



**LAND USE PERMIT APPLICATION**  
City of Woodinville

**EXHIBIT 2**  
**PAGE 1 OF 7**

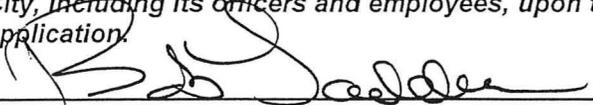
Development Services Department  
425-489-2754 • 17301 133<sup>rd</sup> Avenue NE • Woodinville, WA 98072  
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Project # CUP13003  
SEPA # SEP13017  
Misc # \_\_\_\_\_

16

<b>PROJECT NAME:</b> Chrysalis School, Inc. Conditional Use Permit		<b>PARCEL NUMBER:</b> 152605 9060					
<b>PROJECT ADDRESS:</b> 15900 Woodinville Redmond RD, Woodinville, 98072							
<b>LEGAL DESCRIPTION:</b> See Attached							
<b>APPLICANT NAME:</b> Karen Fogle		<b>OWNER NAME:</b> BDRE Real Estate, LLC					
<b>APPLICANT ADDRESS:</b> 14241 NE WDV-L-DUV RD #243 Woodinville, WA 98072		<b>OWNER ADDRESS:</b> 15525 Woodinville Redmond RD. Woodinville, WA 98052					
<b>APPLICANT PHONE:</b>		<b>OWNER PHONE:</b> 425-492-7687					
<b>APPLICANT EMAIL ADDRESS:</b> karenf@chrysalis-school.com		<b>OWNER EMAIL ADDRESS:</b> Jay@BDAINC.com					
<b>KEY CONTACT NAME:</b> Bob Fadden		<b>KEY CONTACT PHONE:</b> Jay Deutsch					
<b>KEY CONTACT ADDRESS:</b> 130 Lakeside Suite 250, Seattle, WA 98122		<b>KEY CONTACT EMAIL ADDRESS:</b> bfadden@lmuller.com					
<b>PROJECT TYPE:</b> <input type="checkbox"/> Check if consolidated review should be used <table border="0" style="width:100%"> <tr> <td style="vertical-align: top;"> <b>Type I</b>  <input type="checkbox"/> Boundary Line Adjustment  <input type="checkbox"/> Critical Area Determination  <input type="checkbox"/> Home Occupation Permit  <input type="checkbox"/> Home Industry Permit  <input type="checkbox"/> Master Signage Plan  <input type="checkbox"/> Shoreline Exemption  <input type="checkbox"/> Portable Sign Variance  <input type="checkbox"/> Temporary Use Permit  <input type="checkbox"/> Design Review         </td> <td style="vertical-align: top;"> <b>Type II</b>  <input type="checkbox"/> Commercial, Mixed-Use, Industrial, Multi-Family, Public Project Approval  <input checked="" type="checkbox"/> Permits with SEPA  <input type="checkbox"/> Interpretation  <input type="checkbox"/> Binding Site Plan  <input type="checkbox"/> Personal Wireless Service Facility  <input type="checkbox"/> Short Subdivision  <input type="checkbox"/> Shoreline Development         </td> <td style="vertical-align: top;"> <b>Type III</b>  <input checked="" type="checkbox"/> Conditional Use  <input type="checkbox"/> Subdivision Modification  <input type="checkbox"/> Shoreline CUP  <input type="checkbox"/> Shoreline VAR  <input type="checkbox"/> Site Specific Zoning Map Amendment  <input type="checkbox"/> Special Use Permit  <input type="checkbox"/> Preliminary Subdivision  <input type="checkbox"/> Variance  <b>Type IV</b>  <input type="checkbox"/> Final Subdivision         </td> <td style="vertical-align: top;"> <b>Type V</b>  <input type="checkbox"/> Annexation  <input type="checkbox"/> Area-Wide Zoning Map Amendment  <input type="checkbox"/> Comprehensive Plan Amendment  <input type="checkbox"/> Development Agreement  <input type="checkbox"/> Development Regulation Amendment  <input type="checkbox"/> Subdivision Vacation  <input type="checkbox"/> Zoning Code Amendment         </td> </tr> </table>				<b>Type I</b> <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Critical Area Determination <input type="checkbox"/> Home Occupation Permit <input type="checkbox"/> Home Industry Permit <input type="checkbox"/> Master Signage Plan <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Portable Sign Variance <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Design Review	<b>Type II</b> <input type="checkbox"/> Commercial, Mixed-Use, Industrial, Multi-Family, Public Project Approval <input checked="" type="checkbox"/> Permits with SEPA <input type="checkbox"/> Interpretation <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Personal Wireless Service Facility <input type="checkbox"/> Short Subdivision <input type="checkbox"/> Shoreline Development	<b>Type III</b> <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision Modification <input type="checkbox"/> Shoreline CUP <input type="checkbox"/> Shoreline VAR <input type="checkbox"/> Site Specific Zoning Map Amendment <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Variance <b>Type IV</b> <input type="checkbox"/> Final Subdivision	<b>Type V</b> <input type="checkbox"/> Annexation <input type="checkbox"/> Area-Wide Zoning Map Amendment <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Development Agreement <input type="checkbox"/> Development Regulation Amendment <input type="checkbox"/> Subdivision Vacation <input type="checkbox"/> Zoning Code Amendment
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<b>GENERAL PROJECT DESCRIPTION:</b> The purpose of this action is to secure a conditional use permit for specialized private high school consisting of grades 8 to 12 to occupy to operate in an existing building office building in the I zone as permitted by city of Woodinville Zoning Ordinance							
Zoning: <u>Industrial</u>		Comp Plan Designation: <u>Industrial</u>					
Existing Use: <u>Commercial Office</u>		Proposed Use: <u>Grades 8 to 12 private specialized school</u>					

*I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge. I further agree to hold harmless the City of Woodinville as to any claim (including costs, expenses, and attorneys' fees incurred in investigation and defense of such claim), which may be made by any person, including the undersigned, and filed against the City of Woodinville, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information supplied to the City as a part of this application.*

  
\_\_\_\_\_  
OWNER / OWNER'S AGENT - Must sign in ink

5-29-2013

DATE

**RECEIVED**

MAY 30 2013

## Project Narrative

### Conditional Use Request

The request is to allow per Chapter 21.08.050 (Permitted Uses – General service land uses) as a conditional use a private specialized instruction school for grade 8 to 12 students within an existing office building with conditions in the Industrial zone as allowed by the recently adopted ordinance 565.

### Background

Chrysalis School is a private special purpose school that has been operating as a non conforming use in Woodinville for 30 years. Currently the school has about 125 grade 8 to 12 students who attend 3- 5 hours a day, 2-4 days a week so they are on a staggered schedule.

Since their students come from various locations in the area so an assessable site that is strategically is essential. The location needs to be away from neighborhoods business or commercial areas because surrounding activities could potentially conflict with the learning environment.

The school operates a closed facility where each student checks in when they arrive and check out when they are finished for the day. Any other visitor must be admitted to the building along with parents at the front entry.

As a specialized school they provide learning programs that are focused on the success of the student. Their students meet individually with their teachers in their offices and participate in small group classes of three to ten that are conducted in conference rooms.

Because the school learning philosophy they can flourish in an "Office Like" is environment with no impact on their neighbors or surrounding uses. For these reasons they are and ideal occupant for a building with I zoning which has limited reuse because of land use regulations.

### Proposed Facility

The proposed site for the school is the Woodinville Lumber office Building constructed in 2005 which is vacant and because of current zoning code restrictions cannot be used as a commercial office building. This facility is an excellent choice because the building is separated from other uses by fencing, has adequate parking, its own entry driveway from the public street and a drop off area at the main entry.

This building is and ideal fit for the school because of its exterior design, size, location, available parking, current facilities inside the building and interior design characteristic. The improvements needed for their use consists of staff restrooms, private offices for instruction, small meeting rooms, and a large studio.

The prior to occupancy by the school the property owner will relocate the existing fencing that separates the office building from the abandoned lumber yard so that the site will be secured and have all of the parking required for this use accessible within a fenced area. He will also provide additional exterior patio area behind the school for student use that will be secured, a side walk that will extend to the south within the parking lot that will at some later time connect to the trail public tail in the abandoned rail right of way.

The building based the International Existing Building Code is a Type IIIB sprinklered building. Its current occupancy permit is based on use as office, which under the IEBC would be group B. As

part of the tenant improvement permit the construction the school with bring the building in compliance with the fire code requirement for E and A-3 occupancies which will include the addition of an evacuation area in the rear stair.

Currently the abandoned Woodinville Lumber site is made up of three large lots parcels A, B, and C. The north parcel is a pan handle lot whose handle is located in the driveway north of the office building. The second parcel is lot B on which the office building is located and the third parcel C where the abandoned truss manufacturing building is located.

The property owner plans to redevelop the site at sometime in the future which will reduce the size of parcel B to the area required for the school and its parking. In the interim until the BLA is completed the security fence will be installed in its permanent location and access to parcel A through the office site closed off except for emergency use.

At the time of redevelopment of the abandoned storage yard east of the security fence the asphalt removed and regarded for a distance of 10 to 12 feet. At this time the applicant proposes install Type I landscaping in those area as a visual buffer to the future development.

A parking analysis has been completed based of the use Woodinville Zoning code Chapter 21.18 to determine the number of stalls. This is attached to the narrative and along with the building floor plans. The parking provided on the site exceeds the code requirement.

**Chrysalis School Parking Compliance**  
 15900 Woodinville Redmond Road, Woodinville WA

**Daytime Use:**

Land Use Category	Parking Space Requirements	Parking Spaces Required	Required Bike Parking
Secondary School	1 per classroom 8 classrooms	8	
Junior High School	1 per 50 students 15 students	1	
High School	1 per 10 students 106 students	11	
Office	1 per 300 sq ft 6293 sq ft of offices	21	
Storage	.9 per 1000 sq ft Less than 1000 sq ft	1	
Total Parking Spaces Required		42	Bike rack and locker-type bike parking for 4 bikes.*
Provided		86	

Or

**Possible Occasional Evening Use:**

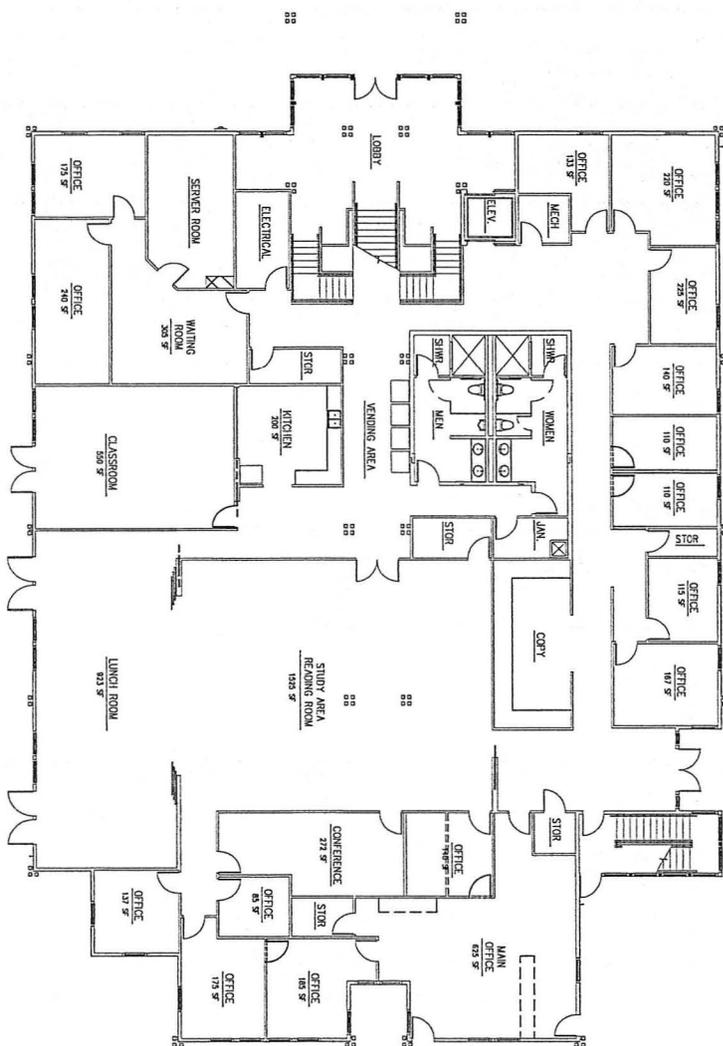
Assembly	1 per 50 sq ft 1500 sq ft	30	
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**Important Notes:**

- The Assembly area will be used occasionally in the evening, not during school or office hours. It will be used for events where only half the space will be available for seating and the other half for a presentation area.
- The classrooms do not have a dedicated teacher. The classrooms are used by teachers that are already assigned to an office. This results in an overstatement of 8 spaces.
- Our students are **never** all on site at the same time. We have about half of our students on site at any given time. This results in an overstatement of 6 spaces.

\* Allocation of number of bicycle spaces needed (because we are a school) and how many can be bike rack vs locker-type parking (because we have more than 10 employees) is at the discretion of the Development Services Director.

EXHIBIT 2  
PAGE 5 OF 17



FIRST FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

OFFICE IMPROVEMENTS FOR  
BD REAL ESTATE

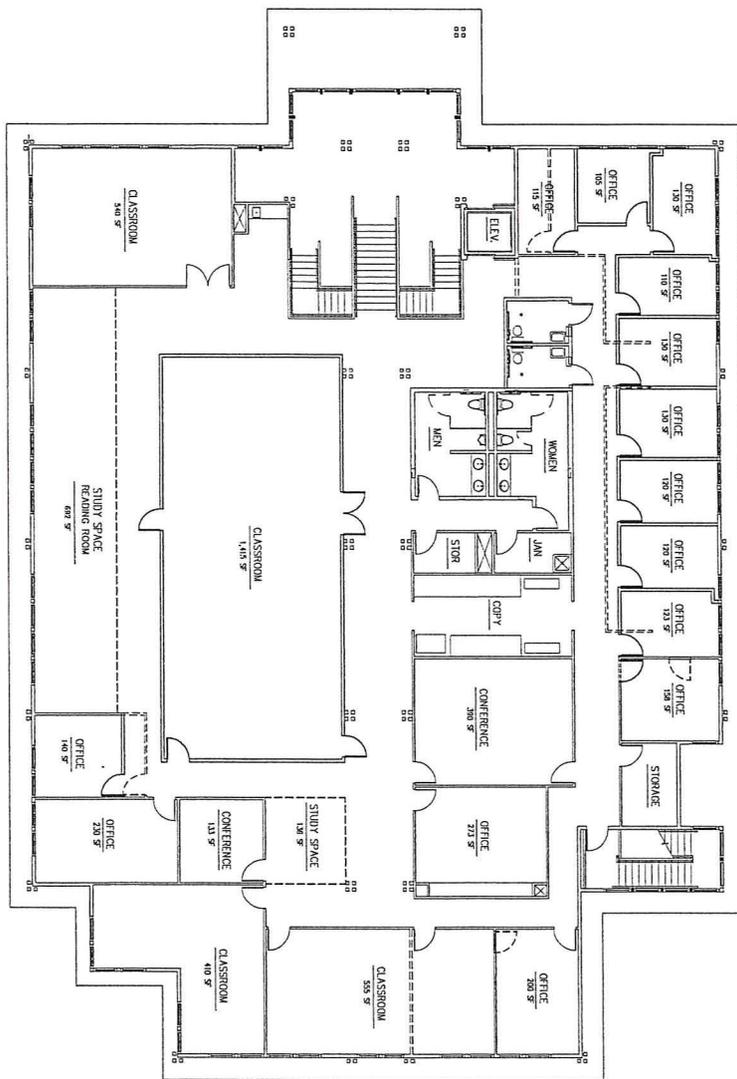
WOODINVILLE - REDMOND ROAD  
WOODINVILLE, WASHINGTON

13-021	Job No.			
	Drawn			
	Checked			
5-20-2013	Date			
	No.	Revision		Date

A2-1

LANDE MUELLER & ASSOCIATES  
ARCHITECTS AIA  
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 326-2553

EXHIBIT 2  
PAGE 6 OF 17



SECOND FLOOR PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN

OFFICE IMPROVEMENTS FOR  
BD REAL ESTATE

WOODINVILLE - REDMOND ROAD  
WOODINVILLE, WASHINGTON

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LANCIE MUELLER & ASSOCIATES  
ARCHITECTS B A I A  
130 LAKEBIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

13-021	job no.		
	drawn		
	checked		
5-20-2013	date		
	no.	revision	date



**First American Title Insurance Company**

National Commercial Services

818 Stewart Street

Suite 800

Seattle, Washington 98101

EXHIBIT 2  
PAGE 7 OF 17

16

Nicole M Carlson

Direct Phone Number: (206)615-3126

FAX: (866)678-0590

NCarlson@firstam.com

BD Real Estate, LLC  
15525 Woodinville Redmond Road NE  
Woodinville, WA 98072

May 28, 2013

File Number: NCS-567904-WA1

Re: Original Recorded Deed

Dear Mr. Deutsch,

Enclosed, please find the original recorded Special Warranty Deed to retain for your records.

Sincerely,

First American Title Insurance Company

Nicole M Carlson,

nmc

enc.

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MAY 30 2013

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

NCS-567904  
1ST AM  
3



EXHIBIT 2  
PAGE 8 OF 17

When recorded return to:

BD Real Estate, LLC  
15900, 15902 and 16028 Woodinville-, Redm  
Northeast  
Woodinville, WA 98072

20121224001026

FIRST AMERICAN WD 74.00  
PAGE-001 OF 003  
12/24/2012 10:51  
KING COUNTY, WA

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E2581284

12/24/2012 10:49  
KING COUNTY, WA  
TAX \$149,525.00  
SALE \$8,400,000.00

PAGE-001 OF 001

Filed for Record at Request of:

*Space above this line for Recordors use only*

First American Title Insurance Company National Commercial Services

**SPECIAL WARRANTY DEED**  
(Not Statutory)

File No: **NCS-567904-WA1 (vlc)**

Date: **December 18, 2012**

Grantor(s): **300 WLI, Inc.,**

Grantee(s): **BD Real Estate, LLC**

Abbreviated Legal: **Ptn Sec 15 Twp 26N Rge 05E, NW Qtr and Lots 1-2, BLA 2003-0014, Rec. 20031015900008.**

Additional Legal on page:

Assessor's Tax Parcel No(s): **152605-9053-05 and 152605-9060-06 and 152605906808**

THE GRANTOR(S), **300 WLI, Inc.,** who acquired title as **Woodinville Lumber, Inc.,** a **Minnesota corporation,** for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells, and conveys to **BD Real Estate, LLC,** a **Washington limited liability company,** the following described real estate, situated in the County of **King,** State of **Washington:**

**LEGAL DESCRIPTION:** Real property in the County of King, State of Washington, described as follows:

**PARCEL A:**

**THE SOUTH 300 FEET OF THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON LYING BETWEEN THE SAMMAMISH RIVER AND THE MAINLINE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY;**

**EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED MAIN TRACT; THENCE SOUTH 88° 37' 50" EAST, ALONG THE NORTH LINE THEREOF, 470.68 FEET;**

APN: 152605-9053-05

Special Warranty Deed  
- continued

File No.: NCS-567904-WA1 (vlc)  
Date: 12/18/2012

16

THENCE SOUTH 01° 22' 10" WEST 270 FEET TO THE NORTH LINE OF THE SOUTH 30 FEET OF THE ABOVE DESCRIBED MAIN TRACT;  
THENCE NORTH 88° 37' 50" WEST, ALONG SAID NORTH LINE, TO THE EASTERLY MARGIN OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY RIGHT OF WAY (FORMERLY NORTHERN PACIFIC RAILROAD RIGHT OF WAY);  
THENCE NORTH 25° 08' 36" WEST, ALONG SAID EASTERLY MARGIN, TO THE POINT OF BEGINNING.

AND EXCEPT THAT PORTION THEREOF CONDEMNED FOR RIGHT OF WAY BY DRAINAGE DISTRICT NO. 3 IN KING COUNTY SUPERIOR COURT CAUSE NO. 81311.

**PARCEL B:**

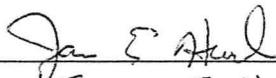
**LOTS 1 & 2 OF CITY OF WOODINVILLE BOUNDARY LINE ADJUSTMENT NO. BLA-2003-0014, AS RECORDED OCTOBER 15, 2003 UNDER RECORDING NO. 20031015900008, RECORDS OF KING COUNTY, WASHINGTON.**

Tax Parcel Number(s): 152605-9053-05 and 152605-9060-06 and 152605906808

Dated: **December , 2012**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey. Grantor, for itself and assigns, hereby expressly limits the covenants of this Deed to those stated herein and excludes all covenants arising or to arise by statutory or other effect.

300 WLI, Inc., who acquired title as  
Woodinville Lumber, Inc., a Minnesota  
corporation

  
By: JAMES E. HURD  
PRESIDENT

APN: 152605-9053-05

Special Warranty Deed  
- continued

File No.: NCS-567904-WA1 (vlc)  
Date: 12/18/2012

16

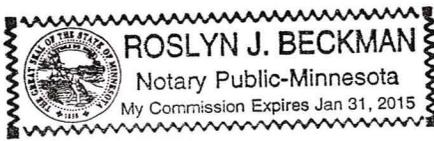
STATE OF Minnesota )  
COUNTY OF HENNEPIN )ss.

I certify that I know or have satisfactory evidence that JAMES E. HURD,  
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that signed this  
instrument, on oath stated that authorized to execute the instrument and acknowledge it as  
the PRESIDENT of **300 WLI, Inc., who acquired title as  
Woodinville Lumber, Inc.** to be the free and voluntary act of such party(ies) for the uses and  
purposes mentioned in this instrument.

Dated: December 20, 2012

Roslyn J. Beckman

Notary Public in and for the State of Minnesota  
Residing at EXCELSIOR, MINNESOTA.  
My appointment expires: January 31, 2015



## Statement of Decision Criteria

### Conditional Use Request

The request is to allow per Chapter 21.08.050 (Permitted Uses – General service land uses) as a conditional use a private specialized instruction school for grade 8 to 12 students within an existing office building with conditions in the Industrial zone as allowed by the recently adopted ordinance 565.

### Conformance to Decision Criteria

Chapter 21.44.050 Conditional use permit specifies the conditions for approval of this permit.

This project achieves compliance because it meets the seven requirements listed in that section as follows:

- (1) The conditional use is designed in a manner which is compatible with the character and appearance of the existing and purposed development in the vicinity of the subject property;

**Response:** The proposed use will occupancy an existing building that was constructed according to the Industrial area guidelines. It current sets to standard of quality for a small office building in the neighborhood. See attached photos,

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

**Response:** The proposed use will occupancy an existing building in an area of the site that is currently developed. The use will not in the future shall hinder circulation or discourage the permitted development or use of neighboring properties because adjacent properties have separate public access and circulate independently.

- (3) The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property;

**Response:** The proposed use will occupancy an existing office facility that is as perfectly fits the short and long term needs of the school. The existing building is so perfect it is as if the building had been specifically constructed for the schools use.

- (4) Requested modifications to the standards are limited to those which will mitigate impacts in a manner equal too or greater than the standards of this title;

**Response:** Where modifications to the standards are needed the mitigation provided is equal to or greater than the standards of the title.

- (5) The conditional use is not in conflict with the health and safety of the community;

**Response:** The purposed conditional use as a grade 8 to 12 school is not in conflict with the health and safety of the community.

- (6) 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; and

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CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

**Response:** The site has adequate pedestrian and vehicular circulation systems that traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.

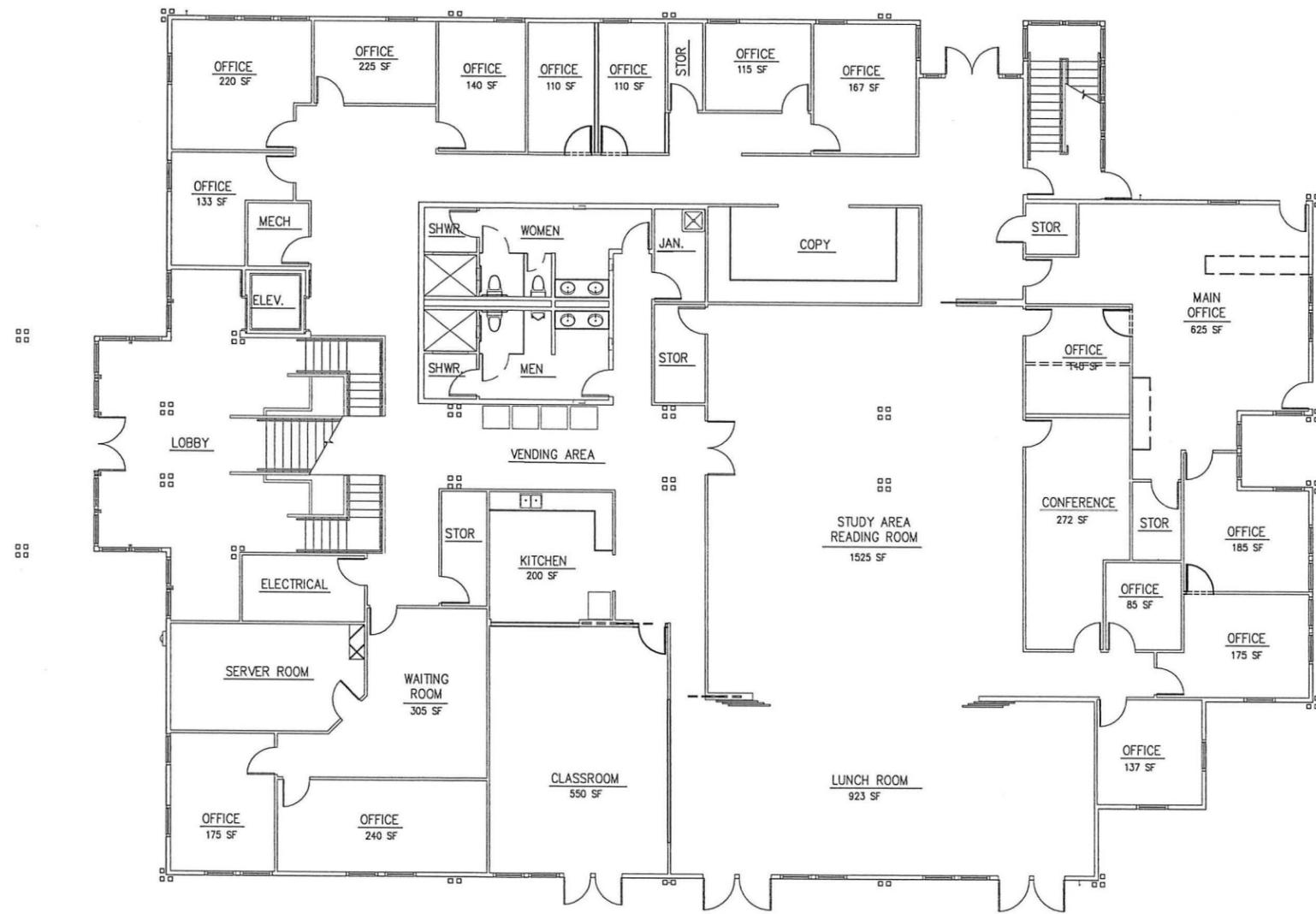
- (7) The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.

**Response:** The proposed grade 8 to 12 school will occupy an existing building whose site is currently developed for that use. The use of the building and a portion of the site this use will occupy will not require new public facilities or services and will not adversely affect public services to the surrounding area. Conditions to mitigate adverse impacts of this facility can be imposed if any significant impact is created by this use.





EXHIBIT 2  
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FIRST FLOOR PLAN

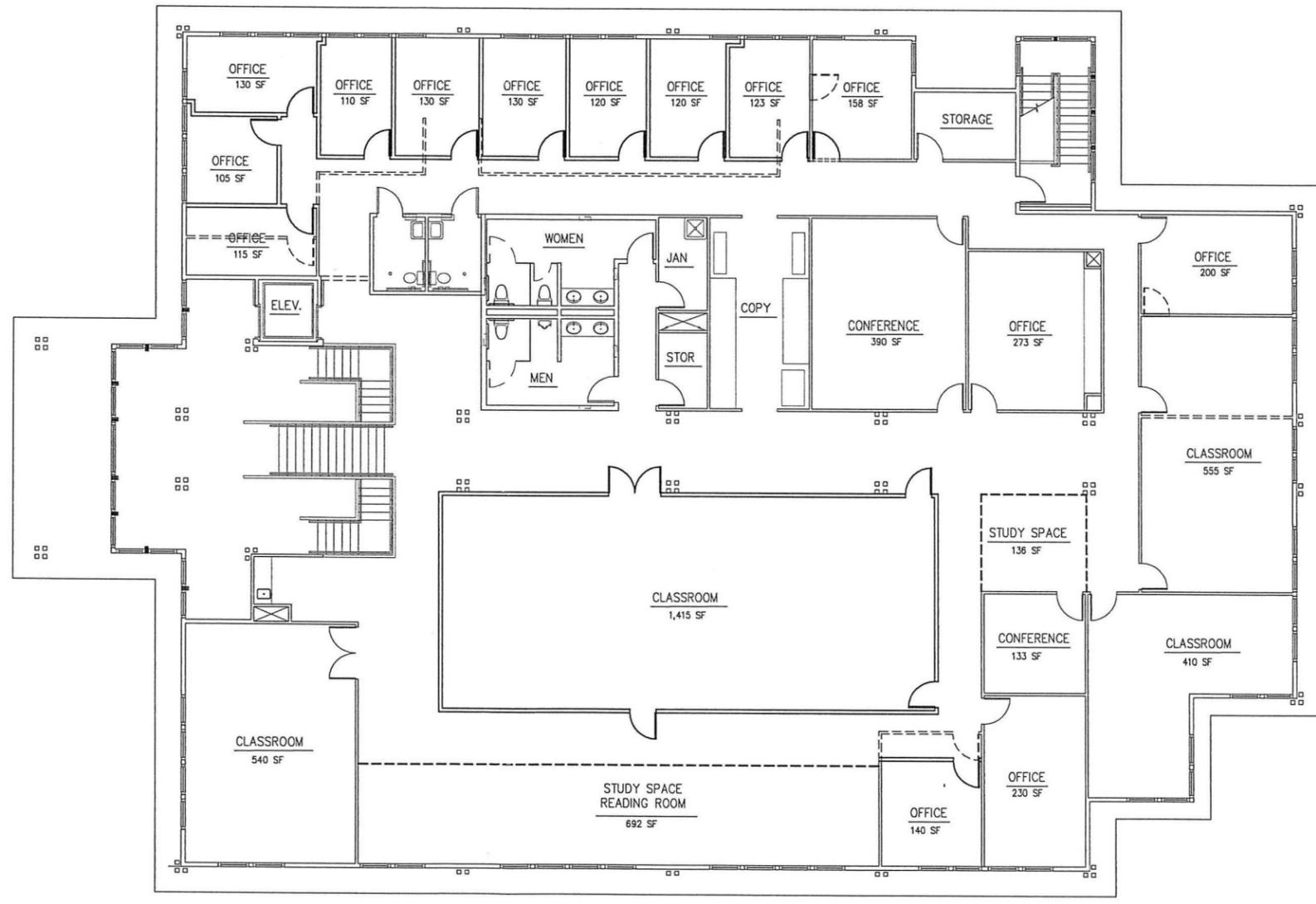
1/8" = 1'-0"



NORTH

13-021 job no.	drawn	checked	5-20-2013 date	no.	revision	date
OFFICE IMPROVEMENTS FOR <b>BD REAL ESTATE</b>						
WOODINVILLE - REDMOND ROAD WOODINVILLE, WASHINGTON						
<b>LANCE MUELLER &amp; ASSOCIATES</b> ARCHITECTS 130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553						
FIRST FLOOR PLAN						
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PAGE 16 OF 17



SECOND FLOOR PLAN

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SECOND FLOOR PLAN

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**BD REAL ESTATE**

LANCE MUELLER & ASSOCIATES  
ARCHITECTS  
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

WOODINVILLE - REDMOND ROAD  
WOODINVILLE, WASHINGTON

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