



**CITY OF REDMOND  
HEARING EXAMINER  
MINUTES**

**May 16, 2011**

Redmond City Council Chambers  
15670 NE 85<sup>th</sup> Street, Redmond  
7 p.m.

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**Hearing Examiner**

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

**Staff**

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

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Convened: 7:05 p.m.

Adjourned: 8:20 p.m.

**I. CALL TO ORDER**

Hearing Examiner Sharon Rice convened the hearing at 7:05 p.m.

**II. DESCRIPTION OF HEARING SEQUENCE AND PROCEDURES**

Ms. Rice introduced the matter under consideration, reviewed the sequence of the hearing for the evening, and explained the proceedings. Ms. Rice noted that she will issue a written Recommendation in the matter of the Redmond High School Expansion Conditional Use Permit (CUP) application, within ten (10) business days of the closing of the record.

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

Dennis Lisk, Associate Planner;  
Judd Black, Planning Manager;  
David Almond, Engineering Manager, PW

Ralph Rohwer, Lake Washington School District;  
Mark Gleason, McGranahan Architects;  
Jeff Haynie, Transportation Engineering NW.

### III. PUBLIC HEARING

#### A. REDMOND HIGH SCHOOL EXPANSION – Conditional Use Permit

L110091 Conditional Use Permit (CUP)

Request: Conditional Use Permit for construction of new 2-Story Classroom Addition; Auxiliary Gym Addition; 2,917 SQ FT of Renovations within Existing Building; and Rough-In for 6 Portable Classrooms, Including Restroom Portable.

Location: 17272 NE 104<sup>th</sup> Street, Redmond, Washington

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

#### Attachments

1. Vicinity Map
2. Site Plan
3. Notice of Application and Affidavit of Publishing
4. NOA Public Comments and City Response
5. SEPA Checklist and Determination and Subsequent Addendums
6. Notice of Public Hearing and Certificates of Posting
7. Full Scale Preliminary Site Development Plans, April 14, 2011
8. Design Review Board Presentation Materials from April 7, 2011 meeting
9. Critical Areas Report, March 16, 2011
10. Traffic Impact Analysis, January 2011
11. Preliminary Stormwater Report & Geotechnical Report, April 14, 2011
12. Emergency Generator Noise Analysis, April 13, 2011

#### STAFF PRESENTATION:

Mr. Dennis Lisk, Associate Planner, reported on the Redmond High School Expansion Conditional Use Permit (CUP) application:

- Vicinity Map (Redmond High School);
  - Zoning: R-6;
  - Address: 17272 NE 104<sup>th</sup> Street;
  - Site Area: 39.65 Acres;
- Proposal:
  - building additions to support enrollment of 500 new 9<sup>th</sup> graders in Fall 2012;

- new two-story, 23,800 sq. ft classroom addition at south end of existing building;
  - new two-story, 8,400 sq. ft auxiliary gym;
  - six new portable classrooms;
  - construction of ten new parking spaces for staff; conversion of some student spaces for staff;
  - landscaping and pedestrian pathway connections;
- Site Plan;
  - Vicinity Map;
  - Project Summary;
  - Parking Summary;
- Building Perspectives;
  - classroom addition;
  - auxiliary gym addition;
- Process;
  - Notice of Application (CUP):
    - 03/31/2011 – comment period began;
    - 04/21/2011 – comment period ended;
  - SEPA:
    - DNS issued on 02/14/2011 by Lake Washington School District, which assumed lead agency status for project;
  - Notice of Public Hearing:
    - 04/25/2011 – issued;
- Conditional Use – Decision Criteria:
  - consistent with the Redmond Community Development Guide (RCDG) and the Comprehensive Plan;
    - proposal consistent with RCDG and Comprehensive Plan;
    - schools are allowed as a conditional use in the R-6 zone;
  - designed in a manner which is compatible with and responds to the existing or intended character, appearance, quality of development, and physical characteristics of the subject property and immediate vicinity;
    - building massing, materials, and colors are consistent with existing campus buildings and sensitive to residential character of surrounding neighborhood;
  - the location, size and height of the buildings, structure, walls and fences, and screen vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development of use of neighboring properties;
    - high school is located on large property with ample landscape buffer areas and long setbacks from NE 104<sup>th</sup> Street;
    - high school has been located at this property for many years;
    - as allowed by RCDG 20C.30.25-130(2)(a), portion of new classroom addition will exceed 35 maximum height standard by 2’ 10”, to house mechanical units under the building’s roof;
  - the types of use, hours of operation, and appropriateness of the use in relation to adjacent uses shall be examined to determine if there are unusual hazards or characteristics of the use that would have adverse impacts;

- high school generally operates from 7:30 am to 3 pm, Monday through Friday;
    - semi-frequent weekday and weekend sporting events and other school and community activities;
    - high school is type of complimentary use allowed by the Comprehensive Plan and RCDG in residential zones;
  - requested modification to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;
    - request to modify City stormwater standards to install detention tanks within 10' building setback;
    - deviation has been approved by the technical committee on condition that tank trenches lie outside structural bearing zone of building footings;
  - the conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
    - traffic impact analysis showed that intersection of NE 104<sup>th</sup> Street/166<sup>th</sup> avenue NE will continue to operate at Level of Service (LOS) E during PM peak hour with project;
    - also, project will result in some delays to turning movements during AM and PM peak hours at intersection of NE 104<sup>th</sup> Street/Avondale Road;
    - Lake Washington School District (LWSD) to compensate City for improvements to traffic signal at NE 104<sup>th</sup> Street/Avondale Road to better monitor traffic flow and turning movements;
    - LWSD also to pay impact fees and update traffic management plan to encourage staff and students to reduce single-occupant vehicle trips;
  - the conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities;
    - the project will increase the capacity of the high school by about 500 new students;
    - the project will not increase demand for police or fire service;
  - if applicable, the application must also conform to the standards established in Chapter 20D.170 RCDG, Special uses;
    - Special Uses Standards do not apply to this proposal;
- Recommendation:
  - approval of the Conditional Use Permit with conditions.

Ms. Rice entered staff's PowerPoint Presentation into the record as Exhibit 2; and requested the CUP application be submitted, and entered into the record as Exhibit 1, Attachment 13.

Ms. Rice queried regarding parking issues; whether the high school is entitled to rely on street parking for students. Mr. Lisk indicated street parking is available to the general public, not sure on the specific restrictions/hours; however, it is first-come, first-serve parking. Ms. Rice stated, based on the analysis, that some nearby streets have no parking and students parking on the streets have not been in violation.

Ms. Rice queried whether the applicant and City have come up with a large event parking management plan, as recommended from the traffic impact analysis; whether code requirements have been reviewed; and whether there is a policy for an event parking plan. Mr. Lisk stated such plans exist for similar projects; and the demand for a large event (such as an event with the football stadium at capacity) would far exceed available parking on-site (~570 spaces). Options for off-site parking include nearby streets, school, and park lots. Satellite parking, with shuttle services, is under consideration. Parking is a recognized concern of the project.

Ms. Rice queried as to a similar plan already in place in Redmond, and to the details of the plan, including enforcement. Mr. Lisk stated:

- a similar plan is in place at a large daycare facility in the Overlake Neighborhood;
- event parking management plans are created on a case-by-case basis; and are effective;
- for the high school, anticipate 10-12 large special events per year;
- unique situation; will look to other communities for examples of plans; and
- an annual report will be produced addressing the effectiveness of the plan.

Mr. David Almond, Engineering Manager, Public Works, added that a similar plan exists for Lake Washington Youth Soccer Association; the association worked with Public Works post-construction on plan; effectiveness evaluated by Planning, Public Works and Traffic Operations.

#### APPLICANT TESTIMONY

Mr. Mark Gleason, McGranahan Architects, clarified the number of new classrooms will be 14.

Mr. Ralph Rohwer, Lake Washington School District, stated the applicants have no presentation.

Ms. Rice questioned whether the applicants would like to offer testimony on the preliminary parking plans. Mr. Rohwer deferred to the Traffic Engineer Expert; and stated that off-site parking is available at the elementary school and Hartman Park, located across the street from the high school; and they will be working with the City to identify other locations.

Mr. Jeff Haynie, Transportation Engineering NW, spoke regarding the parking issue:

- data gathered this year from a large event at the high school:
  - 146 vehicles parked off-site; using the elementary, church, and Hartman Park parking lots;
  - Total of 691 vehicles observed;
  - Estimate for future large event: 967 spaces;
  - Looking into options; shuttle, satellite locations at churches, other district facilities;

Ms. Rice questioned whether any large increase is noted in regards to sophomores getting their licenses within a school year (springtime). Mr. Haynie advised statistics show only 1 out of 5 sophomores drive to school.

Ms. Rice questioned whether each class averages 500 students. Mr. Haynie advised that is an approximate number; senior class will be slightly under, and the sophomore class tends to be slightly over 500.

Ms. Rice queried what sort of alternatives the school district will offer for transportation other than single occupant cars. Mr. Haynie stated they will utilize a traditional transportation management plan; encourage students and staff to walk, bike, carpool, and use public transit; and possibly offer incentives for users of commute alternatives with rewards such as money or special privileges.

Mr. Lisk indicated there is a current transportation demand program in place at Redmond High School, which will be built upon. Ms. Rice requested this document be entered into the record.

Ms. Rice questioned how many King County Metro transit routes serve the area, and if any cuts to service are proposed. Mr. Rowher indicated he is not aware. Ms. Rice questioned the current district policy on bussing. Mr. Rowher indicated there is a district maintained bus plan. Ms. Rice requested this document be entered into the record.

Ms. Rice queried whether the library and lunchroom were to be expanded. Mr. Rohwer indicated the district does not feel the library needs expansion, and expansions will be made to the cafeteria.

Ms. Rice questioned district policy on the use of portables. Mr. Rowher stated the district utilizes portables for expansion and contraction of school population on a regular basis. For the high school expansion, the need for portables, and the number, will be confirmed until enrollment for fall 2012. The district is planning ahead for an enrollment estimate of 500 freshmen for the fall 2012.

Ms. Rice questioned whether the district is interested in coordinating with bus route timing. Mr. Rowher stated the district is interested; and not sure what King County Metro can do.

## PUBLIC TESTIMONY

Ms. Rice opened the floor for public testimony, and administered the oath to Ms. Susan Wilkins, who was not present at the time of the initial oath.

Ms. Susan Wilkins offered comment on the following topics:

- Feb 2011 Levy;
- bussing, radius of service;
- use of portables; code exemption;
- the size of the cafeteria and library;
- locker count;
- the size of school and population of students; and
- expected growth of student population.

Ms. Wilkins offered the following documents:

- 11/15/10 email from Reith to Wilkins regarding 'February 2011 Levy Info' - entered into the record as Exhibit 5;
- Excerpt from School facilities manual (5<sup>th</sup> edition, January 2008) – entered into the record as Exhibit 6; and
- Locker count Study (enlargement of plan excerpt) – entered into the record as Exhibit 7.

Ms. Rice called for staff and applicant comments addressing issues raised by Ms. Wilkins.

City Staff provided clarification as to the code exemption allowing for the use of portables without obtaining a temporary use permit.

Ms. Rice questioned the distance the portables will be set back from the road and surrounding residences. Mr. Gleason stated the over 700 feet from 104<sup>th</sup> Street, with the stadium in between; and hundreds of feet from residences.

Ms. Rice queried how long the school has been in its current location. Mr. Rowher stated since the 1960s, with a rebuild in 2000.

Ms. Rice questioned whether the applicants had any comment regarding the bussing issue. The applicants did not.

Ms. Rice questioned the number of lockers proposed in the plan. Mr. Rowher stated the architects did a study of locker utilization. Mr. Gleason stated the plan was developed in conjunction with data from the school's principal, Jane Todd, and locker utilization; and believe the plan includes adequate lockers for student usage.

Ms. Rice questioned whether the size of the expansion is too small. Mr. Rowher stated the expansion is based on OSPI guidelines; and adequate space for the projected growth. Ms. Rice questioned who determines size. Mr. Rowher stated the district does, and the facilities are consistent with 2006 specifications. Ms. Rice requested the specifications be entered into the record; specifically the sections pertinent to high schools.

## CONCLUSION

Ms. Rice called for any further comments. Hearing none, Ms. Rice stated that the record was closed on the Redmond High School Expansion Conditional Use Permit application, save for the submission of the following documents requested during the hearing, per the deadlines indicated below (detailed in a Post Hearing Order issued Tuesday, May 17, 2011):

- 1) **At the earliest convenience and prior to close of business on Friday, May 20, 2011,** Staff shall forward to the Office of the Hearing Examiner Exhibit 1, Attachment 13 (CUP application) and copies of the exhibits offered by Ms. Wilkins (Exhibits 5, 6, and 7).
- 2) **At the earliest convenience and prior to close of business on Friday, May 20, 2011,** the Applicant shall provide to the Office of the Hearing Examiner Exhibits 3, 4, and 8, identified above. A courtesy copy to planning staff would be appropriate.

- 3) All items may be submitted in an electronic format. They shall be sent to:

Office of the Hearing Examiner  
Attention Ms. Liz. Adkisson, Deputy City Clerk  
[emadkisson@redmond.gov](mailto:emadkisson@redmond.gov)  
PO Box 97010/3NFN  
Redmond WA 98073  
425.556.2191 ph

A hardcopy should follow by mail for the official city record of the matter.

- 4) Only the documents identified above shall be admitted into the record; the record is closed as to any other evidence. The recommendation in this matter will issue on or before May 31, 2011.\*

\* The 14-day period for issuance of the recommendation closes on May 30, 2011, which is Memorial Day, a City holiday.

#### **IV. ADJOURNMENT**

The public hearing closed at 8:20 p.m., and the meeting adjourned.