

You can review your permit status and conditions at
www.kirklandpermits.net

Building Division Conditions

Permit #: ZON11-00003
Project Name: A G Bell Elementary School PUD
Date: January 18th 2011

Building Department Staff Contacts

Pre-Submittal – Zoning Process:
Tom Radford Building Plans Examiner
Phone: 425-587-3600 Fax: 425-587-3651
E-mail: tradford@ci.kirkland.wa.us

General Conditions:

This project will be subject to Building Department fees. At the pre-application stage, the fees can only be estimated. It is the applicant's responsibility to contact the Building Department by phone or in person to determine the fees. The fees can also be reviewed at the City of Kirkland permit web site; www.kirklandpermits.net. See the fee tab. The applicant should anticipate the following Building Department fees:

- Intake Fee (paid at application of a Building Permit)
 - Inspection Fee (paid with the issuance of a Building Permit)
 - Plumbing, Mechanical and Electrical, Intake and Inspection Fees
 - Land Surface Modification (Grading), Intake and Inspection Fees
2. There may be additional development fees due the Planning and/or the Public Works Departments. It is the applicant's responsibility to contact the Planning and Public Works Departments by phone or in person to determine the fees.
 3. A geotechnical report is required to address commercial development activity. The report must be prepared by a Washington State licensed Professional Engineer. Recommendations contained within the report shall be incorporated into the design of the Short Plat and subsequent structures. The supplied report is preliminary.
 4. Prior to issuance of Building, Demolition or Landsurface Modification permit applicant must submit a proposed rat baiting program for review and approval. Kirkland Municipal Ordinance 9.04.040
 5. A demolition permit is required for removal of existing structures.
 6. Plumbing meter and service line shall be sized in accordance with the current UPC. We are currently using the 2009 edition.



Structure:

7. Building permits must comply with the International Building, Residential and Mechanical Codes and the Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland. Kirkland currently has adopted the 2009 editions.
8. Structure must comply with the 2009 Washington State Energy Code.
9. Structures must be designed for seismic design category D, wind speed of 85 miles per hour and exposure C.
10. Nonstructural components must be designed for seismic design category D, wind speed of 85 miles per hour and exposure C. The use of ballasted sleds for mounting antennas is not permitted by current code. ASCE 7 - 05 chapter 13.4
11. Wood stud walls and bearing partitions shall not support more than two floors and a roof unless an analysis satisfactory to the building official shows that shrinkage of the wood framing will not have adverse effects on the structure or any plumbing, electrical or mechanical systems, or other equipment installed therein due to excessive shrinkage or differential movements caused by shrinkage. The analysis shall also show that the roof drainage system and the foregoing systems or equipment will not be adversely affected or, as an alternate, such systems shall be designed to accommodate the differential shrinkage or movements.
12. If an accessible elevator is required - standby power is also required. Separate service and/or a connection ahead of service disconnect are not approved means of achieving standby power in Kirkland. See IBC 1007.2 and 1007.4
13. The applicant is cautioned to investigate the implications of the Americans with Disabilities Act on the construction of this project. For more information the applicant may contact Mr. James Raggio, Office of the General Counsel, Architectural and Transportation Barriers Compliance Board, 1111 18th Street, N.W., Suite 501, Washington, DC 20036, Ph# (800) 514-0301.
14. A building code summary worksheet must be submitted with the building permit application. (Copy attached and an electronic copy is available).
15. An area must be set aside for recyclable materials and solid waste. Ref.: WAC 51-50-009 - in addition this area must be accessible to the serving utility (Sno-King Disposal) Ref.: KMC 16.08.075

Notes to share:

1. If the future portables classrooms are connected the exits will have to be separated.
2. I did not notice an irrigation meter.
3. We should review the accessibility route for this project. There is a F.F.E. difference of 14 ft between the preschool and area C building.



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PUBLIC WORKS CONDITIONS

Permit #: ZON11-00003

Project Name: A.G. Bell Elementary

Project Address: 11212 NE 112th St

Date: February 2, 2011

Public Works Staff Contacts

Land Use and Pre-Submittal Process:

John Burkhalter, Development Engineer Supervisor

Phone: 425-587-3846 Fax: 425-587-3807

E-mail: jburkhalter@ci.kirkland.wa.us

Building and Land Surface Modification (Grading) Permit Process:

John Burkhalter, Development Engineer Supervisor

Phone: 425-587-3846 Fax: 425-587-3807

E-mail: jburkhalter@ci.kirkland.wa.us

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at www.ci.kirkland.wa.us.
2. This project will be subject to Public Works Permit and Connection Fees. At the pre-application stage, the fees can only be estimated. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The fees can also be review the City of Kirkland web site at www.ci.kirkland.wa.us. The applicant should anticipate the following fees:
 - Water and Sewer connection Fees (paid with the issuance of a Building Permit)
 - Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
 - Water Meter Fee (paid with the issuance of a Building Permit)
 - Right-of-way Fee
 - Review and Inspection Fee (for utilities and street improvements).
 - Traffic Impact Fee (paid with the issuance of Building Permit). For additional information, see notes below.
3. All street and utility improvements may be permitted by obtaining a Land Surface Modification (LSM) Permit as long a Building Permit has been applied for prior to issuance of the LSM Permit.



4. Prior to submittal of a Building or Zoning Permit, the applicant must apply for a Concurrency Test Notice. Contact Thang Nguyen, Transportation Engineer, at 425-587-3869 for more information.
5. Building Permits associated with this proposed project will be subject to the traffic impact fees per Chapter 27.04 of the Kirkland Municipal Code. Traffic impact fees for new schools are based on the number of additional student capacity planned in the new school. The impact fees shall be paid prior to issuance of the Building Permit(s).
6. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled ENGINEERING PLAN REQUIREMENTS. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.
7. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.
8. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).
9. A completeness check meeting is required prior to submittal of any Building Permit applications.
10. Prior to issuance of the Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall be approved by Waste Management and the City.
11. The required tree plan shall include any significant tree in the public right-of-way along the property frontage.

Sanitary Sewer Conditions:

1. The existing sanitary sewer main that runs through the property can serve part of the new school. Any sewer main that is located where new buildings are proposed shall be relocated and encompassed in new public utility easement.
2. It appears that a sewer main extension from the existing sewer in 112th Ave NE (to the south) will be necessary to serve some of the new buildings proposed along the south side of the site.
3. All sewer manholes on the property must have vehicular access for maintenance purposes.
4. Provide a 6-inch minimum side sewer stub to the new buildings.
5. There is an existing single-family sewer pump line along the east property line that will need to be located and maintained. (see attached as-built). The address of the single-family home is 11242 NE 112th St.



Water System Conditions:

1. The existing water mains that run through the property can serve the new school. Any water main that is located where new buildings are proposed shall be relocated and encompassed in new public utility easement. The location of the new water mains will be largely dictated by the location of required hydrants.
2. Current available fire flow ranges between 1700 and 2200 gpm. After the minimum fire flow and hydrant location is determined, water system will be modeled and system improvements will be indentified.
3. Provide water service to the new buildings sized per the uniform plumbing code. City of Kirkland will set the new water meters. City records indicate one 3" water meter serving the site.

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 2009 King County Surface Water Design Manual and the Kirkland Addendum. See Policies D-2 and D-3 in the PW Pre-Approved Plans for drainage review information, or contact city of Kirkland Surface Water staff at (425) 587-3800 for help in determining drainage review requirements. Summarized below are the levels of drainage review based on site and project characteristics:
 - Full Drainage Review
 - A full drainage review is required for any proposed project, new or redevelopment, that will:
 - ✓ Add or replaces 5,000ft² or more of new impervious surface area,
 - ✓ Propose 7,000ft² or more of land disturbing activity, or,
 - ✓ Be a redevelopment project on a single or multiple parcel site in which the total of new plus replaced impervious surface area is 5,000ft² or more and whose valuation of proposed improvements (including interior improvements but excluding required mitigation and frontage improvements) exceeds 50% of the assessed value of the existing site improvements.
2. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater low impact development facilities on-site (per section 5.2 in the 2009 King County Surface Water Design Manual). If feasible, stormwater low impact development facilities are required. See PW Pre-Approved Plan Policy L-1 for more information on this requirement.
3. If the project meets minimum criteria for water quality treatment (5,000ft² pollution generating impervious surface area), the enhanced level of treatment is required if the project is multi-family residential, commercial, or industrial. Enhanced treatment targets the removal of metals such as copper and zinc.
4. Because this project site is one acre or greater, the following conditions apply:



- Amended soil requirements (per Ecology BMP T5.13) must be used in all landscaped areas.
 - The applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Department of Ecology. Provide the City with a copy of the Notice of Intent for the permit. Permit Information can be found at the following website:
<http://www.ecy.wa.gov/programs/wg/stormwater/construction/>
Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland PW Dept. pre-construction meeting with a completed SWPPP.
 - Turbidity monitoring by the developer/contractor is required if a project contains a lake, stream, or wetland.
 - A Stormwater Pollution Prevention and Spill (SWPPS) Plan must be kept on site during all phases of construction and shall address construction-related pollution generating activities. Follow the guidelines in the 2009 King County Surface Water Design Manual for plan preparation.
5. Amended soil per Ecology BMP T5.13 is recommended for all landscaped areas.
 6. If a storm water detention system is required, it shall be designed to Level II standards. Historic (forested) conditions shall be used as the pre-developed modeling condition.
 7. Storm detention calculations for the entire site are required.
 8. It doesn't appear that any work within an existing ditch will be required, however the developer has been given notice that the Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the project activities. Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch
http://www.nws.usace.army.mil/PublicMenu/Menu.cfm?sitename=REG&pagename=mainpage_N_WPs
Specific questions can be directed to: Seattle District, Corps of Engineers, Regulatory Branch, CENWS-OD-RG, Post Office Box 3755, Seattle, WA 98124-3755, Phone: (206) 764-3495
 9. Provide an erosion control report and plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 2009 King County Surface Water Design Manual.
 10. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from May 1 and September 30, all denuded soils must be covered within 7 days; between October 1 and April 30, all denuded soils must be covered within 12 hours. Additional erosion control measures may be required based on site and weather conditions. Exposed soils shall be stabilized at the end of the workday prior to a weekend, holiday, or predicted rain event.



11. Provide collection and conveyance of right-of-way storm drainage
12. All roof and driveway drainage must be tight-lined to the storm drainage system or utilize low impact development techniques.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts NE 112th St. This street is a Neighborhood Access type street. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:
 - A. Widen the street to 18 ft. from centerline to face of curb.
 - B. Install storm drainage, curb and gutter, a 4.5 ft. planter strip with street trees 30 ft. on-center, and a 5 ft. wide sidewalk.
2. There are two existing pedestrian connections into the school from the residential developments to the north (112th Pl. NE and 113th Pl. NE). The school project shall provide a public pedestrian connection (through block pathway) through the site that can be used by the public as well as the children walking to the site (similar to Juanita Elementary). The City understands that the public portion of the pathway needs to be separated from the campus. The public portion may be best located along the service drive that follows the east and north property lines. KZC 105.19.3 contains the standards for a through block pathway.
3. A 2-inch asphalt street overlay will be required where three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
4. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle. See Public Works Pre-approved Policy R.13 for the sight distance criteria and specifications.
5. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project associated street or utility improvements.
6. Underground all new and existing on-site utility lines and overhead transmission lines.
7. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works



Director has determined that undergrounding of existing overhead utility on NE 112th St is not feasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a Local Improvement District (LID) No Protest Agreement.

8. New street lights may be required along NE 112th Street per Puget Power design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis. If lighting is necessary, design must be submitted prior to issuance of a grading or building permit.



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-
3225
www.ci.kirkland.wa.us

DEVELOPMENT STANDARDS LIST

File: ZON11-00003 – AG BELL PUD AND MASTER PLAN

ZONING CODE STANDARDS

90.45 Wetlands and Wetland Buffers. No land surface modification may take place and no improvement may be located in a wetland or within the environmentally sensitive area buffers for a wetland, except as specifically provided in this Section.

90.50 Wetland Buffer Fence. Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the wetland buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all wetland buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

95.44 Parking Area Landscape Islands. Landscape islands must be included in parking areas as provided in this section.

95.45 Parking Area Landscape Buffers. Applicant shall buffer all parking areas and driveways from the right-of-way and from adjacent property with a 5-foot wide strip as provided in this section. If located in a design district a low hedge or masonry or concrete wall may be approved as an alternative through design review.

95.50 Tree Installation Standards. All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

100.25 Sign Permits. Separate sign permit(s) are required. In JBD and CBD cabinet signs are prohibited.

105.18 Pedestrian Walkways. All uses, except single family dwelling units and duplex structures, must provide pedestrian walkways designed to minimize walking distances from the building entrance to the right of way and adjacent transit facilities, pedestrian connections to adjacent properties, between primary entrances of all uses on the subject property, through parking lots and parking garages to building entrances. Easements may be required. In design districts through block pathways or other pedestrian improvements may be required. See also Plates 34 in Chapter 180.

105.32 Bicycle Parking. All uses, except single family dwelling units and duplex structures with 6 or more vehicle parking spaces must provide covered bicycle parking within 50 feet of an entrance to the building at a ratio of one bicycle space for each twelve motor vehicle parking

spaces. Check with Planner to determine the number of bike racks required and location.

105.18 Entrance Walkways. All uses, except single family dwellings and duplex structures, must provide pedestrian walkways between the principal entrances to all businesses, uses, and/or buildings on the subject property.

105.18 Overhead Weather Protection. All uses, except single family dwellings, multifamily, and industrial uses, must provide overhead weather protection along any portion of the building, which is adjacent to a pedestrian walkway.

105.18.2 Walkway Standards. Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and mounted no more than 20' above the ground.

105.18.2 Overhead Weather Protection Standards. Overhead weather protection must be provided along any portion of the building adjacent to a pedestrian walkway or sidewalk; over the primary exterior entrance to all buildings. May be composed of awnings, marquees, canopies or building overhangs; must cover at least 5' of the width of the adjacent walkway; and must be at least 8 feet above the ground immediately below it. In design districts, translucent awnings may not be backlit; see section for the percent of property frontage or building facade.

105.19 Public Pedestrian Walkways. The height of solid (blocking visibility) fences along pedestrian pathways that are not directly adjacent a public or private street right-of-way shall be limited to 42 inches unless otherwise approved by the Planning or Public Works Directors. All new building structures shall be setback a minimum of five feet from any pedestrian access right-of-way, tract, or easement that is not directly adjacent a public or private street right-of-way. If in a design district, see section and Plate 34 for through block pathways standards.

105.20 Required Parking. parking spaces are required for this use.

105.65 Compact Parking Stalls. Up to 50% of the number of parking spaces may be designated for compact cars.

105.60.2 Parking Area Driveways. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

105.60.3 Wheelstops. Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

105.60.4 Parking Lot Walkways. All parking lots which contain more than 25 stalls must include pedestrian walkways through the parking lot to the main building entrance or a central location. Lots with more than 25,000 sq. ft. of paved area must provide pedestrian routes for every 3 aisles to the main entrance.

105.77 Parking Area Curbing. All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed

within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

A detached dwelling unit may not have a fence over 3.5 feet in height within 3 feet of the property line abutting a principal or minor arterial except where the abutting arterial contains an improved landscape strip between the street and sidewalk. The area between the fence and property line shall be planted with vegetation and maintained by the property owner.

115.45 Garbage and Recycling Placement and Screening. For uses other than detached dwelling units, duplexes, moorage facilities, parks, and construction sites, all garbage receptacles and dumpsters must be setback from property lines, located outside landscape buffers, and screened from view from the street, adjacent properties and pedestrian walkways or parks by a solid sight-obscuring enclosure.

115.47 Service Bay Locations. All uses, except single family dwellings and multifamily structures, must locate service bays away from pedestrian areas. If not feasible must screen from view.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115 Required Setback Yards. This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

115.115.3.g Rockeries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

115.115.3.p HVAC and Similar Equipment: These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

115.115.5.c Parking area Setbacks. Vehicle parking areas for schools and day-care centers greater than 12 students shall have a minimum 20-foot setback from all property lines.

115.115.d Driveway Setbacks. Parking areas and driveways for uses other than detached dwelling units, attached and stacked dwelling units in residential zones, or schools and day-cares with more than 12 students, may be located within required setback yards, but, except for the portion of any driveway which connects with an adjacent street, not closer than 5 feet to any property line.

115.120 Rooftop Appurtenance Screening. New or replacement appurtenances on existing buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

152.22.2 Public Notice Signs. Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

Prior to recording:

110.60.5 Landscape Maintenance Agreement. The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way. It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

Prior to issuance of a grading or building permit:

90.50 Wetland Buffer Fence. Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the wetland buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all wetland buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

90.150 Natural Greenbelt Protective Easement. The applicant shall submit for recording a natural greenbelt protective easement, in a form acceptable to the City Attorney, for recording with King County.

90.155 Liability. The applicant shall enter into an agreement with the City which runs with the property, in a form acceptable to the City Attorney, indemnifying the City for any damage resulting from development activity on the subject property which is related to the physical condition of the stream, minor lake, or wetland.

95.30(4) Tree Protection Techniques. A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

95.34 Tree Protection. Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 6 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

Prior to occupancy:

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City

95.51.2.b Tree Maintenance. For detached dwelling units, the applicant shall submit a 5-year tree maintenance agreement to the Planning Department to maintain all pre-existing trees designated for preservation and any supplemental trees required to be planted.

110.60.5 Landscape Maintenance Agreement. The owner of the subject property shall



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: Jon Regala, Senior Planner
From: Deb Powers, Urban Forester
Date: May 26, 2011
Subject: Urban Forester Review ZON11-00003

Below are comments in response to the revisions submitted for this project:

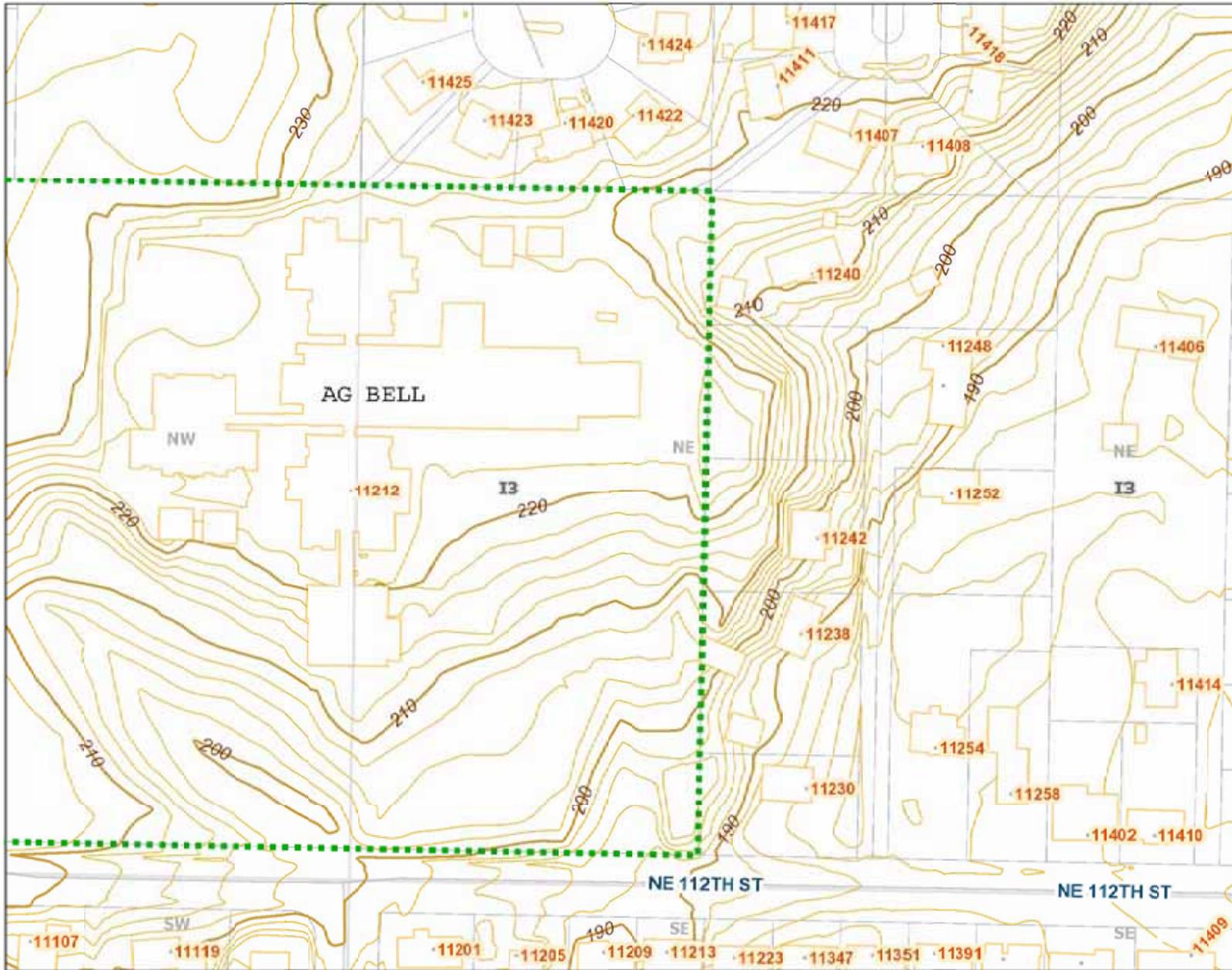
The applicant's Tree Retention Plan has been approved; all corrections have been addressed in the revision submitted May 10, 2011. The applicant should be commended for submitting a thorough Tree Retention Plan that exceeds the requirements of the City's tree retention codes, including an extensive tree inventory, the removal of hazard trees, creation of wildlife snags, and the retention of 'Memorial Trees'. For school projects, the City only requires the retention of trees that are located within required landscape areas, setbacks and buffers; many more trees on this site are shown to be protected.

Where improvements are shown within the limits of disturbance of retained trees, the applicant's arborist shall be on site for root pruning/monitoring to reduce impacts from construction. Sheet L8.0 has been redlined with this note; no revisions are required. This is particularly important for trees on the southern perimeter when frontage improvements are installed adjacent to Trees #1-2, and along the north perimeter for the installation of a fence, temporary fire lane and future bus drive (potentially impacting Trees #299-333). The existing trees along the north perimeter form a required landscape buffer; if it's determined that they cannot be retained or if they must be pruned or altered so that the trees no longer function as screening, additional required landscaping may be required here. If it is determined that installation of the required solid wood fence necessitates extensive pruning or tree removal, the City may allow chain link fence with privacy slats, pending approval by the Planning Official.

Let me know if you have any questions regarding this review.



GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



Legend

- Contours 10F
- Contours 2F
- Address
- City Limits
- Grid
- QQ Grid
- Railroad
- Streets
- Parcels
- ComPlace Names
- Buildings
- Lakes
- Parks

1:1,674



Notes

Topography Map

0.1 0 0.03 0.05 Miles

NAD_1983_StatePlane_Washington_North_FPS_4601_Feet
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No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT 6B
ZON11-00003
AG BELL PUDMASTER PLAN

Jon Regala

From: Ryan, Sean L. [sryan@heery.com]
Sent: Tuesday, June 07, 2011 3:34 PM
To: Jon Regala; Greenberg, Noah; Ryan, Sean
Cc: Diede, Nickolas A.
Subject: RE: AG Bell - neighborhood meetings

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jon,

We held meetings on April 26th and again on April 28th. The meeting on the 26th was an invitation to the neighbors who share a property line with the school for a presentation / walk through of the project as they will be the most directly impacted by the construction project. No real concerns were brought up by the neighbors. Some did ask about how the school would be in operation while the construction project was underway. We addressed that by fully reviewing the phasing plan and that appeared to address those concerns.

The meeting on the 28th was an open house format that was open to the public and notifications had been mailed out to the community several weeks in advance. One of the concerns brought up in that meeting again touched on the school operations during the construction period. Again, we addressed this by going through the phasing plan. One neighbor to the north was concerned about visibility into their bedroom. We were able to alleviate this neighbor's concern by confirming that the vegetation / trees along the north property line will largely remain intact for screening as well as pointing out that the structure at the north end of the campus would be the gymnasium, commons and custodial rooms with no second floor.

I hope this answers your questions and please let me know if you need any additional information.

Thank you.

Sean Ryan, LEED® AP
Senior Associate | Senior Project Manager
425.936.1132 direct | 206.851.6343 cell
1011 Western Avenue., Suite 706, Seattle, WA 98104

ZERO HARM Make Safety Personal

Jon Regala

From: GEORGE BRASLAW [gbraslaw@frontier.com]
Sent: Sunday, March 27, 2011 5:27 PM
To: Jon Regala
Subject: Zon11-00003 A.G.Bell Elementary

Follow Up Flag: Follow up
Flag Status: Flagged

Jon Regala,

I am a resident one block away from the proposed new school, A.G. Bell. I just noticed the new sign last week and check the notice, only to find out a big mistake on your reporting of this project. This sign went up last week, but your comment period as already expired -as noted for Feb. 22, 2011. Please post a new time notice for all my neighbors to make comments on this project. I assume it is a mistake, so please revise the legal comment notice to allow some comment.

Here are my comments on the proposed design:

1) The portables / temps are in front of the school, facing the road. As a school architect, I know just why the district does this, and it stinks. They are intentionally putting the worst, cheapest buildings in the view to get voter approval of flex space right away. I don't buy the reasoning of "future expansion" when you are building a new school with almost 12,000 sqft. more space than existing, and you need extra flex space for the future. I have seen this school district and others immediately move in trashy trailers and overhead power poles to get non-zoned or "Emergency space" to house kids in substandard quality space. Lets get real and not allow this to happen!

2) The traffic is quite busy on this small street now, and you want to add more sq. ft with the expected increase in students. This will require local road improvements, like widening and on-street parking spaces near by. We currently experience lots of double parked cars on 112th st. around pickup times, even though they can just drive in to the school. Its not just the idea of more parking spaces within the school, but the notion that parents will still prefer to stay outside the school grounds to retrieve their kids when its easier. This puts a burden on local streets which are not designed for much parking --- ditches and soft shoulders within 2 blocks of the school. Does this design plan to improve the off-site roads in mitigation of traffic impact? If not, then I object to the impact.

3) 50+ feet height is quite a change for the neighborhood. The school is now the biggest single object in our immediate neighborhood. This neighborhood is composed of a few blocks of just residential single family, 3 story multi-family in the valley and some townhouses toward 116th street. The current school buildings are around 30+ feet

in height. Multifamily is about the same at the bottom of the hill. And, this new height will be on the TOP OF THE HILL, MAKING THE HEIGHT SEE GREATER. I strongly object to this major increase in height.

4) Are you killing that major maple tree in the playground for a driveway or more parking ? If you plan to, count me as one who will be making a big, big protest with all my neighbors. We all use that tree as a landmark . The playground is used by many groups and neighbors throughout the year for many activities like baseball, running with your kids, kite flying, playing with your dog(s), as well as the students playing. Yes, its school property, but the great tradition in our communities is to share the playgrounds with the public. You will be removing this playground and only providing the students with interior spaces and a smaller open space in the back. I object to a plan that cannot save some large part of this space for the public. I will vigorously object to killing that tree for nothing more than parking or a driveway.

5) I object to a poor traffic design that uses two complete roads for school access. This is twice the asphalt and impervious area required. The water run off will be greater on this design than the existing school , so the designers are mitigating the extra water generated by creating water holding ponds. Holding ponds are dangerous around little kids, so they will probably be fenced off or put into a rockery and no one will get to use the land. Not only do you tie up the land for parking, you use up the land to mitigate the parking water problem you created. Poor land use.

6) This is not an urban school, this is a residential scale school area, and the school district and designers are trying to jamb all the square footage and parking they can out of this site. The front of the school will be nothing but parking scaled for occasional PTA meetings. Why not try to save a little open space and have a drive through pickup/drop off near the street, where more parents seem to want to pickup their kids. Go around the big maple with a few lanes and keep the middle of the school open for green space . Yes, the school is not using the forested openspace, but then they are making a paving or building on a high percentage of the rest. I object to this high density in a residential site.

Please mail me a copy of the plans and elevations for the new school. 1/2 size is fine.

George Braslaw
Architect / Landscape Architect

11011 112th Ave. Ne
Kirkland, WA 98033

gbraslaw@frontier.com

Jon Regala

From: GEORGE BRASLAW [gbraslaw@frontier.com]
Sent: Monday, May 30, 2011 8:39 PM
To: Jon Regala
Subject: Re: Zon11-00003 A.G.Bell Elementary

Follow Up Flag: Follow up
Flag Status: Flagged

Jon Regala,

After reviewing the last PUD Re-submittal dated March 22, 2011, I have the following comments:

1. I take issue with the DLR Group's Comments on Chapter 125 Section 08, #2 & 3 which state that due to the increased bulk of the gymnasium the horizontal facade can't be designed within the current zoning. As an architect, if challenged to stay within the code, I can find a way to modulate the facade -- I am sure DLR can also. I also do not buy the argument (in 3D1) that a smaller footprint requires a taller building. I can think of at least 3 ways to do this: The designer can recess the extra height into the hillside going to the North; roof pitch can be adjusted lower; from what I read elsewhere, the mechanical equipment is stored in the roof attic, so it could be screened instead of enclosed as a solid roof bulk.
2. As a designer and concerned citizen, I am concerned the school district has chosen not to incorporate active nor passive solar energy systems. The PUD requires some effort, which is quite easy to do, but the design has chosen to ignore modern technology and classic site planning? Of more importance is natural daylighting design, which this school design completely ignores by orientating to the West instead of to the South (as the existing classrooms do). The best contemporary designs attempt to provide passive/active solar designs with some natural daylighting as a secondary source. This site design jamps all the buildings into the east site, slopes the roofs to the north, thus providing a shady and dark group of classrooms and walkways for the students. Very poor planning.
3. The Site must have ADA access from the street. Students must be able to arrive to the school building via sidewalks and enter the classrooms with acceptable, legal site grades. I do not see any ramps or series of retaining walls to lower the pedestrian grades around the major change in grade to the classrooms from the street grades. This may be waived in the PUD, but the International Building Code will require ADA compliance site access. The street access will be problematic.
4. Item # 3 "Superior Landscape" buffering or screening has not been demonstrated in the application. It will be crucial that the east and north perimeters be buffered from existing residences, due to the increased bulk and height. I wish to see how this will be accomplished on the site, with what planting and other measures such as fences or berms. This is not acceptable that the designer waives it away by stating that it will be done. I expect a few site drawings and plans showing how and where and with what techniques and assurances the buffers will be constructed.
5. I strongly disagree with the applicant's statement #4 about "Superior Architectural Design, placement..." The buildings DO NOT respect and enhance their residential context by placing them in one large mass on the east side of the site as if they were in a dense urban setting. They will be perceived from the street as a large, tall mass such as a 4 story multifamily cluster. Currently, the school buildings are set far enough away from the road, at the top of the hill to appear at the same or similar size as a residential grouping. Distance matters.

6. The advantages of higher density for reduction in impervious paving are hardly a strong argument, since by simple calculation based on the applicant's numbers, the difference in existing and proposed is a mere 4% reduction. A better argument would be to force the use of newer pervious paving materials (asphalt, concrete, unit pavers) throughout the project to achieve real storm water reductions for the city. If these were mandated, the increased paving would be mitigated.
7. The inclusion of "Future Portables" on the site plan is not acceptable to me as a neighbor and it should not be acceptable from a planning point of view. These future portables should be counted in the density now, for they will be increasing the occupant count, teacher count, and overall required parking count in the future. All too often school districts move these very ugly, often non-ADA compliant trailers on site and connect them with stand alone power poles, aerial power wires, and asphalt paving pads. Please look at the existing portables on site as typical examples of what will very likely happen within a few years. They have been sited in the front of the main entry and will be visually unappealing for all the neighbors. Also, I have never seen any landscape buffers around these. If the district and architect were interested in visual compatibility and lowering the impact to the neighborhood, they would find a way to site these "future" but probable portables in the rear of the site, by the bus loop.
8. Finally, I take issue with the final summary statement of the applicant, stating that "the location of the new building is severely curtailed by the location of the sensitive areas and the existing buildings on the site." Please advise me where in the PUD manual it states that construction convenience of a site allows for poor site planning and exceptions to the rules? The school district wishes to use the site for school while constructing the new facility. This will put a severe strain on the existing traffic flow for a secondary street for at least 18 months, and doubtless increase the cost for construction. I have personally seen this scenario and know it adds to major traffic snarls with delivery and construction personnel on site while parents and school buses attempt to use the same facilities. This approach has driven the whole site plan as far as I can see, and the need to increase the density and reduce the footprint are all excuses to construct a new school on the east side of the site while maintaining an active school. If the school district, as many school districts do, would close the current school for the duration of construction, I suggest that a very different design would be presented; for it would be much more logical to continue with the current orientation for solar access, open space, and least impact to the neighborhood. Why should the city be penalized with poor design quality, higher neighborhood impact and increased hassle during construction because of the school district's construction policy. If this were proposed by an office developer, would the City be some accommodating?

Sincerely,

George Braslaw
Landscape Architect
Architect
11011 112th Ave. Ne
Kirkland, Wa 98033



March 22, 2011

Jon Regala
City of Kirkland Planning Department
City Hall
123 5th Avenue
Kirkland, WA 98033-6189

901 Fifth Avenue
Suite 700
Seattle, WA 98164

tel 206/461-6000
fax 206/461-6049
www.dlrgroup.com

Re: Project Name: AG Bell Elementary School
DLR Group Project No.: 73-10122-00
PUD application

Dear Mr. Regala:

Pursuant to the requirements of the City of Kirkland Zoning Code, this letter is to formally request the approval of the PUD for A. G. Bell Elementary School.

Chapter 125 Section 08

All of the requirements have been met as follows:

1. "The proposed PUD meets the requirements of this chapter." A public elementary school is allowed outright in the residential zone RS8.5 in the Juanita neighborhood. None of the following procedural provisions of this code are modified: development on a regulated slope, installation and maintenance of storm water retention/detention facilities, installation of public improvements, sign regulation, or detached dwelling unit construction. Two provisions are requested: "maximum height of structure" (modification of building height) and "maximum horizontal façade" (cross section). Specific dimensional details are described relative to those sections of the code, at the end of this letter. As will be demonstrated below, the limited site footprint available for a new building, (due to existing sensitive areas, existing buildings on the site, the motivation to reduce impervious surfaces, and other superior benefits) results in a taller new building. These constraints also result in a building that is located very close to setbacks and thus does not meet the constraints for "maximum horizontal façade."
2. "Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the City." The only potential adverse impact of this minimally increased height limit and increased "maximum horizontal façade" is the psychological impact of bulk on adjacent residential properties. However, a greater height limit permits the building to be broken into several significantly smaller footprints. This method creates more modulated and ultimately less bulky pieces than would be allowed outright by code. Architectural Design and other benefits to the residents of the City are specifically identified below. To avoid restricted access to sunlight for residents north of the property, this proposal does not intend to exceed the code-required height limit within 150 feet from the north property line. See Exhibit A2.2 West Elevation.
3. a. "The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD." Existing regional walking paths are currently interrupted by the existing building. The Juanita Neighborhood Walking Loop Blue Connector currently has to wend its way awkwardly around the existing portables and existing school building with unimproved and unstable paths until it disappears vaguely into

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the forest. See Exhibit A5.2 Existing Pedestrian Paths and Photo A9.8. This proposal would restore and improve those paths and make real connections that are safe, visible and pleasant. See Exhibit A5.4 Proposed Pedestrian Linkages. Presently vehicles, bicycles and pedestrians are not well separated. Furthermore, no separation exists for different types of vehicles such as buses, services, and parent drop-off. See Photo A9.13. This project separates (1) parent drop-off and parking from (2) school buses and service vehicles by creating two specific and separate entries into the site for each party. This separation significantly improves safety not only within the site but also in the surrounding neighborhood. See Site Plan. Additionally, the elementary school is a multi-purpose community resource above and beyond that mandated by code. Although this is true at present, the larger new gymnasium and dining commons in the new building will be a significant community resource, and the bulk of these new spaces is part of the reason for requesting modification to the "maximum horizontal façade". See Exhibit A3.1 Maximum Horizontal Façade Designation Plan - A3.2 Maximum Horizontal Façade Designation Sections – Areas A, B & C.

b. *"The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the City could not require the applicant to preserve, enhance or rehabilitate through development of the subject property without a PUD."* Although this site would seem adequate for the construction of a new building, a large portion is occupied by designated wetlands and woodland habitats. See Photo A9.11. Rather than damage the environment, this proposal provides a Native Growth Easement which would secure this amenity for the community. See attached plan dated April 5th, 2011. Thus, in order to preserve the maximum amount of natural areas, the building will have a smaller footprint, and, therefore, need greater building height and façade closer to the setbacks, in order to contain all the functions which are equitably required within elementary schools in the City. See also Exhibit A5.4 Proposed Open Space Network.

c. *"The design of the PUD incorporates active or passive solar energy systems."* Although the building will make use of passive solar energy strategies, they are difficult to demonstrate, and the proposed PUD will not rely on those amenities.

d. *The design of the proposed PUD is superior in one or more of the following ways to the design that would result from development of the subject property without a PUD:*

1) *"Increased provision of open space or recreational facilities."* With a smaller footprint, there is greater visibility through the site thus increasing neighborhood safety and creating larger areas for community recreation. See Exhibit A5.4 Proposed Open Space Network. Once again, the smaller footprint requires a taller building. As can be seen from Exhibit A4.1 Existing Buildable Area, locating the building in the obvious open area would hide most of the site from the public way.

2) *"Superior circulation patterns or location or screening of parking facilities."* If the building were strictly constrained by the code on height and "maximum horizontal façade", it would have to occupy more of the surface area of the site and this in turn

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would force parking and vehicular circulation closer to neighboring residential properties. See Exhibit A3.3 Proposed Vehicular Circulation with Façade Variance and A3.4 Proposed Vehicular Circulation without Façade Variance.

3) *"Superior landscaping, buffering, or screening in or around the proposed PUD."* Although we will feel project will have excellent landscaping screening and buffering, due to mature vegetation and additional features, at this time we can demonstrate with certainty that extra features will be provided, thus, we do not intend to make use of those amenities as part of the proposed PUD.

4) *"Superior architectural design, placement, relationship or orientation of structure."* The building respects and enhances its residential context through strategic site orientation, massing, articulation of openings, and material palette. The building orientation welcomes users from the street; the size, frequency, and pattern of openings is similar to surrounding single-family homes; and, finally, the materials choices are inspired by elements of the existing site such as the forest green building color, and the earth-tone masonry retaining walls. See Exhibit A8.1 West Elevation Materials and Color and Materials Board.

5) *"Minimum use of impervious surfacing materials."* Reducing the building footprint creates less impervious surfaces. In addition, the project utilizes low-impact development strategies for storm-water management. See Exhibit A6.1 Impervious Surfaces – Existing and A6.2 Impervious Surfaces – Proposed.

4. *"Any PUD which is proposed as special needs housing shall be reviewed for its proximity to existing or planned services (i.e., shopping centers, medical centers, churches, parks, entertainment, senior centers, public transit, etc.)."* Special needs housing will not be part of this PUD.

Proposed Modifications to Chapter 115 Section 120

"2.d.1. Five feet, if the slope of the roof is equal to or greater than three feet vertical to 12 feet horizontal" The tops of the roofs exceeding the school height limit are a 3:12 pitch, therefore allowing an additional five feet of height. These roofs also screen mechanical equipment, and would qualify as rooftop appurtenances if this proposal were not claiming the 3:12 pitch exception. The rooftop appurtenances provision would allow an additional five feet as well. (KZC 115.60.3.b.1) As allowed outright, building height may be 40'-0" above Average Building Elevation, and this PUD requests that be modified to 45'-0" above Average Building Elevation. See Exhibits A2.1 Average Building Elevation Plan and A2.2 West Elevation.

Proposed Modifications to Chapter 15 Section 08

"If any portion of a structure is adjoining a detached dwelling unit in a low density zone, then either:

- a. *The height of that portion of the structure shall not exceed 15 feet above average building elevation, or*
- b. *The maximum horizontal façade shall not exceed 50 feet."*

City of Kirkland
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Page 4

Due to the restricted buildable area on the site based on the existing building, existing sensitive areas, and setback requirements, the proposed building must be sited as shown on the site plan. See Exhibit A4.1 Existing Buildable Area. Therefore, the following modifications are requested: an additional 109'-0" for Building A; an additional 40'-0" for Building B; and an additional 45'-0" for Building C. The building cannot be sited further west or south due to construction phasing limitations, access to the site during construction, and the setback for the designated wetland buffer. See Exhibits A3.1 Maximum Horizontal Façade Designation Plan and A3.2 Maximum Horizontal Façade Designation Sections – Areas A, B & C.

Beyond all of those factors mentioned above, it should be noted that a smaller footprint and taller building reduce the impact on the neighborhood during construction, because with a smaller footprint at least some minimal space will be available on site for parking, loading, and construction logistics. See Exhibits A7.1-A7.4 Construction Phasing.

In summary, the location of the new building is severely curtailed by the location of the sensitive areas and the existing buildings on the existing site. The limited footprint on the site available for new construction requires the new building to have some portions up to five feet (5'-0") taller than the height strictly allowed by code, but this building will maintain, provide, and enhance significant amenities for the immediate neighborhood and City of Kirkland at large.

Sincerely,

DLR Group



Noah G. Greenberg, AIA, LEED AP
Principal

NGG/ms

DETERMINATION OF NONSIGNIFICANCE (DNS)

Issued with a 14 day comment period

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following action:

The existing Elementary School building will be demolished. A portion of the school will still be in use during Phase 1 of work. Ultimately the entire existing structure will be removed and a new 65,306 s.f. Elementary School will be constructed, including new staff and visitor parking of approximately 60 stalls, an 8 space parent drop-off zone and a bus loop to accommodate 2 school buses with potential for an additional 2 stalls in the future. The 11.4 acre site currently has 5.4 acres that have been developed with the current redevelopment to consist of approximately the same amount of area disturbed. A sand play field, playground equipment, covered play structure and other site amenities typically located on an elementary school site will be provided.

Proponent: Lake Washington School District No. 414

Location of Proposal: The school address is 11212 N.E. 112th Street, Kirkland, WA, King County, 98033. The Legal Description for this property is described below: "The South half of the West 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 26N, Range 5 East, W.M. in King County, Washington, except the South 30 feet thereof and the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 26N, Range 5 East, W.M. in King County, Washington except the West 858 feet thereof except the South 30 feet thereof."

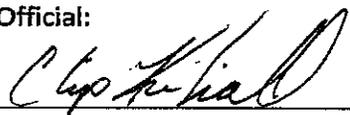
Lead Agency:

Lake Washington School District is the lead agency pursuant to WAC 197-11-926.

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Non-significance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 5 p.m., February 28, 2011. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official:

Signature: 
Chip Kimball, Superintendent

You may comment to this determination in writing by 5pm on February 28, 2011, Address questions to: Sean Ryan, LWSD – Sr. Project Manager, seryan@lwsd.org, or 15212 NE 95th Street, Redmond, WA 98052.

Date of Issue: February 14, 2011

Date Published: February 14, 2011

ATTACHMENT 11
ZON11-00003
AG BELL PUD/MASTER PLAN

**State Environmental Policy Act (SEPA) Addendum
to the February 14, 2011 Determination of Nonsignificance for the
Alexander Graham Bell Elementary School Modernization**

Proposed Action: The Lake Washington School District (the "District") seeks to construct a new elementary school on an existing elementary school site. The existing Elementary School building will be demolished. A portion of the school will still be in use during Phase 1 of work. Ultimately the entire existing structure will be removed and a new 65,306 s.f. Elementary School will be constructed, including new staff and visitor parking of approximately 60 stalls, an 8 space parent drop-off zone and a bus loop to accommodate 2 school buses with potential for an additional 2 stalls in the future. The 11.4 acre site currently has 5.4 acres that have been developed with the current redevelopment to consist of approximately the same amount of area disturbed. A sand play field, playground equipment, covered play structure and other site amenities typically located on an elementary school site will be provided.

Project Location: The school address is 11212 N.E. 112th Street, Kirkland, WA, King County, 98033.

Existing Environmental Review and Purpose of Addendum:

On February 14, 2011, the District, acting as lead agency under the State Environmental Policy Act, issued a Determination of Nonsignificance ("DNS") regarding the Proposed Action, based on the responsible official's review and analysis of the SEPA Checklist and other Proposed Action documents. This is a SEPA addendum to the issued DNS.

The Checklist (signed February 9, 2011) and the DNS adequately document all of the environmental impacts associated with the Proposed Action. The District provided for the legally required comment period (14 calendar days) consistent with WAC 197-11-340(2)(a) and WAC 197-11-502.

Pursuant to WAC 197-11-600(4)(c), this Addendum provides supplemental information regarding the Proposed Action that does not substantially change the analysis of the environmental impacts contained in the February 9th Checklist or the resulting DNS. **Specifically, the SEPA Addendum is to provide information regarding the appeals period ending 4:00 p.m. on Thursday, March 17, 2011.**

Comment Period:

No comment period is required for this Addendum. The appeal period for the February 14th DNS expires at 4:00 p.m. on March 17, 2011.

Date of Addendum:

March 3, 2011

Responsible Official:

Dr. Chip Kimball, Superintendent
Lake Washington School District

Address Questions To:

Sean Ryan, Project Manager
Lake Washington School District
seryan@lwsd.org

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.828.1257
www.ci.kirkland.wa.us

SEPA ENVIRONMENTAL DOCUMENTS

If an application for a land use or building permit is subject to environmental review under Chapter 43.21C RCW, all SEPA environmental documents must be submitted with the filing of a land use permit or building permit application or the City will not accept the application.

The following is a list of the environmental documents that must be submitted with the land use or building permit application:

1. **Environmental Checklist.** The checklist form can be obtained from the Kirkland Planning Department.
2. **Road concurrency test decision memo.** Applicants must pass road concurrency *before* submitting for a land use or building permit and the environmental documents. Concurrency application forms are available from Public Works or the Planning Departments. If the application passes road concurrency, the Public Works Department's Transportation Engineer will provide the applicant or applicant's traffic engineer with a concurrency test decision memo and traffic information that needs to be included in the Traffic Impact Analysis. A copy of this memo must be submitted to show that road concurrency has been passed.
3. **Traffic Impact Analysis.** Traffic Impact Analysis Guidelines can be obtained from the Planning or Public Works Departments. The Traffic Impact Analysis is to be completed after the road concurrency test has been successfully passed. Information from the City's Transportation Engineer is to be included in the Traffic Impact Analysis along with all other information specified in the guidelines.
4. **Other supplemental environmental information.** Ask the assigned planner at the pre-application meeting what other environmental information will be required with the environmental submittal. All studies and reports must be prepared by a licensed and qualified specialist in the field and approved by the City. Supplemental impact assessment reports or studies that may be required include, but not be limited to the following:
 - Lighting
 - Environmental health hazard
 - Historic
 - Wetland and/or stream delineation and analysis, prepared or reviewed by the City's consultant
 - Hydrology
 - Wildlife
 - Views
 - Noise
 - Geotechnical soils analysis

YOU ARE ENCOURAGED TO MEET WITH A PLANNER FROM THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO AND DURING PROJECT DESIGN TO DISCUSS PROJECT DESIGN AND PROJECT COMPLIANCE WITH CITY REGULATIONS AND TO OBTAIN GUIDANCE ON THE ENVIRONMENTAL MATERIALS THAT YOU MUST SUBMIT. 1/02

CITY OF KIRKLAND ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City identify impacts from your proposal, and to reduce or avoid impacts from the proposal, whenever possible

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City staff can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of Checklist for Non-project Proposals:

Complete this checklist for non-project proposals also, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: *Alexander Graham Bell Elementary School*
2. Name of applicant: *Lake Washington School District # 414*
3. Tax parcel number: *322605-9008-00*

4. Address and phone number of applicant and contact person: *15212 NE 95th St. Redmond, Washington 98052, 425-936-1100, Contact: Ralph Rohwer*
5. Date checklist prepared: *December, 8th, 2010*
6. Agency requesting checklist: *City of Kirkland*
7. Proposed timing or schedule (including phasing, if applicable): *Summer 2011 start of construction, Winter 2012 building completion, Spring 2013 site work completion.*
8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?
Yes, four future portables area planned when School District requires additional classroom space.
9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A Wetland stream and survey report, significant tree inventory and geotechnical report
10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
No.
11. List any government approvals or permits that will be needed for your proposal, if known.
City of Kirkland Zoning and Building Permits.
12. Give brief, complete description of your proposal, including the proposed uses, the size and scope of the project and site including dimensions and use of all proposed improvements. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.
The existing Elementary School building will be demolished. A portion of the school will still be in use during Phase 1 of work. Ultimately the entire existing structure will be removed and a new 65,306 s.f. Elementary School will be constructed, including new staff and visitor parking of approximately 60 stalls, an 8 space parent drop-off zone and a bus loop to accommodate 2 school buses with potential for an additional 2 stalls in the future. The 11.4 acre site currently has 5.4 acres that have been developed with the current redevelopment to consist of approximately the same amount of area disturbed. A sand play field, playground equipment, small amphitheater, covered play structure and other site amenities typically located on an elementary school site will be provided.
13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The school address is 11212 N.E. 112th Street, Kirkland, WA, King County, 98033. The Legal Description for this property is described below:

"The South half of the West 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 26N, Range 5 East, W.M. in King County, Washington, except the South 30 feet thereof and the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 26N, Range 5 East, W.M. in King County, Washington except the West 858 feet thereof except the South 30 feet thereof."



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either be approved on site material, or imported from an approved location.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion may occur due to disturbance and grading on sloped site areas during construction.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, buildings)?

Preliminary impervious site area calculations equal 175,000 s.f. (35% of site). This includes concrete sidewalks, asphalt pavement, building roofs and canopies. A portion of the roof area may be developed as a "Green Roof" and parking lots and drives may be constructed with porous concrete.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Strict adherence to jurisdictional temporary erosion and sedimentation control standards (TESCP) due to downstream impacts to on-site wetland and sloped site conditions. These will include catch basin inserts, silt fences, slope protection matting or cover, etc.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

Typical gas fueled-based vehicles will emit exhaust during construction, in addition to automobiles, trucks and school buses post construction. Better bicycle access may lessen long-term air emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Watering site during hot summer months or over extended dry periods during construction via a water truck to control dust.

3. WATER

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a. Surface

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

A Class III Wetland resides in the S.W. quadrant of the site encompassing 58,950 s.f. with a portion of this wetland previously developed (city street). An associated 50.0' buffer zone 11,593 s.f., with a portion of this buffer encroaching over the city street. This wetland eventually flows downstream into Forbes Creek as it is located in the N.W. corner of the Forbes Creek Basin and within the Cedar-Sammamish Water Resource Inventory Area. A seasonal water course occasionally flows through an on-site ditch that was constructed during the initial school construction and does not meet wetland status per the Watershed Company report.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, new on-site drives, parking areas, pedestrian paths, etc. will be closer than 200' to the designated wetland; however all new construction is designed to be located beyond not only the 50.0' buffer, but also the additional 10.0' for building structure setback.

The one exception to this will be at the proposed entry drive and street frontage improvements where grading and retaining walls will impact the on-site wetland buffer, and required new street frontage improvements will impact the wetland within the N.E. 112th Street ROW.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material is anticipated in wetland areas.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, site is located in Zone "X", which is outside the 500-year flood plain.

- 6) Does the proposal involve any discharges of waste materials to surface

A Temporary Erosion and Sedimentation Control Plan, as well as a Surface Water Pollution Prevention Plan will be implemented during construction to reduce sediment laden water leaving the site. Permanent water quality treatment will be provided for Pollution Generating Impervious Surfaces.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation:

The forested wetland primarily consists of Douglas Fir, Western Red Cedar, Big Leaf Maple, Mountain Ash, Black Cottonwood and Red Alder. Shrubs within this protected forest/wetland area include Salmonberry, Gooseberry, Red-Twig Dogwood, Salal, Oregon Grape, Hazelnut, Red Huckleberry and Himalayan Blackberry. Understory consists of Lady Fern, Skunk Cabbage, Reed Canary Grass and Cooley's Hedge Nettle.

The immediate school site has standard ornamental plants typical for developed landscape in the Pacific Northwest.

b. What kind and amount of vegetation will be removed or altered?

Approximately a dozen significant trees will be removed on-site within the Wetland buffer. Another 35-40 trees that were a part of the original school development will be removed to the new site development.

c. List threatened or endangered species known to be on or near the site.

No threatened or endangered species have been documented at this site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The new school campus will have a significant addition of new plantings. These will include ornamental canopy shade trees, shrubs, groundcover and small areas

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- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Solar orientation and the use of shading and thermal mass will reduce heat gain which will reduce fan energy use. Careful daylighting strategies and the use of code-mandated automatic dimming will reduce lighting energy use. Careful detailing of the envelope will reduce heat loss due to infiltration. Significantly high R-values in roof and wall assemblies will reduce heat loss due to conduction and radiation. Energy Recovery Ventilators will capture warm exhaust air to pre-heat incoming ventilation air, and thus reduce energy use.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

- 1) Describe special emergency services that might be required.

N/A

- 2) Proposed measures to reduce or control environmental health hazards, if any:

N/A

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

No significant noise in the surrounding neighborhood will affect this proposal.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Heavy earth grading machinery, tree cutting, hauling of materials and demolition work will create temporary noise for a relatively short duration. Construction of the new school will create typical construction noise.

Long-term noise impact to the community will be typical of an Elementary School (students at play, class period bells, bus and vehicular traffic noise, service vehicle operation / loading & unloading, etc. at approximately same level that currently exists at the school.

- 3) Proposed measures to reduce or control noise impacts, if any:

Some vegetative buffering and screen walls will be added near the service yard. Noise generated during demolition and school construction activity will only be allowed between the daylight hours governed by the City of Kirkland.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

The site use is currently an Elementary School with single-family residential surrounding three property lines exposures with the south property line facing a street.

- b. Has the site been used for agriculture? If so, describe.

No.

- c. Describe any structures on the site.

Existing Elementary School buildings with associated walkway canopies, play structures, etc.

- d. Will any structures be demolished? If so, what?

Yes, all current building structures of the existing school campus will ultimately be demolished.

- e. What is the current zoning classification of the site?

PUD (Planned Unit Development) that is complete, with an underlying Zone designation of RS 8.5 (Single-Family Residential)

- f. If applicable, what is the current shoreline master program designation of the site?

N/A



g. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Erosion / landslide hazard criteria per Kirkland Zoning Code, Class III Wetland.

h. Approximately how many people would reside or work in the completed project.

Approximately 30 staff / faculty.

i. Approximately how many people would the completed project displace?

None.

j. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

School is designed to fit within the character of the neighborhood context.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Approximately 45'-0". Building material will consist of cast-in-place concrete or steel with brick veneer cladding with some areas of pre-finished metal panels.

Horizontal lines for handwritten answers.

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b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The site will be landscaped to meet City of Kirkland landscape code requirements and will have some streetscape plantings as a part of the required frontage improvements to enhance the aesthetic facing the public right-of-way.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No adverse light or glare will occur. Parking lot light poles will be shielded to prevent light glare escaping to adjacent properties.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

Shield light fixtures.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Nearby park, approximately

b. Would the proposed project displace any existing recreational uses? If so, describe.

No, current school play fields, courts and playground structures will be replaced by new recreational uses typical to an Elementary School campus.

c. Proposed measures to reduce or control impacts on recreation, including recreation

Multiple sets of horizontal lines for handwritten responses to the questions.

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16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Ralph W. Pol*

Date Submitted: 12/29/10

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

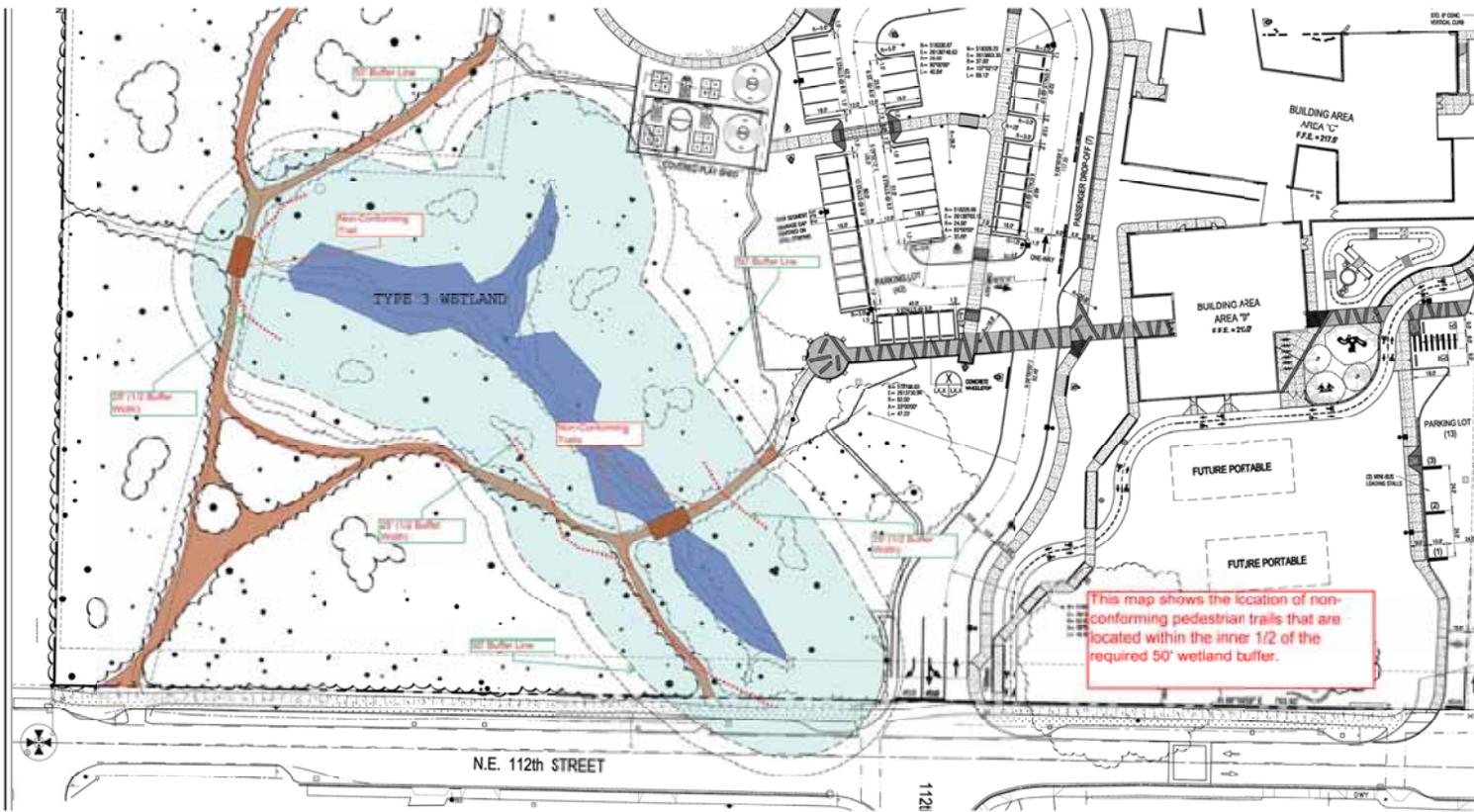
- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?

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NON-CONFORMING PEDESTRIAN TRAILS THROUGH WETLAND AREA





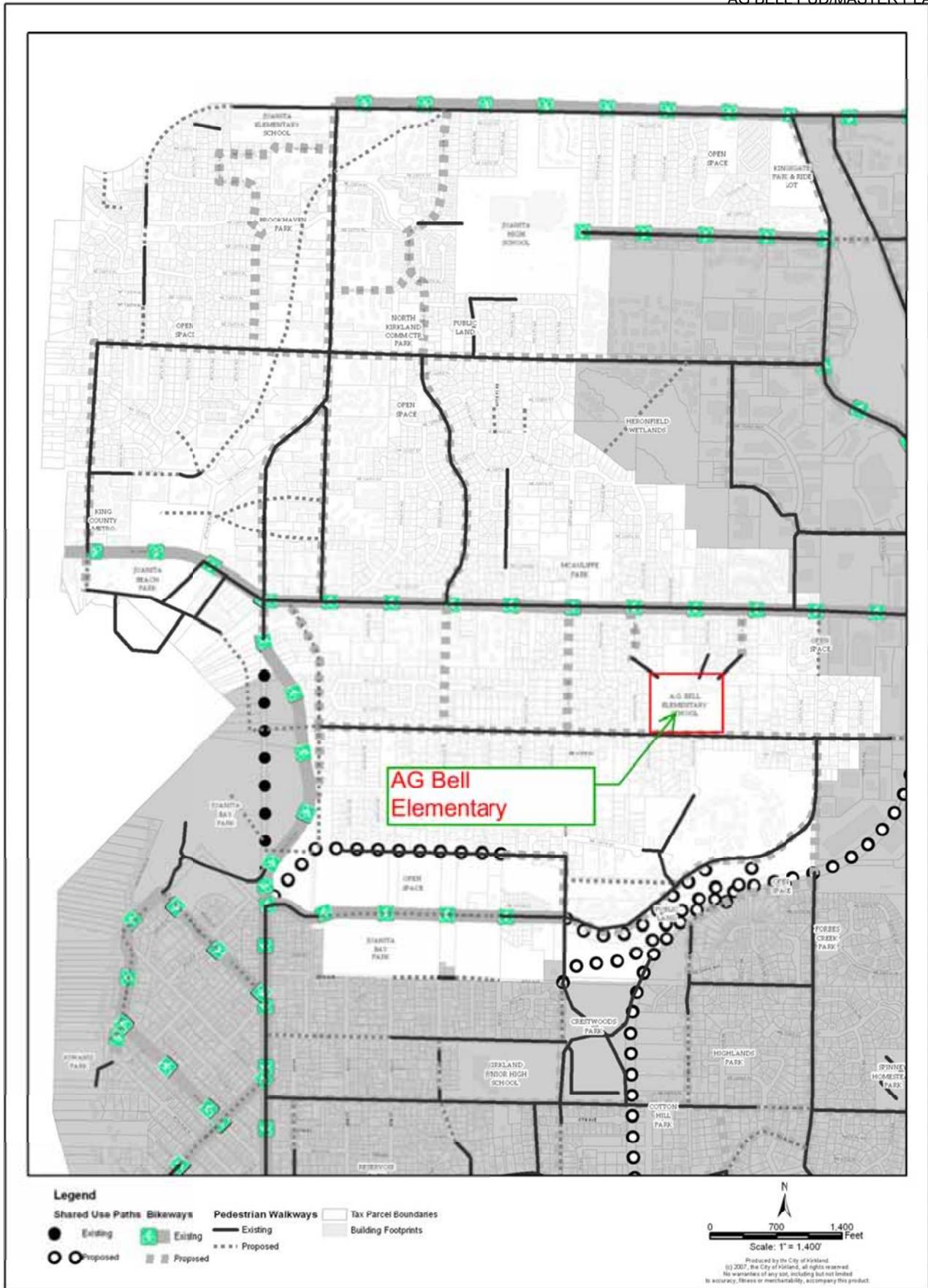


Figure J-5: Juanita Nonmotorized Transportation

