



CITY OF KIRKLAND
 Planning and Community Development Department
 123 Fifth Avenue, Kirkland, WA 98033
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**ADVISORY REPORT
 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS**

To: Houghton Community Council
 Kirkland Hearing Examiner

From:  Tony Leavitt, Associate Planner
 Eric R. Shields, AICP, Planning Director

Date: October 8, 2012

File: ZON12-00659, KIRKLAND CHILDREN’S SCHOOL MASTER PLAN

Hearing Date and Place: October 15, 2012; 7:00 PM
 City Hall Council Chamber
 123 Fifth Avenue, Kirkland

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I. INTRODUCTION

A. APPLICATION

1. Applicant: Steve Lee of Studio Meng Strazzara representing the Kirkland Children's School, Property and Business Owners
2. Site Location: 5311 108th Avenue NE (see Attachment 1)
3. Request: Proposal of a Master Plan zoning permit to allow the construction of a new 3,400 square foot building on the existing Kirkland Children's School site (see Attachments 2 and 3). The building will house 3 new classrooms (totaling 2,750 square feet) for the preschool/daycare environmental education program, restroom facilities, and storage areas. The project also includes other site improvements including the addition of 9 parking stalls, a rain garden, parking lot lighting and landscaping. The existing buildings (totaling 6,750 square feet) and parking lots (23 stalls) on the property will remain.
4. Review Process: Process IIB; Houghton Community Council and Hearing Examiner conduct a public hearing and make recommendations; City Council makes final decision. The Houghton Community Council has disapproval jurisdiction over the land use proposal.
5. Summary of Key Issues:
 - a. Compliance with Zoning Permit Approval Criteria (see Section II.E)
 - b. Compliance with Applicable Development Regulations (see Section II.F).

B. RECOMMENDATIONS

Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, 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.
2. The minimum required number of onsite parking stalls for the project shall be 32 (see Conclusion II.F.5).
3. The applicant shall retain all trees during the construction of the school as shown in Attachment 3 and comply with the recommendations contained in the Tree Retention Plan (see Conclusion II.F.7).
4. As part of the building permit application, the applicant shall:
 - a. Submit plans for the installation 5 trees along the northwest corner of the site. The trees should be deciduous trees of 2-inch caliper, minimum, and/or coniferous trees at least six (6) feet in height,

minimum. At least 50 percent of the required trees shall be evergreen (see Conclusion II.F.6).

- b. Submit a lighting plan showing the location, height, fixture type and wattage of all proposed exterior lights. The lighting plan shall be consistent with the requirements in KZC Section 115.85 (see Conclusion II.F.8).

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

1. Site Development and Zoning:

a. Facts:

- (1) Size: 57,385 Square Feet (1.32 acres)
- (2) Land Use: The subject property contains the existing Kirkland Children's School.
- (3) Zoning: The subject property is zoned RS 8.5 (Residential Single-family). A School Use is an allowed use, subject to approval of a Process IIB Master Plan Zoning Permit, within this zone.
- (4) Terrain: The subject property is relatively flat with the west property line being approximately 6 feet below the east property line.
- (5) Vegetation: The subject property contains a total of 49 significant trees.

b. Conclusions:

- (1) Size, land use, and terrain are not constraining factors in the review of this application.
- (2) Retention of significant trees is addressed in Section II.F.7.
- (3) Zoning is a relevant factor in the review of this application, due to the fact that a School Use must be approved through a Process IIB Zoning permit process (see Section II.F.1).

2. Neighboring Development and Zoning:

a. Facts: The neighboring properties are zoned as follows and contain the following uses:

North, West and South: Zoned RS 8.5, Single-family residences

East: Zoned RS 8.5, Kirkland Seventh-day Adventist School and Emerson (formerly BEST) High School.

- b. Conclusion: The neighboring single family development and zoning are factors in the review of the proposed Master Plan application.

B. HISTORY

1. Facts:

- a. King County Assessor's Office Records show that the main building on the site was constructed in 1945.
- b. The property was part of the Houghton-Kirkland Consolidation that occurred on July 3, 1968.
- c. According to the property and business owner, the Kirkland Children's School has been located on the site since 1970.
- d. The City has approved two minor modifications on the site. The first one, in 1994, allowed the addition of an enclosed play area. As part of that permit, the parking lot and associated landscaping were brought into conformance with the applicable code requirements. Additional landscaping and fencing was also added.
- e. The second modification, approved in 1999, allowed the construction of a reception and office area addition to the main building.

2. Conclusion: The history of the site is relevant in the review of the proposed Master Plan application.

C. PUBLIC COMMENT

1. Facts: The initial public comment period ran from July 24th to August 23rd, 2012. The Planning Department received a total of 28 comment emails, letters, and postcards during this comment period. A majority of comments were showing support for the application (see Attachment 5). Two of the letters (see Attachments 6 and 7) raised issues that staff addresses below. Additionally, the applicant responded to one of the letters with a response letter (see Attachment 8).

- Impacts to Adjacent Alley

A neighbor would like the City to require that the school move its fence that extends into the alley and open the alley for emergency access.

Staff Response: The existing alley is an unimproved alley that is used by some of the adjacent property. The City allows the continued use of these alleys by neighboring property owners including the installation of fence. If the City decides to pave the alley in the future, the school would be required to move the fence to the edge of its property line. The City has no plans at this time to improve the alley.

- Lighting

One neighbor is concerned about the lighting that will be installed as part of the new parking lot.

Staff Response: Staff addresses site lighting in Section II.F.8 of this report. The applicants state in their response letter that the light fixtures will be oriented away from the neighbor's residence and will meet the City's requirements.

- Parking and Traffic

One neighbor is concerned about the environmental impact of the proposed parking stalls and additional traffic on 108th Avenue NE.

Staff Response: The applicant is proposing the use of pervious paving for the new parking stalls and an onsite infiltration system for all stormwater drainage. The project was reviewed for traffic impacts and it was determined that the project will not create significant traffic impacts (see Attachment 10).

- Playground Noise

A neighbor is concerned about the noise impacts of additional children on the playground near their home.

Staff Response: The existing playground will remain unchanged as part of this project. The applicant states the site design of the project will help to minimize noise impacts by creating an additional buffer. The applicants state that they will limit of the amount of children that use the playground at any one time to address the neighbor's concern.

D. STATE ENVIRONMENTAL POLICY ACT (SEPA) AND CONCURRENCY

1. Facts:

- a. A Determination of Nonsignificance (DNS) was issued on September 10, 2012. The Environmental Determination and Memo are included as Attachment 9.
- b. The project passed Traffic Concurrency on December 23, 2012 (see Attachment 10).
- c. No appeals of the SEPA Determination or Traffic Concurrency were filed.

2. Conclusion: The applicant and the City have satisfied the requirements of SEPA and Concurrency.

E. APPROVAL CRITERIA

1. Zoning

- a. Facts:

- (1) Kirkland Zoning Code (KZC) Section 15.10.030 Special Regulation 10 requires that a School Use with a property size of less than five acres or more and within the Houghton Community Council jurisdiction receive approval through a Process IIB review.

- (2) Zoning Code section 152.70.3 states that a Process IIB application may be approved if:
- (a) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
 - (b) It is consistent with the public health, safety, and welfare.

b. Conclusions: The proposal complies with the criteria in KZC Section 152.70.3. It is consistent with all applicable development regulations (see Section II.F) and the Comprehensive Plan (see Section II.G). In addition, the proposal is consistent with the public health, safety, and welfare because the project will provide the community with an expanded school while minimizing impacts on the surrounding neighborhood.

F. DEVELOPMENT REGULATIONS

1. School Location Criteria

- a. Facts: KZC Section 17.10.030, Special Regulation No. 3, states that a school use may be located in a RS zone only if:
- It will not be materially detrimental to the character of the neighborhood in which it is located.
 - Site and building design minimizes adverse impacts on surrounding residential neighborhoods.
 - The property is served by a collector or arterial street (does not apply to existing school sites).
- b. Conclusions: The proposal is consistent with the criteria established in KZC Section 17.10.030, Special Regulation No. 3 as follows:
- There is an existing school at the site which includes recreational, parking, and other facilities normally associated with a school use. The proposal will not introduce new uses or activities which would materially impact the character of the neighborhood.
 - The building has been designed to minimize impacts on surrounding residential uses by locating it as far as possible from the residential properties near the existing parking lot and by limiting the height to 15 feet.
 - The property is served by 108th Avenue NE, which is classified as an arterial street.

2. Existing Nonconformances

a. Facts:

- (1) King County Assessor's Office Records show that the main building on the site was constructed in 1945. The property has been a school since at least 1970, when the current property owner bought the property.
- (2) The existing structures do not comply with the current property line setback requirements of 50 feet. Additionally, a portion of the existing parking lot does not comply with the current 20 foot setback requirement.
- (3) KZC Section 162.40 states that if a development activity on the subject property is being decided upon using a Process IIB review process, the City shall in such process consider the degree of nonconformance, its relationship to the proposed development activity, and pursuant to the relevant provisions of Chapter 162, may require that the applicant correct any nonconformance that exists on the subject property.
- (4) KZC Section 162.35.7 requires that any structural alteration of a roof or exterior wall which does not comply with required yard standards requires that the nonconforming setback be brought into conformance.
- (5) The existing nonconforming parking area would be classified as any other nonconformance per KZC Section 162.35.12. KZC Section 162.35.12 requires that this type of nonconformance be brought into conformance if The applicant is making any alteration or change or doing any other work in a consecutive 12-month period to an improvement that is nonconforming or houses, supports or is supported by the nonconformance, and the cost of the alteration, change or other work exceeds 50 percent of the replacement cost of that improvement.
- (6) The applicant is proposing no structural alterations to the existing structures.
- (7) The proposed structure complies with all applicable code requirements including setbacks, maximum lot coverage, and maximum height. The additional parking stalls will be located outside of the required 20 foot setback.

- b. Conclusion: The existing nonconformances on the site are not being modified as part of the proposal. Staff recommends that the nonconforming structures and parking lot be allowed to remain. KZC Chapter 162 would continue to govern the nonconformances in the future.

3. School Use General Regulation 2

a. Facts:

- (1) KZC Section 15.08 General Regulation 2 states that if any portion of a structure is adjoining a detached dwelling unit in a low density zone, then either the height of that portion of the structure shall not exceed 15 feet above average building elevation or the maximum horizontal façade shall not exceed 50 feet (see Attachment 14).
- (2) The proposed structure adjoins detached dwelling units in a low density zone to the north, west and south. As a result, the structure must comply with KZC Section 15.08 General Regulation 2.
- (3) The proposed structure will be a maximum of 15 feet above average building elevation.

b. Conclusion: The proposed structure complies with KZC Section 15.08 General Regulation 2.

4. Passenger Loading Area

a. Facts:

- (1) KZC Section 15.10.030 Special Regulations 6 requires that an on-site passenger loading area be provided.
- (2) According to the applicant, parents who drop off their children at the school are required by the Department of Early Learning to enter the school with their children and sign their children in. During pick-up of their children, parents are required to enter the school and sign out the children.

b. Conclusion: Based on the information from the applicant, Public Works Staff has concluded that a passenger loading area is not needed for this type of school.

5. Parking

a. Facts:

- (1) KZC Section 15.10.030 does not establish a parking requirement for school uses. Instead, it defers to KZC Section 105.25, which authorizes the Planning Official to establish the number of required parking stalls based on the parking demand for the proposed use.
- (2) A parking demand study was submitted as part of the Traffic Impact Analysis (see Attachment 15).
- (3) The City's Transportation Engineer has reviewed the parking demand study and recommends that the completed project contain at least 32 onsite parking stalls (see Attachment 10).

(4) The applicant is proposing a total of 32 onsite parking stalls.

b. Conclusions: The minimum required number of onsite parking stalls for the project is 32. The applicant is proposing an adequate number of parking stalls to serve the proposed project.

6. Landscaping Requirements

a. Facts:

(1) KZC Section 15.10.030 requires School Use in a RS zone to comply with Landscape Category D.

(2) KZC Section 95.42 lists the minimum land use buffer requirements for Landscape Category D. The subject property is bordered on three sides by single family residential uses and this section requires the installation of a landscape buffer that complies with Buffering Standard 2. For standard 2, the applicant shall provide a 5-foot-wide landscaped strip with a 6-foot-high solid screening fence or wall. Within the landscape strip, trees spaced 10 feet apart are required.

(3) KZC Section 95.40.6.h states that if the subject property is occupied by a school, landscape buffers are not required along property lines adjacent to a street.

(4) The subject property is surrounded by an existing 6 foot high solid wood fence. Existing significant trees along the perimeter of the site are proposed to be retained.

b. Conclusions:

(1) A landscape buffer is not required along the east property line as this property line is adjacent to a street.

(2) The existing trees on site provide an adequate buffer along a majority of the site perimeter. Staff is recommending that a total of 5 trees be planted in the northwest corner of the site to fill-in the required buffer.

(3) As part of the building permit application, the applicant should submit plans for the installation 5 trees along the northwest corner of the site. The trees should be deciduous trees of 2-inch caliper, minimum, and/or coniferous trees at least six (6) feet in height, minimum. At least 50 percent of the required trees shall be evergreen.

7. Natural Features- Significant Landscaping

a. Facts:

(1) Regulations regarding the retention of trees can be found in Chapter 95 of the Kirkland Zoning Code. The applicant is required to retain all trees with a moderate to high retention value to the maximum extent possible.

- (2) The applicant has submitted a Tree Retention Plan prepared by a certified arborist (see Attachments 3 and 11).
 - (3) The City's Urban Forester has reviewed the Tree Retention Plan (see Attachment 12) and designated the onsite significant trees.
- b. Conclusions: The applicant should retain all trees during the construction of the school as shown in Attachment 3 and comply with the recommendations contained in the Tree Retention Plan.
8. Site Lighting
- a. Facts:
- (1) KZC Section 115.85.1 requires that the applicant use energy efficient light sources, comply with the Washington Energy Code with respect to the selection and regulation of light sources, and select, place, and direct light sources both directable and nondirectable so that glare produced by any light source, to the maximum extent possible, does not extend to adjacent properties or to the right-of-way.
 - (2) The current submittal does not contain a detailed lighting plan that would show the location, height, fixture type, and wattage of proposed lights.
- b. Conclusion: As part of its building permit application, the applicant should submit a lighting plan showing the location, height, fixture type and wattage of all proposed exterior lights. The lighting plan shall be consistent with the requirements in KZC Section 115.85.

G. COMPREHENSIVE PLAN

1. Facts:
 - a. The subject property is located within the Central Houghton neighborhood. The Central Houghton Neighborhood Land Use Map designates the subject property for low density residential use (see Attachment 13).
 - b. The newly adopted Central Houghton Neighborhood Plan includes a policy, CH-8.1, which states "provide opportunities for early community involvement in any expansion plans for, modifications to, or changes in uses within schools".
 - c. The owners of the school held community meetings and discussions with neighbors and the community members during their design process.
2. Conclusion: The proposal is consistent with low density residential use designation and policies within the Comprehensive Plan.

H. DEVELOPMENT STANDARDS

1. Fact: Additional comments and requirements placed on the project are found on the Development Standards, Attachment 4.
2. Conclusion: The applicant should follow the requirements set forth in Attachment 4.

III. 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.

IV. CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges. Any person wishing to file or respond to a challenge 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 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.

V. LAPSE OF APPROVAL

Under Section 152.115 of the Zoning Code, the applicant must submit to the City a complete building permit application approved under Chapter 152, within four (4) years after the final approval on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 152.110, the running of the four years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions. Furthermore, the applicant must substantially complete construction approved under Chapter 152 and complete the applicable conditions listed on the Notice of Approval within six (6) years after the final approval on the matter, or the decision becomes void.

VI. APPENDICES

Attachments 1 through 15 are attached.

1. Vicinity Map
2. Project Description
3. Development Plans
4. Development Standards
5. Comments and Postcard Summaries
6. Comment Letter from Gary Porter
7. Comment Email from Brooks and Carol Porter
8. Comment Response Letter from Kirkland Children's School
9. SEPA Determination and Memo
10. Public Works Traffic Impacts Analysis Review Memo
11. Arborist Report
12. Urban Forester Review Memo
13. Central Houghton Neighborhood Land Use Map
14. RS Use Zone Chart
15. Traffic Impact Analysis

VII. PARTIES OF RECORD

Applicant: Steve Lee, Studio Meng Strazzara
Owner: Donna Caditz, Simca Group
Parties of Record
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services

A written recommendation will be issued by the Hearing Examiner within eight calendar days of the date of the open record hearing unless additional time is provided per KZC 152.70.2.

**Kirkland Children's School
ZON12-00659**

Northwest
University
PLA

5311 108th Avenue NE

P
**Carillon
Woods**

RS 7.2

**B.E.S.T.
High
School**

RS 8.5

**Phyllis A. Needy
Houghton**





ARCHITECTURE
PLANNING
CONSULTING

04 April 2012

City of Kirkland
Planning & Community Development
123 5th Avenue
Kirkland, WA 98033

RE: Zoning Code Statement

A statement describing how the application specifically complies with applicable criteria set forth in the Zoning Code.

City of Kirkland Planner:

The new classroom building at Kirkland Children's School complies with the Kirkland Zoning Code. All set back requirements are per zoning code. Per our pre application meeting, the building height is set at 15'-0" per code. The project follows the LID process for storm water and small project classifications. The design of the building reflects the residential neighborhood scale and materials.

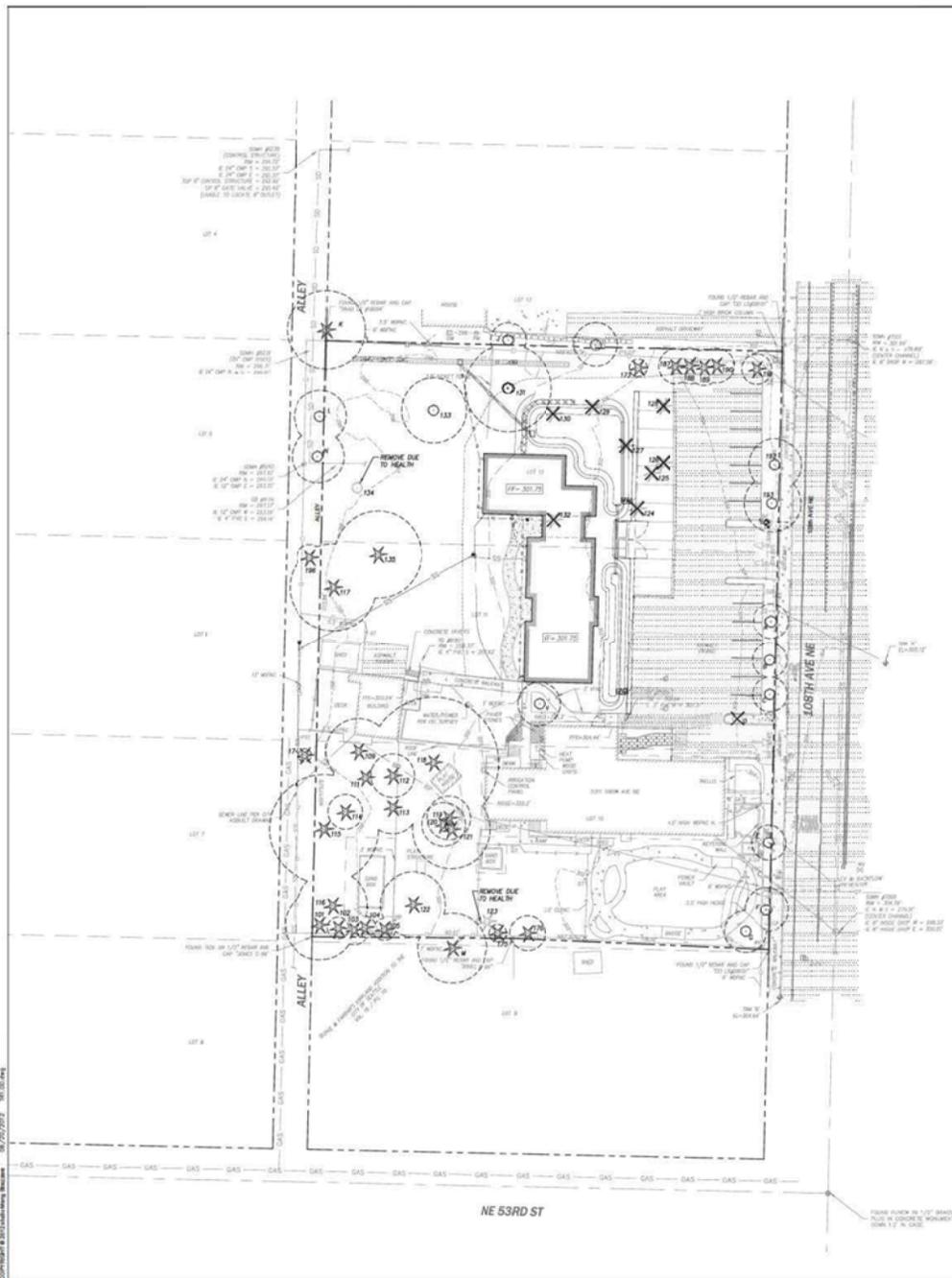
The parking area has been improved to add nine (9) standard sized stalls, and the remaining west portion of the existing stalls have been restriped to meet the 50% standard stall percentage requirements. No new curb cuts are required for the project. Additional lighting has been added to the parking lot to meet light level requirements. We have provided a pedestrian connection route from the front door of facility to the sidewalk along 108th Ave NE.

As discussed in our pre application meeting on November 11, 2011, existing frontage improvements facing 108th Ave NE meet the zoning code requirements.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven H. Lee".

Steven H. Lee
Applicant, Project Manager



LEGEND

- TREE TO REMAIN
- TREES TO BE REMOVED FOR CONSTRUCTION
- TREES TO BE REMOVED FOR HEALTH/SAFETY
- APPROX. TREE DROPLETS/AMTS OF DISTURBANCE

TREE CALCULATIONS AND SUMMARY

Item #	Species	Common Name	DBH (inches)	Height (ft)	Condition	Tree ID	Target	MA (inches)	USE	Management Options	Notes	Tree Status
101	Plantain	Plantain	24.8	26.5	Good	2	2	2	2	Remove tree with low flow irrigation system. Retain tree for future use.	Remove tree with low flow irrigation system. Retain tree for future use.	Retain
102	Plantain	Plantain	7.8	5	Med	3	3	3	3	Remove tree.	Remove tree.	Retain
103	Plantain	Plantain	7	5	Med	4	4	4	4	Remove tree.	Remove tree.	Retain
104	Plantain	Plantain	4.7	5	Med	5	5	5	5	Remove tree.	Remove tree.	Retain
105	Plantain	Plantain	10.5	5	Med	6	6	6	6	Remove tree.	Remove tree.	Retain
106	Plantain	Plantain	20.5	10	Med	7	7	7	7	Remove tree.	Remove tree.	Retain
107	Plantain	Plantain	21.2	10	Med	8	8	8	8	Remove tree.	Remove tree.	Retain
108	Plantain	Plantain	17	10	Med	9	9	9	9	Remove tree.	Remove tree.	Retain
109	Plantain	Plantain	16.8	10	Med	10	10	10	10	Remove tree.	Remove tree.	Retain
110	Plantain	Plantain	16.8	10	Med	11	11	11	11	Remove tree.	Remove tree.	Retain
111	Plantain	Plantain	16.8	10	Med	12	12	12	12	Remove tree.	Remove tree.	Retain
112	Plantain	Plantain	16.8	10	Med	13	13	13	13	Remove tree.	Remove tree.	Retain
113	Plantain	Plantain	16.8	10	Med	14	14	14	14	Remove tree.	Remove tree.	Retain
114	Plantain	Plantain	16.8	10	Med	15	15	15	15	Remove tree.	Remove tree.	Retain
115	Plantain	Plantain	16.8	10	Med	16	16	16	16	Remove tree.	Remove tree.	Retain
116	Plantain	Plantain	16.8	10	Med	17	17	17	17	Remove tree.	Remove tree.	Retain
117	Plantain	Plantain	16.8	10	Med	18	18	18	18	Remove tree.	Remove tree.	Retain
118	Plantain	Plantain	16.8	10	Med	19	19	19	19	Remove tree.	Remove tree.	Retain
119	Plantain	Plantain	16.8	10	Med	20	20	20	20	Remove tree.	Remove tree.	Retain
120	Plantain	Plantain	16.8	10	Med	21	21	21	21	Remove tree.	Remove tree.	Retain
121	Plantain	Plantain	16.8	10	Med	22	22	22	22	Remove tree.	Remove tree.	Retain
122	Plantain	Plantain	16.8	10	Med	23	23	23	23	Remove tree.	Remove tree.	Retain
123	Plantain	Plantain	16.8	10	Med	24	24	24	24	Remove tree.	Remove tree.	Retain
124	Plantain	Plantain	16.8	10	Med	25	25	25	25	Remove tree.	Remove tree.	Retain
125	Plantain	Plantain	16.8	10	Med	26	26	26	26	Remove tree.	Remove tree.	Retain
126	Plantain	Plantain	16.8	10	Med	27	27	27	27	Remove tree.	Remove tree.	Retain
127	Plantain	Plantain	16.8	10	Med	28	28	28	28	Remove tree.	Remove tree.	Retain
128	Plantain	Plantain	16.8	10	Med	29	29	29	29	Remove tree.	Remove tree.	Retain
129	Plantain	Plantain	16.8	10	Med	30	30	30	30	Remove tree.	Remove tree.	Retain
130	Plantain	Plantain	16.8	10	Med	31	31	31	31	Remove tree.	Remove tree.	Retain
131	Plantain	Plantain	16.8	10	Med	32	32	32	32	Remove tree.	Remove tree.	Retain
132	Plantain	Plantain	16.8	10	Med	33	33	33	33	Remove tree.	Remove tree.	Retain
133	Plantain	Plantain	16.8	10	Med	34	34	34	34	Remove tree.	Remove tree.	Retain
134	Plantain	Plantain	16.8	10	Med	35	35	35	35	Remove tree.	Remove tree.	Retain
135	Plantain	Plantain	16.8	10	Med	36	36	36	36	Remove tree.	Remove tree.	Retain
136	Plantain	Plantain	16.8	10	Med	37	37	37	37	Remove tree.	Remove tree.	Retain
137	Plantain	Plantain	16.8	10	Med	38	38	38	38	Remove tree.	Remove tree.	Retain
138	Plantain	Plantain	16.8	10	Med	39	39	39	39	Remove tree.	Remove tree.	Retain
139	Plantain	Plantain	16.8	10	Med	40	40	40	40	Remove tree.	Remove tree.	Retain
140	Plantain	Plantain	16.8	10	Med	41	41	41	41	Remove tree.	Remove tree.	Retain
141	Plantain	Plantain	16.8	10	Med	42	42	42	42	Remove tree.	Remove tree.	Retain
142	Plantain	Plantain	16.8	10	Med	43	43	43	43	Remove tree.	Remove tree.	Retain
143	Plantain	Plantain	16.8	10	Med	44	44	44	44	Remove tree.	Remove tree.	Retain
144	Plantain	Plantain	16.8	10	Med	45	45	45	45	Remove tree.	Remove tree.	Retain
145	Plantain	Plantain	16.8	10	Med	46	46	46	46	Remove tree.	Remove tree.	Retain
146	Plantain	Plantain	16.8	10	Med	47	47	47	47	Remove tree.	Remove tree.	Retain
147	Plantain	Plantain	16.8	10	Med	48	48	48	48	Remove tree.	Remove tree.	Retain
148	Plantain	Plantain	16.8	10	Med	49	49	49	49	Remove tree.	Remove tree.	Retain
149	Plantain	Plantain	16.8	10	Med	50	50	50	50	Remove tree.	Remove tree.	Retain
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199	Plantain	Plantain	16.8	10	Med	100	100	100	100	Remove tree.	Remove tree.	Retain

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1000 4th Avenue, Suite 2000, Seattle, WA 98101
www.cphconsultants.com

CLIENT/OWNER
KIRKLAND
KIRKLAND UNIVERSITY CENTER BUILDING

TITLE
NEW CLASSROOM BUILDING

5311 158th Ave NE
Kirkland, WA

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PROJECT NUMBER
11103.01

ISSUED FOR: DATE:
ZONING PERMIT: 08.20.12

PLAN APPROVAL
DRAWN BY: JVE
CHECKED: JVE

SHEET CONTENTS

CONSULTANT



CLIENT/OWNER



TITLE

NEW CLASSROOM BUILDING

5311 158th Ave NE
Kirkland, WA



PROJECT NUMBER

11103.01

ISSUED FOR: DATE:

ZONING PERMIT 8.20.12

ZONING PERMIT 6.20.12

DRAWN BY: LP

CHECKED: TR

SHEET CONTENTS

PLANTING PLAN

SHEET NUMBER

L-101

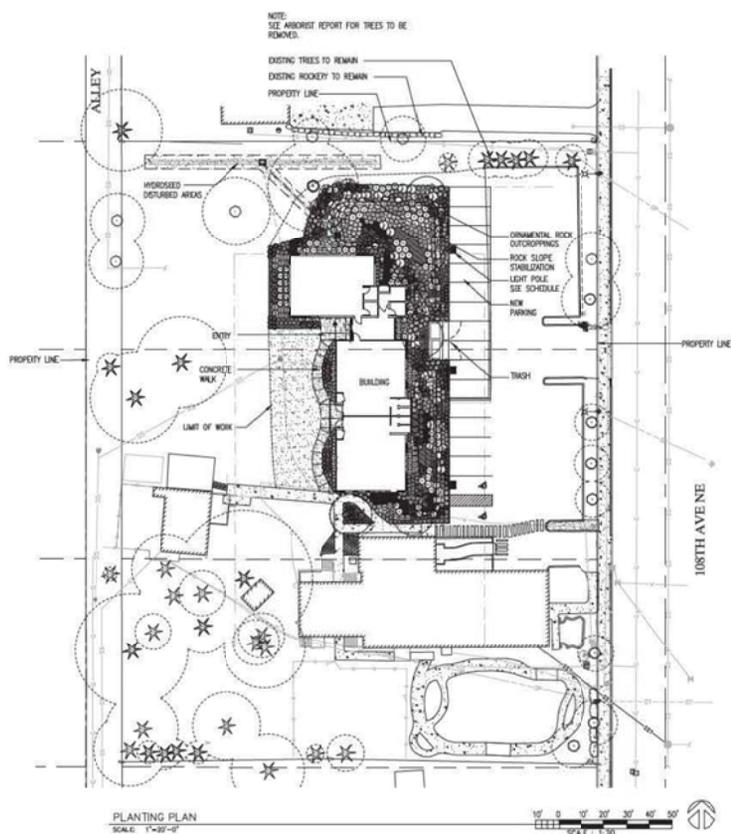
LYING SCHEDULE

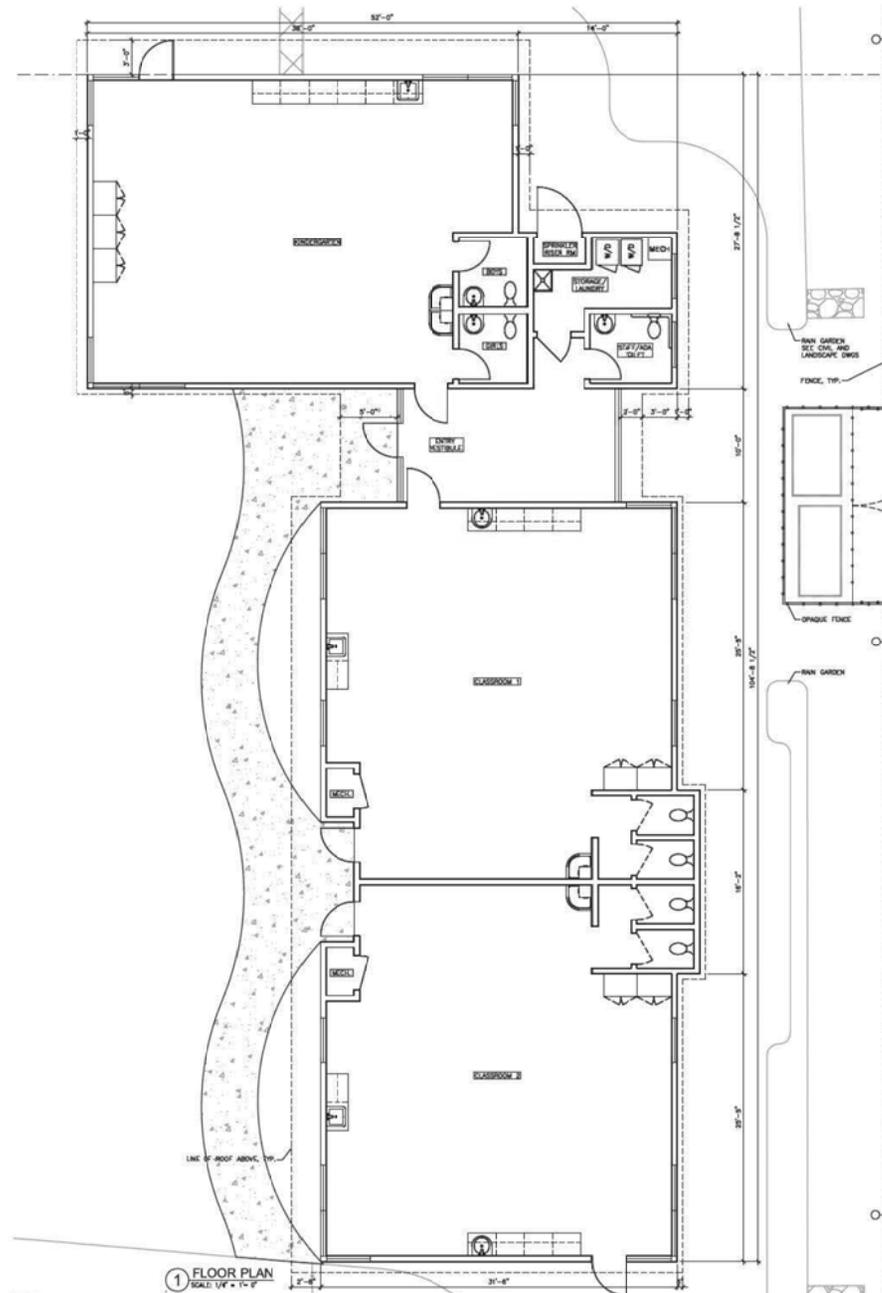
15' H. FEEDBACK LIGHT ARCHITECTURAL AREA LYING S.S. SERIES VOM LUM 5080

NOTE: CLARITY W/ MANUFACTURER OR LYING LOGICONS, CONTACT: LYING GROUP NORTHWEST: JIM WOODRING, LC 206. 299-8000.

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	QTY.
	ACER CIRCINATUM	VINE MAPLE	1	1/2" CAL., B&B, MULTI-TRUNK	MULTI-STEM 8' HT	10
	ZELKOVA SERRATA	SARILAF ZELKOVA	8 & 8	2" CAL.		4
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	MIN. HT./SPREAD	D.C. SPCG	QTY.
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL.		36"	8
	CAREX BUCHANANI	LEATHER LEAF SEDGE	1 GAL.		24"	48
	CORNUS SANGUINEA 'WINTER FLAME'	WINTER FLAME BLOODING DOGWOOD	3 GAL.			47
	CORNUS STOLONIFERA 'FLAWNAXA'	YELLOWING DOGWOOD	2 GAL.		36"	27
	CORNUS STOLONIFERA 'KELSEY'	KELSEY DOGWOOD	3 GAL.			25
	GAULTHERIA SHALLOW	SALAL	1 GAL.		30"	47
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.		24"	66
	LAVANDULA ANGSTIFOLIA 'HIDCOTE'	HIDCOTE LAVENDER	1 GAL.		30"	42
	LUZULA SYLVATICA	WOODRUSH	1 GAL.		24"	40
	MAHONIA REPENS EVERGREEN	CREeping MAHONIA	1 GAL.		24"	66
	NANDINA DOMESTICA 'COMPACTA' SEMI-EVERGREEN	DWARF HEAVENLY BAMBOO	2 GAL.	12" - 15" MIN HT		55
	PENSTEMON FRUTICOSUS	SHRUBBY PENSTEMON	1 GAL.		24"	24
	RIBES SANGUINEUM	RED FLOWERING CURRANT	3 GAL.		36"	40
	ROSA RUGOSA	RUGOSA ROSE	2 GAL.		36"	42
	RUBROCKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	1 GAL.		24"	51
	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	5 GAL.			31
	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL.		24"	64
	VBURNUM DAVIDI EVERGREEN	DAVID VIBURNUM	2 GAL.	12" - 15" MIN HT		49
GRASSES	BOTANICAL NAME	COMMON NAME	CONT.	MIN. HT./SPREAD	D.C. SPCG	QTY.
	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	2 GAL.			103
	PENNISETUM ALOPECUROIDES 'HAMELIN'	HAMELIN DWARF FOUNTAIN GRASS	2 GAL.		AS SHOWN	49
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	SPCG	AP. BT.	QTY.
	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	VANCOUVER JADE BARBERRY	1 GAL @ 18" OC			8
	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL @ 18" OC			25
	CAREX BUCHANANI	LEATHER LEAF SEDGE	1 GAL @ 18" OC			39
	CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	1 GAL @ 18" OC			18
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL @ 24" OC			161
SOO/SEED	BOTANICAL NAME	COMMON NAME	CONT.	SPCG	AP. BT.	QTY.
	TURF HYDROSEED	DROUGHT TOLERANT FESCUE BLEND	SEED			2,385 SF





1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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CONSULTANT

CLIENT/OWNER



TITLE

NEW CLASSROOM BUILDING

5311 108th Ave NE
Kirkland, WA

STAMP



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PROJECT NUMBER

11103 01

ISSUED FOR: DATE:

ZONING PERM: 08.20.12

PLAN APPROVAL

DRAWN BY: JS

CHECKED BY: JS

SHEET CONTENTS

FLOOR PLAN & DETAILS

SHEET NUMBER

A-101

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KIRKLAND
COMMERCIAL REAL ESTATE

TITLE

NEW CLASSROOM BUILDING

5311 108th Ave NE
Kirkland, WA

STAMP



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PROJECT NUMBER
11103 01

ISSUED FOR: DATE:
DURING PERM: 06/20/12

PLAN APPROVAL
DRAWN BY: JS
CHECKED BY: JS

SHEET CONTENTS

EXTERIOR ELEVATIONS

SHEET NUMBER

A-201



CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033 425.587-3225

www.kirklandwa.gov

DEVELOPMENT STANDARDS LIST

KIRKLAND CHILDREN'S SCHOOL MASTER PLAN, ZON12-00659

ZONING CODE STANDARDS

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.

105.65 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.

115.45 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.

115.75.2 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.

115.135 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.

Prior to issuance of a grading or building permit:

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

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.



DEVELOPMENT STANDARDS

ZON12-00659

BUILDING DEPARTMENT

1. Prior to issuance of Building, Demolition or Land surface Modification permit applicant must submit a proposed rat baiting program for review and approval. Kirkland Municipal Ordinance 9.04.040
2. Building permits must comply with the 2009 editions of 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.
3. Structure must comply with the 2009 Washington State Energy Code.
4. Structures to be designed for seismic design category D, wind speed of 85 miles per hour and exposure B.
5. Plumbing meter and service line shall be sized in accordance with the current UPC.
6. Demolition permit required for removal of existing structures, if applicable.
7. A geotechnical report is required to address this 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 subsequent structures. Norkirk Houghton Kirkland
8. This parcel is comprised of multiple lots and must be consolidated prior to permit issuance. A Lot Consolidation by Restrictive Covenant document will be created by the City for signature by the property owners and sent to King County for recording at the time of permit issuance.
9. If the property is to be surrounded by a fence that would not provide a direct and unobstructed access to the public way, then a safe dispersal area per the Exception to IBC Section 1027.6 shall be provided.
10. The access aisle between the barrier free parking stalls shall adjoin the accessible route without overlapping with the vehicular way per ICC/ANSI A117.1.

FIRE DEPARTMENT

A sprinkler system is required to be installed throughout the building. The system shall be designed and the plans stamped by a person holding a Washington State Certificate of Competency. The system shall be installed by a state licensed sprinkler contractor.

A fire alarm system is required.

Portable fire extinguishers are required throughout the building.

Access as shown is acceptable for the fire department.

"NO PARKING - FIRE LANE" signs, curb stenciling, and painting required on the south side of the north parking lot.

Fire flow on 108th Ave NE is approximately 3,000 gpm, which is adequate for this project.

One additional hydrant is required on the northwest corner of the property. It shall be equipped with a 5" Stortz fitting.

PUBLIC WORKS DEPARTMENT

PUBLIC WORKS CONDITIONS

Permit #: ZON12-00659

Project Name: Kirkland Children's School

Project Address: 5311 108th Ave. NE

Date: August 3, 2012

Public Works Staff Contacts

Land Use and Pre-Submittal Process:

Rob Jammerman, Development Engineering Manager

Phone: 425-587-3845 Fax: 425-587-3807

E-mail: rjammer@kirklandwa.gov

Building and Land Surface Modification (Grading) Permit Process:

John Burkhalter, Development Engineer Supervisor

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

E-mail: jburkhalter@kirklandwa.gov

Or

Building and Land Surface Modification (Grading) Permit Process:

Philip Vartanian, Development Engineer

Phone: 425-587-3856 Fax: 425-587-3807

E-mail: pvartanian@kirklandwa.gov

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.kirklandwa.gov.
2. This project will be subject to Public Works Permit and Connection Fees. 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.kirklandwa.gov. The applicant should anticipate the following fees:
 - o Water and Sewer connection Fees (paid with the issuance of a Building Permit)
 - o Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
 - o Water Meter Fee (paid with the issuance of a Building Permit)
 - o Right-of-way Fee
 - o Review and Inspection Fee (for utilities and street improvements).
 - o Traffic Impact Fee (paid with the issuance of Building Permit). For additional information, see notes below.
3. Transportation Concurrence has been applied for and has been granted.
4. Building Permits associated with this proposed project will be subject to the traffic, impact fees per Chapter 27 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s).
5. 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.
6. 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.
7. 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).
8. A completeness check meeting is required prior to submittal of any Building Permit applications.
9. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall conform to Policy G-9 in the Public Works Pre-approved Plans and be approved by Waste Management and the City.

Sanitary Sewer Conditions:

1. The proposed project will be served by an existing side sewer that serves the existing buildings. The new 6-inch side sewer shall be extended to the new buildings and sewer clean-outs shall be added to the existing and new line every 100 ft. or at other location as required by Public Works Pre-approved Plans. Also, the existing side sewer in the alley to the west shall be cleaned, video inspected, and any deficiencies shall be repaired.

Water System Conditions:

1. Provide water service to the new buildings sized per the Uniform Plumbing Code.

Surface Water Conditions:

2009 KCSWDM

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:

Small Project Drainage Review (Types I & II)

Small project drainage reviews are divided into two types, Type I and Type II, primarily based on the amount of impervious surface area. Typical Type I projects create between 500 and 1,999ft² impervious surface area. Type II projects involve between 2,000 and 9,999ft² impervious surface areas, with a total of no more than 5,000ft² of new impervious area and not more than a total of 9,999ft² impervious surface area added since 01/08/01.

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. Amended soil per Ecology BMP T5.13 is recommended for all landscaped areas.

4. 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.

5. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).

6. 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.

7. 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.

8. 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. Remove and replace any cracked curb and gutter or sidewalk.
2. 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.
3. 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.
4. 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.
5. Underground all new overhead transmission lines.
6. Per KZC 110.10.1, because undergrounding of the overhead lines along the project frontage would exceed 20% of the value of the proposed improvements, undergrounding cannot be required and the applicant is not required to sign a Local Improvement No Protest Agreement (as described in KZC 110.60.7.b)

Tony Leavitt

From: Stacey Auer <contactsba@gmail.com>
Sent: Thursday, August 02, 2012 2:19 PM
To: Tony Leavitt
Subject: Case #ZON12-00659

Dear Mr. Leavitt –

I'm writing to you to express support of the expansion project at the Kirkland Children's school (Case #ZON12-00659). My children have attended the school for two years, and in that time I have been very impressed with the school's commitment to their students, the environment, their community, and their immediate neighbors. There are several reasons it is important Kirkland Children's School expands.

1. **Excellent education and care.** We toured over five well qualified daycare/schools for our children, and KCS was by far the best. In a time when it can be difficult to find quality childcare, KCS has offered our children a place of caring, imagination, inspiration, learning, and safety. I feel each of the teachers and staff at KCS takes personal interest in my children, showing them love and compassion, all the while having fun. It is no wonder there is so much demand for the few spots available at KCS. An expansion will allow the school's teachers and staff to share their amazing care and education with more members of our community.
2. **Commitment to the neighborhood and the environment.** As a professional in the environmental field I am delighted with KCS's commitment to the environment and their neighborhood. The school, and its surroundings, are always clean and well maintained. The play areas are modern and safe, and even include an organic garden. I am confident the school's expansion will incorporate comprehensive consideration for kids, neighbors, and wildlife.
3. **The expanded school will be an asset to the neighborhood.** The school's expansion plans have been carefully designed to bring value to the neighborhood by adding an attractive, well-constructed, environmentally-minded facility that will house excellence in care and education.

Thank you for your time and consideration in this matter. I am confident that your examination of Kirkland Children's School's plans for expansion will result in a positive outcome for both the school and the City of Kirkland.

Sincerely,

Stacey Auer

Tony Leavitt

From: Tia <digdig@mac.com>
Sent: Saturday, August 11, 2012 9:57 AM
To: Tony Leavitt
Subject: Kirkland Children's School expansion

I've seen the renderings for the new Kirkland Children's School and I encourage you to support this project. Its new look will be a significant improvement and fits with the aesthetic of Houghton. I've worked with KCS staff in local parks and know that they support a healthy natural environment; I've no doubt that their landscape design and maintenance will be of the highest caliber.

Sincerely,

Tia Scarce
10633 NE 45th St

Tony Leavitt

From: Xin G. <magang0615@yahoo.com>
Sent: Monday, August 13, 2012 11:59 AM
To: Tony Leavitt
Cc: KCS Office
Subject: Case No. ZON12-00659

Dear Tony - we recently moved to central Houghton area and was glad to find out there is a pre-school nearby to our house. Unfortunately, after contacting the Kirkland Children's school, we learned the current wait time is 2-years. We are forced to look for other learning opportunity for our kids until there is a spot available. We support KCS's expansion plan so we can have a neighborhood school for our kids which we can walk over and drop our kids.

Thank you.
Xin

Tony Leavitt

From: Peggy Etchevers <Chora12@comcast.net>
Sent: Monday, August 13, 2012 1:42 PM
To: Tony Leavitt
Cc: rachel@kirklandschool.com
Subject: Kirkland Children's School Expansion

Hello Tony,

I'm writing to let you know that my family supports the expansion of the Kirkland Children's School (project #ZON12-00659) ! My daughter went there for preschool and pre-K and had a wonderful experience. She continued to go there over school holidays up till the 3rd grade while I was still working. When she grew older and attended ICS, she would stop by there periodically to chat with the former director and her teachers. They have been constantly improving the facility within the confines of the existing footprint. But now they want to grow and allow more families to enroll their children and provide an even richer environment for those kids. Kirkland is growing and so should the Kirkland Children's School. I saw the plans on Friday, and they look beautiful and very reasonable. Thank you for facilitating that endeavor.

Sincerely,
Peggy Etchevers

Tony Leavitt

From: bronson874@aol.com
Sent: Tuesday, August 14, 2012 8:38 PM
To: Tony Leavitt
Subject: kirkland childrens school

I support the expansion/rebuild of the children's school. They have always been helpful in the community and sensitive to the surrounding neighborhood. My own children were students there many years ago under previous management and I can say that the current owner and management are not only a great improvement but positive community stewards. Recently the school hosted a plant sale for the local chapter of Audubon. They were supportive and helpful in promoting the use of native plants in our community and helping Eastside Audubon promote good stewardship in our community.

thanks.

Melinda Bronsdon
12229 NE 64th St
Kirkland, WA 98033
bronson874@aol.com
425-827-5708

Tony Leavitt

From: Calero Monteagudo, David <dcalero@sice.com>
Sent: Wednesday, August 15, 2012 1:48 PM
To: Tony Leavitt
Cc: office@kirklandschool.com
Subject: Expansion project at Kirkland CHildrens School

Dear Tony,

This is David Calero, a new resident of the Central Houghton Neighborhood. We have recently moved in from Spain to Kirkland, and we have been looking for a Daycare Center to enroll our 20 months old son.

Even though we have been visiting all the centers around the neighborhood, we still would like to enroll our son in the Kirkland Children's School. We loved it when we visited it, and we will be delighted if you take into account the expansion project they are trying to perform.

I look forward to hearing good news from you 😊

Sincerely,

David & Family

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Tony Leavitt

From: Mike Spring <spring00@comcast.net>
Sent: Tuesday, August 21, 2012 9:51 PM
To: Tony Leavitt
Subject: Yes to KCS

Mr. Leavitt,

I would like to request your vote in approving the expansion of the Kirkland Children's School. My son has attended the school for the last 3 years and has not only enjoyed school but has thrived in the learning environment that the school offers. The school and the teachers are pillars in the community. We would like our 1 year old daughter to attend (currently on the waiting list) and hope this expansion speeds up her admittance. 😊

YES TO KCS!

Thanks,
Mike and Elisabeth Spring

Tony Leavitt

From: Geary Britton-Simmons <gearybs@earthlink.net>
Sent: Wednesday, August 22, 2012 11:58 AM
To: Tony Leavitt
Subject: Our support for the Kirkland Children's School expansion (project #ZON12-00659)

Mr. Leavitt,

The Kirkland Children's School is quite an asset to Kirkland parents and their children! Not only does the School provide warm, loving, high quality care and education for young children, but it also teaches respect and love for plants and animals in our environment.

Our involvement with the School is through the five year relationship that Eastside Audubon Society has had with the School. Our Eastside Audubon volunteers are invited to the School to assist their teachers in teaching the children about birds and the importance of native plants to bird's survival. Moreover, the School hosts Eastside Audubon's annual fund raiser, a native plant sale on its School property.

Consequently, we are delighted that Kirkland Children's School plans to expand its physical plant to serve 60 more children and their families. We perceive the School's building plans to be quite consistent with the physical plants of schools directly across the street and elsewhere close by in the neighborhood. The School's plans also include a significant expense to mitigate the impact of a new building by planting a substantial number of trees and plants.

We urge Kirkland City government to approve the Kirkland Children's School expansion plans as soon as possible.

Sincerely,

Geary and Mary Britton-Simmons

Kirkland Children's School "Yes to KCS" Postcard Summary

Ana Bacioiu
10505 NE 45th Street
Kirkland, WA 98033
Central Houghton Resident

Our neighborhood needs more quality daycares like KCS. KCS has a long waitlist. I hope you'll make the right decision.

Tara Mikosz
17918 NE 156th St
Woodinville, WA 98072

My two children attend KCS and they've been blessed there. It would be wonderful for even more children to benefit from the nurturing, high quality care that my kids love.

Erna Geiesdottie
12017 NE 68th Pl
Kirkland, WA 98033

We love Kirkland Children's School. My son, Oliver, is so happy here that he hardly ever wants to leave when I come and pick him up. My older son, Thor, was also happy here. The staff is fantastic.

Jen Judge
11237 NE 58th Pl
Kirkland, WA 98033
Central Houghton Resident

It is a fabulous place my child has been here for 4years+ the kids deserve a great building + the community deserves a lovely building, it creates community.

Liron Torres
10242 NE 65th St
Kirkland, WA 98033
Central Houghton Resident

We need great initiatives to support high quality education in the neighborhood

Connie J McDermott
7320 116th Ave NE
Kirkland, WA 98033

I work at KCS and I love to walk to the new school ☺

Jonathan Milstein
31 10th Place South
Kirkland, WA 98033

KCS is an incredible asset to the community and the addition will enhance my neighborhood and Kirkland as a whole. Thank you!

Heather DeVil
11826 NE 141st St
Kirkland, WA 98034

It is a great school that more kids need to be able to attend!

Hilary Pike
4548 108th Ave NE
Kirkland, WA 98033
Central Houghton Resident

We walk to KCS, I love their support of the environment and the neighborly feel.

Adam and Sarah Wujick
12902 NE 91st LN
Kirkland, WA 98033

KCS provides high quality education and childcare, is a caring neighborhood partner and loves Kirkland. Support this project and you support Kirkland and its children!

Ortal Plinner
6418 146th Ave NE
Redmond, WA 98052

It is very hard to find a place like KCS where children get the whole package: beautiful facility, great staff, good program. I have been on the waiting list.

Wen LaCasse
1121 6th St
Kirkland, WA 98033

I support KCS.

Tana Carpita
10206 NE 60th St
Kirkland, WA 98033
Central Houghton Resident

Great design. Great addition to the neighborhood.

Gregory Wau
13259 124th St NE
Kirkland, WA 98034

KCS is a wonderful school! Expansion will allow more families to experience this great neighborhood resource.

Jennifer Timmerman
7131 NE 167th St
Kenmore, WA 98028

My kids go to Kirkland Children's School and love it. They would definitely benefit!

Jennifer Daher
11150 NE 97th Street
Kirkland, WA 98033

KCS has been such a great impact on my daughter and all of her abilities! All of the staff is so flexible and truly loves my daughter! We need more schools and programs for all of our youth like this! Thank you!

Torey Smith
7623 115th PI NE
Kirkland, WA 98033

I have been waiting for over 1 ½ years to have my child placed at the Kirkland School.

