integrus ARCHITECTURE

PROJECT NARRATIVE

TO: City of Kirkland
CC: Forest Miller, Lake Washington School District

FROM: Kim Young
Integrus Architecture
On behalf of the Lake Washington School District

DATE: March 17, 2017
Updated April 16, 2018

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Seattle, WA 98104
206.628.3137 | office
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SUBJECT: Project Narrative – Zoning Code Compliance
Juanita High School
10601 NE 132nd Street
Kirkland, WA 98034

The Juanita High School project includes demolition of the existing academic building and construction of a new three-story building in its place. The new building will be approximately 217,000 sf, Type IIB construction with a steel frame structure. The program includes general classrooms, science and project classrooms, administration, commons, kitchen and servery, library, auditorium and performing arts classrooms, and general staff and building services support. The existing field house, pool, baseball field, softball field and stadium will remain as-is. The site work includes new walkways and landscaping at the building courtyard and the promenade leading to the existing fields; updates to north and east parking lots; re-surfacing tennis courts; and other miscellaneous site improvements and features.

This will be a 2-phase project allowing partial occupancy of the existing academic building while the new building is under construction. Program space will be supplemented with temporary campus facilities located on-site during construction which will include modular buildings for classrooms, administration and restroom facilities. Temporary classroom facilities will have minimal infrastructure needs, to include power and data, and exclude water and sewer.

Zoning code compliance is detailed in the submitted plan set. The project is fully compliant with allowed use, setbacks, lot coverage, and other development standards including landscaping and garbage and recycling screening. A traffic and parking study is included as part of the submittal and the project complies with the recommended parking count to be reviewed by the City of Kirkland.

An exception is being requested for the height limit of the proposed building. The City of Kirkland zoning code allows a 30-foot high building measured from the average building elevation for a school per the Density / Dimensions Table in Section 15.30, and an exception is allowed for schools to go to 35-feet based on requirements this project would meet; however, we are requesting an additional increase of 21-feet (for a total building height of 56-feet) to accommodate the three-story building with rooftop mechanical equipment and the theater volume with its modified

fly loft. A three-story building is being proposed in order to provide a smaller footprint that fits within the constraints of this previously developed site, and the additional height is required to make this approach feasible to accommodate the necessary square foot area of a comprehensive high school. We have provided the minimum floor to floor height feasible to allow adequate room for overhead ductwork, sprinklers and lights to ensure an energy-efficient building. Roof-top equipment area is less than 20% of the building footprint reducing the overall height impact. The building location exceeds minimum requirements for setbacks from the property line as noted on the architectural site plan which reduces impact on adjacent neighborhoods. The closest neighbors are to the west of the property and the site slopes up significantly so the building will not negatively impact solar orientation or views as it will sit below the neighborhood. The site also has existing dense vegetation on all sides of the property providing a natural, green buffer further lessening the impact of the increased building height. See plan set for further details and ABE calculations.

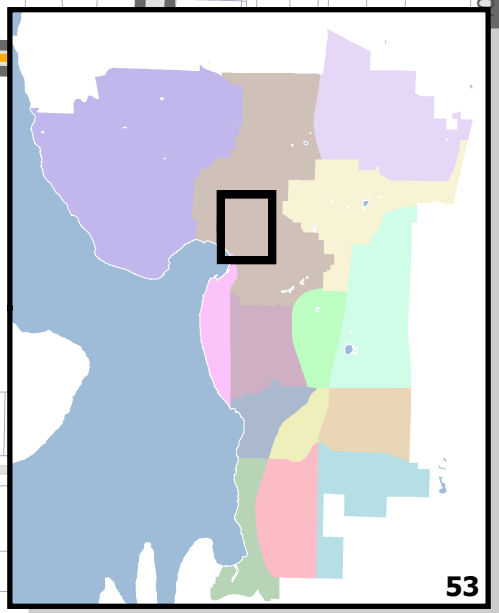
In exchange for approval of the height limit exception, the Lake Washington School District proposes to enhance neighborhood connection to the Juanita site by modernizing and upgrading the existing improvised stream crossing on the southern edge of the project site, and funding a City Bicycle Improvement project which will add six new bicycle crossings along 100th Avenue NE and two crossings along 98th Ave NE. The project has already gone through preliminary design and estimating and the District views this as an opportunity to work in partnership with the City to enhance the neighborhood by improving bicycle connectivity and safety throughout the neighborhood and to Juanita High School.

Attachment: City of Kirkland, Bike Improvements on 98th and 100th

Bicycle Improvement
Green Methyl Methacrylate (MMA)
(locations indicated in red)

Rough Estimate:
6 on 100th Ave = $18,000
2 on 98th Ave = $6,000
Combined and with soft costs = $36,000

LEGEND
- Existing Crosswalks
- School Walk Route
- Existing Sidewalk
- Parks / Open Spaces
- Schools
- Parcels
- Cross Kirkland Corridor



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NE 134th Ct
NE 134th Ln
103rd Ln NE
NE 133rd Ln
NE 133rd Pl
105th Ave NE
NE 132nd Pl
100th Ave NE
100th Pl NE
NE 132nd St
NE 130th Ln
102nd Ln NE
103rd Pl NE
104th Pl NE
105th Pl NE
107th Pl NE
NE 130th Pl
NE 130th St
Brookhaven Park
Juanita Senior High School
NE 126th St
NE 126th Pl
NE 125th Pl
NE 125th Dr
North Kirkland Com Ctr & Park
NE 124th St
101st Ct NE
NE 123rd St
109th Ct NE

LEGEND
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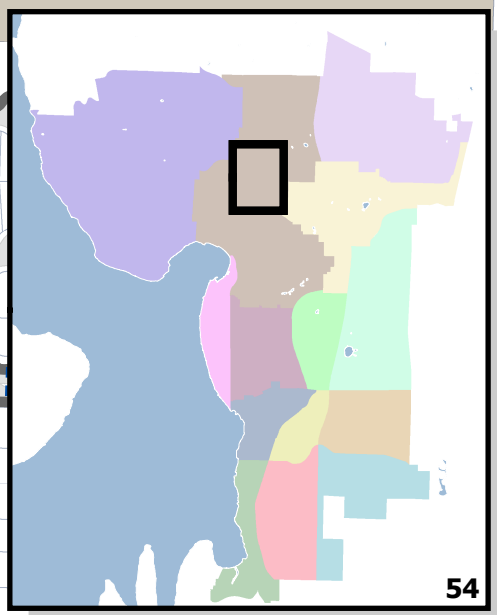


CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425.587.3600 ~ www.kirklandwa.gov

DEVELOPMENT STANDARDS LIST
File: ZON17-00198, SAR17-00251

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.

105.19 Public Pedestrian Walkways. The height of solid (blocking visibility) fences along

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

105.65 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.

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.

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

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

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

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

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

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

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

110.60.6 Mailboxes. Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

DEVELOPMENT STANDARDS

ZON17-00198

FIRE DEPARTMENT

FIRE DEPARTMENT COMMENTS

Contact: Grace Steuart at 425-587-3660; or gsteuart@kirklandwa.gov

At this stage, the fire department comments are general in nature.

1. ACCESS:

Access as shown is acceptable.

2. HYDRANTS

The Civil Drawing C400 was not reviewed at this time. Civil drawings will be reviewed at the building permit stage.

3: FIRE FLOW

Fire flow requirement will be based on size of building and type of construction. See Table B105.1 which is provided at the end of Operating Policy 4. The project is in Northshore Utility District. A certificate of water availability shall be provided by NUD.

FIRE SPRINKLERS

A sprinkler system is required to be installed throughout the building. A separate permit is required from the Fire Department prior to installation. Submit three sets of plans, specifications and calculations for approval; or submit electronically. All plans shall be designed and stamped by a person holding a State of Washington Certificate of Competency Level III certification. The system shall be installed by a state licensed sprinkler contractor. REF RCW 18.60 State of Washington.

FIRE SPRINKLER UNDERGROUND

If the sprinkler contractor for the underground is not the same contractor as for the interior of the building, a separate fire permit is required. The underground supply line, shall be installed by a state licensed sprinkler contractor with the appropriate level of certification (note: it is not acceptable for the civil contractor to install the underground under the "supervision" of a sprinkler contractor; the installer of the underground must hold the appropriate certification)

STANDPIPES

No information was provided on the number of stories or height of the proposed building. A standpipe "may" be required. If it is, it may be incorporated into the building fire sprinkler system.

FIRE ALARM

A fire alarm system is required to be installed throughout the building. A separate permit is required from the Fire Department prior to installation. Submit three sets of plans and specifications for approval; or the permit may be applied for electronically at MyBuildingPermit.com. The system shall comply with Washington State Barrier Free requirements regarding installation of visual devices and pull stations. The general requirements for the system can be found in Kirkland Operating Policy 10.

The specific requirements for a fire alarm system in an E occupancy can be found in the International Fire Code.

FIRE EXTINGUISHERS

Portable fire extinguishers are required per Section 906 of the IFC. Minimum rating is 2A10BC. Extinguishers shall be mounted or in cabinets so that the top of the extinguisher is no more than 5 feet above the finished floor.

Travel distance to a fire extinguisher shall not exceed 75 feet as measured along the route of travel.

KEY BOX

A Key box is required (Knox Box). It shall be installed in an approved accessible location no higher than six feet above grade. In most cases it will be located at the front entrance to the building. The box may be purchased on-lin e at www.knoxbox.com; or by filling out an order form which is available from the Fire Department office. Contact the Fire Prevention Bureau at 425-587-3650 for more information.

BUILDING RADIO COVERAGE

All new buildings shall have approved radio coverage for emergency responders within the building installed in accordance with Section 510 of the IFC and with applicable provisions of NFPA 72, National Fire Alarm Signaling Code.
Exceptions:
Buildings and area of buildings that have minimum radio coverage signal strength levels of the King County Regional 800 MHz Radio System within the building in accordance with Section 510.4.1
Buildings constructed primarily of wood frame that do not have storage or parking areas that extend more than one level below grade.
Buildings thirty-five (35) feet high (As defined by International Building Code Section 502) or less that do not have below grade storage or parking areas that extend more than one level below grade.
If a building is thirty-five (35) feet high or less, but includes subterranean storage or parking, then the requirement for radio coverage shall apply only to the subterranean areas.
This is not a requirement for a radio system per se, only that the building must have adequate radio coverage.

PUBLIC WORKS DEPARTMENT

PUBLIC WORKS CONDITIONS

Public Works Staff Contacts
Land Use and Pre-Submittal Process:
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

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.

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 applicant should anticipate the following fees:
- o Surface Water Connection Fees (paid with the issuance of a Building Permit)
- o Water and Sewer Connection Fees (paid to Northshore Utility District)
- o Right-of-way Fee
- o Review and Inspection Fee (for utilities and street improvements).
- o 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). Any existing buildings within this project which are demolished will receive a Traffic Impact Fee credit. This credit will be applied to the first Building Permits that are applied for within the project. The credit amount for each demolished building will be equal to the most currently adopted Fee schedule.

3. All street and utility improvements shall be permitted by obtaining a Land Surface Modification (LSM) Permit, including the required LSM Checklist.

4. Performance and Maintenance Securities:

- Securities are not required for this Project because LWSD is a public agency.

5. Prior to submittal of a Building or Zoning Permit, the applicant must apply for a Concurrency Test Notice. Contact Thang Nguyen, Transportation Engineer, at 425-587-3869 for more information. A separate Concurrency Permit will be created.

6. After Concurrency has passed a certificate will be issued that will read as follows: CERTIFICATE OF CONCURRENCY: This project has been reviewed and approved for traffic concurrency. Any traffic mitigating conditions will be found in an attached memorandum from the Public Works Traffic Engineering Analyst to the Planning Department Project Planner. Upon issuance of this permit, this project shall have a valid Certificate of Concurrency and concurrency vesting until the permit expires. This condition shall constitute issuance of a Certificate of Concurrency pursuant to chapter 25.12 of the Kirkland Municipal Code.

7. 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 G-7, Engineering Plan Requirements. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

8. 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.

9. 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).

10. A completeness check meeting is required prior to submittal of any Building Permit applications.

11. 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.

12. The required tree plan shall include any significant tree in the public right-of-way along the property frontage.

Sanitary Sewer and Water Conditions:

1. Northshore Utility District approval required for water and/or sewer service. A letter of sewer/water availability is required; call N.U.D at 425-398-4400.

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 2009 King County Surface Water Design Manual and the Kirkland Addendum (Policy D-10). 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. The drainage review levels can be determined using the Drainage Review Flow Chart. Summarized below are the levels of drainage review based on site and project characteristics:

- Full Drainage Review
- A full drainage review is required for any proposed project, new or redevelopment, that will:
- Adds 5,000ft2 or more of new impervious surface area or 10,000ft2 or more of new plus replaced impervious

surface area,
- Propose 7,000ft2 or more of new pervious surface 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. Projects submitted on or after January 1, 2017 shall be subject to updated stormwater regulations. The City plans to adopt the 2016 King County Surface Water Design Manual with a City addendum. A complete Building Permit application is required to vest this Project, a Master Plan Application will not vest the Project.

3. 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 or L-2 (depending on drainage review) for more information on this requirement.

4. Because this project site is one acre or greater, the following conditions apply:
- Amended soil requirements (per Ecology BMP T5.13) must be used in all landscaped areas.
- If the project meets minimum criteria for water quality treatment (5,000ft2 pollution generating impervious surface area), the enhanced level of treatment is required if the project is multi-family residential, commercial, or industrial. Enhanced treatment targets the removal of metals such as copper and zinc.
- The applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Department of Ecology. Provide the City with a copy of the Notice of Intent for the permit. Permit Information can be found at the following website: http://www.ecy.wa.gov/programs/wq/stormwater/construction/
  - Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland PW Dept. pre-construction meeting with a completed SWPPP.
- Turbidity monitoring by the developer/contractor is required if a project contains a lake, stream, or wetland.
- A Stormwater Pollution Prevention and Spill (SWPPS) Plan must be kept on site during all phases of construction and shall address construction-related pollution generating activities. Follow the guidelines in the 2009 King County Surface Water Design Manual for plan preparation.

5. 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.

6. This project is creating or replacing more than 5000 square feet of new impervious area that will be used by vehicles (PGIS - pollution generating impervious surface). Provide storm water quality treatment per the 2009 King County Surface Water Design Manual. The enhanced treatment level is required.

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

8. It doesn't appear that any work within an existing ditch will be required, however the developer has been given notice that the Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the project activities.
Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch http://www.usace.army.mil/Missions/ CivilWorks/RegulatoryProgramandPermits.aspx

Specific questions can be directed to: Seattle District, Corps of Engineers, Regulatory Branch, CENWS-OD-RG, Post Office Box 3755, Seattle, WA 98124-3755, Phone: (206) 764-3495

9. A Hydraulic Project Approval (HPA) from WA State Department of Fish and Wildlife (WDFW) may be required for this project. Contact WDFW at 425-313-5681 or Christa.Heller@dfw.wa.gov for determination, obtain an HPA if required, and submit a copy to COK. If an HPA is not required, the applicant may be required to provide written

documentation from WDFW as verification. More information on HPAs can be found at the following website: http://wdfw.wa.gov/licensing/hpa/

10. Provide an erosion control report and plan with Building Permit application. The plan shall be in accordance with the 2009 King County Surface Water Design Manual.

11.
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.

12. Provide collection and conveyance of right-of-way storm drainage.

13. Provide a plan and profile design for the storm sewer system.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts NE 132nd Street and NE 128th Street rights of ways. These streets are Collector and Neighborhood Access type streets, respectively. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:

A. NE 132nd Street Improvements:
- Upgrade existing wheel chair ramps at the intersection with access drive to the school to meet current ADA standards; multiple ramps, push buttons, etc.
- Remove and replace any cracked, broken or aged curb, gutter and sidewalk along the property frontage.

B. NE 128th Street Improvements:
- Upgrade the access from the new school to the right-of-way to meet ADA requirements.
- Remove and replace any cracked, broken or aged curb, gutter and sidewalk along the property frontage.

2. Other transportation mitigations may be required as determined during SEPA review.

3. Dedicate Right-of-Way: A portion of the property, flag to the south, crosses NE 125th Place. Dedicate that portion that crosses through the public right-of-way. The dedication is required in two location and should match the existing lines, maximum 60 feet in width.

4. Pedestrian Connections and Easements: Incorporated pedestrian connectivity into the Master Plan for the campus to allow for east/west and north/south circulation through the parcel to connect to existing right-of-ways and/or public easements.

5. When three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline, the street shall be overlaid with new asphalt or the existing asphalt shall be removed and replaced per the City of Kirkland Street Asphalt Overlay Policy R-7.
- Existing streets with 4-inches or more of existing asphalt shall receive a 2-inch (minimum thickness) asphalt overlay. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
- Existing streets with 3-inches or less of existing asphalt shall have the existing asphalt removed and replaced with an asphalt thickness equal or greater than the existing asphalt provided however that no asphalt shall be less than 2-inches thick and the subgrade shall be compacted to 95% density.

6. Meet the requirements of the City of Kirkland Driveway Pre-Approved Policy R-4. Will be reviewed during concurrency.

7. 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. Will be reviewed during concurrency.

8. 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.

9. Underground all new and existing on-site utility lines and overhead transmission lines.

10. Underground any new off-site transmission lines.

11. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility on NE 132nd Street and NE 128th Street is not feasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a Local Improvement District (LID) No Protest Agreement. The Agreement shall be signed prior to issuance of a Building Permit.

Lake Washington School District

STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

FOR MORE INFORMATION ABOUT THIS PROJECT WISIT: WWW.LSWD.ORG/FOR-COMMUNITY

PROJECT INFORMATION

PROJECT NAME: Juanita High School Rebuild and Enlarge, Academic Building

SEPA FILE NUMBER:

PROJECT DESCRIPTION: The Juanita High School project includes demolition of the existing academic building and construction of a new three-story building in its place. The new building will be approximately 217,000 sf designed as Type IIB construction. The program includes general classrooms, science and project classrooms, administration, commons, kitchen and servery, library, theater and performing arts classrooms, and general staff and building services support.

The existing field house and pool to remain as-is except for selective demolition and repair of existing walkway canopies. The site work includes new walkways and landscaping and updates to existing parking lots.

PROJECT LOCATION: LWSD Site 82, existing Juanita High School Site

SITE ADDRESS: 10601 NE 132nd St, Kirkland, WA 98034

PROPONENT: Lake Washington School District

LEAD AGENCY: Lake Washington School District

The lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.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 on request.**

DISTRICT CONTACT INFORMATION

NAME: Forrest Miller

EMAIL: construction@lwsd.org

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment provision.

____There is no comment period for this DNS. Please see below for appeal provisions.

__X__ This DNS is issued under WAC 197-11-340 (2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to Forrest Miller via email (construction@lwsd.org) or in person at the LWSD Support Services Center, 15212 NE 95th St., Redmond, WA. 98052

Comments must be submitted by:

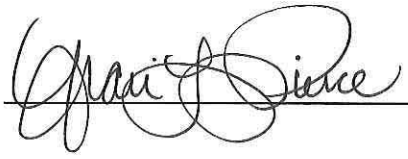
4:30 p.m., January 25, 2017

APPEAL PERIOD

You may appeal this determination to the LWSD Support Services Center, 15212 NE 95th St., Redmond, WA. 98052 no later than 4:30 p.m., January 25, 2017 via email to construction@lwsd.org. Appeals must comply with Section 23 of the District's SEPA Policy, located at www.lwsd.org/SiteCollectionDocuments/For-The-Community/Construction/LWSD-SEPA-Policy.pdf.

DATE OF DNS ISSUANCE: January 11, 2017

RESPONSIBLE OFFICIAL: Dr. Traci L. Pierce
Superintendent

Signature: 

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [help]

1. Name of proposed project, if applicable: [help]
   Juanita High School Rebuild and Enlarge, Academic Building

2. Name of applicant: [help]
   Lake Washington School District No. 414

3. Address and phone number of applicant and contact person: [help]

Lake Washington School District
15212 NE 95th Street
Redmond, WA 98052
Forrest Miller, Director of Support Services
(425) 936-1108

4. Date checklist prepared: [help]

December 8, 2016

5. Agency requesting checklist: [help]

Lake Washington School District No. 414

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

Design Development: November 2016 – June 2017
Construction Documents: July 2017 – December 2017
Building Permit: December 2017
Phase I Construction: start April 2017- June 2018 (with gaps in work)
Phase II Construction: July 2018 – May 2020
Phase III Construction: June 2020 – July 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

There is a master plan for the site that includes utilities to accommodate the potential for four (4) modular classroom buildings as well as infrastructure to accommodate approximately 8,500 sf of expansion area within the building footprint.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

Geotechnical Engineering Report, Draft, November 15, 2013
Phase 1 Environmental Site Assessment, Draft, November 14, 20013
Wetland and Stream Delineation Report, Novemer 21, 2016
Arborist Report, December 27, 2013
Traffic Impact Analysis, December 12,2016
Stormwater Pollution and Prevention Plan, to be completed
Tree Retention Plan, to be completed

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. [help]

None known

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

Zoning / PUD permit: combined Phase 1 and 2
Building Permit, Phase 1
Land Surface Modification Permit, Phase 1
King County Health Department Permit, Phase 1
Land Surface Modification Permit, Phase 2
Building Permit, Phase 2
Public Agency Exception
King County Health District Permit, Phase 2

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. (Lead agencies may modify this form to include additional specific information on project description.) [help]

The Juanita High School project includes demolition of the existing academic building and construction of a new three-story building in its place. The new building will be approximately 217,000 sf designed as Type IIB construction. The program includes general classrooms, science and project classrooms, administration, commons, kitchen and servery, library, theater and performing arts classrooms, and general staff and building services support.

The existing field house and pool to remain as-is except for selective demolition and repair of existing walkway canopies. The site work includes new walkways and landscaping at the building courtyard and the promenade leading to the fields and updating existing parking lots..

Temporary campus facilities will be located on-site during construction and include modular buildings for classrooms and administration and other temporary facilities necessary to meet the needs of the school.

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. [help]

The project address is: 10601 NE 132nd St, Kirkland, WA 98034

Legal Description: N 1/2 OF SE 1/4 OF NW 1/4 ALSO W 7.5 FT OF S 1/2 OF SE 1/4 OF NW 1/4 LY N OF C/L NE 125TH PL PROD ELY TGW E 7.5 FT OF SE 1/4 OF SW 1/4 OF NW 1/4 LY N OF C/L NE 125TH PL PROD ELY LESS POR LY N OF LN BEG NE COR OF SD E 7.5 FT OF SE 1/4 OF SW 1/4 OF NW 1/4 TH SWLY 10.70 FT M/L TAP 7.5 FT S OF N LN THOF TGW N 15 FT & E 15 FT OF FOLG - W 1/2 OF SW 1/4 OF SE 1/4 OF NW 1/4 LESS E 196.59 FT LESS W 7.5 FT THOF & LESS CO RD TGW NE 1/4 OF NW 1/4 LESS POR PLATTED AS FLAIR ADD & LESS POR PLATTED KCSP #482081 REC #8205100481 - LESS CO RD

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

(circle one): (Flat,) rolling, hilly, steep slopes, mountainous, other _____

The existing improved areas of the site consist of generally two flat benches with 10 feet of elevation difference between them. Outside of the existing improved areas are forested areas with slopes up to 50%.

b. What is the steepest slope on the site (approximate percent slope)? [help]

50% slopes exist outside of the developable area. Within the developable area, the steepest slope is approximately 30%.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

The site contains both glacial till soils, fill soils from previous development, and outwash soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

In general, the existing overall grade of the site is proposed to remain approximately the same with this project. Excavation will be required to install underground stormwater detention facilities, utilities, and building footings. The excavation quantity is estimated to be approximately 77,000 cubic yards. Structural fill will be required to fill the existing crawl space under the existing Academic Building. Fill material will be imported from legal sources within the geographic area. The fill quantity is estimated to be approximately 13,000 cubic yards.

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

Erosion within the construction limits may occur but will be managed by and Erosion and Sediment Control Plan and Surface Water Pollution Prevention Plan.

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

h. ***Approximately 53% of the site will be covered with impervious surfaces after project construction. These will include buildings, parking lots, roads, sidewalks and plazas, and synthetic sportsfields***. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

- ***Scheduling to allow as much earthwork as possible to occur during the dry season***
- ***Limiting the amount of area that can be exposed at one time***
- ***Cover measures such as plastic sheeting, rock, straw mulch, and hydroseeding on exposed soil***

- ***Sediment control ponds***
- ***Silt fences***

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

Typical gas fueled-based vehicles will emit exhaust during construction, in addition to automobiles, trucks and school buses used by students, staff, and visitors to the school. The encouraged use and provision of alternative fuel vehicle parking stalls and better bicycle access may lessen long-term air emissions.

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

No

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

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

3. **Water** [help]

a. Surface Water:

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. [help]

One un-named stream and four wetlands are located within the project site. The perennial stream is fish bearing and exits the site through a concrete outlet structure and series of culverts and joins Juanita Creek 0.2 miles to the west.

The onsite wetlands are associated with the site stream and consist of two narrow category III riverine wetlands, one category III depressional wetland, and one category II depressional wetland. Additional details regarding the site wetlands can be found in the Wetland and Stream Delineation Report.

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

The project will require work within 200 feet of the onsite wetlands and stream and will result in temporary and permanent wetland and stream buffer impacts. However, no Shorelines of the State are present on the project site and the project will not result in impacts to the site wetlands or streams. A pedestrian stream crossing may be included in the project but will not result in wetland or stream impacts.

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

No fill or dredge material will be placed in or removed from surface water or wetlands.

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

The proposal will not require any surface water withdrawals or diversions.

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

The proposal does not lie within a 100-year floodplain.

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. [help]

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

Groundwater will not be withdrawn or discharged.

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 the following 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) are expected to serve. [help]

No waste material will be discharged into the ground.

c. Water runoff (including stormwater):

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. [help]

Stormwater runoff will be collected via catch basins and piped to flow control facilities such as underground detention vaults. Stormwater from pollution-generating surfaces will be treated prior to discharge from the site. Upon project completion, stormwater discharge locations will match the existing discharge locations. Stormwater from approximately 75% of the site, in both the existing and proposed conditions, discharges to the stream referenced above.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]

Proposed measures to reduce wetlandstream impacts include the following: The proposal will avoid impacting the site wetland and stream and has avoided impacts to weltland and stream buffer to the extent possible. Permanent buffer impacts will be mitigated for, through onsite, in-kind buffer mitigation, which will improve vegetation structure, wildlife habitat complexity and connectivity on the site.

Proposed measures to reduce drainage pattern impacts include the following:

- ***Underground detention facilities***
- ***Water quality treatment facilities***
- ***Dispersion trenches***
- ***Bioretention cells***

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

_X_ deciduous tree: alder, maple, aspen, other
_X__ evergreen tree: fir, cedar, pine, other
_X__ shrubs
_X__ grass
____ pasture
____ crop or grain
____ Orchards, vineyards or other permanent crops.
_X__ 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? [help]

Existing lawn and planting areas will be removed and replaced from around the existing school building and front entry parking and roundabout, approximately. Some larger trees will need to be removed in accordance with the City of Kirkland tree preservation requirements.

Existing turfgrass at the existing ballfields will be removed and replaced with new synthetic turf infields and natural grass outfield. Approximately 6.5 acres of landscape area will be altered and /or replaced with new landscape.

c. List threatened and endangered species known to be on or near the site. [help]

None known

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

Lawn and planting areas around the new school will be planted with grass and with native and drought resistant plantings of shrubs and groundcover. New

specimen trees will be planted on site where feasible and or required by local oridnance.

e. List all noxious weeds and invasive species known to be on or near the site. [help]
English ivy (Hedera helix), English holly (Ilex aquifolium), Himalayan blackberry (Rubus armeniacus), and reed canarygrass (Phalaris arundinacea) are found on or near the site.

5. **Animals** [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]
A 1998 Forbes Creek Basin study identified beaver activity and stickleback upstream of the project area. Passerine birds were observed during the wetland and stream delineation site visits. Although not observed during site visits, small mammals and deer and coyote are suspected to inhabit the upstream area.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [help]
No threatened or endangered species are known to be on or near the site.

c.Is the site part of a migration route? If so, explain. [help]
A fish barrier exists downstream of the project site and salmonids are not documented in the site stream. No migration routes are expected to be associated with the site.

d. Proposed measures to preserve or enhance wildlife, if any: [help]
The proposal will avoid impacting the site wetland and stream and has avoided impacts to wetland and stream buffer to the extent possible. Permanent buffer impacts will be mitigated for, through onsite, in-kind buffer mitigation, which will improve vegetation structure, and wildlife habitat complexity and connectivity on the site.

e. List any invasive animal species known to be on or near the site. [help]
No invasive animal species are known to be on or near the site.

6. **Energy and Natural Resources** [help]

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. [help]

It is anticipated that as much as 60% of the facility's heating needs will be met with ground loop geothermal and electricity. Additional heating needs will be provided for with natural gas. The project is also planned to be solar ready.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]

The planned building is not close enough to adjacent properties to affect their potential use of solar energy.

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: [help]

The project is planned to have a geothermal loop which serves water-to-air heat pumps. Ventilation will be provided by heat recovery units with enthalpy wheels. A DDC system will be provided to control the HVAC system.

7. **Environmental Health** [help]

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. [help]

None

1) Describe any known or possible contamination at the site from present or past uses. [help]

No known or documented possible contamination on site.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]

N/A

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]

N/A

4) Describe special emergency services that might be required. [help]

N/A

5) Proposed measures to reduce or control environmental health hazards, if any: [help]

N/A

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
No significant noise in the surrounding neighborhood will affect this proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]
Heavy earth grading machinery, tree cutting, hauling of materials and demolition work will create temporary noise for a relatively short duration. Construction of the project will create typical construction noise.

Long-term noise impact to the community will be typical of a high school (physical education and sporting events on the fields, class period bells, bus and vehicular traffic noise, service vehicle loading and unloading) at approximiately the same level that currently exists at the school.

3) Proposed measures to reduce or control noise impacts, if any: [help]
Noise generated during demolition and school construction activity will only take place between the hours allowed by the governing jurisdiction.

8. **Land and Shoreline Use** [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]
The current use of the site is a high school; no change in use. The parcels surrounding the site are residential and the proposal will not affect those land uses different from the current use.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]
The site has not been used as working farmlands or working forest lands; a high school is currently located on the property.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]
No

c. Describe any structures on the site. [help]
Juanita High School currently occupies the site. There is an existing academic building and existing field house and pool building. There is an existing football field with bleachers and support structures for concessions, storage, and restrooms. There is a greenhouse classroom on site and portable classroom buildings. There are existing tennis courts and ball fields.

d. Will any structures be demolished? If so, what? [help]

The academic building will be demolished along with the greenhouse building. The portable buildings will be removed; some may be re-used temporarily during construction. The tennis courts will be expanded and re-located and the ball fields will be renovated.

e. What is the current zoning classification of the site? [help]

RSX 7.2

f. What is the current comprehensive plan designation of the site? [help]

Public Facilities

g. If applicable, what is the current shoreline master program designation of the site? [help]

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

The site stream and wetlands located on the site are identified as critical areas by the City of Kirkland.

i. Approximately how many people would reside or work in the completed project? [help]

The school is being designed for an enrollment of 1800 students and will have approximately 110 staff and faculty.

j. Approximately how many people would the completed project displace? [help]

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

N/A

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

There is no change in use proposed. The school is designed to be compatible with neighborhood context.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [help]

N/A

9. **Housing** [help]

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

N/A

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

N/A

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

N/A

10. **Aesthetics** [help]

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

Approximately 50' including a mechanical penthouse. Building material will be primarily masonry brick veneer and pre-finished metal siding panels.

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

None

b. Proposed measures to reduce or control aesthetic impacts, if any: [help]

The building materials are durable and high-quality. The site will be landscaped to meet jurisdictional code requirements with improved circulation and exterior amenities.

11. **Light and Glare** [help]

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

No adverse light or glare will occur with the exception of parking lot light poles which will be shielded to prevent light glare escaping to adjacent properties.

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

No

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

None

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

Shielded light fixtures

12. **Recreation** [help]

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

The Juanita Aquatics Center is located on-site and will remain operational during construction and after construction is complete.

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

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

The project will continue to provide use to existing as well as improved fields, track, and tennis courts

13. **Historic and cultural preservation** [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [help]

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]

N/A

14. **Transportation** [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

The site is currently served by two access points, 105th Avenue NE acts as the main access to the school which connects to NE 132nd Street, secondary access is provided via 128th St. The proposed project will maintain 128th as secondary access for staff and students and shift to the primary access point for busses to 132nd Street.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

King County Metro Transit provides public transit service within King County. There are three Metro Transit routes, 238, 257, and 277, which provide service in the vicinity of 105th Avenue NE at NE 132nd Street. Route 238 connects Bothell to Kirkland through Totem Lake and runs every 30 minutes. Route 257 provides service from Downtown Seattle to Kingsgate with service to Seattle in the morning and service to Kingsgate in the evening with 30-40 minute headways. Route 277 connects Juanita to the University District with service to the University District in the morning and service to Juanita in the evening with 30-40 minute headways. In addition the school is also served by school buses.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

There are currently 629 parking spaces on site and 576 required to meet the future demand, no less than 576 stalls will be provided with the proposed development.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

See attached traffic impact analysis for required or recommended improvements. All required improvements are anticipated to be included in the project.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

The proposal will not use water, rail or air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

Based on the current number of students attending Juanita High School, a maximum student population of 1,800 would result in an increase of 377 students. The proposed increase in students is anticipated to generate 645 average daily trips (ADT) with 162 AM peak-hour (7-9 AM) trips (110 Inbound/52 Outbound), 109 School PM peak-hour (2-4 PM) trips (36 Inbound/73 Outbound), and 49 Street PM peak-hour (4-6 PM) trips (23 Inbound/26 Outbound). The number of trucks would be less than 1% during any of these periods. Trip generation is based on ITE Trip Generation Manual.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]

The proposal will not affect the movement of any of these products.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

The school district will continue to provide busing to the school as appropriate for the building population.

15. **Public Services** [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

No

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

N/A

16. **Utilities** [help]

a. Circle utilities currently available at the site: [help]
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. [help]

- ***Sanitary sewer service will be provided by Northshore Utility District from the existing on-site sewer main.***
- ***Water service will be provided by the Northshore Utility District from the existing on-site water main.***
- ***Natural gas will be provided by Puget Sound Energy from the on-site gas main.***
- ***Waste management (refuse service) will be provided by Waste Management***
- ***Electricity will be provided by Puget Sound Energy***
- ***Communications services will be provided by Lake Washington School District***

C. Signature [help]

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: _____

Name of signee Forrest Miller

Position and Agency/Organization Director, Lake Washington School District

Date Submitted: 1/6/17

D. supplemental sheet for nonproject actions [help]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

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

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

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

   Proposed measures to avoid or reduce such increases are:

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

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

DETERMINATION OF NONSIGNIFICANCE

Issued with a 14 day comment and appeals period

Description of Proposal:

The Juanita High School project includes demolition of the existing academic building and construction of a new three-story building in its place. The new building will be approximately 217,000 sf designed as Type IIB construction. The program includes general classrooms, science and project classrooms, administration, commons, kitchen and servery, library, theater and performing arts classrooms, and general staff and building services support.

The existing field house and pool to remain as-is except for selective demolition and repair of existing walkway canopies. The site work includes new walkways and landscaping and updates to existing parking lots.

Proponent: Lake Washington School District No. 414

Location of proposal: 10601 NE 132nd St, Kirkland, WA 98034

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

The lead agency has determined the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (C). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This checklist is available to the public on request.**

This DNS is issued under WAC 197-11-340 (2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to Brian Buck via email (construction@lwsd.org) or in person at the LWSD Support Services Center, 15212 NE 95th St. Redmond, WA, 98052.

Responsible Official: Dr. Traci Pierce, Superintendent Lake Washington School District Board

Telephone: (425) 936-1200

Address: 16250 NE 74th Street

Redmond, WA 98052

You may appeal this determination in writing to the LWSD Support Services Center, 15212 NE 95th St., Redmond, WA 98052, no later than 4:30 PM January 25, 2017. You should be prepared to make specific factual objections. Appeals must comply with Section 23 of the District's SEPA Policy, located at http://www.lwsd.org/SiteCollectionDocuments/For-The-Community/Construction/LWSD-SEPA-Policy.pdf.

Date of Issue: January 11, 2017

Date of publication: January 11, 2017 and January 18, 2017 in the Daily Journal of Commerce