



MEMORANDUM

To: Houghton Community Council
Sue Tanner, Kirkland Hearing Examiner

From: Tony Leavitt, Associate Planner

Date: January 25, 2012

Subject: **INTERNATIONAL COMMUNITY SCHOOL (ICS)/ COMMUNITY ELEMENTARY SCHOOL (CES) MASTER PLAN, ZON11-00023**

At the Public Hearing on January 10th, the Hearing Examiner and Houghton Community Council requested that the record remain open for one week in order to obtain traffic safety comparison data and to contact Mr. Joseph Tovar to get his perspective on the enforceability of the 1999 Gordon Hauck Agreement. On January 12th, Staff asked the HCC Vice Chair and Hearing Examiner for additional time to collect the requested information. Both the HCC Vice Chair and Hearing Examiner agreed to the extension.

In response to the traffic safety data request, Thang Nguyen in the Public Works Department prepared Enclosure 1 with Attachments.

Staff sent an email to Mr. Joseph Tovar on January 12th requesting his perspective of the 1999 agreement. Staff attached the agreement, the letter from Mr. Greg Cox (Hearing Exhibit 10) and the letter from the LWSD (Hearing Exhibit 7). After receiving no response from Mr. Tovar, Staff again sent an email to Mr. Tovar on January 23rd. Staff has yet to receive a response.

Additionally on January 12th, the Hearing Examiner requested via email a copy of the City's 1999 SEPA Determination. The request email and a copy of the SEPA determination are included as Enclosure 2.

Enclosures

1. Public Works Memo with Attachments
2. HE Information Request and 1999 SEPA Determination

CITY OF KIRKLAND

123 FIFTH AVENUE • KIRKLAND, WASHINGTON 98033-6189 • (425) 587-3000

**DEPARTMENT OF PUBLIC WORKS
MEMORANDUM**

To: Tony Leavitt, Associate Planner

From: Thang Nguyen, Transportation Engineer

Date: January 24, 2012

Subject: ICS/ CES Traffic Safety Data

At the request of the Houghton Community Council during the ICS/ CES public hearing, here is the information that I have collected.

The accident record from January 2007 to November 23, 2011 (Attachment 1) shows one traffic accident reported on 111th Avenue NE between NE 60th Street and NE 62nd Street. The accident occurred on October 2007 at 6:25 PM outside of the school operation hours. The accident record shows no accidents on either NE 60th Street or NE 65th Street between 2007 and November 2011. Miss Cox testified that her pets were killed by drivers in recent years. As evidence in the attached letter from Miss Cox in 1999 (Attachment 2), the accidents she referred to during the hearing were prior to 1999 and the installation of the speed humps. Accident records show no accident between 2007 and 2011.

The Public Works Department has no records of traffic complaints in the past three years in and around the school.

The latest speed study completed on 111th Avenue NE and NE 65th Street was done in 2007 (Attachment 3), prior to that it was done between 2001 and 2004. As shown, the 85th percentile speed was less than 30 mph. On NE 65th Street west of 112th Avenue NE, the speed was approximately 26 mph. Similarly on 111th Avenue NE, there is no indication of excessive speeding.

A summary of the Police radio call records (Attachment 4) shows some general traffic incident reports between 2008 and 2011, but none of the incidents required a police report. With the exception of 2010 (11 reports in the vicinity of NE 67th Street), there are very few incident calls on 111th and 112th Avenue NE and NE 62nd Street. There were very few incident calls in 2011 (4 total) and there is no pattern to indicate a negative trend.

This data suggests that there is no significant traffic safety problem in the area of the school.

Attachments

1. Accident Report
2. 1999 Letter from Annette Cox
3. Speed Study
4. Police Incident Report Summary

Corridor Report City of Kirkland

Tuesday, January 24, 2012

Corridor: 111TH AVENUE NE from NE 60TH STREET to NE 65TH STREET

Report Period: Monday, January 01, 2007 to Wednesday, November 23, 2011

SEGMENT	2011	2010	2009	OTHERS	TOTALS
At NE 60TH STREET	0	0	0	0	0
Between NE 60TH STREET and NE 62ND STREET	0	0	0	1	1
At NE 62ND STREET	0	0	0	0	0
Between NE 62ND STREET and NE 65TH STREET	0	0	0	0	0
At NE 65TH STREET	0	0	0	0	0
TOTALS	0	0	0	1	1

15

RECEIVED
MAR 31 1999

Dear Ms. Swan,

.....AMPM
PLANNING DEPARTMENT

The enclosed letter is a response to the District's request for suggestions and concerns regarding the move of the ICS junior/high school to Gordon Hauck. Please take the time to read it. At the meeting put on by the District last week, the situation bordered on alarming. Many of my neighbors were extremely upset and did not realize that the District has the authority to change a school drastically without any neighborhood input.

Two years ago, I spent several months gathering signatures from our neighborhood to have speed humps put on our street (111th); this was after I had two pets killed by motorist cutting through the neighborhood; one motorist was a BEST student late for school. Thankfully, after several traffic studies, the city put the speed humps on our street.

I feel very passionate about keeping our neighborhood safe for pedestrians. I do feel however, that ICS could be an asset to our neighborhood providing that several concerns are addressed. Obviously my main concerns are traffic and parking. Our neighborhood suffers impact from commuters cutting through from 108th to 405. From 3:00pm to 6pm, the traffic is heavy and fast. In addition, our streets are the walking routes for children attending Lakeview Elementary. I am extremely concerned about their safety and hope that this issue is taken seriously. Visit the neighborhood sometime between 3pm and 6pm, the volume of traffic will surprise you.

Given all the recent growth of Kirkland (Carillon Point, numerous condominiums etc.) and the increase in traffic, am I being paranoid in thinking that the City of Kirkland's interests are in quantity of life (potential revenue) rather than the of quality of life? We have a beautiful neighborhood and I sincerely hope that we can keep it that way. I look forward to hearing from you. Please feel free to attend the meeting on April 5th.

Thank you for your time.

Sincerely,

Annette Cox

Annette Cox
6221 111th N.E.
Kirkland, WA 98033

Dear neighbors,

At a recent presentation, the school district asked for our concerns regarding their plans to move the International Community School ("ICS") from Redmond High School to the Gordon Hauck Center. The ICS is a junior high and high school that includes grades 7-12 and draws students from throughout the school district. As ICS is a district-wide school and enrollment is based on a lottery system, there is very little chance that a student from this neighborhood will ever attend the school. It is imperative at this time to become organized as a group so that our concerns will be heard as part of the planning process. Please attend a meeting on April 5th at 7:00pm at Houghton fire station to discuss this change to our neighborhood. The objectives of this meeting will include these:

1. To become better informed about the situation and our alternatives (we hope to have some legal input by the time of the meeting and we will try to have the presence of a land-use attorney).
2. To form a consensus about our goals with respect to this development.
3. To form a cohesive voice for our discussions/negotiations with the District, the School Board, the City, and the Houghton Community Council.
4. To develop and set in motion a plan of action.

Some of the concerns we plan to address are as follows.

Traffic: There will be 360 new students at the Gordon Hauck facility in addition to the Community Elementary school. There will be 165 students of high school age who may be driving. In addition to these students there will be staff and parents driving to the site every day. Since there will be no school bus service into and out of the school, all of these students will be arriving and leaving by car.

This neighborhood continues to suffer traffic impacts from the commuters cutting through our streets to avoid backed up arterials. In addition, our streets are primary routes for children walking to Lakeview Elementary School. The addition of cars for ICS together with the traffic generated by the Community School and cut-through traffic will further compromise the safety of our neighborhood. We must seek a plan for pedestrian safety, such as sidewalks, speed controls and signage, lighting, etc.

Parking: The programs at Gordon Hauck have changed several times over the past couple of years. The result is that there is a much greater need for parking spaces on the site than it was originally designed for, forcing the neighborhood to contend with a high volume of on-street parking. The District has a few ideas that they hope will alleviate parking problems, but we have no guarantee that the ideas the District is suggesting will be either successful or permanent. The School's present plans for parking appear to fall short of meeting the needs of the School, and the likely result will be overflow parking in our neighborhood with the related problems such as littering and loitering.

COMMENTS

Student behavior: If ICS remains an open campus as it is now, it is probable that the junior high and high school students will be free to leave the campus for lunch, either by foot or by car. Consequently, there would be even more traffic and parking problems. We should strive for a closed campus so that the students do not leave the campus during the day. Littering and traffic are the two most prevalent complaints by homeowners living near junior high/high schools.

Future expansion: Once ICS is in, we have no certainty it will not expand in the future. Also, when looking at the existing school and parking facilities, it is hard to believe that extensive site and building remodeling will not be required for the conversion to a junior high/high school. Yet, at the meeting the District stated that all remodeling would be confined to the building interior, with no additions. This would mean that no zoning permit is required for the project and thus no public notice or comment will be legally required. The District also stated that only twenty new parking stalls will be added. By only adding twenty new parking stalls they will be able to avoid a SEPA review, again minimizing public process. We are also concerned that the fields remain intact and not be used for parking or additional buildings, and that the school changes be esthetically pleasing so that any new equipment, building changes or parking spots are designed in a manner that enhances our neighborhood and does not negatively impact our property values.

Representation: The decision to move ICS here was unilaterally made by the School District without any opportunity for us, the affected neighbors, to have any input. As the District moves ahead with its plans for the school, we want to insure that our concerns are taken seriously, and that the request for community input is not mere lip service. An oversight committee has been established by the School consisting of several members only one of which is a neighbor representative, but that one is also an ICS student parent and thus will be an advocate for the school, not the neighborhood. We need a true representative instead of a figurehead.

Historically, zoning regulations allowed schools to be built in residential neighborhoods because schools served the families of that neighborhood. School/neighborhood relationships were between neighbors, and the mutual benefit of the arrangement was without question. Times have changed. Charter schools such as ICS have no personal ties to the neighborhood where it locates and therefore no innate responsibility to the neighbors. We need to establish a relationship with ICS that enhances our neighborhood rather than harms it. Please come to the meeting on April 5th and help preserve the quality of our neighborhood and the value of your property.

If you are unable to attend the meeting on April 5th, please enclose your comments and let us know that you want to be part of this group. Thank you,

Annette and Greg Cox
6221 111th Ave. N.E.
Kirkland, WA. 98033

Susan and Ralph Busch
11231 N.E. 67th
Kirkland, WA 98033

Judy and Randy Lewis
6020 111th PL N.E.
Kirkland, WA 98033

speed studies in Houghton

1/24/2012

Location	Site Address		85th percentile speed (mph)	Vehicles per day	Date	Study Duration
NE 62nd St	10906	E of 108th Ave NE	28.4	543	Mar-03	3/21-28/03
NE 62nd St	10906	E of 108th Ave NE	28.5	545	Oct-04	10/1-8/04
NE 62nd St	10906	E of 108th Ave NE	29.5	528	May-05	5/23-30/05
NE 62nd St	10906	E of 108th Ave NE	29.2	539	Oct-06	10/23-30/06
NE 62nd St	10906	E of 108th Ave NE	29	520	Jun-07	6/8-15/07
NE 62nd St	10910	E of 108th Ave NE	28.9	599	Feb-01	2/27-3/6/01
NE 65th St	11120	E of 108th Ave NE	26.3	1055	Sep-01	9/4-11/01
NE 65th St	11120	E of 108th Ave NE	26.7	1063	Apr-07	4/23-27/07
NE 65th St		W of 113th Ave NE	29.4	511	Apr-07	4/23-27/07
111th Ave NE	6036	N of NE 60th St	28.8	429	Oct-04	10/29-11/5/04
111th Ave NE	6215	N of NE 60th St	24.6	1059	Apr-07	4/23-27/07
111th Ave NE	6221	N of NE 60th St	25.3	980	Oct-04	10/29-11/5/04
112th Ave NE	6527	S of NE 68th St	28.9	1464	Sep-01	9/4-11/01
112th Ave NE	6527	S of NE 68th St	32.8	811	Jul-03	7/11-18/03
112th Ave NE	6527	S of NE 68th St	30.3	1500	Dec-03	12/15-22/03

Police Incident Report Summary

	2008	2009	2010	2011
111th Avenue NE				
vicinity of NE 67th Street	2	0	6	1
vicinity of NE 65th Street	0	0	1	0
vicinity of NE 64th Street	0	0	0	1
112th Avenue NE				
vicinity of NE 66th Street	1	0	0	0
vicinity of NE 67th Street	4	2	5	0
NE 62nd Street				
vicinity of 111th Avenue NE	0	0	0	1

Tony Leavitt

From: Tanner, Sue [Sue.Tanner@seattle.gov]
Sent: Thursday, January 12, 2012 2:46 PM
To: Tony Leavitt
Subject: Request for additional document in ICS case

Mr. Leavitt,

Attachment 9 to the staff report is the City decision approving the 1999 LWSD modification request to locate ICS at the Gordon Hauck site. The decision does not include any conditions. You stated in response to a question from me at the hearing that the neighborhood agreement on this modification was included as a condition to the modification. I suspect that the agreement was a condition to the SEPA determination on the modification, but that document is not included in the record. Could you forward it to me please? (Copies would need to go to the Houghton Community Council and to all parties of record, along with a copy of this request.)

Thank you.

Sue A. Tanner
Hearing Examiner
City of Seattle
P O Box 94729
Seattle, WA 98124-4729
(206) 684-0521 (telephone)
(206) 684-0536 (fax)

FILTE



CITY OF KIRKLAND
123 FIFTH AVENUE, KIRKLAND, WASHINGTON 98033-6189
(425) 828 - 1257

DETERMINATION OF NONSIGNIFICANCE (DNS) . (WITH CONDITIOND)

CASE #: SEP99-00044

DATE ISSUED: 9/16/1999

DESCRIPTION OF PROPOSAL -----

Proposal to add 51 paved parking stalls to the existing site for the Gordon Hauck International Community School remodel

PROPONENT: LAKE WASHINGTON SCHOOL DISTRIC

LOCATION OF PROPOSAL -----

11133 NE 65TH STREET

LEAD AGENCY IS THE CITY OF KIRKLAND

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This DNS is issued under 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date above. Comments must be submitted by 5:00 p.m. 9/30/1999

Responsible official:

Paul Stewart

9-15-1999

~~Eric Shields, Director~~ Paul Stewart, Deputy Dir. Date
Department of Planning and Community Development
425-828-1257

Address: City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033-6189

You may appeal this determination to LAURI ANDERSON at Kirkland City Hall, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 p.m., September 30, 1999 by WRITTEN NOTICE OF APPEAL.

You should be prepared to make specific factual objections. Contact Lauri Anderson to read or ask about the procedures for SEPA appeals.

Please reference case # SEP99-00044.

Publish in the Daily Journal American (date): 9/23/99

Distribute this form with a copy of the checklist to the following agencies:

X

Environmental Review Section, Department of Ecology,
P.O. Box 47703, Olympia, WA 98504-7703

Doug Hennick (for streams and wetlands)
Department of Fish and Wildlife (with drawings)
16018 Mill Creek Blvd.
Mill Creek, WA 98012

Larry Fisher (for shorelines and Lake Wa.)
Department of Fish and Wildlife (with drawings)
3190 160th Ave. SE
Bellevue, WA 98008-5452

Seattle District, U.S. Army Corps of Engineers,
P.O. Box C-3755, Seattle, WA 98124

Muckleshoot Tribal Council, Environmental Division,
Fisheries Department, 39015 172nd SE, Auburn, WA 98002

Northshore Utility District, P.O. Box 489, Kenmore, WA 98028

SEPA Responsible Official
King County Wastewater Treatment Division
Environmental Planning and Real Estate
821 Second Avenue, MS 81
Seattle, WA 98104 - and -

SEPA Responsible Official
King County Transit Division
Environmental Planning and Real Estate
821 Second Avenue, MS 122
Seattle, WA 98104

Support Services Center
Lake Washington School District No. 414
Attn: Bob Collard
P.O. Box 97039
Redmond, WA 98073

Dale Morimoto, Environmental Programs Manager
Washington State Department of Transportation
15700 Dayton Ave. N., MS 138
P.O. Box 330310
Seattle, WA 98133-9710

Applicant / Agent

Steve Cole, LWSD, 15212 NE 95th St., Redmond,
WA 98052

**SEE ATTACHED CONDITIONS

cc: Case # BLD99-00739

Distributed to agencies along with a copy of the checklist. (see attached).

Barry Stewart
Distributed By:
SEPA_C_A, rev: 9/15/1999

Sept. 16, 1999
Date.

SEPA Conditions for the Gordon Hauck International School, BLD99-00739

1. Prior to issuance of a building permit, the applicant shall sign and record with King County the approved TMP and PMP. The document shall be submitted to the City for recording along with the required recording fee. The TMP and PMP shall be implemented through the life of the International Community School and the Community School.
2. No International Community School or Community School on-street parking or drop-off/pick-up is permitted, except for infrequent special school events.
3. In the future, Lake Washington School District shall contribute its proportionate share of traffic safety and/or traffic calming improvements should the City of Kirkland determine that improvements are necessary. These improvements may include crosswalks, speed humps, stop signs, other street signage and/or any other similar types of improvements.
4. The conditions of the agreement between the Lake Washington School District and the Gordon Hauck neighborhood shall be considered part of the application for the ICS building permit No. BLD99-00739 and therefore meeting the agreement shall be a condition of this SEPA Determination.

CITY OF KIRKLAND

123 FIFTH AVENUE KIRKLAND, WASHINGTON 98033-6189 (425) 828-1257

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT MEMORANDUM

To: Paul Stewart, AICP, SEPA Responsible Official

From: Teresa Swan, Senior Planner *T. Swan*

Date: September 14, 1999

File: International Community School, Building Permit BLD99-00739

Subject: ENVIRONMENTAL DETERMINATION FOR THE LWSD INTERNATIONAL COMMUNITY SCHOOL, 11133 NE 65TH STREET

I have had an opportunity to visit the site and review the environmental checklist, the final traffic and parking report dated August 1999, the Transportation Management Plan (TMP) and Parking Management Plan (PMP), the agreement between Lake Washington School District (LWSD) and the Gordon Hauck neighborhood and the building permit plans.

LWSD proposes to relocate the existing International Community School (ICS), temporarily housed at Redmond High School, to the Gordon Hauck School. The programs in the Gordon Hauck School have been relocated this summer to other locations. LWSD proposes **no exterior changes** to the buildings, and only interior remodeling. Fifty-one additional parking stalls will be added to accommodate the eventual student drivers.

The Gordon Hauck School had 280 students on site at various times through the day for their Ready Start preschool, Home school and Community preschool programs. On the same site is the Community School (CS) for grades 1-6 grades which will remain. ICS will have 360 students between 7-12 grades starting with 120 students and then achieving a total of 360 students in four years.

The ICS and CS principals have agreed to stagger their school hours to reduce traffic and parking impacts and to work together in allocating the on-site parking spaces. The CS principal has agreed to work with parents and staff to follow the goals of the TMP and PMP of no on-street parking or on-street drop-off and pick-up.

Concerning traffic and parking impacts, Iris Cabrera, Traffic Engineering Analyst for the Public Works Department, has reviewed the traffic and parking report and the proposed TMP and PMP. Iris has determined that the new traffic generation is not significant and does not warrant any traffic mitigation at this time as outlined in her memoranda dated August 12, 1999 and September 13, 1999. Iris does recommend that one condition be placed on the SEPA determination that LWSD be obligated for their proportionate share of any potential future traffic safety and calming improvements in the vicinity of the project deemed necessary by the City, such as crosswalks, speed humps and/or signage.

The final TMP and PMP and the proposed site changes (pathways and sidewalks) incorporate the concerns of the neighborhood as outlined in their agreement with LWSD dated July 1, 1999. The TMP

and PMP apply to both ICS and CS since they are located on the subject property and share the same parking lot and access driveway.

Based on my review of all available information and adopted policies of the City, I am recommending that the proposal be clarified to include the following mitigating measures so that a Determination of Nonsignificance (DNS) can be issued.

Traffic and Parking Impacts

1. Prior to issuance of a building permit, the applicant shall sign and record with King County the approved TMP and PMP. The document shall be submitted to the City for recording along with the required recording fee. The TMP and PMP shall be implemented through the life of the International Community School and the Community School.
2. No International Community School or Community School on-street parking or drop-off/pick-up is permitted, except for infrequent special school events.
3. In the future, Lake Washington School District shall contribute its proportionate share of traffic safety and/or traffic calming improvements should the City of Kirkland determine that improvements are necessary. These improvements may include crosswalks, speed humps, stop signs, other street signage and/or any other similar types of improvements.
4. The conditions of the agreement between the Lake Washington School District and the Gordon Hauck neighborhood shall be considered part of the application for the ICS building permit No. BLD99-00739 and therefore meeting the agreement shall be a condition of this SEPA Determination.

This recommendation is based on adopted policies of the City as found in the City's Comprehensive Plan. Specifically the following elements of the 1995 Comprehensive Plan contain the following policies:

Transportation

Policy T-2.1: Promote pedestrian and bicycle networks that safely access commercial areas, schools, transit routes, parks, and other destinations within Kirkland and connect to adjacent communities, regional destinations and routes.

Policy T-5.5: Promote transportation demand management (TDM) strategies to help achieve mode split goals. TDM may include incentives, programs or regulations to reduce the number of single-occupant vehicle trips.

Policy LU-3.5: Incorporate features in new development projects which support transit and nonmotorized travel as alternatives to the single-occupant vehicle.

SEPA ENCLOSURES

1. Environmental Checklist
2. Vicinity Map

3. Site Plan
4. Traffic and Parking Report
5. Transportation Management Plan and Parking Management Plan
6. Memorandum from Irs Cabrera, Public Works, dated August 12, 1999
7. Memorandum from Iris Cabrera, Public Works, dated September 13, 1999
8. LWSD and Gordon Hauck neighborhood agreement

Review by Responsible Official:

I concur I do not concur

Comments: _____

s


Paul Stewart, Deputy Planning Director 9-15-1999 Date

cc: Steve Cole. LWSD, 15212 NE 95th Street, Redmond, WA 98052-2536
Cindy Duenas. Principal, ICS, LWSD
Gayle Cudworth. Principal, CS, LWSD, 10903 NE 53rd Street, Kirkland. WA 98033
Greg Cox. 6221-111th Ave NE, Kirkland WA 98033
Houghton Community Council
BLD99-00739

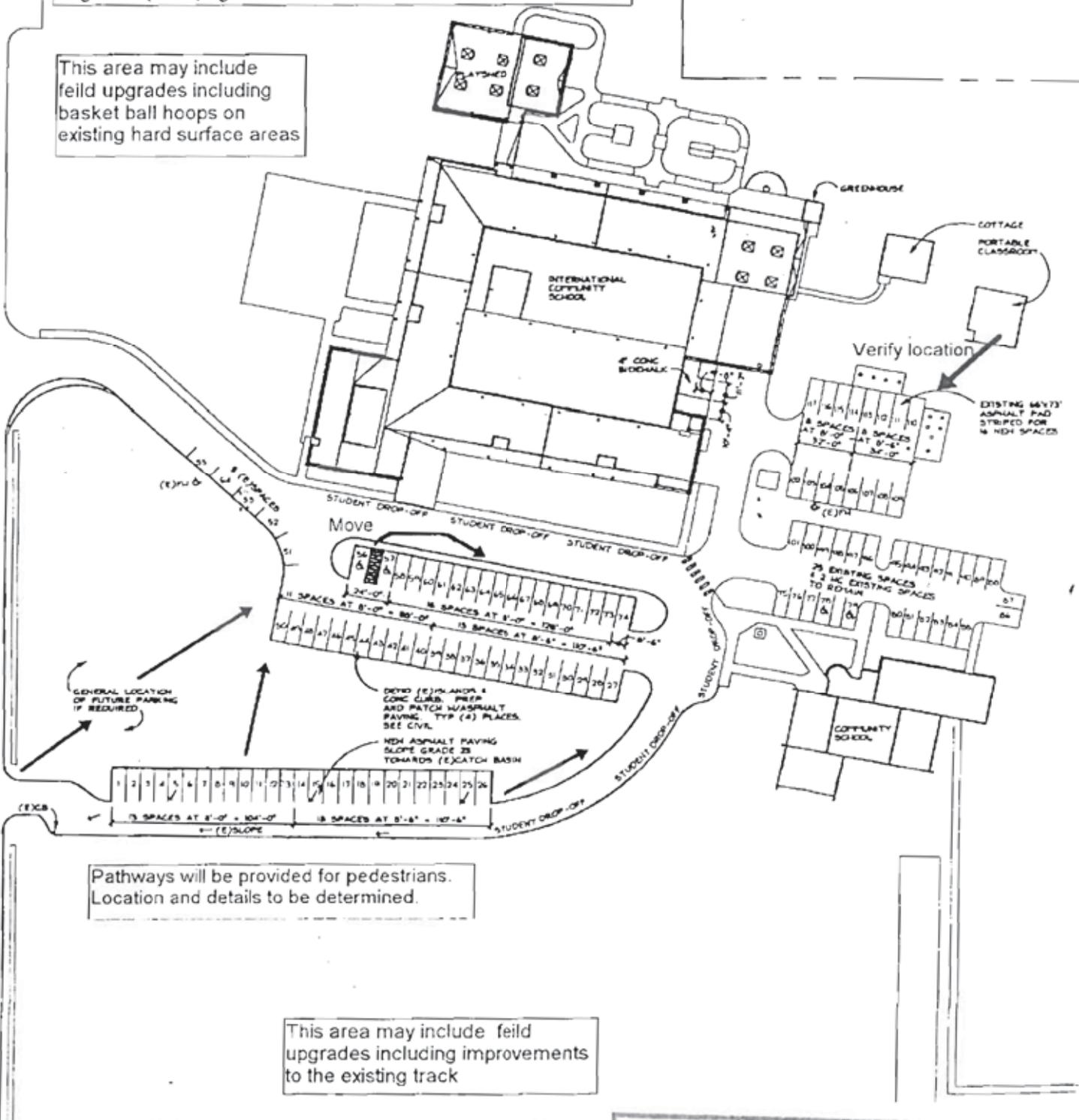
Site Utilization Plan /MAP International Community School Community School

Lake Washington School District
71/99

See attached map narrative and attached agreement entitled "The Lake Washington School District (LWSD) and the Gordon Hauck neighbors (GHN) agrees as follows"

This area may include feild upgrades including basket ball hoops on existing hard surface areas

NE 65th ST
2th
NE 65th ST
111th



Pathways will be provided for pedestrians.
Location and details to be determined.

This area may include feild upgrades including improvements to the existing track

ATTACHMENT 2
FILE NO. 810 99-00739



Lake Washington
School District No 414

Support Services Center
15212 N.E. 95th Street
Redmond, Washington 98052-2531
Office: (425) 882-5100
Fax: (425) 882-5146

September 15, 1999

Paul D Stewart
City Of Kirkland
123 Fifth Ave
Kirkland, WA 98033-6189

RE: International School and Community School at Hauck

Dear Paul,

We accept the additional mitigating measures contained in Teresa Swan's letter to Steve Cole dated 9/14/99. As we understand it accepting these measure effectively modifies our application and will allow you to issue a Determination of Nonsignificance (DNS) for the referenced project

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Steve Cole'.

Steven L. Cole
Facility Planner Construction Manger
(425)882-5101
scole@lkwash.wednet.edu

SLC slc

CC: File
Teresa Swan
Bob Collard



September 16, 1999

Steven Cole
LWSD – Support Services Center
15212 NE 95th Street
Redmond, WA 98052

Dear Mr. Cole:

Subject: Environmental Determination, Gordon Hauck International Community School, Building Permit No. BLD99-00739

The City has completed its environmental review of your application and has issued a Determination of Non-Significance for the proposed project (attached). In accordance with local ordinance, the determination will be published in the Journal-American Thursday, September 23, 1999.

Should you wish to appeal the determination, a written appeal must be submitted to the City by September 30, 1999. The appeal should include a concise statement of the matter being appealed, the specific components or aspects being appealed, the rationale for contention on appeal, and a statement of standing to appeal and an Affidavit of Distribution (available at the Department of Planning and Community Development). The fee for appealing the Environmental Determination is \$190.00.

Finally, while you have paid an initial environmental fee of \$130.00, this fee covered only four hours of Planning and Public Works Departments staff review and processing time. The actual review time for your project was seven hours. Therefore, an additional \$138 to cover the additional review time (charged at \$46 per hour based on City Ordinance) must be paid to the City prior to issuance of the building permit.

Should you have any questions regarding this letter, please contact me at 828-1263 and refer to File No. BLD99-00739

Sincerely,

PLANNING AND COMMUNITY DEVELOPMENT


Teresa J. Swan
Senior Planner

Attachment: Environmental Determination

cc: File BLD99-00739

G:\DATA\FDD\ENVIRON

CITY OF KIRKLAND

123 FIFTH AVENUE KIRKLAND, WASHINGTON 98033-6189 (425) 828-1257

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT MEMORANDUM

To: Paul Stewart, AICP, SEPA Responsible Official

From: Teresa Swan, Senior Planner

Date: September 14, 1999

File: International Community School, Building Permit BLD99-00739

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2. No International Community School or Community School on-street parking or drop-off/pick-up is permitted, except for infrequent special school events.
3. In the future, Lake Washington School District shall contribute its proportionate share of traffic safety and/or traffic calming improvements should the City of Kirkland determine that improvements are necessary. These improvements may include crosswalks, speed humps, stop signs, other street signage and/or any other similar types of improvements.
4. The conditions of the agreement between the Lake Washington School District and the Gordon Hauck neighborhood shall be considered part of the application for the ICS building permit No. BLD99-00739 and therefore meeting the agreement shall be a condition of this SEPA Determination.

This recommendation is based on adopted policies of the City as found in the City's Comprehensive Plan. Specifically the following elements of the 1995 Comprehensive Plan contain the following policies:

Transportation

Policy T-2.1: Promote pedestrian and bicycle networks that safely access commercial areas, schools, transit routes, parks, and other destinations within Kirkland and connect to adjacent communities, regional destinations and routes.

Policy T-5.5: Promote transportation demand management (TDM) strategies to help achieve mode split goals. TDM may include incentives, programs or regulations to reduce the number of single-occupant vehicle trips.

Policy LU-3.5: Incorporate features in new development projects which support transit and nonmotorized travel as alternatives to the single-occupant vehicle.

SEPA ENCLOSURES

1. Environmental Checklist
2. Vicinity Map

3. Site Plan
4. Traffic and Parking Report
5. Transportation Management Plan and Parking Management Plan
6. Memorandum from Iris Cabrera, Public Works, dated August 12, 1999
7. Memorandum from Iris Cabrera, Public Works, dated September 13, 1999
8. LWSD and Gordon Hauck neighborhood agreement

Review by Responsible Official: _____

I concur I do not concur

Comments: _____

s


Paul Stewart, Deputy Planning Director 9-15-1999 Date

cc: Steve Cole, LWSD, 15212 NE 95th Street, Redmond, WA 98052-2536
Cindy Duenas, Principal, ICS, LWSD
Gayle Cudworth, Principal, CS, LWSD, 10903 NE 53rd Street, Kirkland, WA 98033
Greg Cox, 6221-111th Ave NE, Kirkland WA 98033
Houghton Community Council
BLD99-00739

SEP 99

**ENVIRONMENTAL CHECKLIST
TO BE COMPLETED BY APPLICANT**

A. BACKGROUND

1. Name of proposed project, if applicable:

International Community School at Hauck

2. Name of Applicant: *Lake Washington School District*

3. Address and phone number of applicant and contact person:

*15212 NE 95th Street
Redmond, WA 98052
Phone: 425-882-5101
Contact: Steve Cole*

4. Date checklist prepared: *7/9/99*

5. Agency requesting checklist: *City of Kirkland*

6. Proposed timing or schedule (including phasing, if applicable):

Renovation to existing building and addition of parking to commence in August of 1999 and to be complete by February of 2000

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *Building is a candidate for modernization in about 7 years pending voter approval of project and funding*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *Traffic Study report by Parrott and Associates dated July 1999. Asbestos, lead paint, and other hazardous material report by AGRA dated June 1999*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. *None known*

10. List any government approvals or permits that will be needed for your proposal, if known. *Demolition permit, building permit, electrical permit, plumbing permit.*

ENCLOSURE	1
FILE NO.	131d99-0039

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. 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. *Interior alterations of existing school to accommodate 360 students grades 7-12. Add less than 5,000 square feet of asphalt, re stripe existing asphalt to increase total on site parking to 117 stalls.*

12. 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. *11133 65th Street Kirkland WA. SE 2-25-5.*

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- A. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

- B. What is the steepest slope on the site (approximate percent slope)? *Two to One*

- C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. *Fill sandy loam*

- D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *No None*

- E. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. *No Fill*

- F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *Possibly due to excavating for new parking however work is contemplated in August or September of the year.*

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. *No*
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. *None*
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *No*
5. Does the proposal within a 100-year floodplain? If so, note location on the site plan. *No*
6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *No*

B. Ground

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. *No*
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing any toxic chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) is(are) expected to serve. *Not Applicable*

C. Water Runoff (including storm water)

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. *New impervious area will flow into existing storm water system*

- G. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** *We will be adding less than 5,000 square feet of impervious surfaces over what already exists. The approximate coverage is less than 30%.*
- H. **Proposed measures to reduce or control erosion, or other impacts to the earth.** *Work will be accomplished in one or two days Earth will be covered at night.*
- I. **Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?** *No*

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 know.** *During Construction exhaust from generators and other construction equipment relating to the renovation. After Construction the addition of more cars parking on site.*
- B. **Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.** *None Known*
- C. **Proposed measures to reduce or control emissions or other impacts to air, if any:** *None*

3. WATER

- 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.** *None*

2. Could waste materials enter ground or surface waters? If so, generally describe. *No*

D. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: *None*

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.

B. What kind and amount of vegetation will be removed or altered? *Removing 2 maples in parking island approximately six inches in diameter.*

C. List threatened or endangered species known to be on or near the site: *None*

D. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *New trees and shrubs to mitigate trees removed from existing planting strips will be added to the satisfaction of the planning department for the City*

5. ANIMALS

A. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

- B. List any threatened or endangered species known to be on or near the site. *None*
- C. Is the site part of a migration route? If so, explain. *No*
- D. Proposed measures to preserve or enhance wildlife, if any: *None*

6. ENERGY AND NATURAL RESOURCES

- A. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *Existing all electric service*
- B. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No*
- 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: *None*

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: *Not Applicable*
 - 2. Proposed measures to reduce or control environmental health hazards, if any: *Project will be monitored during construction by an environmental engineering company.*
- B. Noise

Environmental Checklist (Continued)
TO BE COMPLETED BY APPLICANT

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

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. Construction noise would be from work trucks. Noise would mainly be inside. The Contractor will work daytime and evening hours per the City of Kirkland noise ordinances*

3. **Proposed measures to reduce or control noise, if any:** *None*

C. Describe the potential use of the following:

1. **Flammable liquids** *Gasoline for equipment.*
2. **Combustible liquids** *Gasoline for equipment*
3. **Flammable gases** *Propane for plumbers*
4. **Combustible or flammable fibers** *None*
5. **Flammable solids** *Lumber*
6. **Unstable materials** *None*
7. **Corrosives** *None known*
8. **Oxidizing materials** *none*
9. **Organic peroxides** *none*
10. **Nitromethane** *none*
11. **Ammonium nitrate** *none*
12. **Highly toxic material** *none*
13. **Poisonous gas** *none*
14. **Smelless powder** *none*
15. **Black sporting powder** *none*
16. **Ammunition** *none*
17. **Explosives** *none*
18. **Cryogenics** *none*
19. **Medical gas** *none*
20. **Radioactive material** *none*
21. **Biological material** *none*
22. **High piled storage (over 12' in most cases)** *none*

8. LAND AND SHORELINE USE

- A. What is the current use of the site and adjacent properties?** *Same as proposed, a school. Adjacent properties are single family homes.*

- B. Has the site been used for agriculture? If so, describe:** *no*
- C. Describe any structures on the site:** *Single story school approximately 33,000 Square feet, a 3,000 square foot elementary school, a 1,000 square foot portable, a small cottage, a covered play area.*
- D. Will any structures be demolished? If so, what?** *None*
- E. What is the current zoning classification of the site?** *Single Family Residential*
- F. What is the current comprehensive plan designation of the site?** *A school*
- G. If applicable, what is the current shoreline master program designation of the site?** *Not applicable*
- H. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify:** *no*
- I. Approximately how many people would reside or work in the completed project?** *30-50 per day.*
- J. Approximately how many people would the completed project displace?** *none*
- K. Proposed measures to avoid or reduce displacement impacts, if any:** *None*
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:** *Submit plans to City Building Department and obtain all necessary permits.*
- M. What percentage of the building will be used for:**
1. **Warehousing**
 2. **Manufacturing**

Environmental Checklist (Continued)
TO BE COMPLETED BY APPLICANT

3. **Office**
4. **Retail**
5. **Service (specify)**
6. **Other** *100 % School use*
7. **Residential**

N. **What is the proposed U.B.C. construction type?** *Construction type is V-N*

O. **How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?** *No additional square footage*

P. **How many square feet are available for future expansion (gross square footage including all floors, mezzanines, and additions).** *Not known*

9. **HOUSING**

A. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** *none*

B. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** *none*

C. **Proposed measures to reduce or control housing impacts, if any:** *none*

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?** *No change to existing*

B. **What views in the immediate vicinity would be altered or obstructed?** *none*

C. **Proposed measures to reduce or control aesthetic impacts, if any:** *none*

11. LIGHT AND GLARE

- A. What type of light or glare will the proposal produce? What time of day would it mainly occur? *No new or changed conditions***

- B. Could light or glare from the finished project be a safety hazard or interfere with views? *No change***

- 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: *None***

12. RECREATION

- A. What designated and informal recreational opportunities are in the immediate vicinity? *The site has play fields***

- B. Would the proposed project displace any existing recreational uses? If so, describe. *No***

- C. Proposed measures to reduce or control impacts on recreation, including recreation, including recreation opportunities to be provided by the project or applicant, if any: *None***

13. HISTORIC AND CULTURAL PRESERVATION

- A. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe: *no***

15. PUBLIC SERVICES

- A. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe: *No*
- B. Proposed measures to reduce or control direct impact on public services, if any:
none

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: *No new services required*

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: 

Date Submitted: 7/9/99

Relationship to signer to project: Facility Planner for Lake Washington School District

B. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. *None known*

C. Proposed measures to reduce or control impacts, if any: *none*

14. TRANSPORTATION

A. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. *NE 65th and 111th Ave NE*

B. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? *No, Three Blocks*

C. How many parking spaces would the completed project have? How many would the project eliminate? *117, none*

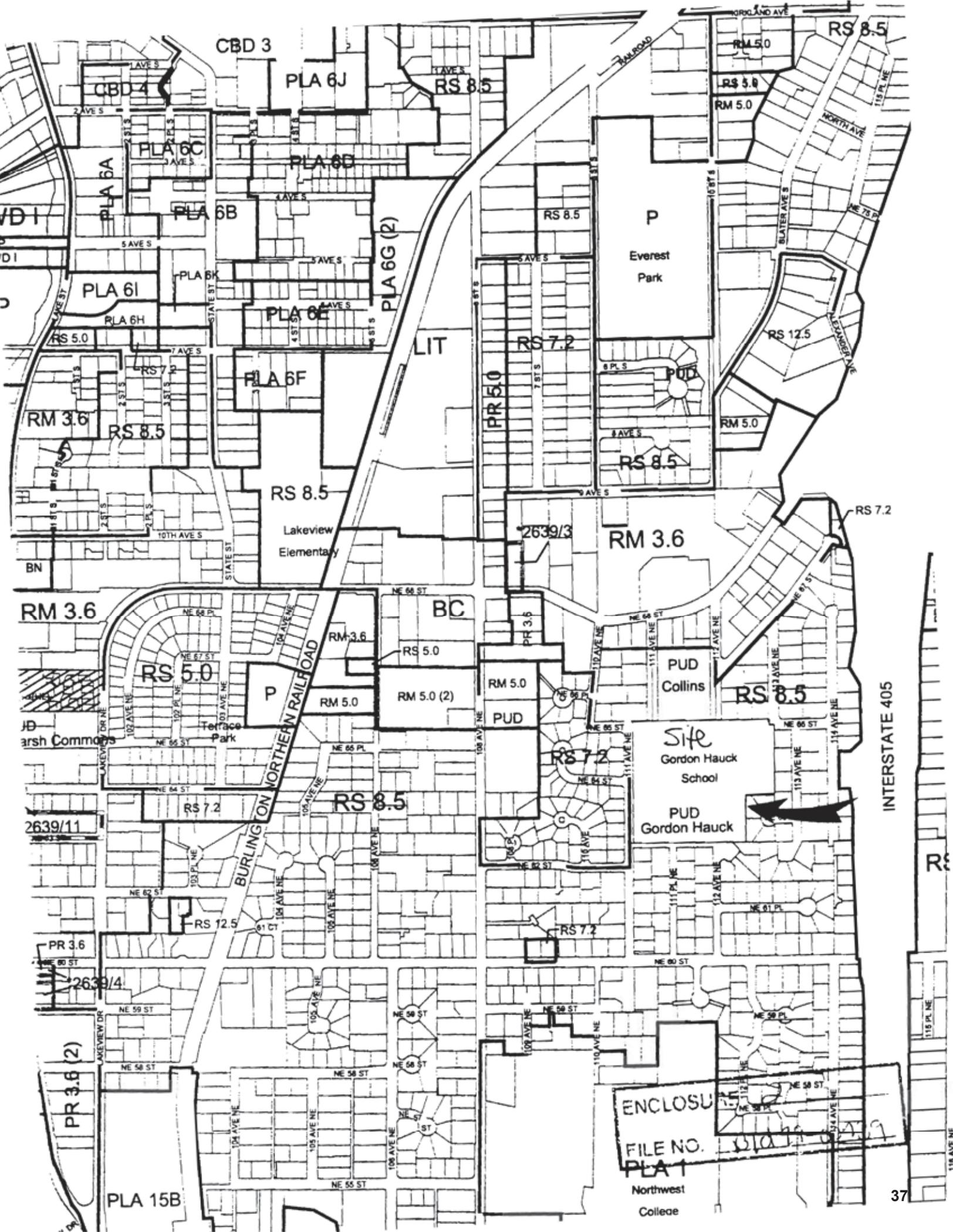
D. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private): *no*

E. How many weekday vehicular trips (one way) per day would be generated by the completed project? *1885*

If known, indicate when peak volumes would occur. *7:00 - 9:00 a.m. & 4:00 - 6:00 p.m. Peak period for the school versus the peak period for the underlying traffic is clarified in the attached transportation study prepared by Parrott Associates.*

How many of these trips occur in the a.m. peak hours? *144* How many of these trips occur in the p.m. peak hours? *63*

G. Proposed measures to reduce or control transportation impacts, if any: *See attached Transportation Study prepared by Parrott Associates. A Transportation Management Plan will be provided in accordance with the attached document entitled "The Lake Washington School District (LWSD) and the Gordon Hauck Neighbors (GHN) agree as follows:"*



CBD 3

PLA 6J

RS 8.5

RS 8.5

RM 5.0

RS 5.0

RM 5.0

PLA 6C

PLA 6D

PLA 6B

PLA 6A

PLA 6G (2)

RS 8.5

P

Everest Park

PLA 6I

PLA 6K

PLA 6E

LIT

RS 7.2

PUD

RS 12.5

RM 3.6

RS 8.5

PLA 6F

PR 5.0

RS 8.5

RM 5.0

RS 8.5

Lakeview Elementary

2639/3

RM 3.6

RS 7.2

RM 3.6

BC

RM 3.6

RS 5.0

PR 3.6

PUD Collins

RS 8.5

RS 5.0

P

RM 5.0

RM 5.0 (2)

RM 5.0

PUD

RS 7.2

Site Gordon Hauck School

PUD Gordon Hauck

Marsh Commons

RS 7.2

RS 8.5

2639/11

RS 12.5

RS 7.2

PR 3.6

2639/4

NE 59 ST

NE 58 ST

NE 58 ST

NE 58 ST

PLA 15B

ENCLOSURE

FILE NO. PLAT 1

Northwest College

INTERSTATE 405

Site Utilization Plan /MAP
 International Community School
 Community School

Lake Washington School
 71/99

See attached map narrative and attached agreement entitled "The Lake Washington School District (LWSD) and the Gordon Hauck neighbors (GHN) agrees as follows"

This area may include feild upgrades including basket ball hoops on existing hard surface areas

NE 65th ST

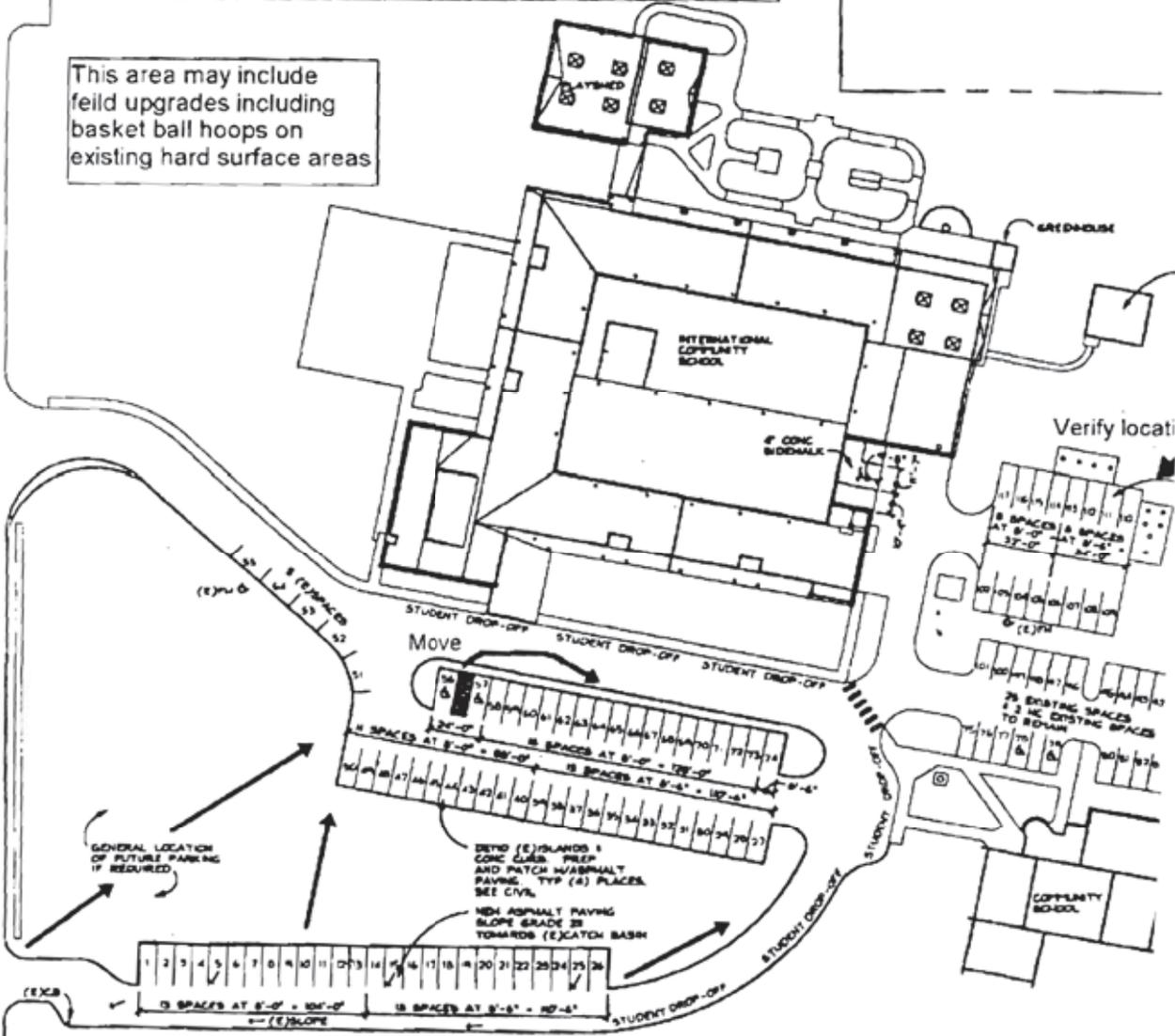
12th

NE 65th ST

11th

Pathways will be provided for pedestrians.
 Location and details to be determined.

This area may include feild upgrades including improvements to the existing track



11th AVE NE

ENCLOSURE 3

FILE NO. B1099-38