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HEARING EXAMINER
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NEW ELEMENTARY SCHOOL IN
NORTH REDMOND
CONDITIONAL USE PERMIT AND SITE
PLAN ENTITLEMENT
HEARING EXAMINER
LAND-2016-01086 Conditional Use Permit
& LAND-2016-01087 Site Plan Entitlement

PUBLIC HEARING – HEARING EXAMINER
December 12, 2016

Vicinity Map



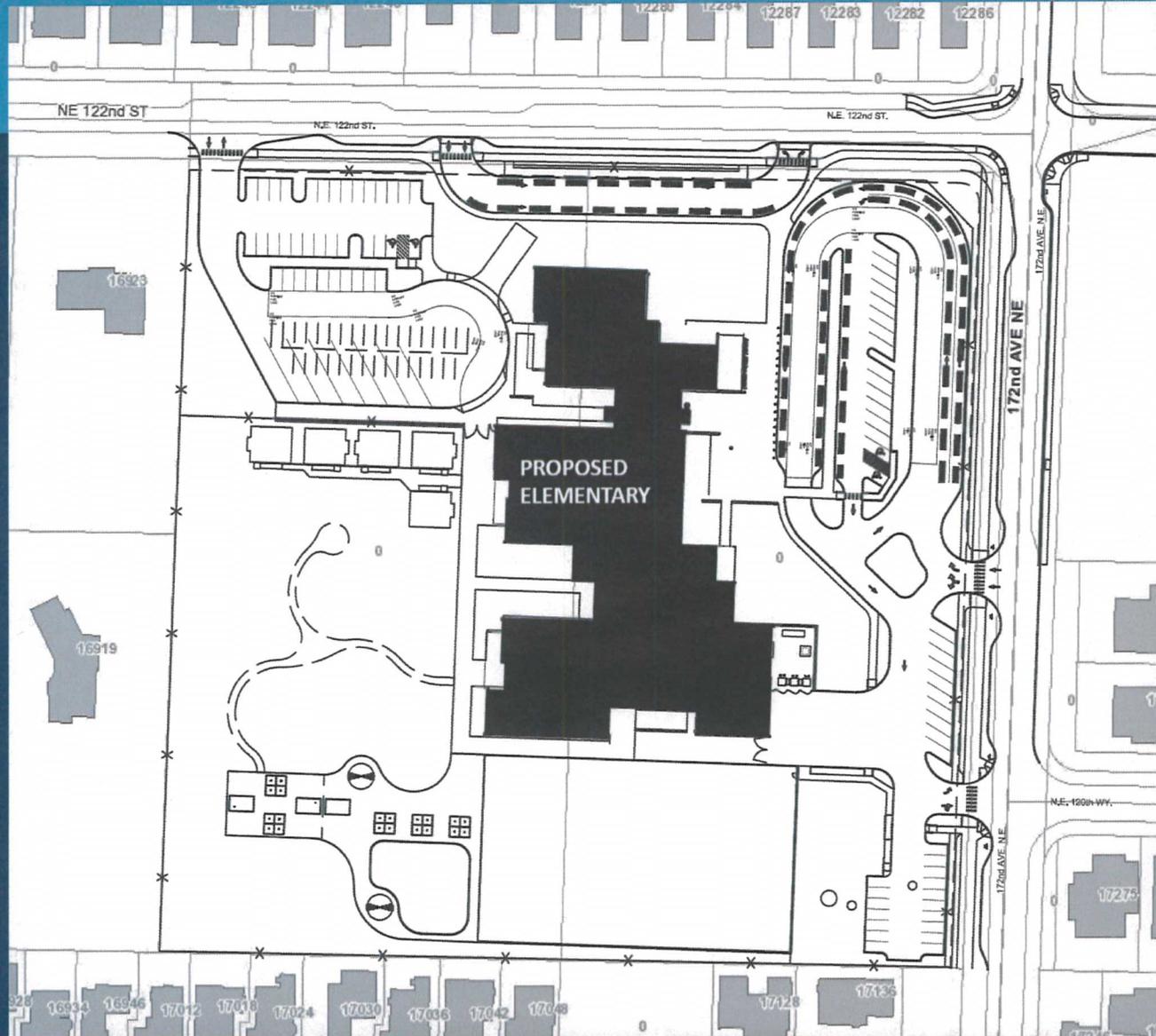
Proposal

- 9.01 ACRE SITE – APN: 2526059045 & 2526059072
- R-4 (SINGLE FAMILY URBAN RESIDENTIAL) Zone within the North Redmond Neighborhood
- A TWO-STORY 77,567 SQUARE-FOOT ELEMENTARY SCHOOL WITH FIVE (5) PORTABLES, PLAY AREA, PLAYFIELD, PLAYGROUND AND 80 PARKING SPACES
- CRITICAL AREAS: BOTH WELLHEAD PROTECTION ZONES THREE (3) AND FOUR (4)
- TREE RETENTION IS AT 37% WHEREAS 35% IS THE MINIMUM REQUIRED BY CODE
- SEPA: DNS - DETERMINATION OF NON-SIGNIFICANCE WITH COMMENT PERIOD – LWSD LEAD AGENCY

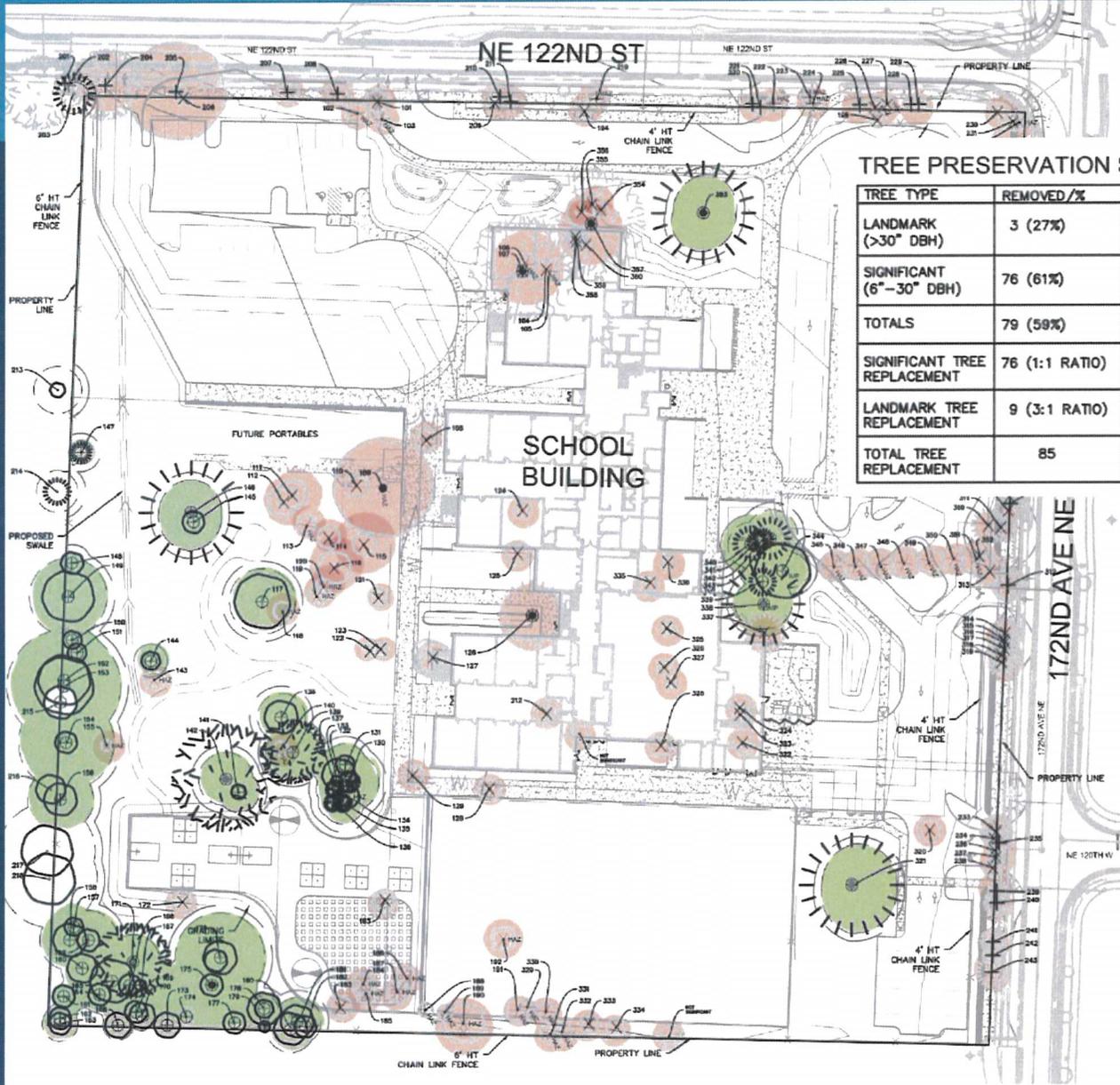
Background

- APPLICATION COMPLETENESS DATE:
November 10, 2016
- NOTICE OF APPLICATION: November 10, 2016
- NEIGHBORHOOD MEETING: June 14, 2016,
September 22, 2016 & September 27, 2016
- SEPA DETERMINATION ISSUED: June 10, 2016
- SEPA APPEAL DEADLINE: June 24, 2016
NO APPEALS WERE RECEIVED –LWSD LEAD
AGENCY FOR SEPA
- NOTICE OF PUBLIC HEARING: November 17,
2016
- PUBLIC HEARING DATE: December 12, 2016

Site Plan



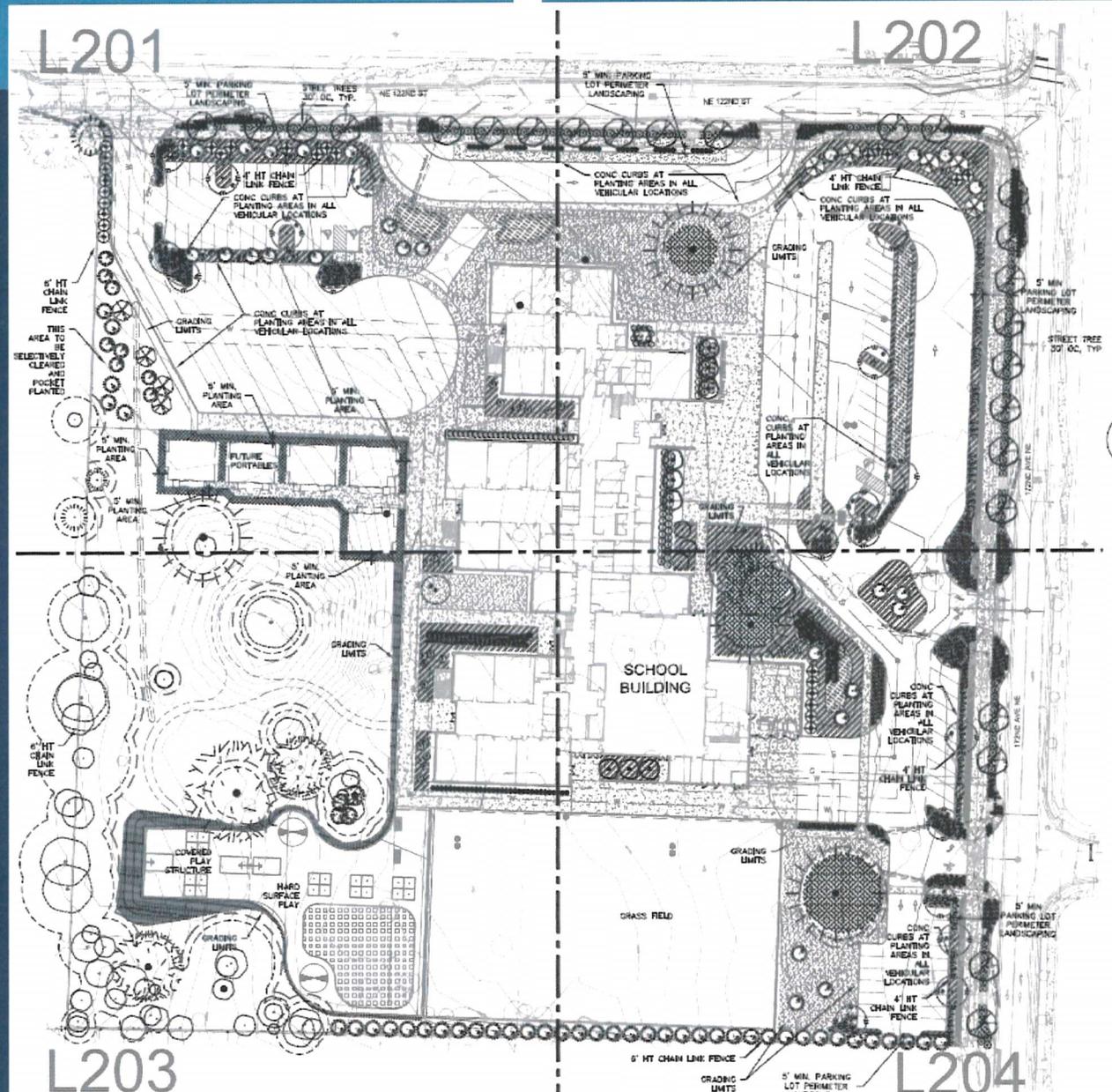
Tree Retention Plan



TREE PRESERVATION SUMMARY TABLE

TREE TYPE	REMOVED/%	IMPACTED/%	RETAINED/%	TOTALS
LANDMARK (>30" DBH)	3 (27%)	1 (9%)	7 (64%)	11 (100%)
SIGNIFICANT (6"-30" DBH)	76 (61%)	5 (4%)	43 (35%)	124 (100%)
TOTALS	79 (59%)	6 (4%)	50 (37%)	135 (100%)
SIGNIFICANT TREE REPLACEMENT	76 (1:1 RATIO)	5 (1:1 RATIO)	N/A	81 (1:1 RATIO)
LANDMARK TREE REPLACEMENT	9 (3:1 RATIO)	3 (3:1 RATIO)	N/A	12 (3:1 RATIO)
TOTAL TREE REPLACEMENT	85	8	N/A	93 TOTAL

Landscape Plan



Neighborhood Comments

LWSD Neighborhood Meeting held on 6/14/16

COR Neighborhood Meeting held on 9/22/16

LWSD Neighborhood Meeting held on 9/27/16

NOTICE OF APPLICATION COMMENTS:

1.	Concerns regarding traffic flow throughout the school site.	There will be two pick-up and drop-off points on the subject site. The main queuing area can be accessed off of 172 nd . A smaller pick-up/drop-off queuing area is accessible off 122 nd . Designated areas for pick-up and drop-off will be clearly marked for drivers.
2.	How tall will the south and west fences surrounding the school be?	The fences will be between five and six feet tall. The District standard is a black chain-link fence.
3.	Are there any anticipated traffic increases with 172 nd being blocked off?	A traffic study was conducted and details are summarized in a report to the City of Redmond.
4.	Will my neighborhood fall within the new school boundaries?	Boundaries for the school has not yet been determined.

C.U.P. Decision Criteria

1. The Conditional Use is consistent with the Redmond Zoning Code and the Comprehensive Plan;

Response: The New Elementary School in North Redmond is located within the North Redmond Neighborhood, as identified in the Redmond Comprehensive Plan, Map NP-1. The applicable City-wide and Neighborhood specific Comprehensive Plan policies are met by this proposal.

LU-30 Allow some compatible nonresidential uses in Residential zones, such as appropriately scaled schools, religious facilities, home occupations, parks, open spaces, senior centers and day care centers. Maintain standards in the Redmond Zoning Code for locating and designing these uses in a manner that represents the character and scale of the neighborhood.

The proposal is for a school, which is a compatible use for property that is located in a R-4 (Single Family Urban Residential) Zone. The proposal is designed to compliment the surrounding residential neighborhood.

LU-3 Allow new development only where adequate public facilities and services can be provided.

The proposal will be adequately served by public facilities and services.

LU-6 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings

The proposal is located on a 9 acre site that is currently undeveloped. The proposed project will adhere to all North Redmond Neighborhood and R-4 (Single-Family Urban Residential) zoning regulations.

LU-3 Allow new development only where adequate public facilities and services can be provided.

The proposal has access to all necessary public facilities and will be constructing a storm retention vault on-site.

LU-14 Encourage the provision of needed facilities that serve the general public, such as facilities for education, libraries, parks, culture and recreation, police and fire, transportation and utilities. Ensure that these facilities are located in a manner that is compatible with the City's preferred land use pattern

The applicant has proposed an elementary school that will serve the needs of the City's residents. The proposed school is also a compatible use in a residential neighborhood.

C.U.P. Decision Criteria

2. The Conditional Use is designed in a manner, which is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity;

Response: The proposal conforms to the site requirements set forth in the R-4 (Single-Family Urban Residential) zone and regulations and procedures [RZC 21.08.060(C)]. Please see Section III of the subject report.

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

Response: The proposal conforms to the applicable R-4 (Single-Family Urban Residential) regulations and procedures [RZC 21.08.060(C) and RZC 21.32]. The subdivision application was deemed complete on November 10, 2016 and fulfilled all applicable submittal requirements on file with Planning Department at the time of the submittal.

C.U.P. Decision Criteria

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

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

5. The Conditional Use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.

Response: The proposed school will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from the school. Pedestrian and vehicular traffic will be managed by the City through a Traffic Management Plan.

C.U.P. Decision Criteria

6. The Conditional Use will be surrounded by adequate public facilities or services, and will not adversely affect public services to the surrounding area and conditions are established to mitigate adverse impacts on such facilities.

Response: The proposed elementary school will not adversely affect existing public facilities or services.

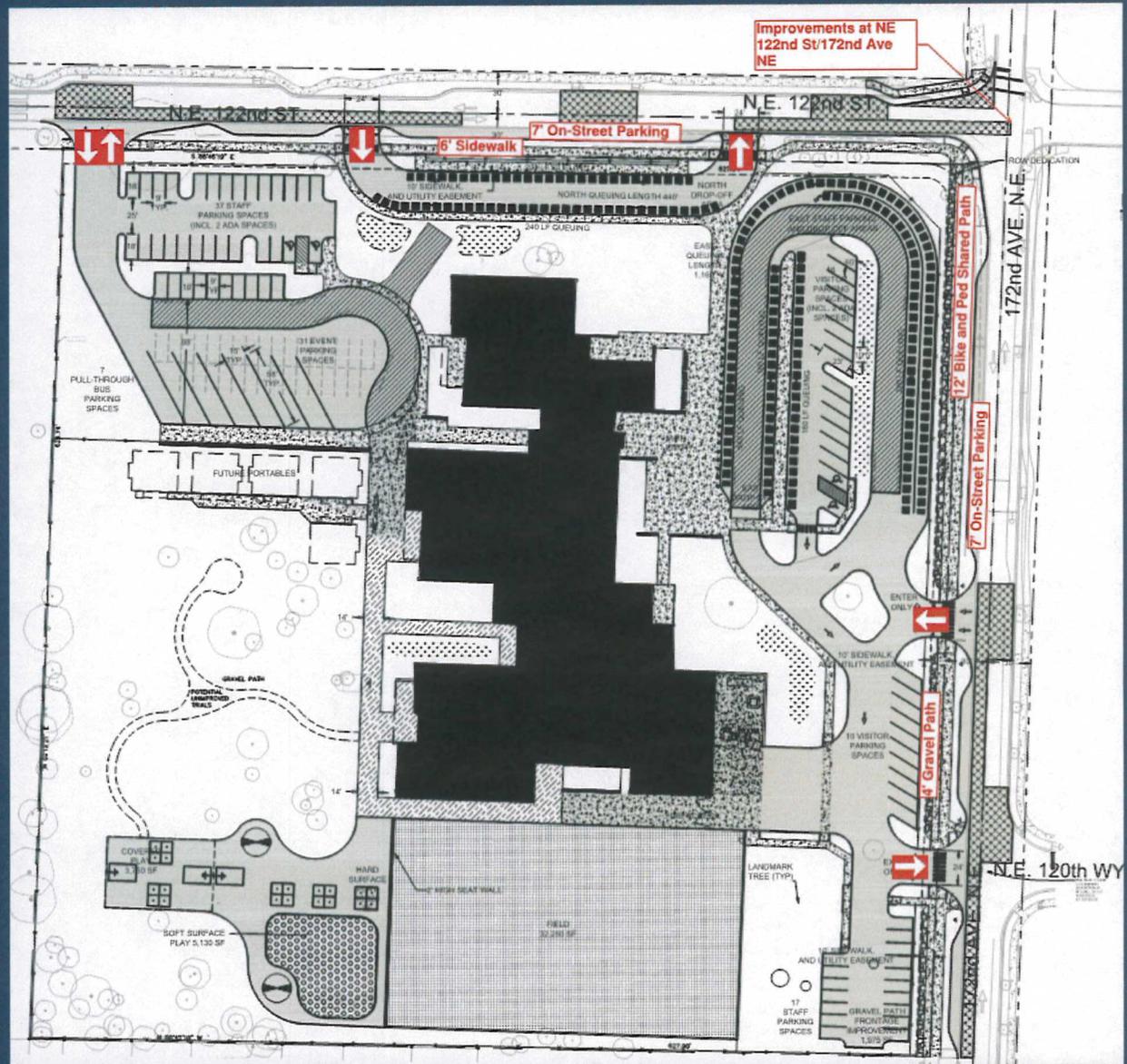
Vesting

- Applicant submitted a complete application on 11/10/16
- Project vested on 11/10/16
- New Elementary School in North Redmond is required to comply with all North Redmond Neighborhood Regulations

Transportation Plan

Frontage Improvements:

- NE 122nd Street
 - 7' on-street parking
 - 5' planter
 - 6' sidewalk
- 172nd Avenue NE
 - 7' on-street parking
 - 5' planter
 - 12' bike and Ped shared path
 - 4' gravel path
- Five Access Points
- Improvements at NE 122nd St/172nd Ave NE
- Street Lights Along both Streets



On-Site Queue Storage

□ Adequate Queue Storage:

- Prevent Degradation of Street Capacity/LOS
- Minimize Blocking Street Traffic Flow
- Improve Safety
- Improve Efficiency

□ Guidelines for Adequate Queue Storage:

- ITE School On-Site Design
- Texas Transportation Institute (TTI)
- North Carolina DOT

□ Proposed Queue Storage:

- 640' for Entrance
- 960' for Pick-up/Drop-Off
- Total: 1,600' Storage (~ 70 Vehicles)

□ Inadequate Queue Storage Creates Problems at Some Schools

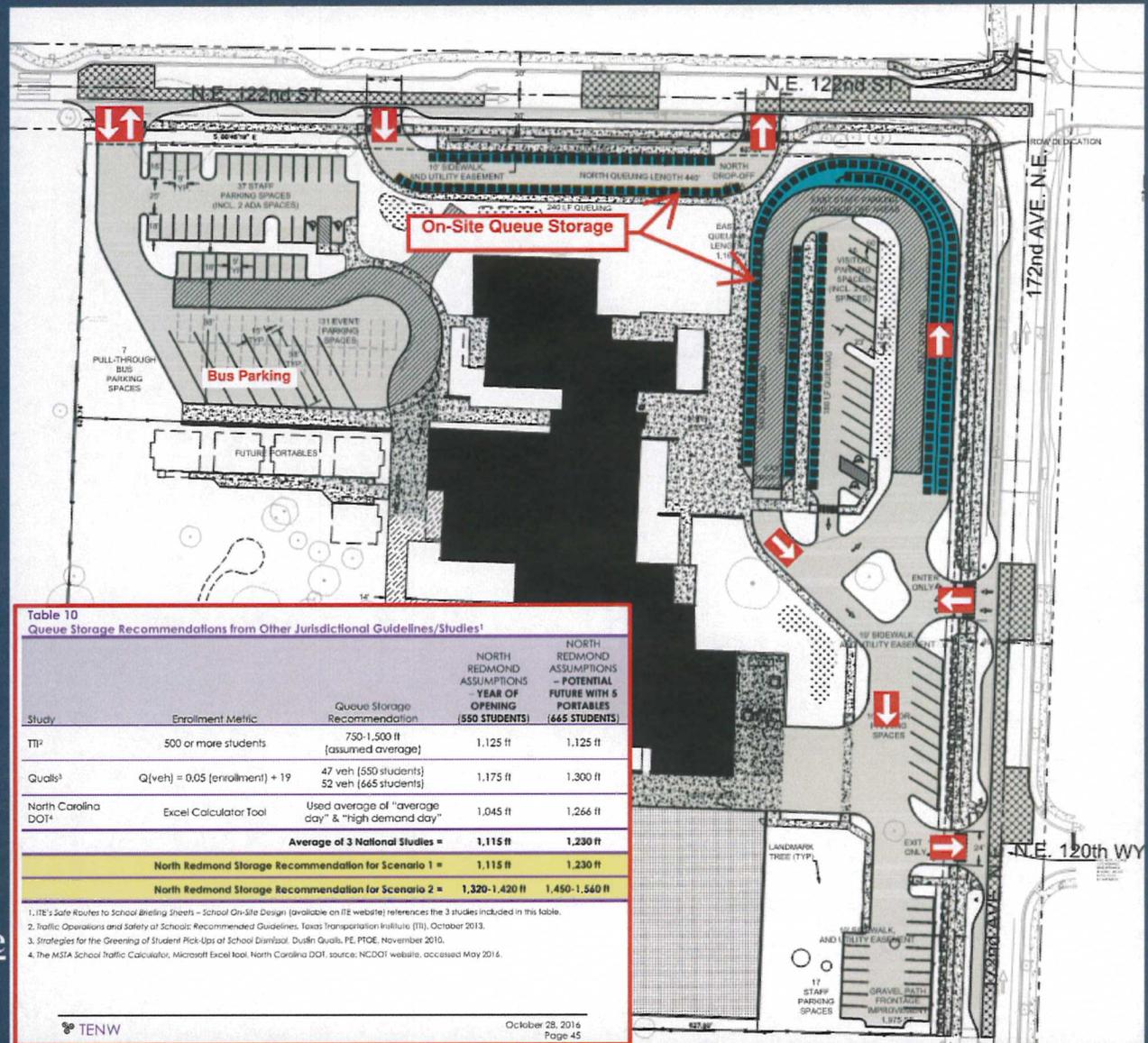


Table 10
Queue Storage Recommendations from Other Jurisdictional Guidelines/Studies¹

Study	Enrollment Metric	Queue Storage Recommendation	NORTH REDMOND ASSUMPTIONS - YEAR OF OPENING (550 STUDENTS)	NORTH REDMOND ASSUMPTIONS - POTENTIAL FUTURE WITH 5 PORTABLES (665 STUDENTS)
TTI ²	500 or more students	750-1,500 ft (assumed average)	1,125 ft	1,125 ft
Qualis ³	$Q(\text{veh}) = 0.05 (\text{enrollment}) + 19$	47 veh (550 students) 52 veh (665 students)	1,175 ft	1,300 ft
North Carolina DOT ⁴	Excel Calculator Tool	Used average of "average day" & "high demand day"	1,045 ft	1,266 ft
Average of 3 National Studies =			1,115 ft	1,230 ft
North Redmond Storage Recommendation for Scenario 1 =			1,115 ft	1,230 ft
North Redmond Storage Recommendation for Scenario 2 =			1,320-1,420 ft	1,450-1,540 ft

1. ITE's Safe Routes to School Briefing Sheets - School On-Site Design (available on ITE website) references the 3 studies included in this table.
 2. Traffic Operations and Safety at Schools: Recommended Guidelines, Texas Transportation Institute (TTI), October 2013.
 3. Strategies for the Greening of Student Pick-Ups at School Districts, Dustin Qualis, PE, PTOE, November 2010.
 4. The MSTA School Traffic Calculator, Microsoft Excel tool, North Carolina DOT, source: NCDOT website, accessed May 2016.

TENW
October 28, 2016
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Issues at Audubon Elementary

- Parking on corners; in No Parking zones; and on and within 20' of crosswalks
- Vehicles blocking residential driveways and delaying residents entering/exiting properties and neighborhood
- Unsanctioned off-site pick-up/drop-off in neighborhood and at back-path
- Pedestrians threatened by erratic driver behavior
- Children exiting vehicles into the street at unpredictable locations as well as out from between vehicles.
- Illegal left turns out of school site.
- U-turns in areas with inadequate sight distance
- High traffic volume bringing delay and blocking through-lanes, and impacting emergency access.

Issues at Audubon Elementary



Issues at Audubon Elementary

Drop-Off/Pick-Up Queue Spillover onto 180th Ave NE

TENW collected video data on 180th Ave NE adjacent to Audubon Elementary School to determine the “duration of vehicle queue spillover” onto 180th Ave NE. The “duration of vehicle queue spillover” is defined as the continuous number of minutes that a vehicle queue extends from the main site entrance driveway and causes a blockage of vehicular through traffic on 180th Ave NE in the northbound and southbound directions. Vehicles waiting to enter the driveway due to yielding to through traffic or pedestrians do not constitute “queue spillover.”

The video data was collected on Tuesday, October 25, 2016 and Thursday, October 27, 2016 (“normal” school days) during the peak AM drop-off period (8:00 to 8:45 a.m.) and the peak Afternoon pick-up period (2:40 to 3:20 p.m.). The video data will be transmitted to the City of Redmond separately.

Table 1 summarizes the October 2016 duration of queue spillover (in minutes and seconds) onto 180th Ave NE during the AM and Afternoon peak periods. A more detailed summary of the queue spillover is included in **Attachment B**.

Table 1
October 2016 Duration of Queue Spillover onto 180th Ave NE

Peak Period	Duration of Queue Spillover		
	Tuesday 10/25/16	Thursday 10/27/16	Two-Day Average
AM Drop-Off (8:00 to 8:45 a.m.)	11 min 46 sec	2 min 30 sec	7 min 8 sec
Afternoon Pick-Up (2:40 to 3:20 p.m.)	14 min 5 sec	14 min 43 sec	14 min 24 sec

Issues at Audubon Elementary



Issues at Audubon Elementary



Issues at Audubon Elementary



Issues at Audubon Elementary



Mitigation of Traffic Impact

- ❑ Frontage Improvements
- ❑ Appropriate Intersection Control at NE 122nd St/172nd Ave NE
- ❑ Monitor Operations at NE 120th Way/172nd Ave NE
- ❑ Pay Transportation Impact Fees that helps pay for signal Installation at NE 124th St/162nd Pl NE
- ❑ Perform Transportation Management Program (TMP)
- ❑ Conditions of Opening 172nd Ave NE
 - Signal at NE 124th St/162nd Pl NE
 - Traffic Calming on NE 172nd Ave NE

Recommendation

- Technical Committee recommends approval of the Conditional Use Permit and Site Plan Entitlement to the Hearing Examiner as the project complies with the requirements of the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code and State Environmental Policy Act subject to the conditions of approval contained in the Technical Committee report.