. The special development permit sought by the Applicant is for activities that are independent of the school activities of the Redmond Christian School. However, they will be conducted in the facilities of the Redmond Christian School. Thus, the Technical Committee of the City of Redmond did not consider the request and expansion of the 1985 special development permit granted to the Redmond Christian School. (Staff report and Lincoln testimony.)

7. The language school operates on Saturdays, 10 a.m. to 4 p.m. There are approximately 100 to 150 students and six teachers at the school. The students are 5 years to 18 years of age. There are no after-school activities proposed. (Staff report.)
8. On February 20, 1986, a determination of non-significance was issued by the Technical Committee of the City of Redmond. The final declaration was effective on March 7, 1986. (Staff report.)
9. In order for a school to operate in an R-3 zone a special development permit is required. (Section 20C.10.240(05) of the RCDG and Staff report.)
10. In order for a special development permit to be issued within the City of Redmond, the type of special use must be determined and the criteria and guidelines as set forth in Section 20C.20.235 of the RCDG must be satisfied. In the instant case, because there is no project to be constructed, the special use requested is classified as a non-project use. (Staff report.)
11. In reviewing the request for a special development permit for a non-project, the general review criteria of Section 20C.20.235(10) of the RCDG must be satisfied. The following criteria of said section are applicable to the instant application:
  - (a) The proposed application will be compatible with present and potential surrounding land use, and will have a beneficial effect which could not be achieved without granting special conditions for development.
  - (c) The application conforms to the Goals, Policies and Plans set forth in the Community Development Guide.(Staff report.)
12. In addition to the criteria of Section 20C.20.235(10), the criteria for a special development permit, non-project must be considered. Section 20C.20.235(50) of the RCDG sets forth the criteria for non-projects for special development permits. The applicable criteria for the Applicant's request are as follows:

20C.20.235(50) Special Uses - Criteria for Non-Projects

(a) Traffic generated by the use shall be reviewed to determine if existing circulation systems are adequate to support the use, or whether additional traffic will have adverse impacts on neighboring uses. The type of traffic shall also be considered.

(b) Any potential nuisances generated by the use, including noise, glare, light odor, waste, dirt or litter, shall be identified and mitigated to the satisfaction of the Technical Committee.

(d) 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 other characteristics of the use that would have adverse impacts.

(Staff report.)

13. The representative of the Technical Committee submitted that the impact of the language school to the surrounding neighborhood is not significant by itself. However, the representative stated that it does become significant when considered with the impact of the existing school held on Monday through Friday, and the church services held on Sunday. If the special development permit is granted the site will be used seven days a week for school and religious activities. (Lincoln testimony.)
14. The Technical Committee submitted that the school is "probably a very worthy and valuable service" but it creates adverse impacts on the surrounding land use which will not be mitigated. The City identified the adverse impacts as noise, traffic and the hours of operation. (Lincoln testimony and Staff report.)
15. The Technical Committee submitted that excessive noise from traffic travelling to the language school and the playground activity is generated from the site on Saturdays. Neighbors in the vicinity have complained about general noise and commotion from the school playground activity and traffic noise. (Lincoln testimony.)
16. The Applicant's spokesperson submitted that the children who attend the language school do not generate excessive noise that cause disruption to the neighborhood. According to the witness, one lawn mower in the neighborhood creates more noise than the children attending the school. (Farris testimony.)
17. According to the Staff report, the students are driven to and from the school either in private cars or in carpools. The traffic circulation for these vehicles is onto the parking lot off 173rd Avenue N.E. (Lincoln testimony.)
18. N.E. 24th Street is a collector arterial that is capable of carrying more traffic. 173rd Avenue N.E. is used as a two-lane arterial and although it is not fully developed it has the capacity to carry additional traffic, including traffic generated by the language school as proposed by the Applicant. (Barthol testimony.)
19. The Technical Committee submitted that extensive carpooling and busing of the children to the school would mitigate the traffic impact. (Staff report.)
20. The proposed hours of operation of the school are 10 a.m. to 4 p.m. on Saturdays only. Playground hours will be 12:10 to 12:50 p.m. and 1:40 p.m. to 2:00 p.m. for lunch and recess. (Farris testimony.)

21. The administrator of the Chinese school does not speak English. It is thus incumbent upon the Redmond Christian Church to provide instruction as to any restrictions on the use of the property. (Farris testimony.)
22. A witness (Houtchens) submitted that his opposition to the special development permit was based upon the increased traffic generated by the school and the fact that safety hazards are present because of the speed of the traffic off W.E. 24th Street onto 173rd Avenue N.E. The witness further submitted that the language school has been operating since last August and he has experienced trespassing on his property by the students from the school. (Houtchens testimony.)
23. The Technical Committee of the City of Redmond recommended denial of the special development permit. (Staff report.)

#### CONCLUSIONS

1. The application is for the approval of a special development permit for the purpose of allowing a Chinese Language School to operate on Saturdays in an existing school building located at 2315 - 173rd Avenue N.E., Redmond, Washington.
2. The special development permit request is classified as a non-project. The criteria that must be satisfied for granting a special development permit for non-project uses are set forth in Section 20C.20.235(50) of the RCDG.
3. The traffic to be generated by the language school on Saturdays can be adequately carried by the existing circulation systems on site and 173rd Avenue N.E. and W.E. 24th Street, which provide the street access to the school.
4. Although noise is generated by the use of the language school, the noise is not a significant amount that impacts the neighborhood. The noise is of students and it is for a limited time on Saturdays.
5. Adequate parking is provided on site for the traffic generated by the language school.
6. The use and the hours of operation will not create unusual hazards or other characteristics that have adverse impacts. The use is reasonable.
7. In addition to the criteria for non-projects for special development permits the application must also satisfy the general review criteria for special uses as set forth in Section 20C.20.235(10) of the RCDG. These criteria are satisfied by the request.
8. The Chinese Language School is compatible with present and potential surrounding land use and provides the City of Redmond a beneficial effect by presenting cultural and heritage education to a significant portion of the residents of the City of Redmond.

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Re: SDP-86-1 Chinese Language School  
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9. The proposal conforms to the purposes and standards of the RCDG. With conditions on the special development permit the goals and policies of the RCDG will be met.
10. The Chinese Language School will not impact surrounding properties.
11. The Technical Committee of the City of Redmond has recommended denial of the special development permit.

#### RECOMMENDATION

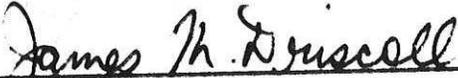
Based upon the preceding Findings of Fact and Conclusions; the testimony and evidence submitted at the public hearing; and, upon the impressions of the Hearing Examiner at a site view, it is hereby recommended to the City Council of the City of Redmond that the special development permit for the Chinese Language School (SDP-86-1) be granted. The specific request is for the Chinese Language School to be held at the Redmond Christian School at 2315 - 173rd Avenue N.E. on Saturdays between 10 a.m. and 4:00 p.m. and should be granted subject to the following conditions:

1. The hours of operation for the school are to be limited to 10 a.m. to 4 p.m. on Saturdays only. No activity of the Chinese Language School may occur after 4 p.m. on Saturdays. Activities of the Redmond Christian School may not occur on Saturdays from 10 a.m. to 4 p.m.
2. The Applicant is to provide carpool information to parents or guardians of all students. A carpooling plan shall be developed by the Applicant and shall be submitted to the Planning Department of the City of Redmond for review no later than 30 days after City Council approval.
3. The special development permit should be issued only upon written acknowledgement from the Redmond Christian School of its participation in the request for the special development permit. With the written acknowledgement, the special development permit shall be issued in the name of the Chinese Language School, the Redmond Christian School and the Redmond Christian Church.
4. A Traffic Impact Management Program must be developed and implemented in accordance with City of Redmond standards and guidelines. Upon approval of the special development permit by the City Council of the City of Redmond, a Traffic Impact Management Program must be submitted within 30 days after approval of the permit.
5. The findings, conclusions and decision of the City Council must be translated into Chinese and given to the administrator of the school. The City of Redmond must be satisfied that the administrator of the school understands all conditions of approval of the special development permit.
6. No parking of vehicles of the parents, teachers or guardians may occur on 173rd Avenue N.E. All parking of vehicles must occur in the parking lot.

Findings and Recommendations of the  
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7. The teachers and administrators of the Chinese Language School shall not allow the children to cross 173rd Avenue N.E. and trespass on any other properties in the vicinity.
8. Violation of any of these conditions will result in a review of the special development permit by the Technical Committee and the Hearing Examiner of the City of Redmond.
9. This special development permit in no way modifies or changes any of the conditions of SDP-85-2.

Entered this 20th day of March, 1986, pursuant to the authority granted under Sections 20F.10.080(10) and 20F.20.030 of the Community Development Guide of the City of Redmond.

  
\_\_\_\_\_  
JAMES M. DRISCOLL  
Hearing Examiner

**NOTICE**

You are hereby given notice that pursuant to RCW Section 35.63.130 the foregoing findings, conclusions and recommendations have been submitted to the Mayor and City Council of the City of Redmond, Washington, for their consideration and approval. Council action on this item will occur at a later date, of which you will be notified by mail.

**PROCEDURE FOR RECONSIDERATION**

All motions for reconsideration of specific items or omissions may be made in writing to the Hearing Examiner within ten (10) days from the date of these recommendations. The final date for motion for reconsideration is 5 p.m. on April 3, 1986.



TECHNICAL COMMITTEE REPORT

MEMO TO: James Driscoll, Hearing Examiner  
FROM : Technical Committee  
REPORT PREPARED BY: Margaret Lincoln, Planner  
DATE : March 5, 1986  
SUBJECT: SDP-86-1, Chinese Language School at Redmond Christian Church  
REQUESTED ACTION: Approval of a Special Development Permit for a second school in an existing school building

BACKGROUND

Applicant: Chinese Language School

Applicant's Representative: Redmond Christian School  
2315 - 173rd Ave. N.E.  
Redmond, Washington 98052

Owner of Property: Redmond Christian Church

Application Date: January 23, 1986

Hearing Date: March 5, 1986

Request: Redmond Christian Church would like to sponsor/assist the Chinese Language School, a minority non-profit group, providing educational programs for bona fide legal immigrants and to improve communication between generations of Chinese speaking citizens or residents.

Classes will be held on Saturdays from 10:00 a.m. to 4:00 p.m. There will be 100 students initially, increasing to 150 students in the future. They range in age from 5 to 18 years old. Students will come to the school in private cars or carpools.

Classes will be conducted in the existing facilities of Redmond Christian School, which already has a Special Development Permit (SDP-85-2).

Previous Action Affecting This Site:

Special Development Permit SDP-85-2 for Redmond Christian School for construction of a new classroom building and expansion of the student body in two phases to a maximum of 225 students.

James Driscoll  
Re: SDP-86-1  
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### FINDINGS

Location: 2315 - 173rd Ave. N.E.

Parcel Size: 3.41 acres

Legal Description: See Exhibit C

Vehicular Access: The school gains access by a driveway located on 173rd Ave. N.E.

Neighborhood: Viewpoint.

Land Use Plan: 20R.90.030(30) Suburban Estate - Residential areas of not more than three dwellings per acre that may include other limited compatible land uses. Location criteria includes:

- . Semi-rural character;
- . Limited agricultural uses;
- . Land unsuitable for higher densities;
- . Projected demand (community need);
- . Land suitability;
- . Proper utility and street phasing;
- . Steep hills, wetlands and floodplains.

Zoning: 20C.10.110 Suburban Estate Districts (R-2 or R-3)  
Purpose - Suburban Estate Districts provide for residential areas with densities of 2 or 3 dwellings per acre. These areas allow non-residential uses as specified on the Permitted Land Use Chart 20C.10.240(05).

Zoning on Subject Site: Suburban Estate R-3

Surrounding Zoning: North: Suburban Estate R-3  
South: Suburban Estate R-3  
East: Suburban Estate R-3  
West: Bellevue R-5

Please see Exhibit C - Existing Zoning

Existing Land Use on subject site:

Church sanctuary and attached classrooms, play area, gravel parking lot, single-family residence and two sheds/garages. New classroom addition to be constructed in the near future.

Surrounding Development

North: Detached single-family homes  
South: Detached single-family homes  
East: Detached single-family homes  
West: Detached single-family homes

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School Operation:

Age of Students: 5 years to 18 years.

Number of Students: Now - 100  
Future - 150

Hours of Operation: 10:00 a.m. - 4:00 p.m. Classes in session  
Saturdays only. There are no after-school activities.

Playground Hours: 12:10 to 12:50 lunch recess  
1:40 to 2:00 occasional recess

State Environmental Policy Act (SEPA)

On February 20, 1986, a proposed determination of non-significance was issued by the Technical Committee. The final declaration will be effective on March 7, 1986.

Policies/Goals:

20B.70.060 Community Goal - Ensure opportunities for a quality education for the community's citizens through cooperation with the school districts.

70.060(10) Policy - Work toward placement of educational facilities in urban and suburban locations that require minimal extensions of municipal services.

70.060(15) Policy - Encourage the continued use of the neighborhood school concept as a focal point for educational and community facilities.

Public Input: At the time this report was written, the Planning Department had received verbal comments from three neighbors. Two are opposed to the school because of noise and traffic safety hazards on a day when they would like to have peace and quiet in the neighborhood. The third caller was not opposed to the school.

List of Exhibits:

- B - Site Plan for Redmond Christian School
- C - Legal Description
- D - Existing Zoning

ANALYSIS

The application is for the Chinese Language School to use classroom space in the existing Redmond Christian School in order to conduct Saturday classes. The following is an analysis of this application based upon the General Review Criteria for Special uses outlined in the Community Development Guide Section 20C.20.235.

James Driscoll  
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Page 4

20.235(10) General Review Criteria - The following criteria shall be used to review both Planned Unit Developments and Special Uses when applicable:

(a) The proposed application will be compatible with present and potential surrounding land use, and will have a beneficial effect which could not be achieved without granting special conditions for development.

(c) The application conforms to the Goals, Policies and Plans set forth in the Community Development Guide.

20.235(50) Special Uses - Criteria for Non- Projects

(a) Traffic generated by the use shall be reviewed to determine if existing circulation systems are adequate to support the use, or whether additional traffic will have adverse impacts on neighboring uses. The type of traffic shall also be considered.

(b) Any potential nuisances generated by the use, including noise, glare, light, odor, waste, dirt or litter, shall be identified and mitigated to the satisfaction of the Technical Committee.

(d) 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 other characteristics of the use that would have adverse impacts.

Schools are considered by most people to be beneficial to the community. They are usually located in single-family neighborhoods and are generally compatible with and desirable in single-family residential neighborhoods. While there is some noise and traffic associated with them, the benefits of having a school in the neighborhood generally outweigh the impacts on the nearby residents. Schools are generally in operation weekdays only and not during the summer months, times when the impacts from them are generally the least noticeable. The Redmond Christian School operates weekdays only and not during the summer.

The Chinese Language School does provide a very worthy service to the community by teaching immigrants and helping children of Chinese descent keep in touch with their heritage and fostering communication with their elders. This is an obvious benefit to the community. The cumulative impacts on the neighborhood, however, seem to be excessive. This school by itself would not generate excessive impacts, but when combined with the other uses already existing on the site, the impact is excessive. The Redmond Christian School operates on weekdays and the church (Hope Chapel) operates on Sundays. This is more activity than normally occurs on school sites. Saturday activity from the Chinese Language School would mean activity on the site seven days a week.

Some of the neighbors have complained about general noise and commotion from the school playground activity, traffic noise, hazards from excessive traffic on 173rd Ave. N.E. at school opening and closing, people parking off the site while unloading/loading their children and traffic hazards to children running across the street to get to/from the school. They feel they are entitled to at least one day of peace and quiet in the neighborhood.

James Driscoll  
Re: SDP-86-1  
March 5, 1986  
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Traffic: All the students are driven to and from the school either in private cars or in carpools. The Saturday traffic volume in worst case conditions (assuming only 15% carpooling) is estimated to be 570 trip ends (285 round trips) for each half-hour peak (one just before 10:00 a.m. and the other just after 4:00 p.m.). The peak hours for residential traffic on Saturdays are generally 12:00 - 5:00 p.m. This street has the capacity to handle this projects volume of traffic.

The school traffic would have an impact on the neighborhood by generating noise and adding congestion to the existing residential traffic. Turning movements into and out of the parking lot and cars parking on the street would cause construction of traffic flow, thereby slowing down traffic on 173rd Ave. N.E. Children getting out of parked cars and running across the street to the school would cause further restriction as well as a safety hazard.

Extensive carpooling or busing the children to the school would mitigate these impacts. This has not been proposed, however. One of the conditions of the Redmond Christian School prohibits any on-street parking for loading/unloading purposes. The school is responsible for enforcing this condition. The Chinese Language School, however, has less control over the drivers of its students since it only meets once a week and does not own the facility. Also, direct communication with the school would be difficult since the administrators do not speak English. Enforcement of this same provision would be more difficult.

#### RECOMMENDATION

Prior to hearing public testimony, the Technical Committee recommends denial of SDP-86-1 Chinese Language School at the Redmond Christian School.

Note: If the application is approved, the Technical Committee recommends that a Traffic Impact Management Program be implemented in accordance with City guidelines.

#### CONCLUSIONS IN SUPPORT OF RECOMMENDATION

1. Regulations of Community Development Guide Section 20C.20.235 will not be met. There will be adverse impacts on the surrounding land use which will not be mitigated.
2. The Technical Committee feels that the neighborhood and especially the nearby residents are entitled to at least one day of the week when the site is quiet, especially a day when most residents are at home.

  
KAY L. SHOUDY, A.I.C.P.  
Director of Planning and  
Community Development

  
DAVID E. MILLER  
Director of Public Works