



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager **QUASI-JUDICIAL**

From: Jon Regala, Senior Planner
Eric Shields, AICP, Planning Director

Date: July 21, 2011

Subject: Alexander Graham Bell Elementary School
Master Plan and Preliminary and Final Planned Unit Development (PUD)
File No. ZON11-00003

RECOMMENDATION

Staff recommends that the City Council consider the Process IIB and PUD application for the Alexander Graham (A.G.) Bell Elementary School project and pass the enclosed ordinance to grant the application as recommended by the Hearing Examiner. Prior to voting on the ordinance, the Council must pass a motion to allow the vote to occur at the August 2 meeting, rather than at the following (September 6) meeting.

BACKGROUND DISCUSSION

City Council Rules of Procedure

Under the Council Rules of Procedure, Section 26, the City Council shall consider a Process IIB application at one meeting and vote on the application at the next or a subsequent meeting. The City Council may, by a vote of at least five members, suspend the rule to vote on the matter at the next meeting and vote on the application at this meeting.

Quasi-Judicial Decisions

This application is reviewed under Process IIB in which the Hearing Examiner holds a public hearing and then makes a recommendation to the City Council for the final decision. It is a quasi-judicial process. Quasi-judicial processing is for permits that:

- Require a hearing (held by the Hearing Examiner);
- Involve discretionary criteria for approval; and
- Require the decision-maker to review the facts and applicable code in order to issue a decision (similar to a judge).

City Council Consideration

The City Council must consider the Process IIB and PUD application based on the record before the Hearing Examiner and the recommendation of the Hearing Examiner. Process IIB does not provide for testimony and oral arguments at the Council meeting. However, the City Council, in

its discretion, may ask questions of the applicant and the staff regarding facts in the record, and may request oral argument on legal issues.

The City Council has four options when reviewing a Process IIB application:

- Grant the application; or
- Modify and grant the application; or
- Deny the application; or
- If the Council determines that the record compiled by the Hearing Examiner is incomplete or inadequate for the Council to make a decision, direct that the application be considered at a reopening of the hearing before the Hearing Examiner and specify the issues to be considered at the rehearing.

A.G. Bell Elementary School Project Background

A.G. Bell Elementary was originally constructed in 1967. The previous school Master Plan was approved by the City Council in 1991. The Lake Washington School District is proposing a new Master Plan to phase construction of a new elementary school on the subject property over the next several years with a completion target date of Fall 2013. The project includes the following items (see also Enclosure 1):

- Construction of a new elementary school totaling approximately 65,305 square feet, followed by demolition of the existing elementary school totaling approximately 52,760 square feet and.
- Revised student pickup/drop-off area separate from bus and trash/recycling access.
- New surface parking layout for 68 parking stalls.
- NE 112th Street frontage improvements including 23 new street parking stalls, curb, gutter, landscape strip, and sidewalk.

As part of the PUD request, the applicant is requesting the following:

- Approval of minor portions of the new school building that exceeds the maximum height limit.
- Approval of building facades that exceed the maximum width for structures where adjoining single-family uses.
- Retention of existing pedestrian trails located within a wetland and wetland buffer that are currently non-conforming as to the City's drainage basin regulations.

Public Comment

The School District held two community meetings regarding the project at which neighbor's questions and concerns were addressed. During the City's public comment period, one citizen who resides in the neighborhood provided written comment. The major concerns of the citizen were regarding the location of future portables, the size of the new school relative to existing neighborhood development, and the proposed deviations from zoning code standards.

Public Hearing

The Hearing Examiner held an open record public hearing on July 7, 2011. City staff, the applicant, and two citizens testified during the hearing (see Enclosure 2 for minutes of the Hearing). One of the neighbors who testified at the hearing resides north of the school and

stated that he is willing to work with the School District if tree removal on his property is needed with the installation of the required fencing. The other neighbor that testified was the same person who submitted written public comment to staff during the public comment period and he restated his key concerns at the hearing.

The staff report can be found in Exhibit A to the Hearing Examiner's recommendation at the following link under the July 7, 2011 meeting date. Due to its size, the staff report is posted in five separate parts. The staff recommendation is included in Part 1. Staff recommended conditions are included as Enclosure 4 to this memo.

http://www.kirklandwa.gov/depart/Planning/Hearing_Examiner_Meeting_Information.htm

With a PUD request, the applicant is required to provide one or more of the eight benefits listed in KZC Section 125.35.3. The PUD benefits proposed by the applicant are summarized below.

- *Superior Circulation Patterns and Location of Parking*
 - Keep existing wetland trails that connect to identified neighborhood walking routes
 - Create separate parent pickup and drop-off area from school bus access
 - Create separate bicycle pathway
 - Locate the majority of parking stalls internal to the site
- *Preservation of Significant Woodlands*
 - Preserve 1.13 acres of significant woodlands at southwest corner of the property
- *Increased Provision for Open Space*
 - 30% lot coverage in a zone which allows 70% lot coverage
- *Minimum use of Impervious Surfacing Materials*
 - Reduce building footprint by 7% from existing footprint
 - Reduce impervious walkways, driveways, and parking area coverage by 1.8% from existing conditions

Key recommendations made by staff include requiring easements to memorialize the PUD public benefits proposed by the applicant such as the pedestrian trails identified in the Juanita Neighborhood Walking Loop map and the significant woodlands being preserved. To address zoning criteria for schools, other recommendations included providing additional landscaping near the proposed northern bus loop and design criteria for future portables.

On July 12, 2011 the Hearing Examiner recommended approval of the application, per Staff's recommended Conditions of Approval (see Enclosure 3). The Conditions of Approval referenced by the Hearing Examiner can be found in Enclosure 4.

ENCLOSURES

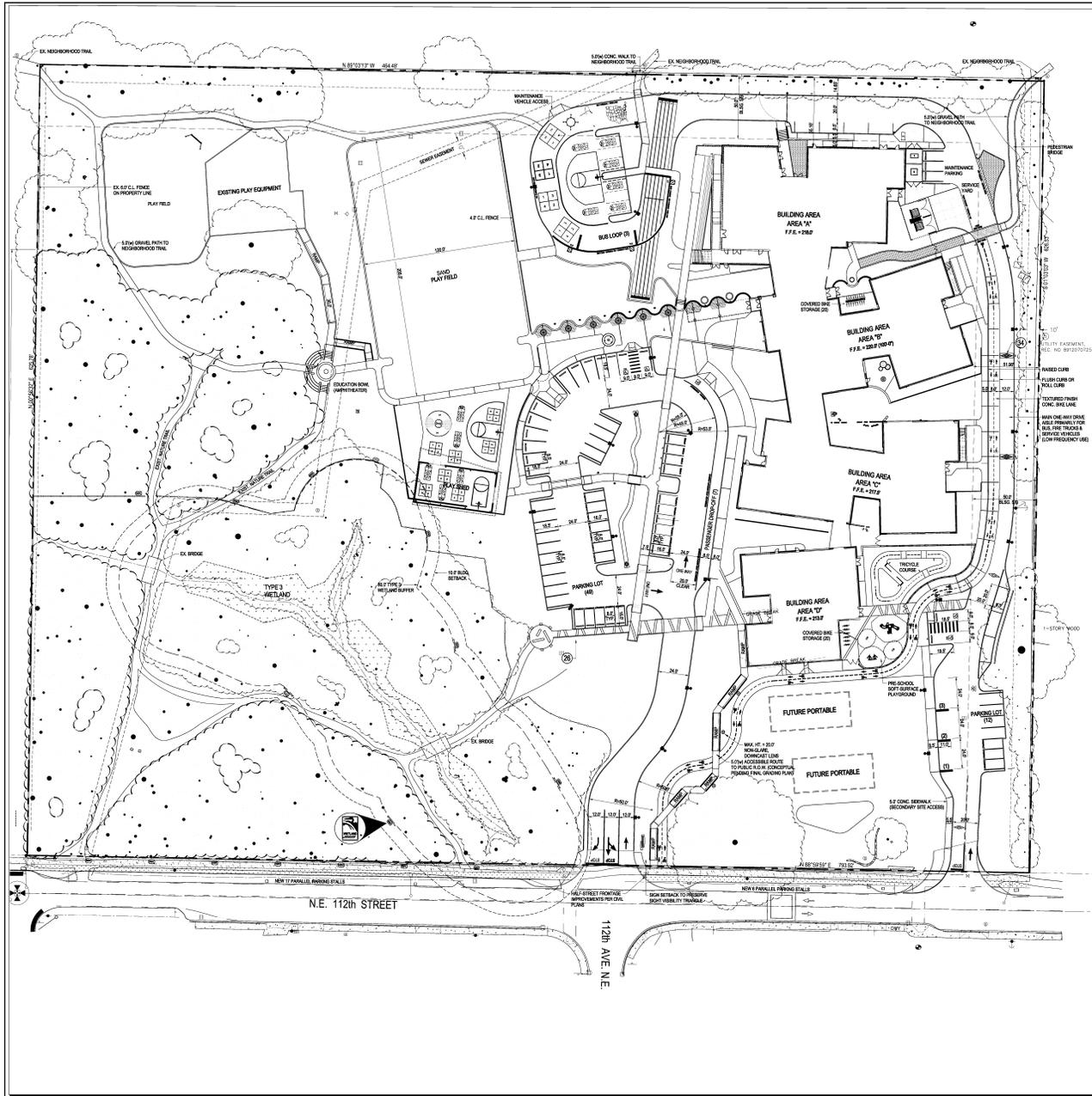
1. Site Plan
2. Hearing Minutes - July 7, 2011 Public Hearing
3. Hearing Examiner Recommendation dated July 12, 2011 (without Exhibit A)
4. Recommended Conditions of Approval
5. Ordinance Approving the Application

PUD
RESUBMITTAL

OVERALL SITE PLAN
ALEXANDER GRAHAM BELL ELEMENTARY SCHOOL
LAKE WASHINGTON SCHOOL DISTRICT

L:1.0
7/2/2020
ISSUED

DLR Group
Architectural Engineering Planning Interiors
5200 130th Street, Burien, WA 98148-3000



| BUILDING DATA | |
|--|-----------------------------------|
| EXISTING BUILDING AREA: | 53,001 S.F. (184 Feet) |
| TOTAL PROPOSED BLDG. AREA: | 43,262 S.F. (134 Feet) |
| AREA OF COVERED PLAY: | 22,288 S.F. (Covered) |
| AREA OF UNCOVERED PLAY: | 12,282 S.F. (Uncovered) |
| ALLOWABLE HEIGHT OF BLDG.: | 32.00' (9.14 Meters) |
| ACTUAL HEIGHT OF BUILDING: | 27.00' (8.23 Meters) |
| ALLOWABLE HEIGHT OF BLDG. (B.O.P. APPLICABLE): | 47.00' (14.33 Meters) |
| ACTUAL HT. OF UNCALCULATED NOT APPLICABLE: | 47.00' (14.33 Meters) |
| BLDG. WITHIN 10' SETBACK: | NO |
| CONSTRUCTION TYPE: | NO 308 TYPE II B "C" OCCUPANCY |

| PROJECT INFORMATION | |
|-------------------------|--|
| PROJECT NAME: | ALEXANDER GRAHAM BELL ELEMENTARY SCHOOL |
| OWNER: | LAKE WASHINGTON SCHOOL DISTRICT |
| PROJECT ADDRESS: | 11211 N.E. 121ST STREET LAKE WASHINGTON SCHOOL DISTRICT |
| TAX PARCEL NUMBER: | 11211 N.E. 121ST STREET 11211 N.E. 121ST STREET |
| FORM NUMBER: | SDR09-00000 |
| CURRENT / PROPOSED USE: | ELEMENTARY SCHOOL |

| SITE DATA | |
|------------------|--|
| TOTAL SITE AREA: | 497,498 A.C. (11.42 ACRES) |
| ARABORTION: | CITY OF IRVINGLAND |
| NEIGHBORHOOD: | TOTAL LAND SOUTH JANTANA |
| CURRENT ZONING: | P.U.D. - PLANNED UNIT DEVELOPMENT COMPLETED WITH AN INTERZONING ZONE |
| ADJACENT USE: | "R" S. SINGLE FAMILY RESIDENTIAL "R" S. SINGLE FAMILY RESIDENTIAL SOUTH CITY STREET RESIDENTIAL 33 TEACHERS AND SUPPORT STAFF 450 STUDENTS |

| ENVIRONMENTAL DATA | |
|--------------------------|--|
| WIND EXPOSURE: | WIND EXPOSURE "D" |
| SEISMIC DESIGN CATEGORY: | CATEGORY "D" |
| DRINKING WATER ZONE: | YES, PER PERMITS AND OTHERS |
| LANDSLIDE HAZARD ZONE: | YES, PER PERMITS AND OTHERS |
| SENSITIVE URNANINE ZONE: | NO |
| FORM FLOOD ZONE: | ZONE "X" (OUTSIDE 600 YD FLOOD PLAIN) |
| WELFARE CORRIDOR: | NO |
| GEOLOGICAL HAZARD AREA: | NO |
| SOIL QUALITY HAZARD: | NO |
| WETLANDS: | YES, CLASS B WETLAND W/ 50' BUFFER W/ 10' BUFFER W/ 50' |
| URBAN GROWTH AREA: | YES, SEE TOPOGRAPHIC SURVEY AND TREE RETENTION PLAN |

| LEGAL DESCRIPTION | |
|---|--|
| THE SOUTH HALF OF THE WEST 1/4 OF THE N.E. 1/4 OF THE E. 1/4 OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M. KING COUNTY, WASHINGTON, EXCEPT FOR THE SOUTH 30 FEET THEREOF, EXCEPT FOR THE SOUTH 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M. KING COUNTY, WASHINGTON EXCEPT THE WEST 80 FEET THEREOF, EXCEPT THE SOUTH 30 FEET THEREOF. | |

| PARKING STATISTICS | |
|---------------------------|--|
| EXISTING PARKING: | STANDARD STALLS = 64 ACCESSIBLE STALLS = 4 |
| TOTAL EXISTING PARKING: | 68 |
| REQUIRED PARKING: | PLANNING OFFICE TO DETERMINE ON A CASE BY CASE BASIS |
| PROPOSED PARKING: | STANDARD 8' x 18' STALLS = 26 COMPACT 8' x 16' STALLS = 28 STD. ACCESSIBLE STALLS = 2 VAN ACCESSIBLE STALLS = 2 |
| TOTAL PROPOSED PARKING: | 68 |
| INCLUDED IN TOTAL: | COMPACT STALL ALLOWANCE = 34 (50%) COMPACT STALLS PROVIDED = 28 (42%) |
| ADDITIONAL EVENT PARKING: | STANDARD 8' x 18' STALLS = 4 CARPOOL (COMPACT) STALLS = 4 |
| LARGE BUS PARKING: | EXISTING & PROPOSED = 4 |
| MINIBUS PARKING: | PROPOSED = 4 |
| H.C. PASS DROP-OFF: | PROPOSED EXIST. NOT DEFINED = 1 |
| PARENT DROP-OFF: | PROPOSED EXIST. NOT DEFINED = 1 |
| ON-STREET PARKING: | PROPOSED (NO EXIST. STALLS) = 23 |

| LOT COVERAGE-IMPERVIOUS AREA | |
|------------------------------------|----------------------------|
| IMPERVIOUS BUILDING FOOTPRINT: | 45,800 A.C. IMPERVIOUS |
| COVERED PLAY (ROOF AREA): | 2,200 A.C. IMPERVIOUS |
| FUTURE PORTABLES (STANDARD FRAME): | 4,396 A.C. IMPERVIOUS |
| STANDARD ASPHALT PAVEMENT: | 15,954 A.C. IMPERVIOUS |
| POROUS CONCRETE PAVEMENT: | 52,204 A.C. |
| WOOD RESISTANT DECKING: | 100 A.C. IMPERVIOUS |
| CONCRETE SIDEWALKS: | 25,483 A.C. IMPERVIOUS |
| SAND FIELD: | 24,200 A.C. |
| WOOD CARPET PLAY SURFACING: | 6,800 A.C. |
| REINFORCED CONCRETE PAVEMENT: | 1,500 A.C. |
| GRAVEL/ SOFT SURFACE PATHS: | 3,971 A.C. |
| UNDISTURBED ZONES IN THE AREA: | 208,500 A.C. |
| NEW DEVELOPED LANDSCAPE AREA: | 86,212 A.C. |
| TOTAL SITE AREA: | 497,498 A.C. (11.42 ACRES) |
| BLDG. & PAVEMENT IMPERVIOUS AREA: | 95,383 A.C. |
| IMPERVIOUS AREA COVERAGE: | 19.26% |

| | |
|---|--------------|
| BUILDINGS & HARD-SURFACE WALKS, DRIVEWAYS, BRIDGES, ETC.: | 150,815 A.C. |
| TOTAL LOT COVERAGE: | 30.2% |

* Figures above note account for impervious surface area credits.
AREA CALCULATIONS ARE AS OF THE DATE, JUNE 20, 2011 AND SUBJECT TO MINOR FLUCTUATIONS AS DESIGN OF SITE PROGRESSES.

| DESIGN CONSULTANT | |
|--|--|
| | |
| STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT SITE PLANNING | STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 630 |
| ASPEN DESIGN GROUP 2000 130th Street, Burien, WA 98148 TEL: (206) 471-1100 FAX: (206) 471-1100 WWW.ASPENDESIGN.COM | |

| SHEET TITLE | |
|--------------------------------|---------------------------------------|
| | OVERALL SITE PLAN SCALE 1" = 30.0' |
| GRAPHIC SCALE 0 10 20 30 40 | |



KIRKLAND HEARING EXAMINER

July 07, 2011

1. CALL TO ORDER (7:00PM)

Hearing Examiner, Anne Watanabe, called the meeting to order at 7:00 p.m.

Members Present: Anne Watanabe - Hearing Examiner.

Members Absent: None.

Staff Present: Jon Regala - Senior Planner, Dawn Nelson - Planning Supervisor, and Susan Hayden ~ Recording Secretary.

2. PUBLIC HEARINGS

A. A.G. Bell Elementary School Master Plan & Planned Unit Development, FILE NO. ZON11-00003, Address 11212 NE 112th Street

Ms. Watanabe opened the hearing at 7:00 p.m. and provided file number ZON11-00003, and address 11212 NE 112th Street.

The applicant is requesting approval of a Master Plan and Planned Unit Development (PUD) to build a new school building for A.G. Bell Elementary School.

Ms. Watanabe described hearing procedures, advising that she would issue a written decision within eight calendar days of the meeting.

Ms. Watanabe swore in Senior Planner, Jon Regala.

Mr. Regala presented information on the proposal and staff's recommendation. Ms. Watanabe entered the Staff Report dated June 22, 2011 as Exhibit A.

Ms. Watanabe invited the applicant to speak at this time. There were no comments from the applicant.

Mr. Regala responded to Ms. Watanabe's questions.

Ms. Watanabe swore in George Braslaw, 11011 112th Avenue NE, Kirkland. Mr. Braslaw expressed concern about the bulk, mass and facade treatment of the current design, the addition of portables and the lack of ADA access.

Ms. Watanabe swore in Lance Babcock, 11411 111th Place NE, Kirkland. He expressed concern about the trees on his property in regard to the fence line and also storm drainage issues at the bus area.

Mr. Regala responded to Mr. Babcock's concerns.

Ms. Watanabe asked the applicant to respond to Mr. Braslaw's concerns.

Ms. Watanabe swore in Ralph Rohwer who represents the applicant. He spoke briefly on the project.

Ms. Watanabe swore in Noah Greenberg, 901 5th Avenue, Suite 700, Seattle. He also represents the applicant and responded to Mr. Braslaw's concerns.

Ralph Rohwer returned to speak further on Mr. Braslaw's concerns.

Mr. Braslaw returned to comment on the applicant's response.

Mr. Regala responded to Ms. Watanabe's questions.

Ms. Watanabe closed the hearing at 7:46 p.m.

3. **ADJOURNMENT (7:46PM)**

Ms. Watanabe adjourned the meeting at 7:46 p.m.



Planning Staff

**CITY OF KIRKLAND
HEARING EXAMINER
FINDINGS, CONCLUSIONS AND RECOMMENDATION**

APPLICANT: Sean Ryan for Lake Washington School District

FILE NUMBER: ZONO11-00003

APPLICATION:

1. Site Location: Alexander Graham (A.G.) Bell Elementary School, located at 11212 NE 112th Street
2. Request: The Applicant seeks approval of a Master Plan and Planned Unit Development (PUD) to build a new school building for A.G. Bell Elementary School.

Major elements of the proposal include the following:

Demolition of the existing elementary school totaling approximately 52,760 square feet and construction of the new school totaling approximately 65,305 square feet. This represents an increase in size of approximately 12,545 square feet with the new school building.

Construction phasing and site plan layout designed to allow the elementary school to remain in operation during construction. The new building is proposed to be constructed east of the existing school. Completion of the new school is anticipated prior to the 2013 – 2014 school year. Exhibit A, Attachment 3, pages A7.1 – A7.4 contains the proposed phased construction plan for the new school.

Revised student pickup/drop-off area separate from bus and trash/recycling access.

New surface parking layout for 68 parking stalls.

NE 112th Street frontage improvements including 23 new street parking stalls, curb, gutter, landscape strip, and sidewalk.

The applicant is requesting approval of the following as part of a PUD:

Approval of minor portions of the new school building that exceed the maximum height limit

Approval of building facades that exceed the maximum width for structures where adjoining single-family uses.

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Retention of existing pedestrian trails located within the wetland and wetland buffer that are currently non-conforming as to the City's drainage basin regulations.

3. Review Process: Process IIB; Hearing Examiner conducts a public hearing and makes a recommendation to the City Council. The City Council will make the final decision on this application. The District is requesting that the preliminary and final PUD applications be reviewed concurrently.
4. Key issues: Compliance with Planned Unit Development (PUD) criteria and with zoning standards for a school use.

RECOMMENDATION:

Planning and Community Development: Approve with conditions
Hearing Examiner: Approve with conditions

PUBLIC HEARING:

The Hearing Examiner held a public hearing on the application on July 7, 2011, in City Council Chambers, Kirkland City Hall, 123 Fifth Avenue, Kirkland, Washington. A verbatim recording of the hearing is available at the City Clerk's office. The minutes of the hearing and the exhibits are available for public inspection at the Planning and Community Development Department. The Examiner viewed the site on July 7, 2011, prior to the hearing.

FINDINGS OF FACT AND CONCLUSIONS:

Having considered the evidence in the record and after viewing the site, the Hearing Examiner enters the following Findings of Fact and Conclusions:

1. The Findings of Fact and Conclusions set forth in Section II of Exhibit A, PCD Advisory Report, are adopted by reference as the Hearing Examiner's Findings and Conclusions.
2. If and when the School District determines that it is necessary to place portables on the site, it would be required to obtain a building permit. At that time, the design of the portables would be reviewed for consistency with recommended Condition 4 (Exhibit A, Section I.B).
3. A property owner who resides a block away from the site submitted written comments (Exhibit A, Attachments 8 and 9) and testified at hearing, objecting to the proposal and identifying a number of concerns with the project. Although the proposal obviously represents a change from the current development at the site, the proposal's

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impacts are reasonably addressed by the project's design, the City's Codes, and the conditions placed on the project.

4. A property owner directly north of the site noted at hearing that he would like the City to contact him regarding the project's fencing along that property line. He noted that there are some trees on his property near the property line that he would be willing to have removed, if removal of the trees would allow the school to install a new fence rather than utilizing the existing chain link fence. The Department noted that the City could contact the owner prior to the installation of the fence.

5. The proposal would meet the applicable criteria and should be approved.

RECOMMENDATION:

Based on the foregoing findings of fact and conclusions, the Hearing Examiner recommends that the City Council approve the Master Plan and PUD with the conditions set forth in Section I.B of Exhibit A, PCD Advisory Report.

Entered this 12th day of July, 2011.



Anne Watanabe
Hearing Examiner

SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges and appeals. Any person wishing to file or respond to a challenge or appeal should contact the Planning Department for further procedural information.

A. CHALLENGE

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A

Hearing Examiner Recommendation

File ZONO11-00003

A.G. Bell Master Plan and PUD

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party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., _____, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

B. JUDICIAL REVIEW

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

LAPSE OF APPROVAL

The applicant must submit to the City a complete building permit application approved under KZC Chapter 125 within four (4) years after approval of the Final PUD, or the lapse provisions of Section 152.115 will apply. Furthermore, the applicant must substantially complete construction approved under Chapter 125 and complete the applicable conditions listed on the Notice of Approval within six (6) years after approval of the Final PUD, or the decision becomes void.

TESTIMONY:

The following persons testified at the public hearing:

Jon Regala, Senior Planner
Ralph Rohwer, Lake Washington School District
Noah Greenburg, Project Architect
George Braslaw
Lance Babcock

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A.G. Bell Master Plan and PUD

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EXHIBITS:

The following exhibits were entered into the record:

Exhibit A, Department's Advisory Report with Attachments 1-25

PARTIES OF RECORD:

Lake Washington School District: Sean Ryan and Ralph Rohwer
Noah Greenberg, DLR Group

Citizens on Parties of Record list

Department of Planning and Community Development

Department of Public Works

Department of Building and Fire Services

HEARING EXAMINER RECOMMENDED CONDITIONS OF APPROVAL
BASED ON SECTION I.B – *RECOMMENDATIONS*
OF EXHIBIT A - DATED JUNE 22, 2011

Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, I/we recommend approval of this application subject to the following conditions:

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 4, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 4, the condition of approval shall be followed (see Conclusion II.I.b).
2. As part of the application for a Building Permit and/or Grading Permit the applicant shall submit plans and/or documents which reflect the identified benefits as depicted in Attachments 2 and 3 and revised as follows (see Conclusion II.F.2.d.2):
 - 1) The pedestrian trails located within the wetland and wetland buffer shall remain as natural walking trails. The portion of the trails which are shown on the City of Kirkland Juanita Neighborhood Walking Loop Map shall be recorded on the property with King County as a public pedestrian easement. The walkways shall be signed to reflect that they are public walkways and shall include a pedestrian map.
 - 2) The applicant shall install wetland interpretive signage near the wetland and wetland trails. The location, number, and information to be placed on the signs shall be approved by the Department of Planning and Community Development and installed prior to occupancy of the new school.
 - 3) The applicant shall record a Native Growth Protection Easement on the property which encompasses the woodlands to be preserved in addition to the existing wetland and wetland buffer area.
3. As part of the application for a Building Permit and/or Grading Permit the applicant shall submit:
 - a. A revised landscape plan that includes:
 - Additional landscaping along the northern driveway and bus loop to fill any gaps between the top of the wooden fence and bottom of the existing tree canopy. The additional landscaping shall provide a visual screen from bus traffic to adjoining properties to the north (see Conclusion II.G.2.b).

- Additional plantings where Landscape Buffer Standard 2 is currently not being met along the north and east property lines (see Conclusion II.G.5.b).
 - A six-foot tall solid screening wooden fence installed on the north and east property lines. Privacy slats in the existing chain link fence shall be allowed in cases where installation of a new wooden fence will significantly impact existing mature trees. The City Urban Forester shall review and approve such situations on a case-by-case basis (See Conclusion II.G.5.b).
- b. A site plan that shows a minimum of 62 onsite parking stalls during construction and 68 onsite parking stalls at project completion (see Conclusion II.G.4.b).
- c. Landscape, site, and grading plans that are consistent with the approved Tree Retention Plan in Attachment 5. The applicant's arborist shall be on-site for root pruning/monitoring when improvements are being installed within the limits of disturbance of retained trees (see Conclusion II.G.6.b).
- d. A site plan and detailed plans that shows compliance with KZC Section 105.18.2 (Pedestrian Access) and KZC Section 105.19.3 (Public Pedestrian Walkways). The through-block pathway location and design shall be designed as recommended by Public Works in Attachment 4 (see Conclusion II.G.8.b).
4. When portables are installed, their design shall be consistent with the architectural style of the new school buildings in terms of color and materials. In addition, the roof form of the portables shall be similar to the roof form of the main school building as viewed from the NE 112th Street right-of-way. Alternatively, the portable buildings shall be relocated elsewhere on the subject property where they are not visible from NE 112th Street (see Conclusion II.G.1.b).
5. Building and grading permit plans shall be consistent with the proposed parking and student drop-off/pickup configuration shown in Attachment 2, Sheet L1.0. In addition, the school is required to do the following (see Conclusion II.G.2.b):
- Notify parents about the vehicular circulation changes prior to the 2011-2012 school year
 - Provide additional staff/flagger in the temporary parking lot/drop-off and pickup area during the first three weeks of school
 - Provide an off-duty police officer during the first two weeks of school
 - Implement alternative measures if the school determines there is too much congestion or if the City receives complaints as a result of the new temporary driveway design. Alternate measures include: having parents drop off their children earlier, having more children take the bus, and/or having parents walk their children to school during the construction period

ORDINANCE NO. 4318

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE APPROVAL OF A PRELIMINARY AND FINAL PUD AS APPLIED FOR BY THE LAKE WASHINGTON SCHOOL DISTRICT IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. ZON11-00003 AND SETTING FORTH CONDITIONS OF SAID APPROVAL.

WHEREAS, the Department of Planning and Community Development has received an application, pursuant to Process IIB, for a Preliminary and Final Planned Unit Development (PUD) filed by the Lake Washington School District as Department of Planning and Community Development File No. ZON11-00003 to demolish an existing elementary school and then construct a new elementary school with associated parking at the Alexander Graham Bell Elementary School site, all within an RS 8.5 zone; and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, Kirkland Municipal Code ("KMC") Title 25, a concurrency application has been submitted to the City of Kirkland, reviewed by the responsible Public Works official, the concurrency test has been passed, and a concurrency test notice issued; and

WHEREAS, pursuant to the State Environmental Policy Act, RCW 43.21C and the Washington Administrative Code Chapter 197-11, the Lake Washington School District, serving as lead agency, reviewed the environmental checklist and issued a determination of non-significance on this action; and

WHEREAS, said environmental checklist and determination have been available and accompanied the application through the entire review process; and

WHEREAS, the application was submitted to the Kirkland Hearing Examiner who conducted a public hearing at a regular meeting on July 7, 2011; and

WHEREAS, the Kirkland Hearing Examiner after the public hearing and consideration of the recommendations of the Department of Planning and Community Development adopted certain Findings, Conclusions and Recommendations and recommended approval of the Process IIB Permit subject to the specific conditions set forth in said recommendations; and

WHEREAS, the City Council, in regular meeting, considered the environmental documents received from the responsible official, together with the recommendation of the Hearing Examiner; and

WHEREAS, the Kirkland Zoning Ordinance requires approval of this application for PUD to be made by ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. The Findings, Conclusions, and Recommendations of the Kirkland Hearing Examiner as signed by her and filed in the Department of Planning and Community Development File No. ZON11-00003 are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. After completion of final review of the PUD, as established in Sections 125.50 through 125.75 of the Kirkland Zoning Code ("KZC"), the Process IIB Permit shall be issued to the applicant subject to the conditions set forth in the Recommendations hereinabove adopted by the City Council.

Section 3. Nothing in this ordinance shall be construed as excusing the applicant from compliance with any federal, state or local statutes, ordinances or regulations applicable to this project, other than expressly set forth herein.

Section 4. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the Process IIB Permit is subject shall be grounds for revocation in accordance with the KZC.

Section 5. This ordinance shall be in full force and effect five (5) days from and after its passage by the Kirkland City Council and publication, pursuant to KMC Section 1.08.010.

Section 6. A complete copy of this ordinance, including Findings, Conclusions and Recommendations adopted by reference, shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

Section 7. A certified copy of this ordinance, together with the Findings, Conclusions, and Recommendations herein adopted shall be attached to and become a part of the Process IIB Permit.

PASSED by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 20____.

SIGNED IN AUTHENTICATION THEREOF on this _____ day of _____, 2011.

Mayor

Attest:

City Clerk

Approved as to Form:

City Attorney