



**CITY OF KIRKLAND**  
**Planning and Building Department**  
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**ADVISORY REPORT**  
**FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS**

**To:** Kirkland Hearing Examiner

**From:**  Tony Leavitt, Senior Planner

 Eric R. Shields, AICP, Planning Director

**Date:** May 4, 2018

**File:** **ZON17-00578, SAR17-00579**  
**PETER KIRK ELEMENTARY SCHOOL MASTER PLAN AND PUBLIC AGENCY**  
**EXCEPTION**

**Hearing Date and Place:** May 9, 2018; 9:00 AM  
 City Hall Council Chamber  
 123 Fifth Avenue, Kirkland

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## **I. INTRODUCTION**

### **A. APPLICATION**

1. Applicant: Lake Washington School District
2. Site Location: 1312 6th Street (see Attachment 1)

Request: Application for approval of a Master Plan and Chapter 90 Public Agency Exception for the replacement of the existing Peter Kirk Elementary School with a new building located north of the existing structure (see Attachments 2 and 3). The proposed project includes the following elements:

#### Master Plan

- School building with a total gross floor area of approximately 79,000 square feet that includes classrooms, administration, commons, kitchen, library and gymnasium.
- Associated site improvements include a new staff parking lot and bus loading area, a new visitor parking lot with parent pickup area, a new playfield and a new covered play area.
- The existing school will be operational while the new school is constructed. A temporary staff parking lot will be located west of the existing school.

#### Public Agency Exception

- The Public Agency Exception requests the following exceptions from the requirements of KZC Chapter 90 regarding wetland and stream regulations:
    - Permanent critical area buffer impacts to allow the building and associated improvements within the required buffers.
    - Temporary critical area buffer impacts for construction related activities such as site access and staging.
    - An exception from the vegetative buffer standards.
    - Allowance of improvements within the required buffer setback.
    - An exception from stream daylighting requirements for the existing culverted stream.
3. Review Process: Process IIB, Hearing Examiner conducts public hearing and makes recommendation; City Council makes final decision.
  4. Summary of Key Issues:
    - a. Compliance with Zoning Permit Approval Criteria (see Section II.F.1)
    - b. Compliance with Public Agency Exception Criteria (see Section II.F.2)

## **B. RECOMMENDATIONS**

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

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 4, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 4, the condition of approval shall be followed.
2. As part of land surface modification permit submittal, the applicant shall submit a final tree retention plan (see Conclusion II.G.4).
3. As part of its building permit application, the applicant shall provide a lighting plan showing the location, height, fixture type and wattage of all proposed exterior lights. The lighting plan shall be consistent with the requirements in KZC Section 115.85 (see Conclusion II.G.5).
4. Prior to issuance of the building permit, the applicant shall apply for and receive approval of a modification for the proposed height of rooftop appurtenances (see Conclusion II.G.2).
5. Prior to final inspection of the building permit for the school, the applicant shall complete the required restoration work and submit a report prepared by the applicant's consultant. The work will be subject to inspection and final acceptance by the City's critical areas consultant at the applicant's expense. Additionally, the applicant shall submit monitoring reports, as outlined in Attachment 10, to the City for review (see Conclusion II.F.2).

## **II. FINDINGS OF FACT AND CONCLUSIONS**

### **A. SITE DESCRIPTION**

1. Site Development and Zoning:
  - a. Facts:
    - (1) Size: 15.2 acres
    - (2) Land Use: The subject property contains the existing Peter Kirk Elementary School and associated improvements.
    - (3) Zoning: The subject property is zoned RSX 7.2 (Residential Single-family). A School Use is an allowed use, subject to approval of a Master Plan, within this zone.
    - (4) Terrain: The developed portion of the site is relatively flat except for the knoll on the north portion of the property. The northern and southern undeveloped portions of the property have some significant slope.
    - (5) Vegetation:

- (a) The subject property contains numerous significant trees. The applicant's arborist and tree plan identified a total of 155 healthy, significant trees on the site that could potentially be impacted by the proposed redevelopment (see Section II.G.4).
    - (b) The eastern edge of the property contains a Type F stream and three wetlands.
  - b. Conclusions:
    - (1) Size, land use, and terrain are not constraining factors in the review of this application.
    - (2) Zoning is a relevant factor in the review of this application, due to the fact that a School Use occupying a property of more than 5 acres must be approved through a Master Plan process (see Section II.F.1).
    - (3) Tree protection and retention on the subject property are factors in the review of the proposed development (see Section II.G.4).
    - (4) The presence of critical areas on and near the site is a factor in review of the application.
- 2. Neighboring Development and Zoning:
  - a. Facts: The neighboring properties are zoned as follows and contain the following uses:
    - North, West and South:** Zoned RS 7.2 (Low Density Residential). Single-family residences.
    - East:** Zoned RS 8.5. Single-family residences and the Cross Kirkland Corridor.
  - b. Conclusion: The neighboring development and zoning are factors in the review of the proposed Master Plan and Planned Unit Development applications as the school is located a residential zone.

**B. HISTORY**

- 1. Facts: In 1973, the City approved a Master Plan for the existing campus. The original school was constructed on the site in 1974.

**C. PUBLIC COMMENT**

- 1. Facts: The initial public comment period for this application ran from November 7, 2017 to December 8, 2017. Staff received four comment letters during the initial comment period (see Attachment 5). The most common issues raised along with staff responses are summarized below.
  - Impacts to 14<sup>th</sup> Place
    - Neighbors are concerned about project impacts to the 14<sup>th</sup> Place right-of-way. Specifically they are concerned about the right-of-way being used for parent drop off and pickup and by school buses.

**Staff Response:** Staff has been working with the applicant to address neighbor concerns and the current plans reflects this (see Attachment 2). The applicant will be required to install a fence the entire length of 14<sup>th</sup> Place that limits direct pedestrian and vehicular access to the site from 14<sup>th</sup> Place. The Fire Department will have access to the school site via gates. Additionally the applicant will install “no parking” signs along the southern edge of the right-of-way to restrict parking on the narrow right-of-way.

- Impacts to the 6<sup>th</sup> Street Crosswalk

A neighbor is concerned about project impacts to the crosswalk across 6<sup>th</sup> Street, near 13<sup>th</sup> Avenue, to the southern entrance to the school.

**Staff Response:** The project plans show that the crosswalk will be relocated to the north side of 13<sup>th</sup> Avenue to align with the new sidewalk to the school’s main entrance.

- Public Pedestrian Access to the Cross Kirkland Corridor

A neighbor would like to see public access to the Cross Kirkland Corridor through the school campus.

**Staff Response:** Public Works Staff has been working with the applicant on a public pedestrian pathway that will lead from 6<sup>th</sup> Street to the Cross Kirkland Corridor. The pathway will utilize new sidewalks and existing trails in the wooded portion of the site. The requirement for the pathway is part of the City’s vacation of existing public right-of-ways on the property.

- Tree Retention

Neighbors are concerned about project impacts to trees on the site.

**Staff Response:** The applicant is required to comply the tree retention requirements of KZC Chapter 95 (See Section II.G.4).

#### **D. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

1. Facts: Pursuant to WAC 197-11-924, the Lake Washington School District assumed Lead Agency status for the project. A Determination of Nonsignificance (DNS) was issued by the Lake Washington School District on August 15, 2017. The Environmental Checklist and Determination are included as Attachment 6.
2. Conclusion: The Lake Washington School District has satisfied the requirements of SEPA.

#### **E. CONCURRENCY**

1. Facts: The Public Works Department has reviewed the application for concurrency. A concurrency test was passed for traffic on July 18, 2017. A Notice of Concurrency was distributed, published, and posted on November 7, 2017.
2. Conclusion: The applicant and City have satisfied Concurrency requirements.

**F. APPROVAL CRITERIA**

1. Master Plan

a. Facts:

- (1) Kirkland Zoning Code (KZC) Section 15.20.130 Permitted Use Special Regulation 2 requires that a School Use with a property size of five acres or more receive Master Plan approval through a Process IIB review. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking locations, buffering, and landscaping.
- (2) The applicant has submitted development plans that show building locations and dimensions, roadways, utility locations, land uses within the Master Plan area, parking locations, buffering, and landscaping (see Attachment 2).
- (3) Zoning Code section 152.70.3 states that a Process IIB application may be approved if:
  - (a) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
  - (b) It is consistent with the public health, safety, and welfare.
- (4) Some of the potential impacts of the proposed project include traffic and parking impacts related to increased enrollment, impacts to onsite critical area buffers, and impacts associated with the location of the new structure. Staff addresses these impacts in Section II.F.3 and II.G of this report.

b. Conclusions:

- (1) The application complies with the Master Plan requirements outlined in KZC Section 15.20.130 Permitted Use Special Regulation 2 (see Section II.G.1).
- (2) The proposal complies with the criteria in KZC Section 152.70.3. It is consistent with all applicable development regulations (see Section II.G) and the Comprehensive Plan (see Section II.H). In addition, the proposal is consistent with the public health, safety, and welfare because the project will provide the community with an updated school campus while minimizing impacts on the surrounding neighborhood.

2. Public Agency Exception

a. Facts:

- (1) The subject property contains a total of 3 wetlands (two Category 3 and one Category 4) and a Type F Stream. KZC Section 90.55 requires respective buffer widths of 40 feet and 165 feet for the two wetland types (based on habitat points). KZC Section 90.65 requires a 100 foot buffer width from the Type F stream (see Attachment 7).
- (2) Within the required buffers, the site currently contains an existing sand play area and lawn area.

- (3) The applicant is proposing to construct the school structure and associated improvements within the required buffer areas. KZC Section 90.55.1 and 90.65.1 would not allow the proposed improvements.
- (4) The School District must keep the existing school facility open during construction of the new school facility.
- (5) KZC Section 90.75.1 states that the City encourages opening up a stream that is located in a culvert to restore the stream to a more natural and open condition. The purpose is to improve the values and functions of the stream, including maintaining water quality, reducing storm and flooding water flow, and providing wildlife habitat.
- (6) KZC Section 90.75.4 states that the City may require a stream to be daylighted as part of a Process IIB permit pursuant to Chapter 152 KZC if the required daylighting is proportionate to the scope and nature of the Process IIB permit.
- (7) KZC Section 90.45 states that if the strict application of Chapter 90 would prohibit a development proposal by a public agency, the agency may apply for an exception pursuant to this section. The Lake Washington School District meets the definition of a public agency.
- (8) The applicant is requesting a Public Agency Exception (PAE) to exempt the project from certain requirements of KZC Chapter 90. Specifically, the PAE will be used for the following sections of KZC 90:
  - (a) KZC 90.60 - Wetland Modification and 90.70 - Stream Modification
  - (b) KZC 90.130 - Vegetative Buffer Standards
  - (c) KZC 90.140 - Structure Setback from Critical Area Buffer
  - (d) KZC 90.75- Daylighting of Streams
- (9) The applicant has submitted a report outlining the exceptions being requested (see Attachment 8) and a mitigation plan (see Attachment 9). The following is a summary of the requested exceptions:
  - (a) Permanent Buffer Impacts: The onsite permanent buffer impacts total 44,717 square feet, which includes a portion of the new school building, a fire lane made of porous grass pavement, portable classrooms, and other elements associated with the school such as pathways and landscaping. The reduced buffers also include the establishment of a new structure setback. KZC 90 does not permit buffer impacts, except those associated with direct stream or wetland impacts (KZC 90.60 and 90.70). Therefore, the project's permanent impacts to stream and wetland buffers must be processed under a PAE.

- (b) Temporary Buffer Impacts: Temporary buffer impacts total 49,200 square feet and will result from construction-related activities, such as site access and staging and removal of hazard trees. Also, a gravel driveway and rockery associated with an old residence will be removed from the buffer, resulting in temporary earth disturbance. KZC 90 does not permit buffer impacts, except those associated with direct stream or wetland impacts (KZC 90.60 and 90.70). Therefore, the project's temporary impacts to stream and wetland buffers must be processed under a PAE.
- (c) Exception to Vegetative Buffer Standards: The project will result in a net increase in impervious surface greater than 1,000 square feet. As a result, the vegetative buffer standards, KZC Section 90.130, would apply to the project and be required within the entire buffer area. These standards require native cover of at least 80 percent throughout the wetland and stream buffer area, requires less than 10 percent of the buffer consist of noxious weeds, and require that existing improvements and structures in the buffer be removed. The forested portions of buffer in the north and south portions of the site meet the vegetative buffer standards. The remaining buffer, not impacted by the permanent buffer impacts, will be replanted pursuant to the mitigation plan. Additionally, an existing network of trails and a footbridge located in the forested buffer (used daily by students, parents, and the community) will not be removed as part of this project. Due to the fact that the project cannot fully implement the requirements of KZC 90.130, a PAE is requested.
- (d) Structure Setback: The KZC 90.140 outlines required structure setback widths for specific improvement types from critical area buffers. The code requires a structure setback of 10 feet from the buffer edge and identifies other improvements that may extend further into the structure setback. The proposed gravel pathway will encroach into the required structure setback in order to connect to an existing gravel trail in the buffer. Therefore, a PAE is requested for these improvements that exceed the allowances within KZC 90.140.
- (e) Stream Daylighting:
- The City identified the stream culvert as a candidate for daylighting prior to the submittal of the application. The applicant submitted a stream daylighting assessment as part of their application (see Attachment 13). The applicant's assessment concluded that the daylighting would result in largely insignificant benefits to the stream system at a disproportionate cost.

- The assessment was reviewed by The Watershed Company (see Attachment 14). They concluded that the prospect of returning the piped stream segment to an open channel is an opportunity to improve water quality, storm flow attenuation and habitat quality in Kirkland.
  - The applicant submitted a response to The Watershed Company's review (see Attachment 15). Shannon and Wilson, LWSD's Consultant, argues that the ecological benefits that typically accompany a stream daylighting project can be present in varying degrees and can depend on the existing health and condition of the subject stream. Daylighting the short segment of the stream on the Peter Kirk property would result in largely insignificant benefits to the stream system at a tremendous cost to the District and taxpayers. The applicant also states that preliminary design and construction cost indicate that the stream daylight could cost the School District up to \$1,000,000.
- (10) Zoning Code section 90.45.3 states that a public agency exception application may be approved if:
- (a) There is no other practical alternative to the proposed project with less impact on the critical areas or buffer;
  - (b) Strict application of this chapter would unreasonably restrict or prohibit the ability to provide public utilities or public agency services to the public;
  - (c) The proposal minimizes impacts to the critical area or buffer through mitigation sequencing, and through type and location of mitigation, pursuant to KZC 90.145 and 90.150, if applicable, including such installation measures as locating facilities in previously disturbed areas, boring rather than trenching, and using pervious or other low impact materials; and
  - (d) The proposal protects and/or enhances critical area and buffer functions and values, consistent with the best available science and with the objective of no net loss of critical area functions and values.
- (11) The applicant has submitted a report addressing the criteria (see Attachments 8 and 9). The report was reviewed and commented on by The Watershed Company (see Attachment 10). The applicant submitted a response (see Attachments 11 and 12) that was reviewed by Staff.
- (12) KZC 90.160 specifies requirements for monitoring and maintenance of the proposed mitigation.

b. Conclusions:

- (1) A Public Agency Exception is required to allow the permanent and temporary buffer impacts, an exception from the vegetative buffer standards, improvements in the buffer setback, and a departure from stream daylighting requirements.
- (2) The Watershed Company's review of the applicant's report concludes that the proposed redevelopment of Peter Kirk Elementary and the associated unavoidable critical area buffer impacts complies with the applicable decisional criteria for a Public Agency Exception under KZC 90.45.3. Staff concurs with the assessment that stream daylighting would result in a net environmental benefit. Therefore, staff reviewed the applicant's request to not daylight the stream as part of the Public Agency Exception.
- (3) The proposed gravel pathway that encroaches into the required structure setback is allowed pursuant to KZC Section 90.40.6.c., which allows nonmotorized trails in the outer 25 percent of the buffer area and needs to be connected to the portion in the buffer setback.
- (4) Based on the following analysis, and with the recommended conditions of approval, the application meets the established criteria in KZC Section 90.45.3 for approving a Public Agency Exception.
  - (a) There is no other practical alternative to the proposed project with less impact on the critical areas or buffer;  
*Staff Response: The area available for construction of the new school is significantly impacted by the critical areas, associated buffers, and forested areas. A fundamental project requirement is to keep the existing school open during construction of the new school. Given existing site and development constraints, there is no alternative to siting the new school in a location east of the existing school. Section (c) below further addresses these constraints.*
  - (b) Strict application of this chapter would unreasonably restrict or prohibit the ability to provide public utilities or public agency services to the public;  
*Staff Response: The strict application of Chapter 90 buffer requirements would require that the applicant construct the new school in the same location as the existing school and remove all existing improvements (including the sand play area and trails). Additionally it would require the applicant to relocate all students during demolition of the existing school and construction of the new school.*

*The strict application of Chapter 90 stream daylighting requirements would require that the applicant daylight the stream at a significant cost to the school district, which would impact funds available for other project elements necessary to serve the public purpose of elementary school education.*

- (c) The proposal minimizes impacts to the critical area or buffer through mitigation sequencing, and through type and location of mitigation, pursuant to KZC 90.145 and 90.150, if applicable, including such installation measures as locating facilities in previously disturbed areas, boring rather than trenching, and using pervious or other low impact materials.

*Staff Response: The proposal has met the mitigation sequencing requirements of KZC Section 90.145. As outlined in the applicant's report (see Attachment 12) the measure taken include:*

- *Avoid: The project will not impact any site wetlands or streams. Additionally, the configuration of the project elements has been designed to avoid impacting the mature forest inside and outside the buffer. For example, the entire school building has been located as far south as possible, within 15 feet of the existing school, in order to avoid impacting the forest that is contiguous with Wetland A in the northern part of the site. A new parking area on the south was laid out to avoid impacting a coniferous forest associated with Wetlands B and C. All parking and athletic facilities are located on the west side of the site, opposite the critical areas, and will be phased to coordinate with demolition of the existing school. The project also avoids impacting a large mature western red cedar that stands alone within the temporary buffer impact area.*
- *Minimize: The applicant has designed the project to minimize buffer impacts by limiting woody vegetation removal within the buffer, limiting grading for the new building, reducing the size of the storm vault, keeping the same storm water discharge point, use of grass modular grid pavement for the fire lane and minimizing the footprint of the new building by constructing a two story building.*
- *Rectify: All areas with temporary impacts will be expeditiously restored. The existing sand play field and lawn will be incorporated into the buffer mitigation plans and replanted with native plants and trees.*

- *Reduce or eliminate impacts: The project design has reduced and eliminated impacts to critical areas and buffers to the extent possible. The project will remove approximately 15,000 sf of existing sand playfield from the buffer and will eliminate daily use and regular maintenance and mowing from 42,900 sf of the buffer through implementation of the buffer enhancement plan. An existing home, driveway, retaining wall, and shipping container will also be removed from a portion of the buffer at the north end of the property.*
- *Compensate: The applicant has implemented a mitigation plan that incorporates a combination of the buffer averaging and enhancement (see Attachments 11 and 12). The plans has been reviewed by The Watershed Company and found to be consistent with applicable requirements of KZC 90.*
- *Monitoring: Monitoring of the buffer mitigation areas will be required for a five year period.*

- (d) The proposal protects and/or enhances critical area and buffer functions and values, consistent with the best available science and with the objective of no net loss of critical area functions and values.

*Staff Response: The proposal is avoiding impacts to the stream and wetlands onsite and minimizing to the extent possible permanent impacts to the critical area buffers. The proposal also includes enhancement of the remaining buffer that is currently being used as a play field and lawn area. With the buffer restoration activities described above, the project will result in an overall improvement of critical area functions and values over existing conditions.*

- (5) Prior to final inspection of the building permit for the school, the applicant should complete the required restoration work and submit a report prepared by the applicant's consultant. The work will be subject to inspection and final acceptance by the City's critical areas consultant at the applicant's expense. Additionally, the applicant shall submit monitoring reports, as outlined in Attachment 10, to the City for review.

## **G. DEVELOPMENT REGULATIONS**

### 1. School Location Criteria

- a. Facts: KZC Section 15.20.130 Permitted Use Special Regulation 4, states that a school use may be located in a RSX zone only if:
- (1) It will not be materially detrimental to the character of the neighborhood in which it is located.
  - (2) Site and building design minimizes adverse impacts on surrounding residential neighborhoods.
  - (3) The property is served by a collector or arterial street.

- b. Conclusions: The proposal is consistent with the criteria established in KZC Section 15.20.130 Permitted Use Special Regulation 4 as follows:
- (1) There is an existing school at the site that includes recreational areas, parking lots, and other facilities normally associated with a school use. The proposal will not introduce new facilities or activities which would materially impact the character of the neighborhood.
  - (2) The new site plan and building have been designed to minimize impacts on surrounding residential development by designing the proposed structure with substantial setbacks from adjoining residential properties.
  - (3) The primary access to the site is from 6<sup>th</sup> Street, classified as a collector street.

2. Building Height

a. Facts:

- (1) KZC Section 15.03.130, Density Dimensions Special Regulation 31 permits the structure height of schools to be increased to up to 35 feet, if:
    - (a) The school use can accommodate 200 or more students; and
    - (b) The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by 1 foot for each additional 1 of structure height; and
    - (c) The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
    - (d) The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
  - (2) The applicant is requesting to increase the maximum allowed height from 25 feet to 35 feet.
  - (3) To help mitigate potential impacts of the increased height, the applicant proposes landscaping along the 14<sup>th</sup> Place right-of-way.
  - (4) The proposed design also includes rooftop appurtenances that exceed the applicable height limit. The applicant will need to apply for a rooftop appurtenance modification (pursuant to KZC Section 115.120.4) to permit the proposed appurtenances.
- b. Conclusions: The proposal is consistent with the criteria established in KZC Section 15.03.130, Density Dimensions Special Regulation 31 as follows:
- (1) The proposed school use is designed to accommodate 1,800 students.
  - (2) The required setback for a school use is 50 feet. In order to increase the maximum height to 35 feet, the required setback is 60 feet. The closest that a proposed structure is to a property line is 65 feet. The proposal also utilizes landscaping to help minimize visual impacts.

- (3) The Norkirk Neighborhood Plan does not contain any policies concerning building heights for the area in which the school is located.
- (4) Prior to issuance of the building permit, the applicant should apply for and receive approval of a modification for the proposed height of rooftop appurtenances.

3. Parking

a. Facts:

- (1) KZC Section 15.40.130 does not establish a required parking ratio for school uses. Instead, it defers to KZC Section 105.25, which authorizes the Planning Official to establish required parking on a case-by-case basis.
- (2) In this case, City staff determined the required number of parking stalls for the school is 71 stalls, based on a parking analysis prepared by Gibson Traffic Consultants (see Attachment 16). The proposed project will provide a total of 73 stalls.
- (3) The proposed parking was reviewed by the City's Transportation Engineer and concludes that the proposed parking supply is adequate (see Attachment 17).

b. Conclusions:

- (1) The proposed parking supply in the current design, 73 stalls, is adequate to serve the school use.

4. Natural Features- Significant Landscaping

a. Facts:

- (1) Regulations regarding the retention of trees can be found in Chapter 95 of the Kirkland Zoning Code. The applicant is required to retain all trees with a moderate retention value to the extent feasible and those with high retention value to the maximum extent possible.
- (2) The applicant has submitted an arborist report prepared by a certified arborist (see Attachment 18) and a tree retention plan (see Attachment 2).
- (3) Tree removal is concentrated in the interior of the site including removal within parking lots and around existing structures. Impacts to trees in the northern and southern wood areas and near the Cross Kirkland Corridor will be minimal.
- (4) The applicant is proposing a significant amount of new landscaping including additional trees within the parking lots and around the buildings.

b. Conclusions: As part of land surface modification permit submittal, the applicant should submit a final tree retention plan.

5. Site Lighting

- a. Facts: KZC Section 115.85 requires that the applicant use energy efficient light sources, comply with the Washington Energy Code with respect to the selection and regulation of light sources, and select, place, and direct light sources both directable and nondirectable so that glare produced by any light source, to the maximum extent possible, does not extend to adjacent properties or to the right-of-way. The current submittal does not contain a detailed lighting plan that would show the location, height, fixture type, and wattage of proposed lights.
- b. Conclusion: As part of its building permit application, the applicant should provide a lighting plan showing the location, height, fixture type and wattage of all proposed exterior lights. The lighting plan shall be consistent with the requirements in KZC Section 115.85.

**H. COMPREHENSIVE PLAN**

1. Facts: The subject property is located within the Norkirk neighborhood. The Norkirk Neighborhood Land Use Map designates the subject property as a public facility use (see Attachment 19).
2. Conclusion: The proposal is consistent with the public facility use designation.

**I. DEVELOPMENT STANDARDS**

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

**III. SUBSEQUENT MODIFICATIONS**

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

**IV. CHALLENGES AND JUDICIAL REVIEW**

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

**A. CHALLENGE**

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., \_\_\_\_\_, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

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

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

## **B. JUDICIAL REVIEW**

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

## **V. LAPSE OF APPROVAL**

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

## **VI. APPENDICES**

Attachments 1 through 19 are attached.

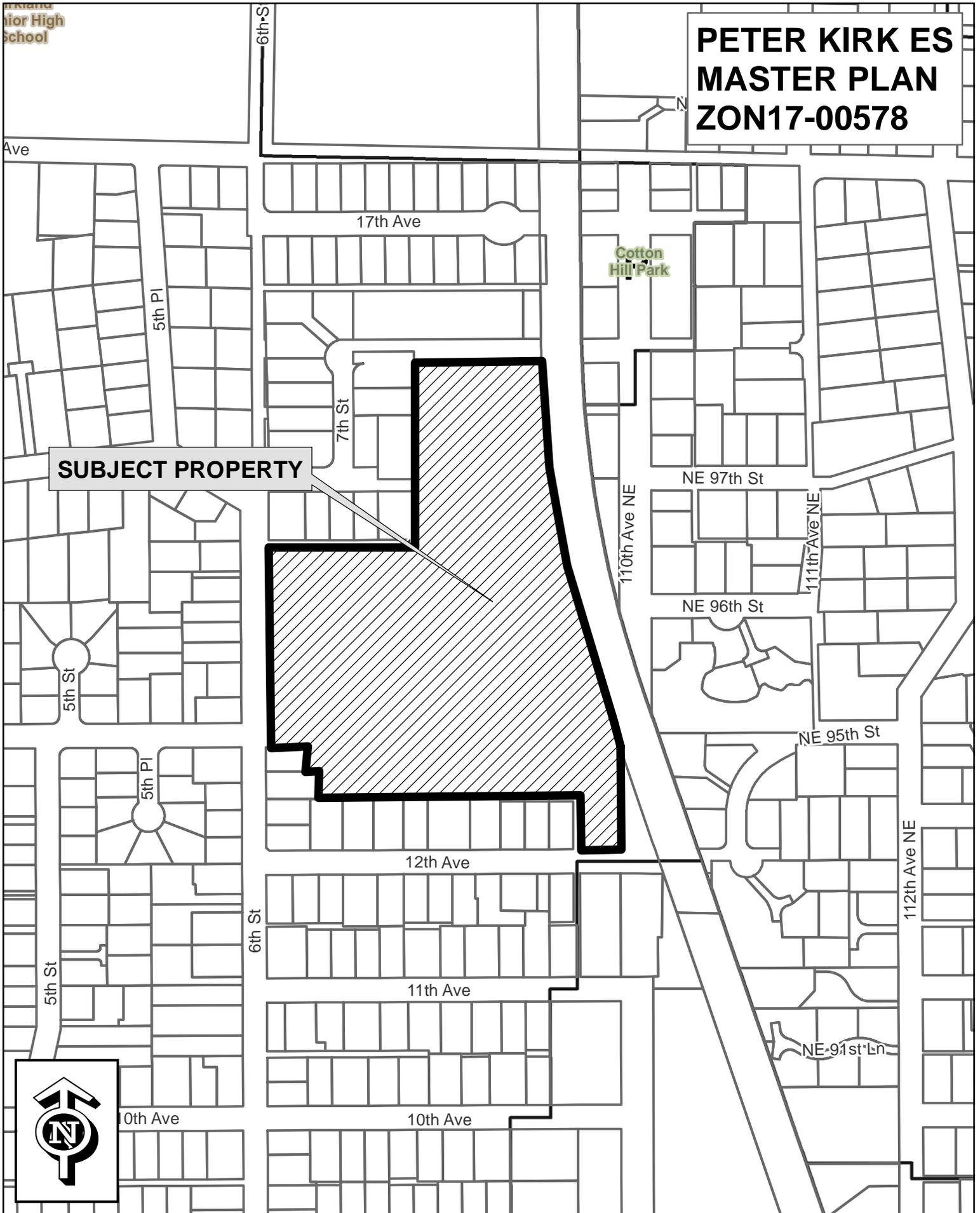
1. Vicinity Map
2. Development Plans
3. Project Narrative
4. Development Standards
5. Public Comments
6. SEPA Determination
7. Wetland and Stream Delineation prepared by Shannon and Wilson dated August 10, 2017
8. Public Agency Exception Assessment prepared by Shannon and Wilson dated May 3, 2018
9. Buffer Mitigation Plan prepared by Shannon and Wilson dated August 31, 2017
10. PAE and Mitigation Plan Review Letter prepared by The Watershed Company dated April 23, 2018
11. PAE Response prepared by Shannon and Wilson dated April 27, 2018
12. Revised Buffer Mitigation Plan prepared by Shannon and Wilson dated April 30, 2018
13. Stream Daylighting Assessment prepared by Shannon and Wilson dated August 10, 2017
14. Peer Review of Stream Daylighting Assessment prepared by The Watershed Company dated March 14, 2018
15. Response to Peer Review of Stream Daylighting Assessment prepared by Shannon and Wilson dated April 24, 2018
16. Traffic Impact Analysis prepared by GTC dated August 2017
17. City's Transportation Review Memo prepared Thang Nguyen dated May 3, 2018
18. Arborist Report prepared by AFM dated March 27, 2017
19. Norkirk Land Use Map

**VII. PARTIES OF RECORD**

Applicant  
Planning and Building Department  
Department of Public Works

A written recommendation will be issued by the Hearing Examiner within eight calendar days of the date of the open record hearing.





**PETER KIRK ES  
MASTER PLAN  
ZON17-00578**

**SUBJECT PROPERTY**





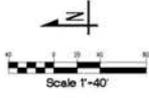
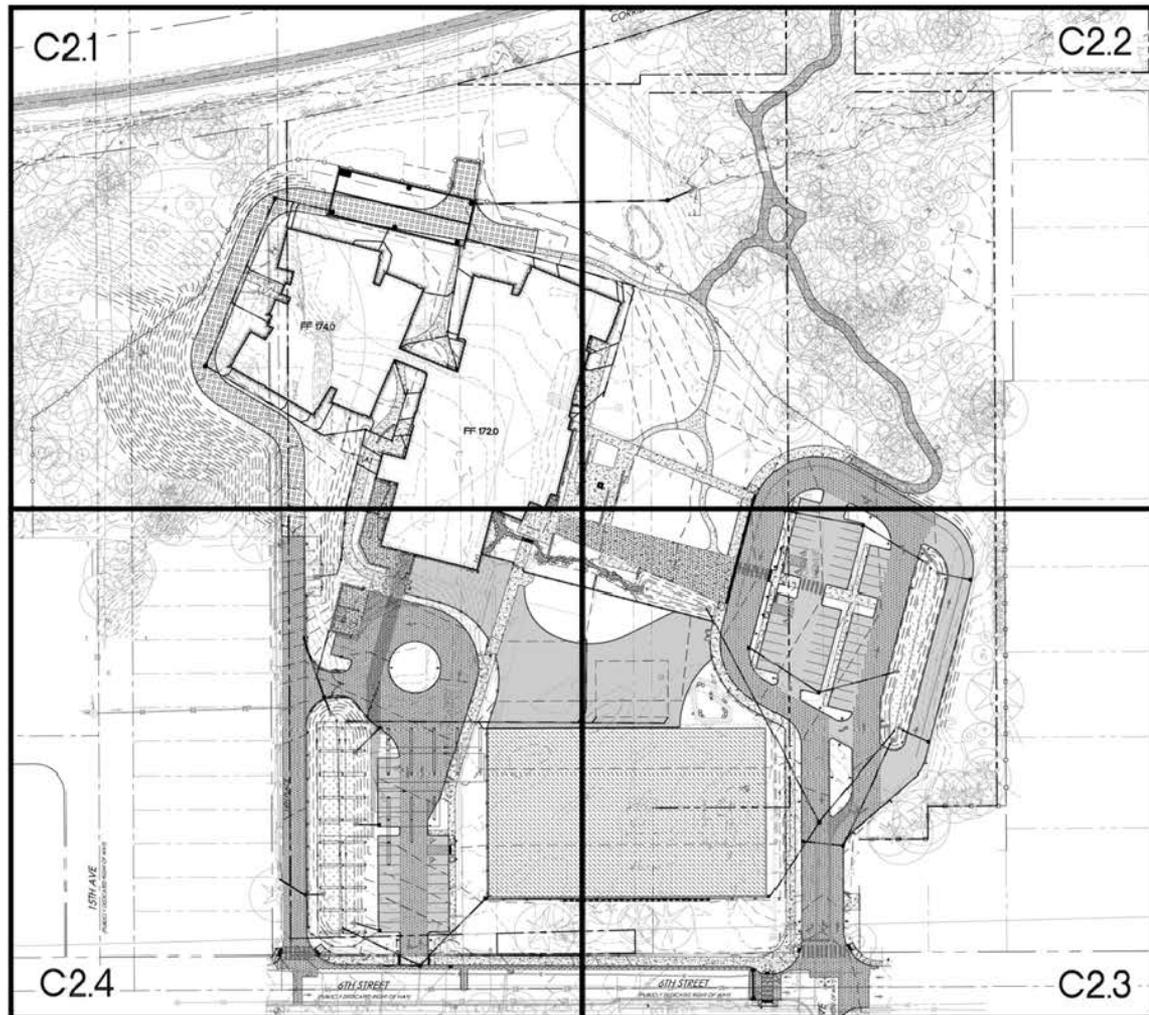


PETER KIRK ELEMENTARY SCHOOL SITE PLAN

SEPTEMBER 15, 2017

WEISMANDESIGNGROUP

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PERMIT SUBMITTAL	APRIL 27, 2018

**GRADING & DRAINAGE OVERALL**

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 Architect's Project #: 16116  
 Drawn By: EVW  
 Checked By: NFH

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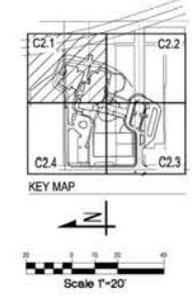
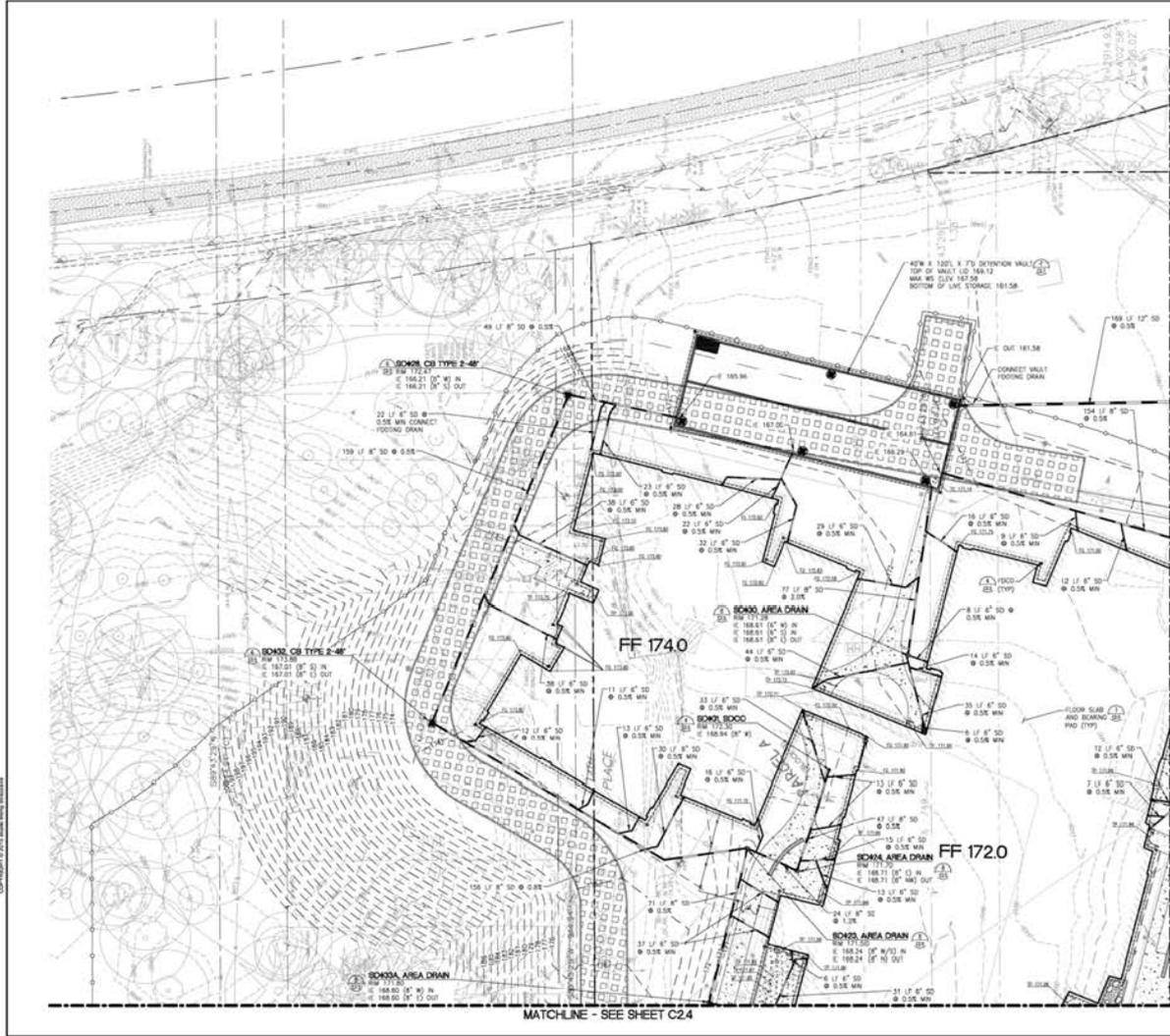
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**LEGEND**

- PROPERTY LINE
- - - EX CONTOUR (INDEX)
- - - EX CONTOUR
- - - PROPOSED CONTOUR (INDEX)
- - - PROPOSED CONTOUR
- SPOT ELEVATION
- EX BUILDING
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE
- GRASS/GRASS
- ASPHALT (ACS) PAVEMENT
- SAND PLAYFIELD
- SITE WALL
- VERTICAL CURB
- RECREATION AREA
- ROCKERY
- QUARRY SPILL DISCHARGE POND
- MEADOW DRAIN
- CATCH-BASIN TYPE 1
- CATCH-BASIN TYPE 2
- STORM DRAINAGE PIPE
- FOOTING/SUBSURFACE DRAIN
- STORM DRAIN CLEANOUT
- FOOTING DRAIN CLEANOUT
- DOWNSPOUT
- SIDE SINKER PIPE
- SINKER CLEANOUT
- SIDE SINKER CONNECTION
- SINK
- BOLLARD
- FIRE HYDRANT
- WATER FITTINGS
- WATER SERVICE LINES
- WATER METER
- WATER SERVICE LINES
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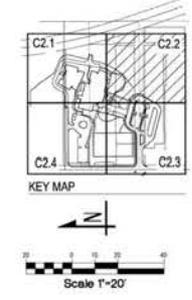
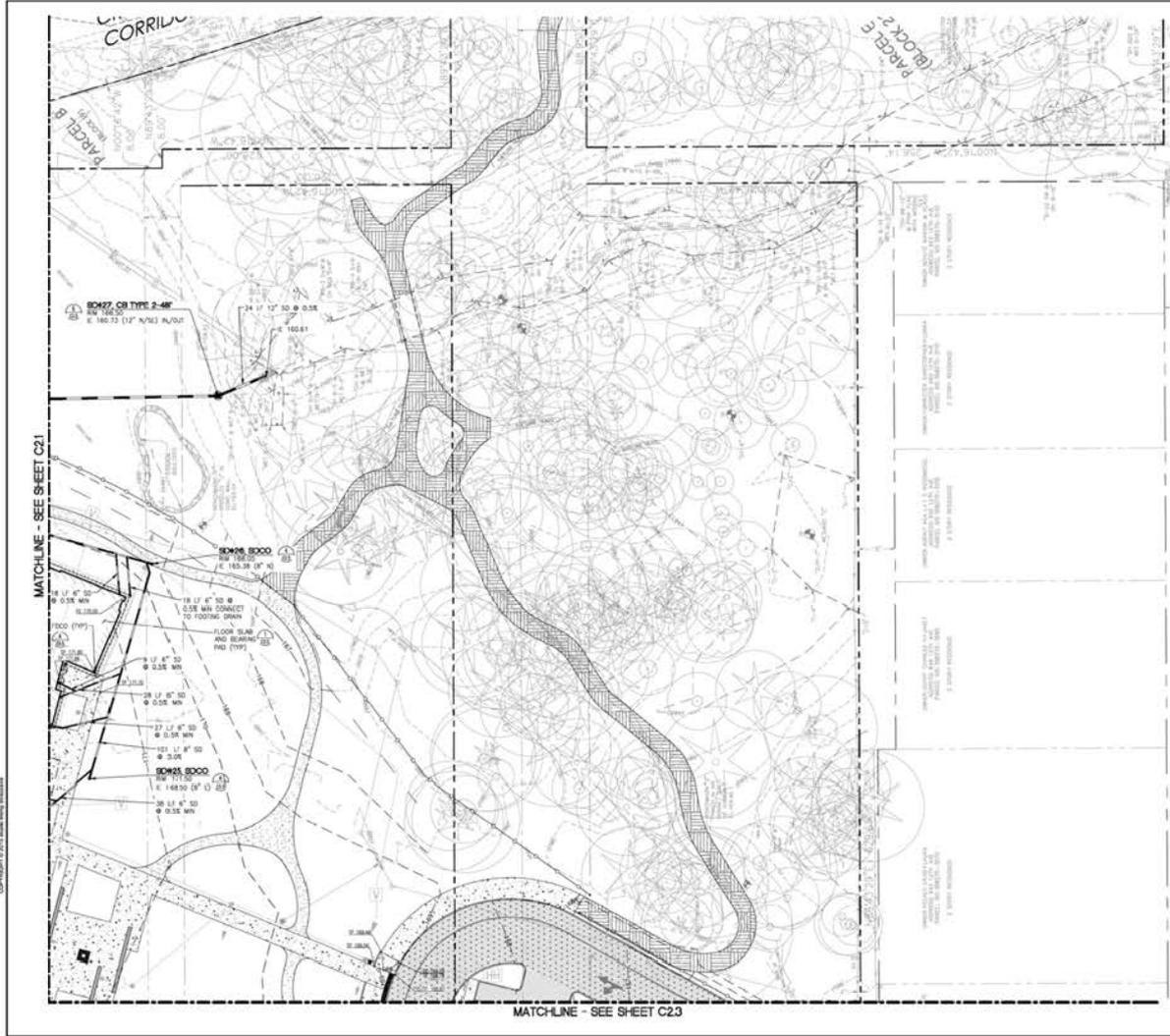
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- - - EX CONTOUR
- - - PROPOSED CONTOUR (INCH)
- - - PROPOSED CONTOUR
- SPOT ELEVATION
- FF 78.0 FINISHED FLOOR ELEVATION
- EX BUILDING
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE
- GRASSCROCK
- ASPHALT (ACS) PAVEMENT
- GRAVEL
- SAND PLAYFIELD
- SITE WALL
- VERTICAL CURB
- ROCK/RETENTION AREA
- ROCKERY
- QUARRY SPILL DISCHARGE PAD
- MAY/YARD DRAIN
- CATCH-BASIN TYPE 1
- CATCH-BASIN TYPE 2
- STORM DRAINAGE PIPE
- FOOTING/SUBSURFACE DRAIN
- 300x4 STORM DRAIN CLEANDOUT
- FOOTING DRAIN CLEANDOUT
- DOWNSPOUT
- SIDE SINKER PIPE
- SINKER CLEANDOUT
- SIDE SINKER CONNECTION
- ISBM
- BOLLARD
- FIRE HYDRANT
- WATER FITTINGS
- WATER SERVICE LINES
- WATER METER
- WATER SERVICE LINES
- FIRE SERVICE LINE

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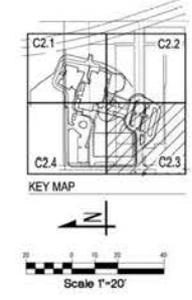
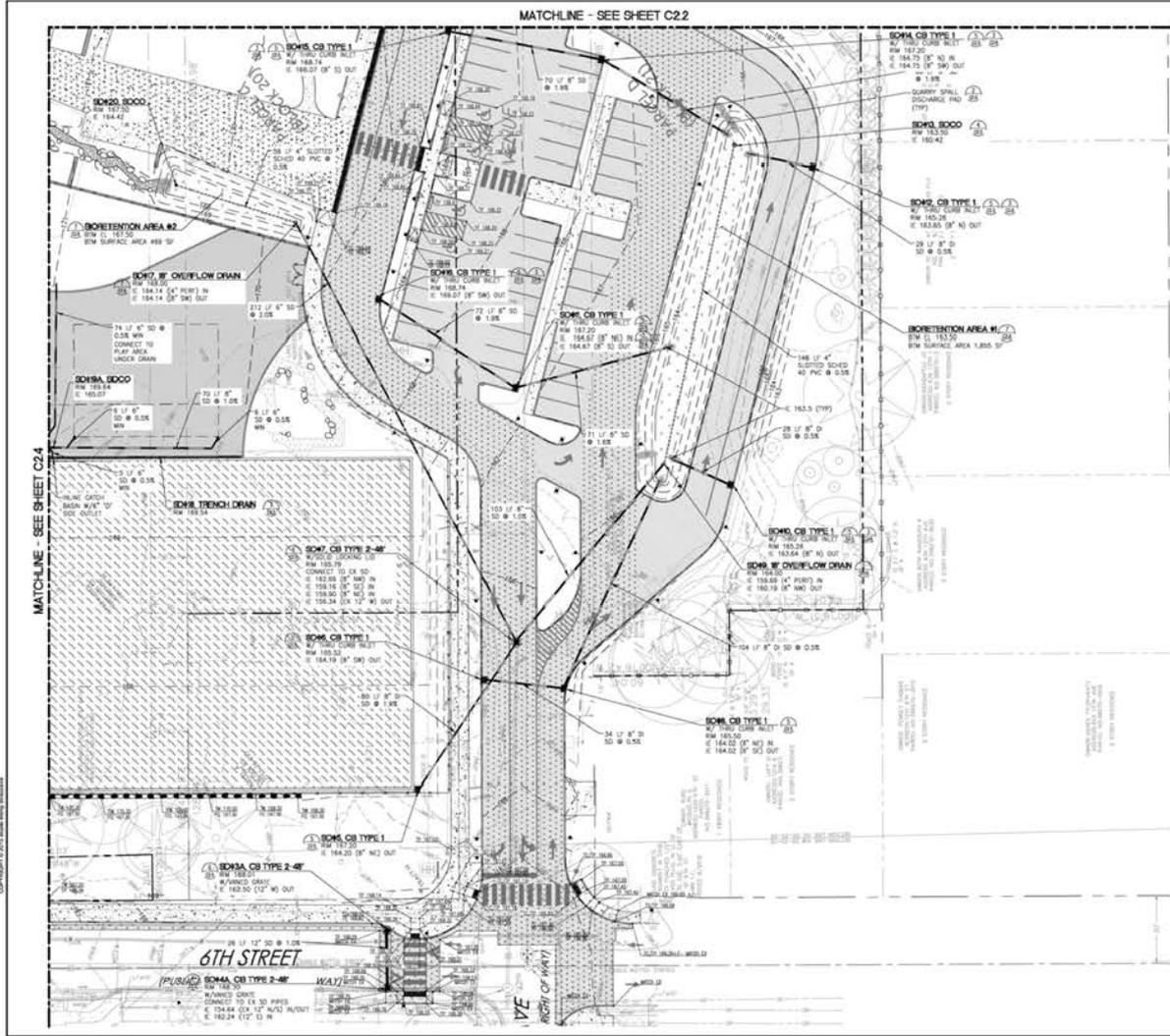
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- - - EX CONTOUR
- - - PROPOSED CONTOUR (INCH)
- - - PROPOSED CONTOUR
- SPOT ELEVATION
- FF 78.0 FINISHED FLOOR ELEVATION
- EX BUILDING
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE
- GRASSCLOTH
- ASPHALT GRASS PAVEMENT
- GRAVEL
- SAND PLAYFIELD
- SITE WALL
- VERTICAL CURB
- BORENTENTION AREA
- ROCKERY
- QUARRY SPILL DISCHARGE PAD
- MAY/YARD DRAIN
- CATCH-BASIN TYPE 1
- CATCH-BASIN TYPE 2
- STORM DRAINAGE PIPE
- FOOTING/SUBSURFACE DRAIN
- 300x300 STORM DRAIN CLEANOUT
- FOOTING DRAIN CLEANOUT
- DOWNSPOUT
- SIDE SINKER PIPE
- SINKER CLEANOUT
- SIDE SINKER CONNECTION
- SMH
- BOLLARD
- FIRE HYDRANT
- WATER FITTINGS
- WATER SERVICE LINES
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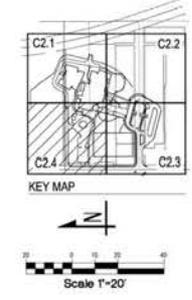
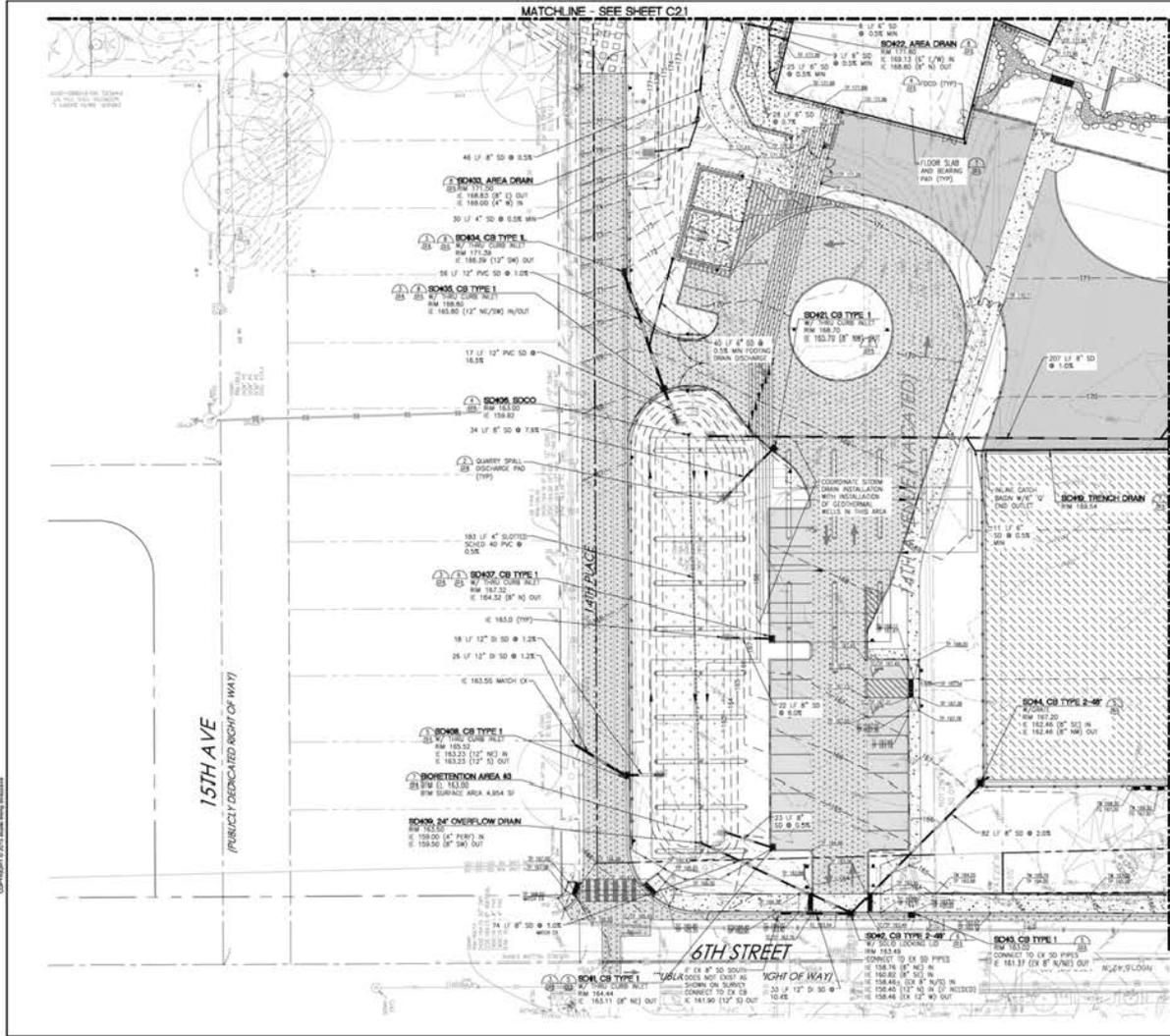
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- - - EX CONTOUR (ENCL)
- - - PROPOSED CONTOUR (ENCL)
- - - PROPOSED CONTOUR
- SPOT ELEVATION
- FINISHED FLOOR ELEVATION
- EX BUILDING
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE
- CRACKS/CRACK
- ASPHALT AND ASPHALT
- ASPHALT AND ASPHALT
- SAND PLAYFIELD
- SITE WALL
- VERTICAL CURB
- RETENTION AREA
- ROCKERY
- QUARRY SPILL DISCHARGE PND
- MEADOW DRAIN
- CATCH-BASIN TYPE 1
- CATCH-BASIN TYPE 2
- STORM DRAINAGE PIPE
- FOOTING/SUBSURFACE DRAIN
- STORM DRAIN CLEANOUT
- FOOTING DRAIN CLEANOUT
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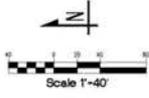
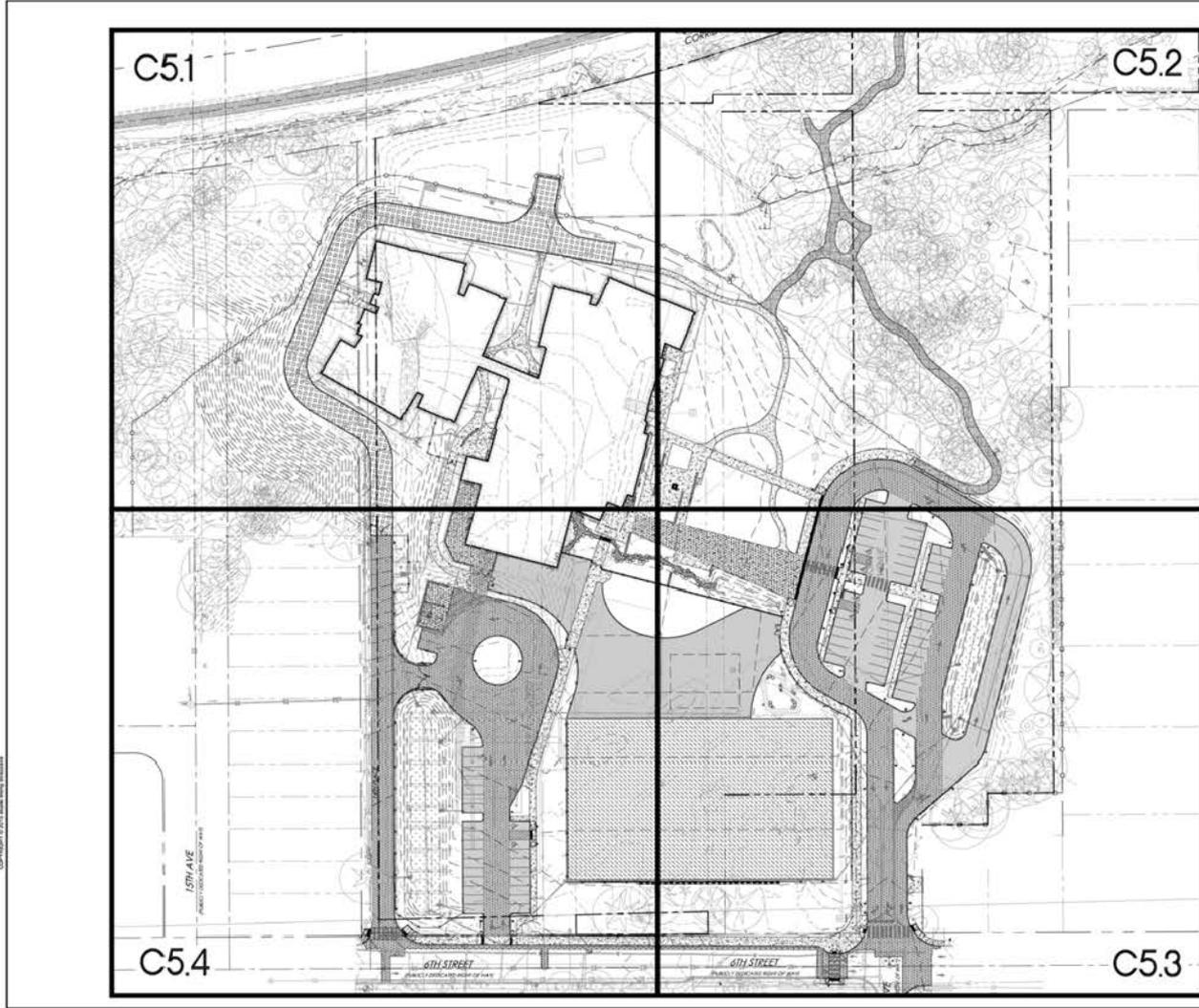
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W/9 CONSTRUCTION DOCUMENTS	MAR 30, 2018
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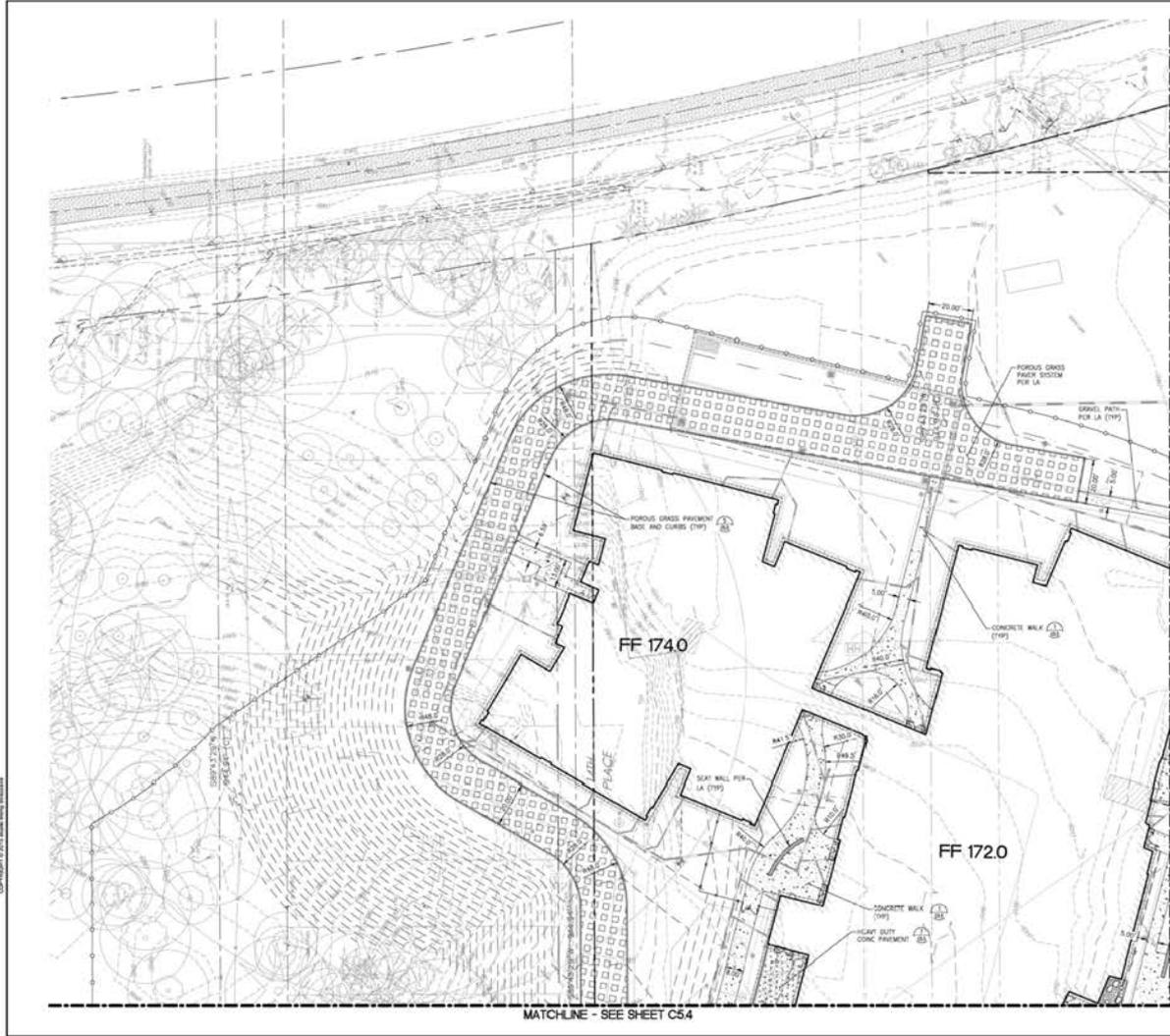
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 Drawn By: EVW  
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**KEY MAP**

Scale 1"=20'

**LEGEND**

- PROPERTY LINE
- EX CONTOUR (CHECK)
- EX CONTOUR
- PROPOSED CONTOUR (CHECK)
- PROPOSED CONTOUR
- SPOT ELEVATION
- FINISHED FLOOR ELEVATION
- EX BUILDING
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE
- GRASSCROCK
- ASPHALT AND PAVEMENT
- GRAVEL
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- WATERYARD DRAIN
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- STORM DRAIN CLEANOUT
- FOOTING DRAIN CLEANOUT
- DOWNSPOUT
- SIDE SINKER PIPE
- SINKER CLEANOUT
- SIDE SINKER CONNECTION
- SEWER
- BOLLARD
- FIRE HYDRANT
- WATER FITTINGS
- WATER SERVICE LINES
- WATER METER
- WATER SERVICE LINES
- FIRE SERVICE LINE

SPRINKLER BEGAN PAINTED RED CURB  
SPRINKLER END PAINTED RED CURB

PAINTED RED CURB SHALL HAVE  
NO PARKING FIRE LINE  
STENCILED IN 3" WHITE LETTERING  
AT 30-FT INTERVALS AND NO  
PARKING FIRE LINE SIGNS AT  
120-FT INTERVALS (199)

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1312 6th ST,  
KIRKLAND, WA 98033

STAMP

ISSUED: DATE:  
SCHEMATIC DESIGN JUN 1, 2017  
ZONING APPLICATION SEP 1, 2017  
DESIGN DEVELOPMENT OCT 31, 2017  
LAND SURFACE MODIFICATION PERMIT DEC 08, 2017  
BUILDING PERMIT JAN 26, 2018  
MFG CONSTRUCTION MAR 2, 2018  
MFG CONSTRUCTION MAR 30, 2018  
PERMIT SUBMITTAL APR 27, 2018

**PAVING**

Permit #:  
MUP #:  
Owner's Project #:  
Architect's Project #: 16116  
Drawn By: EJV  
Checked By: NPH

**C5.1**

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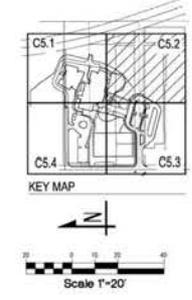
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Architect's Project #: 16116  
Drawn By: EJV  
Checked By: NPH

**C5.1**



**LEGEND**

- PROPERTY LINE
- - - EX CONTOUR (ENCL)
- - - EX CONTOUR
- - - PROPOSED CONTOUR (ENCL)
- - - PROPOSED CONTOUR
- SPOT ELEVATION
- FF 78.0 FINISHED FLOOR ELEVATION
- EX BUILDING
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE
- CRACKS/CRACK
- ASPHALT AND PAVEMENT
- ASPHALT AND ASPHALT
- ASPHALT
- SAND PLAYFIELD
- SITE WALL
- VERTICAL CURB
- BORDERTON AREA
- ROCKERY
- QUARRY SPILL DISCHARGE PAD
- W/AY/ARD DRAIN
- CATCH-BASIN TYPE 1
- CATCH-BASIN TYPE 2
- STORM DRAINAGE PIPE
- FOOTING/SUBSURFACE DRAIN
- STORM DRAIN CLEANOUT
- FOOTING DRAIN CLEANOUT
- DOWNSPOUT
- SIDE SEWER PIPE
- SEWER CLEANOUT
- SIDE SEWER CONNECTION
- SEWER
- BOLLARD
- FIRE HYDRANT
- WATER FITTINGS
- WATER SERVICE LINES
- WATER METER
- WATER SERVICE LINES
- FIRE SERVICE LINE

SPRINKLER PAVED RED CURB  
 EPIC END PRINTED RED CURB

PAVED RED CURB SHALL HAVE  
 NO PARKING FIRE LINE  
 STENCILED IN 3" WHITE LETTERING  
 AT 30-FT INTERVALS AND NO  
 PARKING FIRE LINE SIGNS AT  
 120-FT INTERVALS (TYP)

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 BUILDING PERMIT JAN 26, 2018  
 PAVING CONSTRUCTION MAR 2, 2018  
 PERMIT SUBMITTAL APR 27, 2018

**PAVING**

Permit #: -  
 MUP #: -  
 Owner's Project #: -  
 Architect's Project #: 16116  
 Drawn By: EWV  
 Checked By: NFH

**C5.2**

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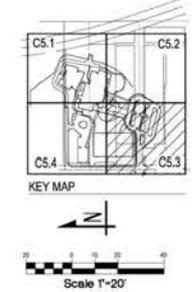
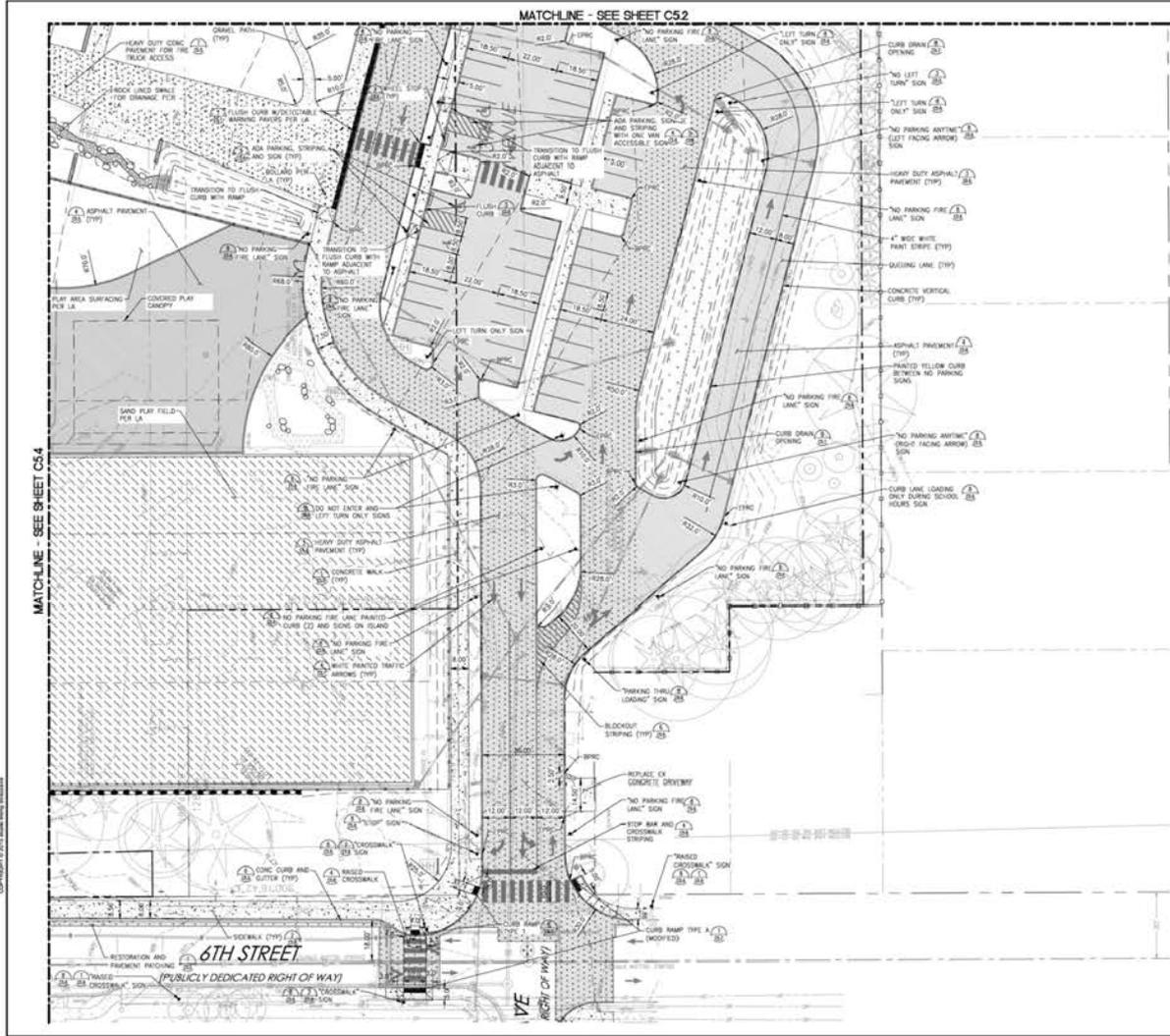
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 PERMIT SUBMITTAL APR 27, 2018

**PAVING**

Permit #: -  
 MUP #: -  
 Owner's Project #: -  
 Architect's Project #: 16116  
 Drawn By: EWV  
 Checked By: NFH

**C5.2**



**LEGEND**

- PROPERTY LINE
- - - EX CONTOUR (INCH)
- - - EX CONTOUR
- - - PROPOSED CONTOUR (INCH)
- - - PROPOSED CONTOUR
- SPOT ELEVATION
- FINISHED FLOOR ELEVATION
- EX BUILDING
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE
- ORASCONCRETE
- ASPHALT (ACS) PAVEMENT
- ASPHALT DUST ASPHALT
- GRAVEL
- SAND PLAYFIELD
- SITE WALL
- VERTICAL CURB
- BERM/RETENTION AREA
- ROCKERY
- QUARRY SPILL DISCHARGE PAD
- WATERYARD DRAIN
- CATCH-BASIN TYPE 1
- CATCH-BASIN TYPE 2
- STORM DRAINAGE PIPE
- FOOTING/SUBSURFACE DRAIN
- STORM DRAIN CLEANOUT
- FRONTING DRAIN CLEANOUT
- DOWNSPOUT
- SOE SINKER PIPE
- SINKER CLEANOUT
- SOE SINKER CONNECTION
- SOE#
- BOLLARD
- FIRE HYDRANT
- WATER FITTINGS
- WATER SERVICE LINES
- WATER METER
- WATER SERVICE LINES
- FIRE SERVICE LINE

SPRINKLER BEGN PAVED RED CURB  
EPVC END PRINTED MID CURB

PAVED RED CURB SHALL HAVE  
NO PARKING FIRE LANE  
STENCILED IN 3" WHITE LETTERING  
AT 30'-0" INTERVALS AND NO  
PARKING FIRE LANE SIGNS AT  
120'-0" INTERVALS (TYP)

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WDC CONSTRUCTION DOCUMENTS MAR 2, 2018  
WDC CONSTRUCTION DOCUMENTS MAR 30, 2018  
PERMIT SUBMITTAL APR 27, 2018

**PAVING**

Permit #: -  
MUP #: -  
Owner's Project #: -  
Architect's Project #: 16116  
Drawn By: EWV  
Checked By: NPH

**C5.3**

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WDC CONSTRUCTION DOCUMENTS MAR 2, 2018  
WDC CONSTRUCTION DOCUMENTS MAR 30, 2018  
PERMIT SUBMITTAL APR 27, 2018

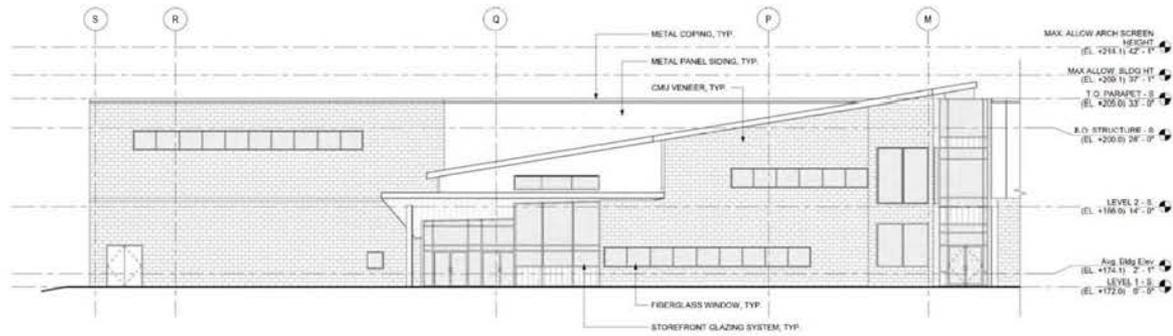
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Permit #: -  
MUP #: -  
Owner's Project #: -  
Architect's Project #: 16116  
Drawn By: EWV  
Checked By: NPH

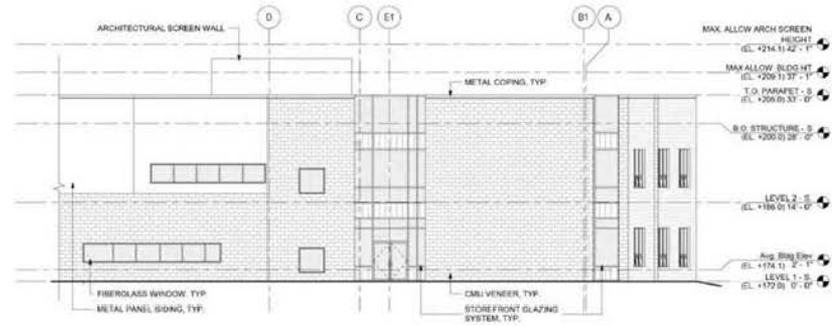
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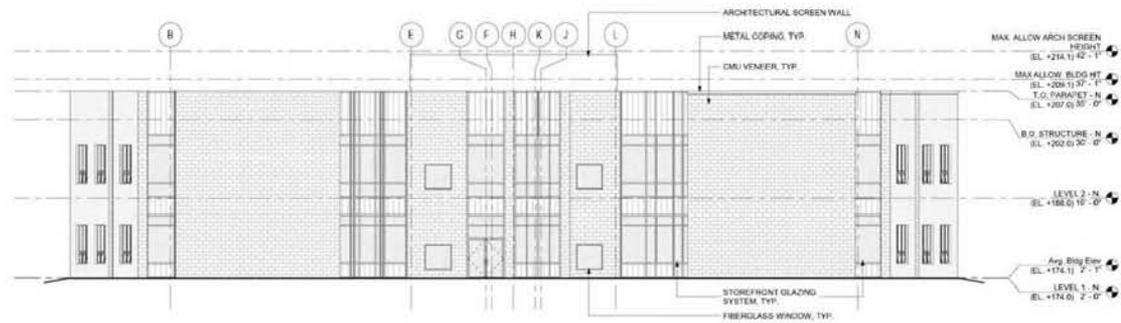




1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - CONTINUED  
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

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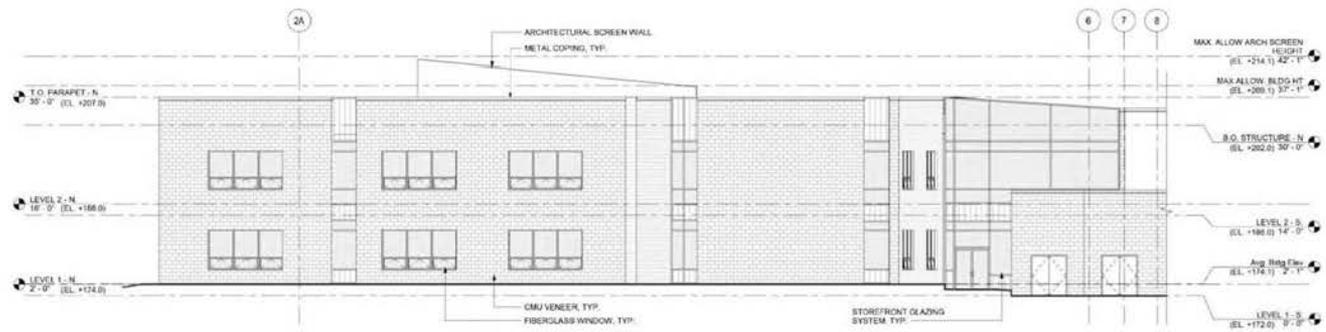
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ISSUED DATE  
ZONING APPLICATION AUG 18, 2017

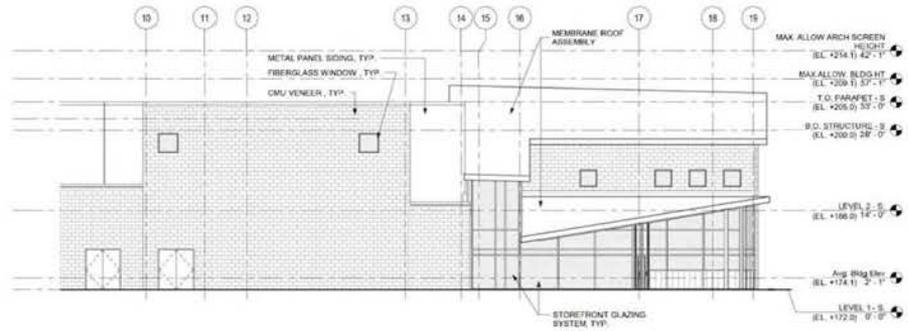
EXTERIOR ELEVATIONS

Permit # -  
MUP# -  
Owner's Project # 16116  
Drawn By MJ / NK  
Checked By LW-Q

**A-201**



1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - CONTINUED  
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

Permit # -  
MLUP -  
Owner's Project # -  
Architect's Project # 16116  
Drawn By MJ / NK  
Checked By LW-Q

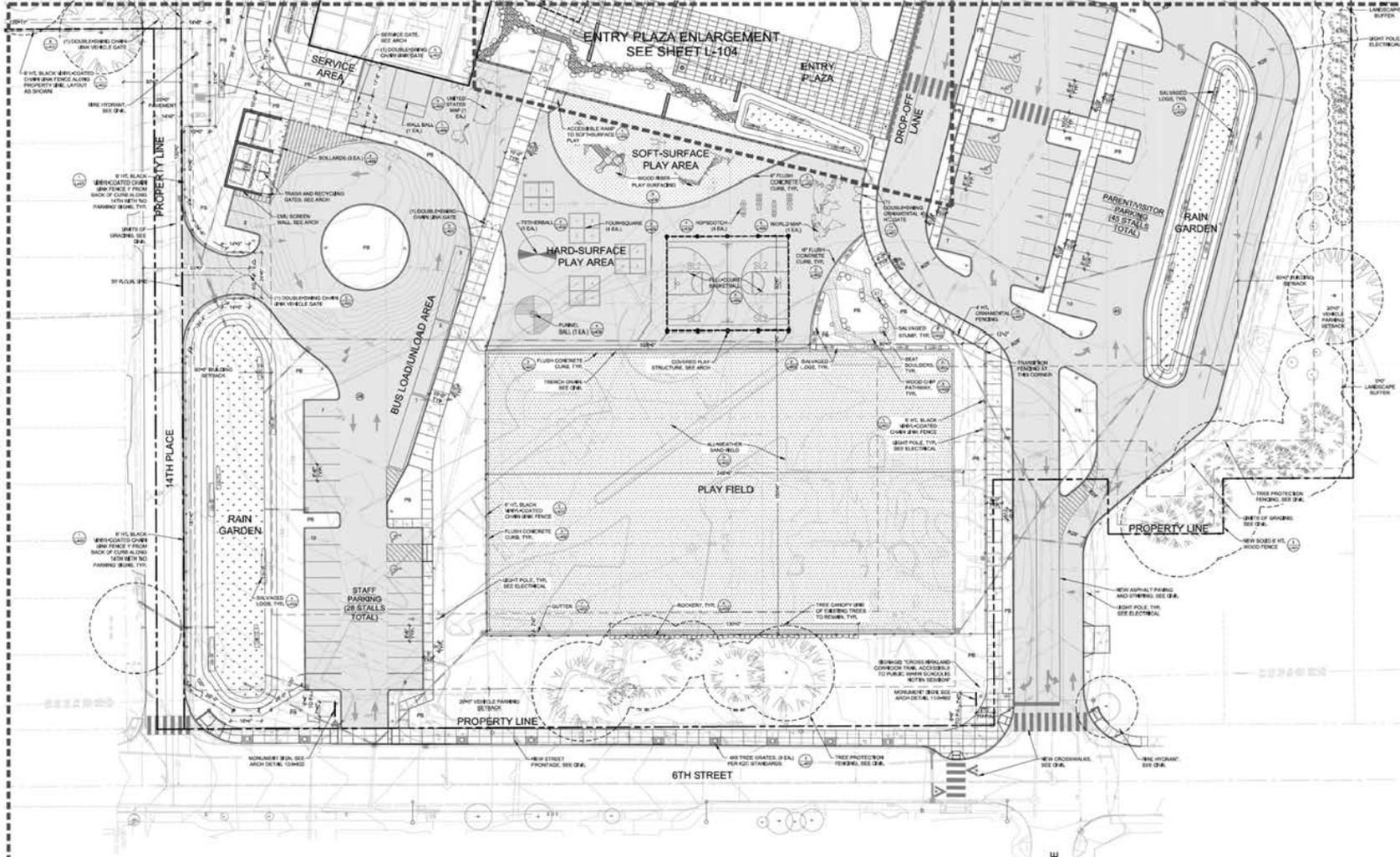
A-202





MATCHLINE - SEE SHEET L-101

MATCHLINE - SEE SHEET L-102



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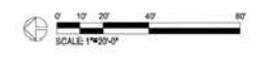
TITLE  
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 KIRKLAND, WA  
 98033



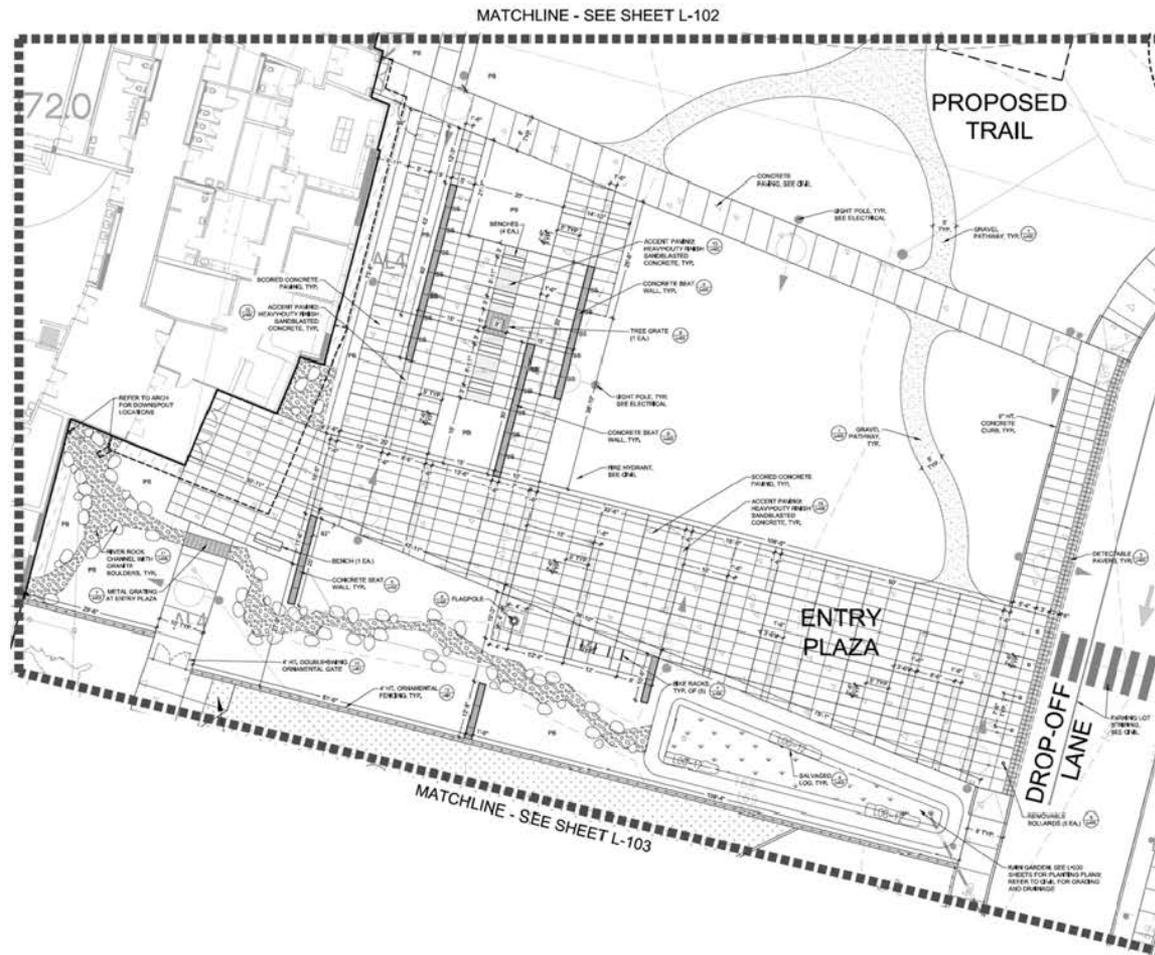
ISSUED:	DATE:
SCHEMATIC DESIGN	JUN 1, 2017
ZONING APPLICATION	SEP 1, 2017
DESIGN DEVELOPMENT	OCT 27, 2017
LAND SURVEY	DEC 8, 2017
MODIFICATION PERMIT	
BUILDING PERMIT	JAN 26, 2018
90% CONSTRUCTION DOCUMENTS	MAR 2, 2018
100% CONSTRUCTION DOCUMENTS	MAR 30, 2018
ADDENDUM	APR 16, 2018
CITY COMMENTS	APR 25, 2018
PERMIT RESUBMITTAL	APR 27, 2018

**SITE PLAN ENLARGEMENT**

Permit #: -  
 MUP#: -  
 Owner's Project #: -  
 Architect's Project #: **16116**  
 Drawn By: **GH**  
 Checked By: **AR**



**L-103**



ENTRY PLAZA ENLARGEMENT



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ISSUED:	DATE:
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DESIGN DEVELOPMENT	OCT 27, 2017
LAND SURVEY	DEC 8, 2017
MODIFICATION PERMIT	
BUILDING PERMIT	JAN 26, 2018
95% CONSTRUCTION DOCUMENTS	MAR 2, 2018
100% CONSTRUCTION DOCUMENTS	MAR 30, 2018
ADDENDUM	APR 16, 2018
QTY COMMENTS	APR 23, 2018
PERMIT RESUBMITTAL	APR 27, 2018

**SITE PLAN  
 ENLARGEMENT**

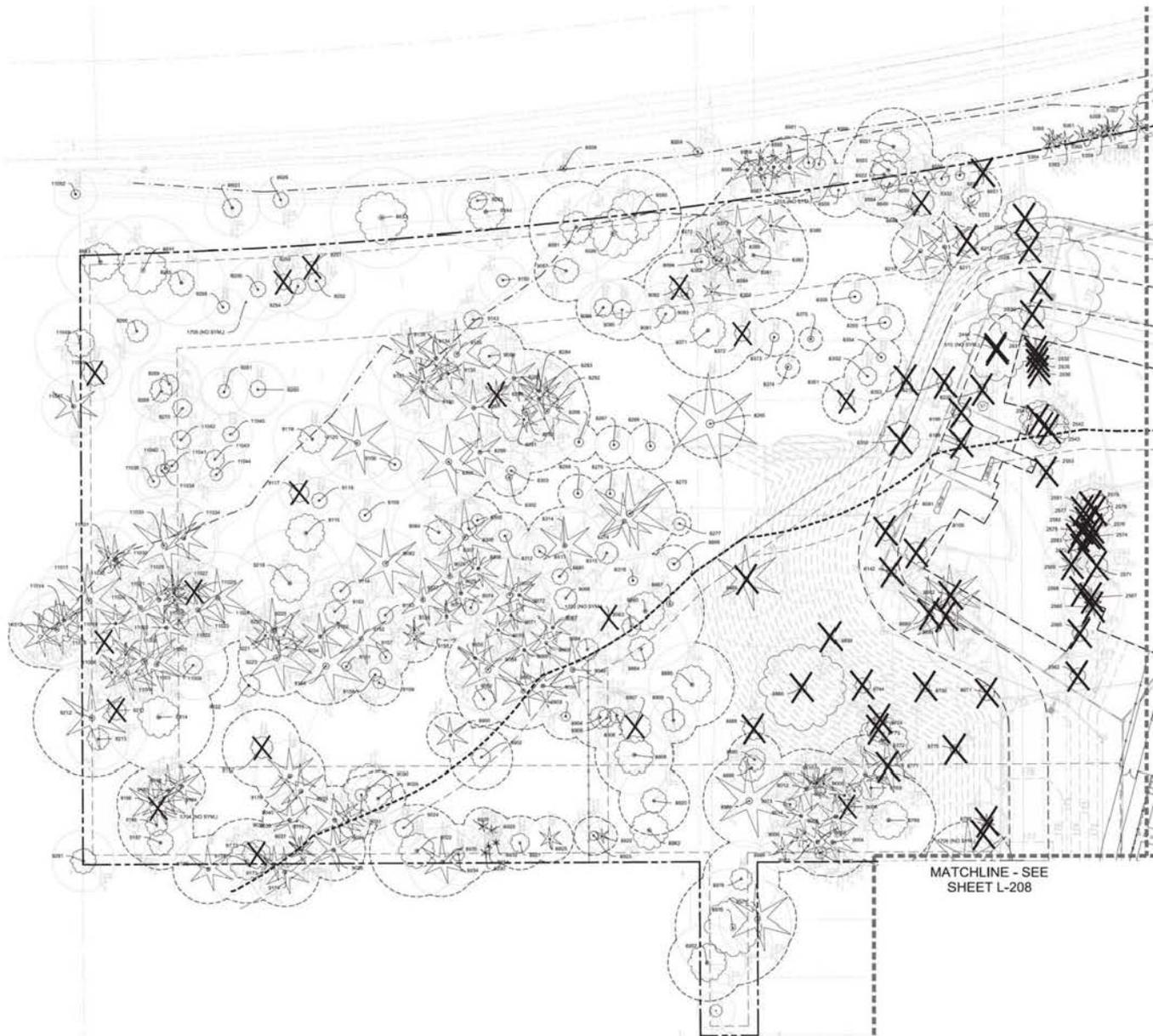
Permit #: -  
 MLPR: -  
 Owner's Project #: -  
 Architect's Project #: **16116**  
 Drawn By: **GH**  
 Checked By: **AR**

**L-104**

6/17/2017 11:23:51 AM Dwg.rvt



16/12/2017 11:25:51 AM Dwg:dwg



**TREE SCHEDULE** (SYMBOLS SHOWN AT 1/4"=1'-0" SCALE)

SYMBOL	BOTANICAL COMMON NAME	MEASURE/PERCENTAGE
<b>EXISTING TREES</b>		
⊗	EXISTING CONIFEROUS TREE TO REMAIN	SEE ARBORIST REPORT FOR TREE TYPE/USE/HEALTH
⊙	EXISTING DECIDUOUS TREE TO REMAIN	SEE ARBORIST REPORT FOR TREE TYPE/USE/HEALTH
⊗	EXISTING TREE TO REMAIN THAT WAS NOT IDENTIFIED ON SURVEY, BUT IS SHOWN IN ARBORIST REPORT	SEE ARBORIST REPORT FOR TREE TYPE/USE/HEALTH
⊗	EXISTING SIGNIFICANT CONIFEROUS TREE TO BE REMOVED	SEE ARBORIST REPORT FOR TREE TYPE/USE/HEALTH
⊗	EXISTING SIGNIFICANT CONIFEROUS TREE TO BE REMOVED (DETERMINATION OF SIGNIFICANCE BASED ON DBH AND HEALTH SHOWN IN ARBORIST REPORT)	SEE ARBORIST REPORT FOR TREE TYPE/USE/HEALTH
⊗	EXISTING SIGNIFICANT DECIDUOUS TREE TO BE REMOVED (DETERMINATION OF SIGNIFICANCE BASED ON DBH AND HEALTH SHOWN IN ARBORIST REPORT)	SEE ARBORIST REPORT FOR TREE TYPE/USE/HEALTH
⊗	EXISTING SIGNIFICANT TREE TO BE REMOVED THAT WAS NOT IDENTIFIED ON SURVEY, BUT IS SHOWN IN ARBORIST REPORT	SEE ARBORIST REPORT FOR TREE TYPE/USE/HEALTH
⊗	EXISTING NON-SIGNIFICANT CONIFEROUS TREE TO BE REMOVED (DETERMINATION OF SIGNIFICANCE BASED ON DBH AND HEALTH SHOWN IN ARBORIST REPORT)	SEE ARBORIST REPORT FOR TREE TYPE/USE/HEALTH
⊗	EXISTING NON-SIGNIFICANT DECIDUOUS TREE TO BE REMOVED (DETERMINATION OF SIGNIFICANCE BASED ON DBH AND HEALTH SHOWN IN ARBORIST REPORT)	SEE ARBORIST REPORT FOR TREE TYPE/USE/HEALTH
⊗	EXISTING NON-SIGNIFICANT TREE TO BE REMOVED THAT WAS NOT IDENTIFIED ON SURVEY, BUT IS SHOWN IN ARBORIST REPORT	SEE ARBORIST REPORT FOR TREE TYPE/USE/HEALTH
---	APPROXIMATE LIMITS OF CLEARING	SEE O&A

MATCHLINE - SEE SHEET L-207

MATCHLINE - SEE SHEET L-208



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ISSUED: DATE:  
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 ZONING APPLICATION SEP 1, 2017

**TREE PRESERVATION PLAN ENLARGEMENT**

Permit #: -  
 MUP#: -  
 Owner's Project #: -  
 Architect's Project #: 16116  
 Drawn By: GH  
 Checked By: AR

**L-206**



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ISSUED: DATE:  
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 ZONING APPLICATION SEP 1, 2017

**TREE PRESERVATION PLAN ENLARGEMENT**

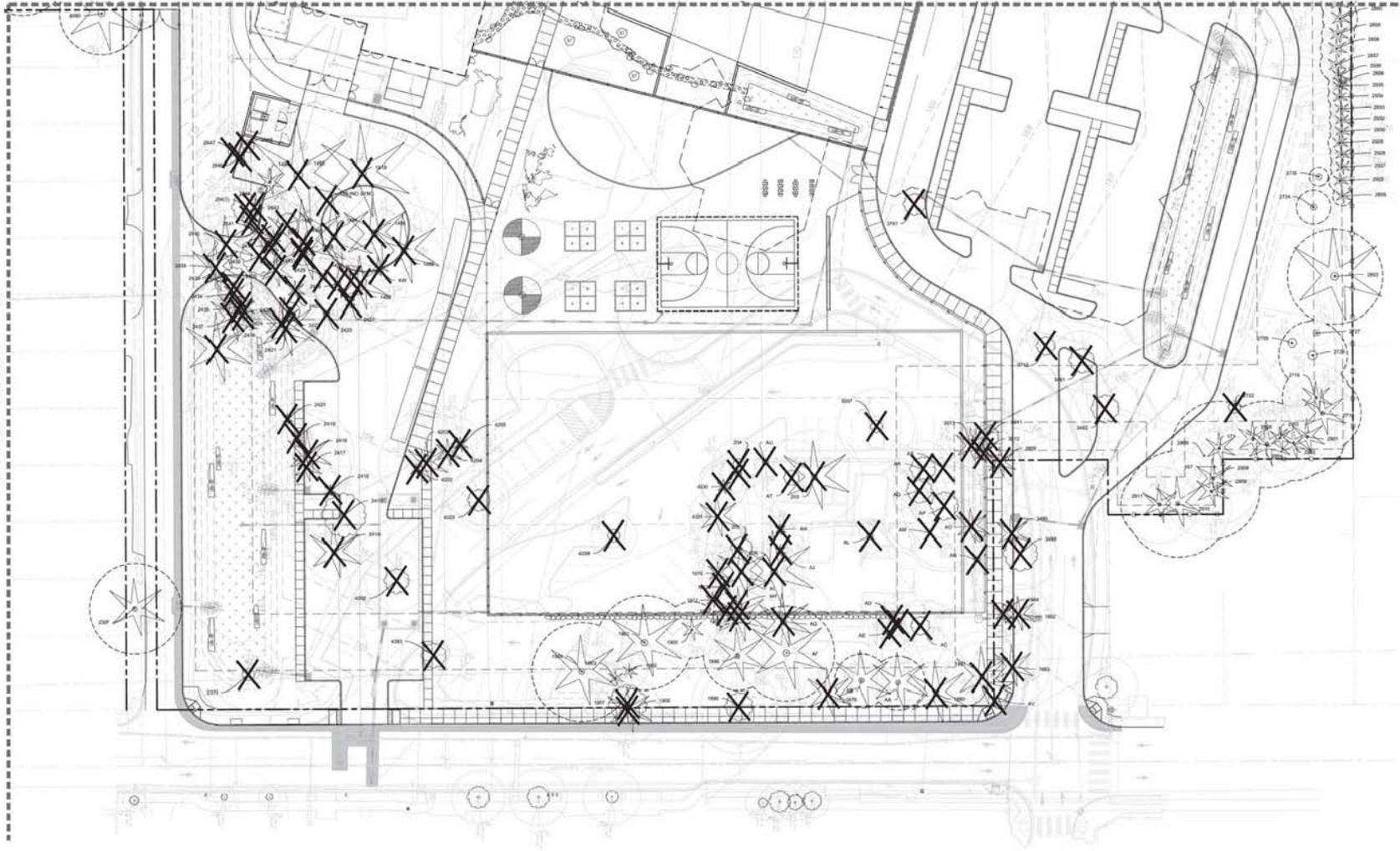
Permit #: -  
 MUP#: -  
 Owner's Project #: -  
 Architect's Project #: **16116**  
 Drawn By: **GH**  
 Checked By: **AR**

**L-207**



MATCHLINE - SEE SHEET L-207

MATCHLINE - SEE SHEET L-206



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ISSUED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SCHEMATIC DESIGN JUN 1, 2017  
 ZONING APPLICATION SEP 1, 2017

**TREE  
 PRESERVATION  
 PLAN  
 ENLARGEMENT**

Permit #: \_\_\_\_\_  
 MUP#: \_\_\_\_\_  
 Owner's Project #: \_\_\_\_\_  
 Architect's Project #: **16116**  
 Drawn By: **GH**  
 Checked By: **AR**

**L-208**



6/17/2017 11:22:51 AM Dwg.dwg

Tree #	Species	Condition	DBH (in)	Limits of Disturbance (Drip-line Radius ft.)	Status	Comments		
187	Western hemlock	Fair	8.4	15	8	8	SAVED	
173	Flowering cherry	Good	13	3	17	4	SAVED	
181	Pacific madrone	Good	8	7	15	8	SAVED	
188	Pacific madrone	Fair	8	8	10	8	SAVED	
188	Pacific madrone	Good	12	10	11	8	SAVED	
203	Douglas-fir	Good	25	111			REMOVED	
204	litter cherry	Fair	6.5	12			REMOVED	
225	litter cherry	Fair	14.8	3	12	8	REMOVED	
226	Douglas-fir	Excellent	40				REMOVED	
570	Lambardy poplar	Fair	44	8	13	8	REMOVED	
1367	red alder	Fair	8	15	7	14	8	REMOVED
1268	red alder	Fair	8	8	7	11	REMOVED	
1274	Western red cedar	Fair	40	14	14	13	SAVED	
1488	Douglas-fir	Excellent	56	17	13	24	22	REMOVED
1489	Douglas-fir	Good	14	13	18	8	12	SAVED
1490	big leaf maple	Good	15	3	13	6	REMOVED	
1491	shrub pine	Fair	30	12	16	8	12	REMOVED
1493	big leaf maple	Good	14	3	16	8	9	REMOVED
1494	Douglas-fir	Fair	34	10	14	12	9	REMOVED
1495	Douglas-fir	Excellent	33	5	6	7	10	REMOVED
1496	Douglas-fir	Excellent	32	8	20	18	18	REMOVED
1498	Douglas-fir	Fair	22	5	15	10	6	REMOVED
1499	big leaf maple	Fair	18	5	4	8	15	REMOVED
1519	Pacific madrone	Good	45	14	30	29	13	REMOVED
1562	Douglas-fir	Good	22		15		REMOVED	
1563	Douglas-fir	Good	24		17	13	REMOVED	
1574	Douglas-fir	Fair	9	3	3	6	REMOVED	
1574	poisonous pine	Good	24		14		REMOVED	
1583	poisonous pine	Fair	26		15		REMOVED	
1584	Douglas-fir	Good	25		21		REMOVED	
1585	big leaf maple	Good	16	10	30		REMOVED	
1586	Douglas-fir	Excellent	26		14		REMOVED	
1588	Douglas-fir	Excellent	27	8	12	11	SAVED	
1590	Western hemlock	Good	12	14	20	14	SAVED	
1901	Douglas-fir	Good	39	14	17	19	21	SAVED
1902	Douglas-fir	Good	7	8	8	13	SAVED	
1903	Douglas-fir	Good	8	8	7	13	SAVED	
1904	Douglas-fir	Good	34	18	17	12	10	SAVED
1906	Douglas-fir	Good	23	6	12	4	13	REMOVED
1907	big leaf maple	Good	30	21	15	16	86	REMOVED
1912	Douglas-fir	Good	8	9	10	12	REMOVED	
1913	Douglas-fir	Good	4	4	6	7	REMOVED	
1912	Douglas-fir	Good	12	5	10	13	REMOVED	
1912	Douglas-fir	Good	12	11	11	11	REMOVED	
2307	Western red cedar	Fair	31				REMOVED	

Tree #	Species	Condition	DBH (in)	Limits of Disturbance (Drip-line Radius ft.)	Status	Comments		
2372	black oak	Good	7	10	12	11	13	REMOVED
2414	Douglas-fir	Excellent	33	8	26	3	8	REMOVED
2415	big leaf maple	Good	37	20	30	30	24	REMOVED
2416	pine	Good	6	10	10	10	10	REMOVED
2417	Douglas-fir	Excellent	18	12	10	8	13	REMOVED
2418	Douglas-fir	Excellent	21	29	22	7	REMOVED	
2419	pine	Good	6	8	8	8	REMOVED	
2420	pine	Good	8	8	8	8	REMOVED	
2421	Douglas-fir	Good	25	4	8	8	REMOVED	
2422	big leaf maple	Fair	7	8	10	8	9	REMOVED
2423	big leaf maple	Good	4	20	20	20	REMOVED	
2424	Douglas-fir	Good	17	7	8	9	18	REMOVED
2425	Douglas-fir	Fair	12	10	8	16	12	REMOVED
2426	Douglas-fir	Good	17	11	10	4	10	REMOVED
2427	Douglas-fir	Fair	8	8	11	8	12	REMOVED
2428	deciduous	4	10	10	10	10	REMOVED	
2429	deciduous	14	20	20	20	20	REMOVED	
2430	Douglas-fir	Fair	7	8	8	8	8	REMOVED
2431	Douglas-fir	Fair	7	9	8	8	8	REMOVED
2432	big leaf maple	Good	25	8	29	10	11	REMOVED
2433	big leaf maple	Good	24		26		REMOVED	
2434	Douglas-fir	Good	13	11	8	8	REMOVED	
2435	Douglas-fir	Good	14	7	8	4	9	REMOVED
2438	Douglas-fir	Fair	7	4	14	8	10	REMOVED
2437	Douglas-fir	Good	24	8	8	3	13	REMOVED
2439	Douglas-fir	Good	35	13	17	7	17	REMOVED
2440	Douglas-fir	Good	28	10	10	10	REMOVED	
2444	Lambardy poplar	Fair	60	16	10	23	18	REMOVED
2453	Lambardy poplar	Fair	12	8	8	7	8	REMOVED
2459	Lambardy poplar	Fair	22	8	8	7	5	REMOVED
2500	Lambardy poplar	Good	15	3	15	11	9	REMOVED
2501	Douglas-fir	Good	11	10	13		REMOVED	
2502	Douglas-fir	Good	9	8	8		REMOVED	
2503	Douglas-fir	Good	9	8	8		REMOVED	
2504	Douglas-fir	Good	11	7	8		REMOVED	
2541	deciduous	24	12	12	12	12	REMOVED	
2542	litter cherry	Fair	8	8	8	8	REMOVED	
2543	deciduous	26	12	12	12	12	REMOVED	
2544	deciduous	2	8	8	8	8	REMOVED	
2545	Unknown-decid	Good	10	8	13	7	REMOVED	
2562	Flowering cherry	Good	11	8	9	9	REMOVED	
2563	Flowering cherry	Good	11	8	9	9	REMOVED	
2564	Douglas-fir	Good	9	10	10	10	REMOVED	
2567	Douglas-fir	Good	9	11	11	REMOVED		
2568	Flowering cherry	Good	10	10	11	REMOVED		
2569	Douglas-fir	Good	9	9	8	8	REMOVED	
2571	Lambardy poplar	Good	12	10	3	4	REMOVED	

Tree #	Species	Condition	DBH (in)	Limits of Disturbance (Drip-line Radius ft.)	Status	Comments		
2572	Flowering cherry	Good	14	18			REMOVED	
2574	Lambardy poplar	Good	8				REMOVED	
2575	Lambardy poplar	Good	8				REMOVED	
2576	Lambardy poplar	Good	8				REMOVED	
2577	Lambardy poplar	Good	8				REMOVED	
2578	Lambardy poplar	Good	22	4	8	3	REMOVED	
2579	Lambardy poplar	Good	20	4	8	3	REMOVED	
2581	Lambardy poplar	Fair	4				REMOVED	
2582	Lambardy poplar	Fair	5				REMOVED	
2583	Lambardy poplar	Good	12	13	14	8	10	REMOVED
2584	Douglas-fir	Excellent	27	10	8	11	10	REMOVED
2585	Douglas-fir	Good	29	14	8	7	8	REMOVED
2584	Douglas-fir	Fair	10	13	5	8	7	REMOVED
2585	litter cherry	Fair	14	18	8	3	REMOVED	
2584	litter cherry	Fair	9	8	8	15	3	REMOVED
2588	deciduous	6	8	8	8	REMOVED		
2587	deciduous	6	8	8	8	REMOVED		
2588	deciduous	8	18	18	18	REMOVED		
2716	Douglas-fir	Excellent	20	8			SAVED	
2716	Douglas-fir	Good	18	8	13	2	SAVED	
2722	European white birch	Good	18	17	17	11	REMOVED	
2882	Western red cedar	Excellent	48	10	18	18	SAVED	
2888	Aronia	Good	6	0			SAVED	
2888	Aronia	Good	7	2			SAVED	
2887	logskate pine	Good	7	3			SAVED	
2888	logskate pine	Good	7	3			SAVED	
2888	logskate pine	Good	12	4			SAVED	
2888	logskate pine	Good	8	4	2		SAVED	
2888	logskate pine	Good	13	5			SAVED	
2891	Douglas-fir	Excellent	18	13	10	8	SAVED	
2892	Douglas-fir	Excellent	20	18	17	10	SAVED	
2893	Douglas-fir	Good	13	10	10	17	SAVED	
2895	Douglas-fir	Excellent	21	18	8	8	SAVED	
2895	Douglas-fir	Excellent	17	12	8	8	SAVED	
2900	Western red cedar	Fair	14	18	17	10	SAVED	
2907	Douglas-fir	Fair	16	8	7	8	SAVED	
2908	Douglas-fir	Excellent	18	18	12	SAVED		
2900	Douglas-fir	Excellent	16	8	8	SAVED		
2910	Douglas-fir	Excellent	23	8	11	18	SAVED	
2911	Douglas-fir	Excellent	18	14	8	8	SAVED	
2920	Aronia	Good	7	1			SAVED	
2927	Aronia	Good	7	1			SAVED	
2929	Aronia	Good	7	2			SAVED	
2929	Aronia	Good	7	2			SAVED	
2930	Aronia	Good	7	2			SAVED	
2932	Aronia	Good	8	1			SAVED	
2933	Aronia	Good	7	1			SAVED	

Tree #	Species	Condition	DBH (in)	Limits of Disturbance (Drip-line Radius ft.)	Status	Comments		
2938	Aronia	Good	7	2			SAVED	
2938	Aronia	Good	8	3			SAVED	
2962	Douglas-fir	Excellent	30	6	10	8	10	SAVED
2964	Douglas-fir	Excellent	28	23	17	23	SAVED	
2968	big leaf maple	Fair	32	8	13	8	18	SAVED
2969	Willow	Fair	12	12	12	6	13	SAVED
2969	big leaf maple	Poor	19	15	8	17	SAVED	
2969	Douglas-fir	Good	24	8	8	19	SAVED	
3132	big leaf maple	Good	13	14	8	7	4	SAVED
3138	Douglas-fir	Good	18	9	8	13	SAVED	
3138	Douglas-fir	Good	9	16	10	8	10	SAVED
3232	Douglas-fir	Excellent	27	18	18	8	12	SAVED
3258	Douglas-fir	Fair	20	10	11	10	12	SAVED
3258	Douglas-fir	Good	30	10	12	15	18	SAVED
3257	Douglas-fir	Good	28	12	11	11	10	SAVED
3262	Douglas-fir	Good	24	8	8	14	7	SAVED
3481	white oak	Excellent	16	10	13	16	REMOVED	
3482	Harvey magnolia	Excellent	17	17	14	21	REMOVED	
3488	Douglas-fir	Good	22	18	12	REMOVED		
3488	Douglas-fir	Good	18	8	8	7	REMOVED	
3712	Flowering cherry	Good	10	10	13	17	8	REMOVED
3712	Japanese maple	Fair	6	10	6	7	8	REMOVED
3808	Douglas-fir	Excellent	50	13	8	7	REMOVED	
3811	Harvey magnolia	Good	16	12	11	12	4	REMOVED
3812	Douglas-fir	Fair	9	7	5	4		



5/17/2017 11:25:41 AM Douglas

Tree #	Species	Condition	DBH (in)	Limits of Disturbance (Drip-line Radius ft.)	Status	Comments			
9014	Douglas-fir	Fair	23	7	13	6	22	SAVED	
9022	big leaf maple	Fair	24	12	17	13	28	SAVED	
9024	hiber cherry	Fair	10	7	5	3	4	SAVED	
9029	hiber cherry	Fair	18	3	5	2	5	SAVED	
9030	big leaf maple	Fair	31	27	26	21	33	SAVED	
9031	big leaf maple	Fair	8	10	8	8	13	SAVED	
9033	Douglas-fir	Fair	18	7	8	8	7	SAVED	
9034	Douglas-fir	Fair	28	8	12	9	10	SAVED	
9035	Douglas-fir	Fair	24	16	16	13	16	SAVED	
9039	Douglas-fir	Good	23	11	8	8	12	SAVED	
9040	Douglas-fir	Good	28	7	6	10	7	SAVED	
9049	Douglas-fir	Good	33	9	13	11	12	SAVED	
9050	Douglas-fir	Good	27	8	8	8	13	SAVED	
9051	Douglas-fir	Good	33	13	7	9	13	SAVED	
9052	hiber cherry	Poor	13	11	9	4	8	SAVED	
9054	Douglas-fir	Good	37	21	13	12	16	SAVED	
9055	Douglas-fir	Good	35	9	6	7	4	SAVED	
9053	Laural	Fair	10	13	14	16	13	SAVED	
9064	big leaf maple	Fair	12	3	12	8	7	SAVED	
9065	big leaf maple	Good	10	9	11	11	8	SAVED	
9067	Douglas-fir	Good	20	3	12	12	8	SAVED	
9069	Douglas-fir	Good	21	8	13	8	11	SAVED	
9069	Douglas-fir	Good	19	8	7	6	6	SAVED	
9070	Douglas-fir	Good	14	9	4	4	4	SAVED	
9071	Douglas-fir	Good	16	4	7	7	7	SAVED	
9072	Douglas-fir	Good	21	3	16	17	8	SAVED	
9073	Douglas-fir	Good	38	10	12	13	9	SAVED	
9074	hiber cherry	Fair	9	12	15	10	8	SAVED	
9075	Douglas-fir	Fair	21	7	6	5	4	SAVED	
9076	Douglas-fir	Good	26	26	8	17	6	SAVED	
9077	Douglas-fir	Good	28	13	8	10	10	SAVED	
9079	Douglas-fir	Fair	17	7	7	7	7	SAVED	
9082	Douglas-fir	Good	34	16	10	23	9	SAVED	
9084	big leaf maple	Good	18	22	6	9	10	SAVED	
9085	hiber cherry	Fair	14	8	13	27	4	SAVED	
9087	white birch	Fair	16	14	11	13	13	SAVED	
9089	red alder	Fair	11	12	13	14	13	SAVED	
9090	red alder	Fair	11	14	8	13	12	SAVED	
9091	red alder	Fair	13	11	7	13	9	SAVED	
9092	red alder	Poor	20	18	18	18	18	REMOVED	COGNOMYNT STEEL, INCLUDED BANK, V SHAVED CROOKED TRUNK
9093	red alder	Fair	8	12	7	3	11	SAVED	
9094	hiber cherry	Fair	8	0	8	3	8	SAVED	
9100	big leaf maple	Good	9	14	16	14	8	SAVED	
9109	red alder	Fair	8	12	14	16	3	SAVED	
9114	big leaf maple	Good	13	2	17	18	4	SAVED	
9115	big leaf maple	Good	24	13	21	18	8	SAVED	
9116	red alder	Fair	9	5	7	11	8	SAVED	
9117	red alder	Poor	9	10	10	10	10	REMOVED	IN LOCK
9119	big leaf maple	Good	17	18	17	23	14	SAVED	
9120	big leaf maple	Good	28	18	18	15	13	SAVED	
9130	Douglas-fir	Good	34	12	11	12	13	SAVED	
9131	Douglas-fir	Good	18	13	5	8	11	SAVED	
9133	Douglas-fir	Good	17	8	8	7	4	SAVED	
9134	Douglas-fir	Fair	28	4	24	8	8	SAVED	
9135	Douglas-fir	Fair	5, 34	9	17	21	8	SAVED	
9139	Douglas-fir	Fair	23	17	8	15	2	SAVED	
9143	big leaf maple	Fair	11	4	7	9	2	SAVED	
9152	Douglas-fir	Good	37	18	12	14	8	SAVED	
9153	red alder	Fair	10	4	8	9	4	SAVED	
9154	Douglas-fir	Good	11	6	4	7	5	SAVED	
9155	Douglas-fir	Good	16	7	6	6	7	SAVED	
9157	hiber cherry	Fair	6, 3	8	12	8	8	SAVED	
9158	hiber cherry	Fair	6, 4	7	9	8	9	SAVED	
9159	hiber cherry	Fair	7	18	5	6	8	SAVED	
9161	big leaf maple	Fair	17, 4	14	8	8	17	SAVED	
9162	Douglas-fir	Good	24	8	8	13	8	SAVED	
9163	big leaf maple	Good	14	22	5	8	7	SAVED	
9164	Douglas-fir	Good	44	15	13	6	17	SAVED	
9172	hiber cherry	Poor	10	14	14	14	14	REMOVED	LARGE BURIAL DECAY
9173	Douglas-fir	Good	22	18	9	10	8	SAVED	
9174	Douglas-fir	Fair	26	10	2	3	9	SAVED	
9176	Douglas-fir	Fair	14	9	8	4	5	SAVED	
9178	Douglas-fir	Good	22	11	7	7	8	SAVED	
9177	red alder	Poor	14					REMOVED	SEVERE DECAY, IN WETLAND
9178	big leaf maple	Fair	27	16	8	7	19	SAVED	
9178	Douglas-fir	Good	25	18	5	8	16	SAVED	
9180	big leaf maple	Fair	14, 5	18	7	8	17	SAVED	
9187	hiber cherry	Fair	18	17	5	9	14	SAVED	
9192	Douglas-fir	Good	21	9	11	8	8	SAVED	
9193	Douglas-fir	Good	38	8	7	8	8	SAVED	
9194	Douglas-fir	Fair	27	7	18	3	8	SAVED	
9195	Douglas-fir	Good	31	17	8	14	12	SAVED	
9211	big leaf maple	Poor	13	3	0	0	16	REMOVED	CRACK IN UPPER TRUNK, LOW LOR
9212	Douglas-fir	Fair	36, 21	18	8	11	28	SAVED	
9213	red alder	Fair	14	15	5	2	28	SAVED	
9214	big leaf maple	Fair	25	21	27	15	17	SAVED	
9219	big leaf maple	Fair	22	25	9	21	8	SAVED	
9220	Douglas-fir	Good	31	9	18	9	7	SAVED	
9221	Douglas-fir	Good	19	9	10	9	8	SAVED	
9222	big leaf maple	Fair	14	14	3	11	7	SAVED	
9223	Douglas-fir	Good	34	14	12	8	13	SAVED	
9224	big leaf maple	Good	11	8	12	15	8	SAVED	
9225	big leaf maple	Fair	10	10	12	3	8	SAVED	
9243	red alder	Poor	14, 14, 10	18	12	18	8	SAVED	
9244	black cottonwood	Fair	27	18	13	10	18	SAVED	
9251	red alder	Poor	8	11	8	3	5	REMOVED	DEAD TOP
9252	red alder	Fair	8, 9	5	10	5	7	SAVED	
9254	red alder	Fair	9	4	5	4	7	SAVED	
9254	red alder	Poor	11	8	5	4	5	REMOVED	DEAD TOP
9256	red alder	Poor	6	8	5	4	7	SAVED	
9258	big leaf maple	Fair	7	8	4	4	4	SAVED	
9260	red alder	Fair	8	5	3	5	8	SAVED	
9261	red alder	Fair	8	5	3	5	8	SAVED	
9265	big leaf maple	Fair	17	9	12	16	14	SAVED	
9268	black cherry	Fair	14	10	13	5	11	SAVED	

Tree #	Species	Condition	DBH (in)	Limits of Disturbance (Drip-line Radius ft.)	Status	Comments			
9268	red alder	Poor	13	8	7	8	8	SAVED	
9268	red alder	Fair	9	5	5	7	8	SAVED	
9270	red alder	Poor	11	4	8	7	8	SAVED	
9281	red alder	Fair	18, 5	14	16	5	18	SAVED	
11001	Douglas-fir	Fair	25	7	16	13	13	SAVED	
11002	Douglas-fir	Fair	20	21	9	8	8	SAVED	
11003	Douglas-fir	Fair	34	8	8	7	8	SAVED	
11004	Douglas-fir	Fair	25	6	7	8	8	SAVED	
11005	Douglas-fir	Fair	13	12	10	7	8	SAVED	
11006	Douglas-fir	Fair	15	5	5	6	3	SAVED	
11006	red alder	Fair	11	9	13	12	8	SAVED	
11014	Douglas-fir	Fair	19	5	14	17	3	SAVED	
11017	Douglas-fir	Good	33	7	21	24	8	SAVED	
11018	hiber cherry	Poor	13	10	10	16	16	REMOVED	LEAVING TOP OF TREE, SMALL LIVE CROWN
11019	Douglas-fir	Fair	19	4	8	12	8	SAVED	
11020	Douglas-fir	Good	26	6	8	14	8	SAVED	
11021	Douglas-fir	Good	23	6	7	8	4	SAVED	
11022	big leaf maple	Fair	11	18	20	17	8	SAVED	
11023	Douglas-fir	Good	28	9	9	11	17	SAVED	
11024	Douglas-fir	Fair	28	8	13	14	9	SAVED	
11025	Douglas-fir	Poor	14	2	14	3	7	REMOVED	SHRILL FUNGUS
11028	Douglas-fir	Fair	11	5	8	8	2	SAVED	
11027	Douglas-fir	Fair	13	8	8	13	3	SAVED	
11028	Douglas-fir	Fair	11	7	8	12	4	SAVED	
11030	western red cedar	Good	25	17	18	28	8	SAVED	
11031	Douglas-fir	Good	38	8	7	18	7	SAVED	
11034	western hemlock	Good	22	7	18	11	13	SAVED	
11038	red alder	Fair	7	7	0	5	8	SAVED	
11039	red alder	Fair	9	8	14	5	8	SAVED	
11041	red alder	Fair	8	8	5	7	8	SAVED	
11042	red alder	Fair	11	6	13	8	7	SAVED	
11043	red alder	Fair	10	7	6	8	8	SAVED	
11044	red alder	Fair	9	8	8	7	8	SAVED	
11045	red alder	Fair	9	7	5	8	8	SAVED	
11047	Douglas-fir	Good	23	18	18	18	12	SAVED	
11049	red alder	Poor	14	23	23	23	23	REMOVED	SEVERE DECAY, NEAR DEAD
11049	big leaf maple	Fair	18	12	17	4	12	SAVED	
AA	western red cedar		30	14	14	14	14	SAVED	
AB	western red cedar		30	14	14	14	14	SAVED	
AC	black alder		3	10	10	14	10	REMOVED	not significant
AD	black alder		4	5	5	5	5	REMOVED	not significant
AE	maple		4	9	9	9	9	REMOVED	not significant
AF	Douglas-fir		8	25	25	25	25	SAVED	
AG	Douglas-fir		8	26	26	26	26	REMOVED	
AH	black alder		4	10	10	10	10	REMOVED	
AI	Douglas-fir		6	10	10	10	10	REMOVED	
AJ	maple		6	6	6	6	6	REMOVED	
AK	maple		6	7	7	7	7	REMOVED	
AL	black alder		2	0	0	0	0	REMOVED	not significant
AM	black alder		2	2	2	2	2	REMOVED	not significant
AN	black alder		4	5	5	5	5	REMOVED	not significant
AO	black alder		18	20	20	20	20	REMOVED	not significant
AP	black alder		16	22	22	22	22	REMOVED	not significant
AQ	black alder		18	14	14	14	14	REMOVED	
AR	black alder		18	15	15	15	15	REMOVED	
AS	black alder		2	3	3	3	3	REMOVED	not significant
AT	black alder		18	20	20	20	20	REMOVED	
AU	black alder		4	6	6	6	6	REMOVED	not significant
AV	maple		2	3	3	3	3	REMOVED	not significant
AW	Maple		10	10	10	10	10	REMOVED	

**TREE PRESERVATION SUMMARY**

Total number of significant trees: 753

Total dbh of significant trees (in.): 11620

Total number of significant trees marked as hazardous to be removed: 63

Total dbh of hazardous significant trees (in.) to be removed: 509

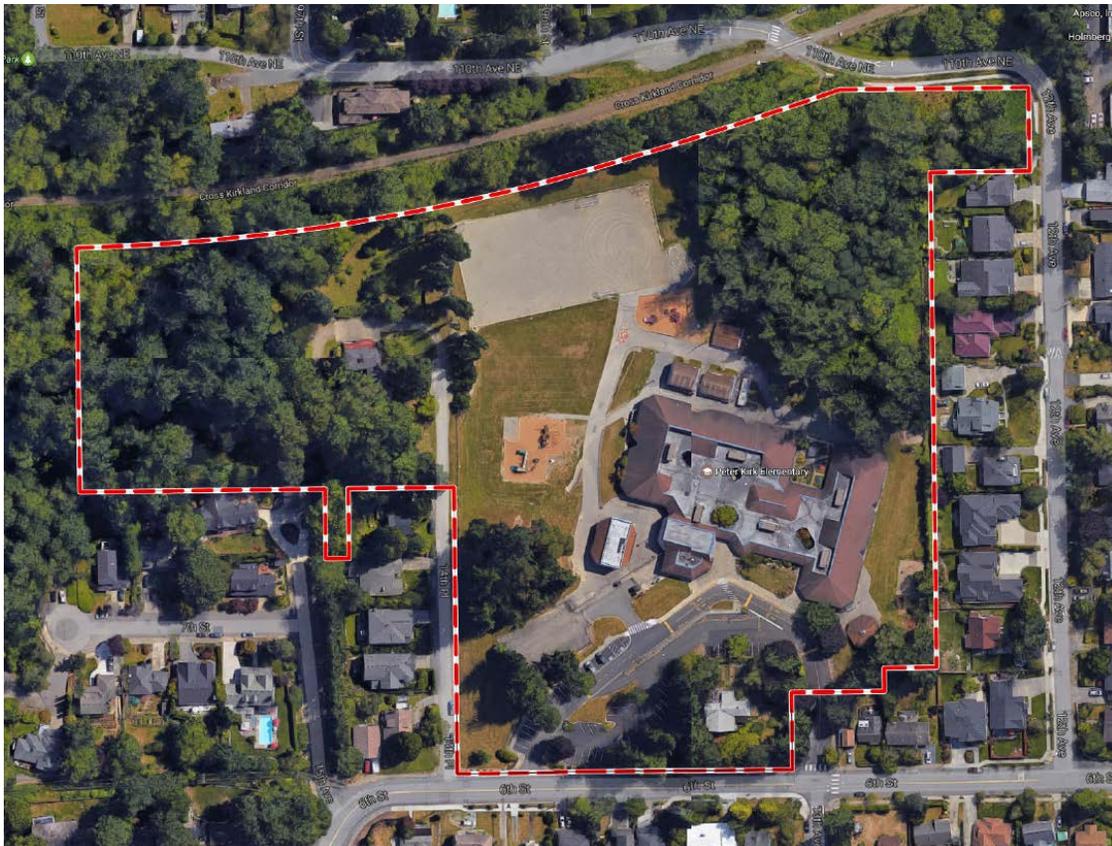
Total number of significant trees impacted by construction to be removed: 155

Total dbh of impacted significant trees



## **ZONING APPLICATION – Statement of Applicability to Zoning Code**

The Peter Kirk Elementary School serves the downtown Kirkland community in the Lake Washington School District. The school is located in the City of Kirkland in a well-established residential neighborhood. The property is zoned RS 7.2 with elementary schools being a permitted use.



**Figure 1: Existing Peter Kirk Elementary School Site**

The current school has been on the site since 1974. The replacement Peter Kirk Elementary School will be located on the existing 15 acre site of the current Peter Kirk Elementary School. The new school will be constructed while the existing school is operational. Therefore the siting of the school is based on allowable area outside the existing school and the required construction phasing.

Three wetlands and one unnamed stream were identified on the eastern portion of the site. The onsite wetlands and streams are assigned buffers based on Kirkland Zoning Code (KZC) Chapter 90 and the wetland and stream type. The widest onsite buffer is 165 feet. Additional details describing the site wetlands and stream can be found in the project Wetland and Stream Delineation Report, dated August 10, 2017.

After conducting a thorough mitigation sequencing process, the final project design has no impacts to the wetlands or stream but will result in buffer and setback impacts. To offset the permanent buffer impacts, the project will provide on-site, in-kind buffer mitigation that has been designed to improve the hydrologic, water quality, and habitat functions of the existing buffer. The project's Buffer Mitigation Plan is provided with this Zoning Application. The project will also require a Public Agency Exception outlined in KZC 90.145 for sections

of the KZC that the project is not able to meet, namely 90.60 Critical Area Modifications, KZC 90.40 Structure Setback from Critical Area Buffer, KZC 90.130 Vegetative Buffer Standards.

Much thought and design effort has created a building footprint that works with the existing grade, minimizes impacts to critical areas, and produces a new school that envelops the students in a forested site and celebrates its beautiful natural setting. One of the design goals is to use the existing mature trees and vegetation to enhance the site, screen the school from the community, and reinforce the wooded character of the existing school's setting.

## SITE ANALYSIS

The site's topography varies from fairly flat at the existing school site and parking, to higher elevations of the field and moving into hilly to steep areas to the north of the site north of 14<sup>th</sup> Pl. The new school will be located to the North of the existing school, taking advantage of the additional property to the North and allowing the school and parking / drop areas to remain in use during construction. The new school design will modify the grading to accommodate fire lane access around the north end of the building. Earthwork movement will be required to remove unsuitable fill. A majority of this work will be in the center of the site thereby allowing existing mature vegetation to remain. The one exception to this approach is removal of a mound in the north portion of the larger site area just south of 14<sup>th</sup> Pl. Removal of this material will allow space for the required staff parking, and bus student drop off and pick up areas. It will also allow easier access to the service area.





**Figure 2: Existing Forested Areas on Site**

## COMMUNITY OUTREACH

The Lake Washington School District has held 2 community meetings to provide information, answer questions, and take comments regarding the new Peter Kirk Elementary School design. The first meeting was held March 23, 2017 showing initial siting and scale of the building. Sixty people attended. On June 8, 2017, a second meeting was held with additional information on the building plan and layout. Fifty-seven people attended this meeting.

In addition to public outreach events, the District also brought together a School Construction Input Team of staff, community members along with the Principal and Assistant Principal. The group meet numerous times and engaged in a series of activities which have assisted the Design Team in developing the new school. The team identified the pros and cons of the exiting school, what the school community represents, adjacencies, layout on the site, and overall Design Goals.

## GENERAL PROJECT INFORMATION

Project Address: 1312 6<sup>th</sup> St, Kirkland, WA 98033

Project Name: Peter Kirk Elementary School Replacement

Project Description: New School Building, Covered Play Structure, Site Improvements, and Environmental Buffer Mitigation

Parcel Numbers: ABBREVIATED LEGAL DESCRIPTION (KING COUNTY):

LAKE AVENUE ADD TO KIRKLAND & LOTS 1THRU 10BLK 19TGW LOTS 1THRU 25 & LOTS 30 THRU 50BLK 20TGW LOTS 1THRU 21 & N 60FT LOT 22 BLK 21 TGW LOTS 1THRU 10BLK 22LAKE AVENUE ADD TO KIRKLAND TGW LOT G CENTRAL ADD TO KIRKLAND SUPL PLAT TGW POR VAC ALLEY ADJ & POR VAC ST ADJ LESS

IMPROVED SCHOOL PARCELS (398270-1890) (STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. G-6329-000007895)

PARCEL A:

LOT(S) 26 THROUGH 50, BLOCK 13, LAKE AVENUE ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE(S) 86, RECORDS OF KING COUNTY, WASHINGTON.  
EXCEPT SUCH PORTIONS THAT LIE WITHIN THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY;  
TOGETHER WITH THAT PORTION OF VACATED ARLINGTON AVENUE ADJOINING.

PARCEL B:

LOT(S) 1 THROUGH 10, BLOCK 19, LAKE AVENUE ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE(S) 86, RECORDS OF KING COUNTY, WASHINGTON.  
EXCEPT SUCH PORTIONS THAT LIE WITHIN THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY;  
TOGETHER WITH THAT PORTION OF VACATED ALLEY AND ARLINGTON AVENUE ADJOINING.

PARCEL C:

LOT(S) 30 THROUGH 50, BLOCK 20, LAKE AVENUE ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE(S) 86, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF VACATED ARLINGTON AVENUE ADJOINING.

PARCEL D:

LOT(S) 1 THROUGH 21, AND THE NORTH 60 FEET OF LOT 22, BLOCK 21, LAKE AVENUE ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE(S) 86, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF LYING WESTERLY OF A LINE PARALLEL WITH AND 100 FEET EASTERLY OF THE WESTERLY LINE OF BLOCK I, SUPPLEMENTARY PLAT OF CENTRAL ADDITION TO KIRKLAND, ACCORDING TO THE PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 85, RECORDS OF SAID COUNTY.

PARCEL E:

LOT(S) 1 THROUGH 10, BLOCK 22, LAKE AVENUE ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE(S) 86, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL F:

TRACT G, SUPPLEMENTARY PLAT OF CENTRAL ADDITION TO KIRKLAND, ACCORDING TO PLAT

D'AMBROSIO RESIDENCE PARCEL (398270-1990)

(CHICAGO TITLE INSURANCE COMPANY, POLICY NO. 0078380-06)

LOTS 26, 27, 28 AND 29, BLOCK 20, LAKE AVENUE ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE(S) 86, IN KING COUNTY, WASHINGTON;

AND TRACT "H", SUPPLEMENTARY PLAT OF CENTRAL ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE(S) 85, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

ARNDT PARCEL COLLECTION -NORTHERLY PARCELS (398270-1 190)

(CHICAGO TITLE INSURANCE COMPANY, POLICY NO. 1320425) LOTS 3 THROUGH 13 AND LOTS 38 THROUGH 48, BLOCK 12, LAKE AVENUE ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE, 86, IN KING COUNTY, WASHINGTON;  
EXCEPT ANY PORTION LYING EASTERLY OF THE WESTERLY LINE OF NORTHERN PACIFIC

RAILROAD COMPANY RIGHT OF WAY;

AND LOTS 2 THROUGH 13, BLOCK 13, LAKE AVENUE ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE, 86, IN KING COUNTY, WASHINGTON; EXCEPT ANY PORTION LYING EASTERLY OF THE WESTERLY LINE OF NORTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY

PARCEL F (148980-0040) ABBREVIATED LEGAL DESCRIPTION (KING COUNTY) CENTRAL ADD TO KIRKLAND SUPL PLAT  
BLOCK: Plat Lot: F

ALL LYING WITHIN THE N.E. 1/4, SECTION 05, TOWNSHIP 25 NORTH, RANGE 05 EAST, WILLAMETTE MERIDIAN

**Known Easements:**

**5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

PURPOSE: WATER PIPES  
AFFECTS: AS LOCATED  
RECORDED: FEBRUARY 26, 1932  
RECORDING NO.: 2711576

SURVEYORS NOT: NOT PLOTTABLE

**6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

PURPOSE: WATER PIPES  
AFFECTS: AS LOCATED  
RECORDED: OCTOBER 16, 1939  
RECORDING NO.: 3068463

SURVEYORS NOT: NOT PLOTTABLE

**7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

GRANTEE: MUNICIPALITY OF METROPOLITAN SEATTLE, A MUNICIPAL CORPORATION OF  
THE STATE OF WASHINGTON  
PURPOSE: SEWER PIPELINES  
AFFECTS: AS LOCATED  
RECORDED: NOVEMBER 16, 1966  
RECORDING NO.: 6108302

SURVEYORS NOT: NOT PLOTTABLE

**8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION  
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM  
AFFECTS: AS LOCATED  
RECORDED: MAY 3, 1974  
RECORDING NO.: 7405030495

SURVEYORS NOTE: NOT PLOTTABLE

**9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

GRANTEE: CITY OF KIRKLAND  
PURPOSE: CONSTRUCTION AND MAINTENANCE EASEMENT

AFFECTS: AS LOCATED  
 RECORDED: APRIL 8, 2011  
 RECORDING NO.: 20110408001066

**GENERAL BUILDING INFORMATION**

Occupancy: E (Education)  
 Construction Type: Type II B – Fully sprinklered (per IBC Table 601)

**ZONING / PLANNING**

Jurisdiction: City of Kirkland (KZC)  
 Zone: (RS 7.2) Single Family Residential  
 Code Review Process: Process IIB (requires a Master Plan Approval per 15.20 Permitted Uses Table)  
 Sensitive Area Map: Wetlands and stream on subject property  
 SEPA: SEPA required. SEPA Checklist provided with this Zoning Application  
 Environmental: Geotechnical Report is provided with this Zoning Application. The property does not contain nor is it located with 500 feet of a Hazardous Liquid Pipeline Corridor.

**Chapter 15 – Low Density Residential Zones (RS)**

**15.20 Permitted Uses:**

15.20 Permitted Uses		Permitted Uses Table – Low Density Residential Zones (RS, RSX, RSA, WD II, PLA 3C, PLA 6E, PLA 16)						
(See also KZC <a href="#">15.30</a> , Density/Dimensions Table, and KZC <a href="#">15.40</a> , Development Standards Table)		Required Review Process: I = Process I, Chapter <a href="#">145</a> KZC IIA = Process IIA, Chapter <a href="#">150</a> KZC IIB = Process IIB, Chapter <a href="#">152</a> KZC None = No Required Review Process NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)						
Use		RS	RSX	RSA	WD II	PLA 3C	PLA 6E	PLA 16
15.20.130	School or Day-Care Center	<a href="#">2, 3, 4, 14, 16, 18, 20</a>	<a href="#">2, 4, 14, 16, 18, 20</a>	<a href="#">2, 4, 13, 14, 16, 18, 20</a>	NP	IIA <a href="#">4, 14, 16, 18, 20</a>	<a href="#">2, 4, 14, 16, 18, 20</a>	IIA <a href="#">16, 17, 18, 19, 20</a>

Fencing: 6 foot high Fencing is provided around the playfield. Additional fencing is provided between the drop-off sidewalk and the entry plaza were the sidewalk continues to the Cross Kirkland Corridor connection. A lower split rail type

fence will be provided as required to separate buffer mitigation area from the main school site.

PU-18. A six-foot-high fence is required along the property lines adjacent to the outside play areas. [Back to Table](#)

Setback for Covered Play Structure: Covered Play area is located in the center of the playfield area, more than 20 feet from property lines.

PU-20. Structured play areas must be set back from all property lines as follows:

- a. Twenty feet if this use can accommodate 50 or more students or children.
- b. Ten feet if this use can accommodate 13 to 49 students or children. [Back to Table](#)

### 15.30 Density/Dimensions

Minimum Setback: 50 ft. minimum + 1 foot for every 1 foot of height over 25 ft. therefore 60 ft. minimum setback for 35 ft tall building. Setbacks shown on Site Plan.

Maximum Building Height: 35 ft. above A.B.E. (Average Building Elevation) (DD-31) Plus allowable screening height. See 115.59 below. Height of building shown on Elevations

Maximum Lot Coverage: 70% maximum allowed - See 115.90 below  
**Total Site Area = 654,192 sf (15.02 acres)**  
 Building and Covered Play = 50,505 s.f.  
 Impervious Area = 98,027 s.f.  
 Pervious Area (50% up to 10% of site allowed) = 62,089 s.f. x 50% = 31,045 s.f.  
 (includes Grass Modular Grid Fire Lane, Soft Play and Sand Field)  
**Total Lot Coverage = 179,577 s.f.**  
**Total Percentage of Lot Coverage = 27.45%**

**Existing School Lot Coverage = 196,456 s.f.**  
**Total Percentage of Existing School Lot Coverage = 29.63%**

Density/Dimensions Table – Low Density Residential Zones (RS, RSX, RSA, WD II, PLA 3C, PLA 6E, PLA 16)						
(Refer to KZC 15.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 15.40, Development Standards Table)						
Use	Minimum Lot Size	REQUIRED YARDS <sup>1</sup> (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
		Front	Side	Rear		

15.30.130	School or Day-Care Center	RS, RSX, RSA: 7 PLA 3C: 12,500 sq. ft. PLA 6E: 7,200 sq. ft. PLA 16: 35,000 sq. ft.	If this use can accommodate 50 or more students or children, then:			70% RSA: 70% <sup>9</sup> PLA 3C: 50%	RS: 25' above ABE. <sup>31</sup> RSX, RSA, PLA 16: 30' above ABE. <sup>31</sup> PLA 3C: 25' above ABE. <sup>6</sup> PLA 6E: 25' above ABE. <sup>31</sup>
			50'	50'	50'		
			If this use can accommodate 13 to 49 students or children, then:				
			20'	20'	20'		

DD-31. For school use, structure height may be increased, up to 35 feet, if:

- The school can accommodate 200 or more students; and
- The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and
- The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
- The increased height will not result in a structure that is incompatible with surrounding uses or improvements.

*Not effective within the disapproval jurisdiction of the Houghton Community Council. [Back to Table](#)*

### 15.40 Development Standards

15.40.130 School Landscape Category D – Buffer Standard 2 is required. As a school, buffer requirements are not required adjacent to streets or abutting Critical Areas. Landscaping will be provided along street frontage including retention of several large existing trees along 6<sup>th</sup> Ave. The south property line abuts residential properties. The District will be maintaining the established evergreen trees and existing fencing along the south property line. The eastern, northern and northwestern edge of the property is within the creek or wetland buffer zone and existing trees and fencing will remain. New fencing will be installed along the edge of the playfield along 6<sup>th</sup> Ave.

A Tree Retention Plan, and Arborist’s Report are provided with this application. A summary of affected trees is provided below and also included on the Tree Retention Plan.

Total number of Significant Trees	753
Total number of Significant Trees identified as hazards	53
Number of Significant Trees impacted by construction	155
Trees to be removed from the buffer impact area	18
Subset of native conifer trees to be removed in buffer mitigation area	4
<b>Total number of Significant Trees removed, including hazard trees</b>	<b>208</b>

2. For standard 2, the applicant shall provide a 5-foot-wide landscaped strip with a 6-foot-high solid screening fence or wall. Except for public utilities, the fence or wall must be placed on the outside edge of the land use buffer or on the property line when adjacent to private property. For public utilities, the fence or wall may be placed either on the outside or inside edge of the landscaping strip. A fence or wall is not required when the land use buffer is adjacent and parallel to a public right-of-way that is improved for vehicular use. See KZC [115.40](#) for additional fence standards. The landscaped strip must be planted as follows:

- a. One (1) row of trees planted no more than 10 feet apart on center along the entire length of the buffer, with deciduous trees of 2-inch caliper, minimum, and/or coniferous trees at least six (6) feet in height, minimum. At least 50 percent of the required trees shall be evergreen.
- b. Living ground covers planted from either 4-inch pot with 12-inch spacing or 1-gallon pot with 18-inch spacing to cover within two (2) years 60 percent of the land use buffer not needed for viability of the trees.

8. Subject Property Containing School. If the subject property is occupied by a school, land use buffers are not required along property lines adjacent to a street.

15.40.130 Sign Category requirements per KZC 100

DS-5. One pedestal sign with a readerboard having electronic programming is allowed only if:

- a. It is a pedestal sign (see Plate [12](#)) having a maximum of 40 square feet of sign area per sign face;
- b. The electronic readerboard is no more than 50 percent of the sign area;
- c. Moving graphics and text or video are not part of the sign;
- d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way;
- e. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness. [Back to Table](#)

15.40.130 Required Parking Spaces per KCZ 105

- Min. Parking Setback: 20 ft. from Property lines on all sides
- Parking Requirements: 73 off street parking spaces proposed. Traffic study recommends 71 spaces. Parking Study and Traffic Concurrence Letter provided with application. Parking Demand Study, Parking Area Design, and Buffering and Pedestrian Connection Requirements per KZC 95 and 105
- Passenger Loading Area: On-site Passenger Loading Area provided for passenger vehicles and school bus zone

DS 8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. [Back to Table](#)

DS-12 An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. [Back to Table](#)

**95.44 Internal Parking Lot Landscaping Requirements** SHARE

The following internal parking lot landscape standards apply to each parking lot or portion thereof containing more than eight (8) parking stalls.

1. The parking lot must contain 25 square feet of landscaped area per parking stall planted as follows:
  - a. The applicant shall arrange the required landscaping throughout the parking lot to provide landscape islands or peninsulas to separate groups of parking spaces (generally every eight (8) stalls) from one another and each row of spaces from any adjacent driveway that runs perpendicular to the row. This island or peninsula must be surrounded by a 6-inch-high vertical curb and be of similar dimensions as the adjacent parking stalls. Gaps in curbs are allowed for stormwater runoff to enter landscape island.
  - b. Landscaping shall be installed pursuant to the following standards:
    - 1) At least one (1) deciduous tree, two (2) inches in caliper, or a coniferous tree five (5) feet in height.
    - 2) Groundcover shall be selected and planted to achieve 60 percent coverage within two (2) years.
    - 3) Natural drainage landscapes (such as rain gardens, bio-infiltration swales and bioretention planters) are allowed when designed in compliance with the stormwater design manual adopted in KMC 15.52.060. Internal parking lot landscaping requirements for trees still apply. Refer to Public Works Pre-Approved Plans.
  - c. Exception. The requirements of this subsection do not apply to any area that is fully enclosed within or under a building.

**95.45 Perimeter Landscape Buffering for Driving and Parking Areas** SHARE

1. Perimeter Buffering – General. Except as specified in subsection (2) of this section, the applicant shall buffer all parking areas and driveways from abutting rights-of-way and from adjacent property with a 5-foot-wide strip along the perimeter of the parking areas and driveways planted as follows (see Figure 95.45.A).
  - a. One (1) row of trees, two (2) inches in caliper and planted 30 feet on center along the entire length of the strip.
  - b. Living groundcover planted to attain coverage of at least 60 percent of the strip area within two (2) years.
  - c. Natural drainage landscapes (such as rain gardens, bio infiltration swales and bioretention planters) are allowed when designed in compliance with the stormwater design manual adopted in KMC 15.52.060. Perimeter landscape buffering requirements for trees in driving and parking areas still apply. Refer to Public Works Pre-Approved Plans.

### 105.18 Pedestrian Access

SHARE

d. Pedestrian Walkways Through Parking Areas and Parking Garage Standards – The applicant shall install pedestrian walkways through parking areas and parking garages pursuant to the following standards (see Figure 105.18.B):

- 1) Must be installed pursuant to the standards described in subsection (3)(a) of this section;
- 2) Walkway shall not use vehicle entrance or exit driveways from the parking area to a public right-of-way;
- 3) Must connect from the parking spaces to the pedestrian entrance of the building served by the parking.

#### Pedestrian Access From Street or Pedestrian Walkway to Building Entrance

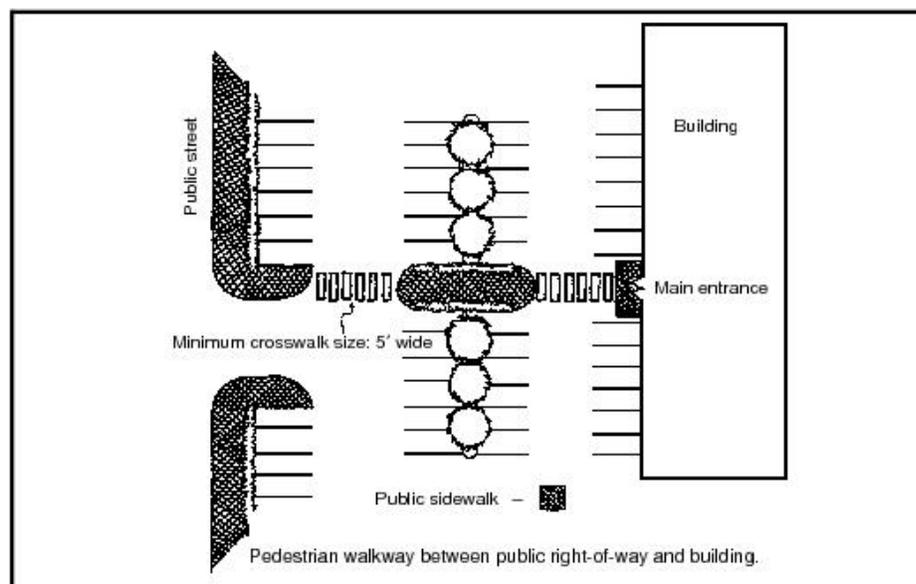


FIGURE 105.18.B

- 4) All parking lots that contain more than 25,000 square feet of paved area, including access lanes and driveways, must include clearly identified pedestrian routes from the parking stalls to the main building entrance or central location (see Figure 105.18.C). At a minimum, walkways must be provided for every three (3) driving aisles or at a distance of not more than 150-foot intervals, whichever is less, and meet the standards of subsection (3)(a) of this section.

## Chapter 115 – Miscellaneous Use Development and Performance Standards

115.45 Garbage and Recycling Receptacles and Enclosures – Solid screening will be provided for the Garbage and Recycling Enclosure as it will be visible from 14<sup>th</sup> Pl.

**115.45 Garbage and Recycling Receptacles and Enclosures – Storage Space, Placement and Screening**



1. Purpose and Intent – The purpose of these regulations is to ensure the provision of areas for the collection, storage, loading and pickup of garbage and recyclable materials by requiring that adequate and convenient space is functionally located at all new projects, except as exempted in subsection (5) of this section.

For properties within jurisdiction of the Shoreline Management Act, see Chapter [83](#) KZC.

2. Storage Space – Space provided for garbage and recycling receptacles shall comply with Public Works Pre-approved Plans and Policies.

3. Placement – Garbage and recycling receptacles must comply with the following:

- a. Be set back a minimum of five (5) feet from side property lines, 10 feet from rear property lines and 10 feet from front property lines; or
- b. Comply with the setbacks established for the use with which they are associated;
- c. Be located outside landscape buffers required by Chapter [95](#) KZC;
- d. Be located to minimize visibility from any street, pedestrian walkway, or public park; and
- e. Be located to provide convenient and safe access for residents, service vehicles and employees.

4. Screening – Garbage and recycling receptacles must be screened from view from the street and from adjacent properties by a solid screening enclosure. The screening shall meet or exceed the standards established in the Public Works Pre-approved Plans and Policies.

**115.47 Loading and Service Areas Placement and Screening**



Loading and service areas must be located so they are not visible from any street or pedestrian walkway. If that location is not physically possible, loading and service areas must be screened from public view using a compact evergreen hedge, a solid wall or fence, or in a manner approved by the Planning Official.

**115.59 – Height Regulations – Calculating Average Building Elevation (ABE)**

Average Building Elevation (or grade) is calculated at 174.1'. Allowable Building height is 209.1'. Additional 5 feet of height allowed for Architectural Screen Walls = 214.1' per 115.120. See Building Elevations.

Rooftop screening is provided to screen mechanical equipment. Screening will meet the requirements of 115.120

**115.120 Rooftop Appurtenances**



3. Required Screening

- a. New construction shall, to the extent feasible, visually screen rooftop appurtenances by incorporating them into the roof form, or by using architectural designs such as clerestories having a slope of at least three

(3) feet vertical to 12 feet horizontal or roof wells. Such roof forms and architectural designs may extend five (5) feet above the height limit (see Plate 30).

4. Allowable Height and Size

a. Rooftop appurtenances may exceed the applicable height limitation by a maximum of four (4) feet if the area of all appurtenances and screening does not exceed 10 percent of the total area of the building footprint (see Plate 31).

b. The Planning Official may approve a modification to the standards of subsection (4)(a) of this section if:

1) No reasonable alternatives to the increased height or size, such as utilizing alternative equipment design or technology or locating the appurtenances at or below grade or within the structure, exists, and the amount of increase and the size of the appurtenance and its screening is the minimum amount necessary; and

2) The applicant submits accurate graphic representations or other information that demonstrates that:

a) Views from adjacent properties will not be significantly blocked; and

b) Visibility of the appurtenances from adjacent properties and streets will be minimized; and

c) Aesthetic impacts resulting from the increased height and/or area will be minimized through appropriate screening, architectural integration, and/or location or consolidation of the appurtenance(s); and

3) The height of the appurtenance, including the combined height of mechanical equipment or elevator penthouse and appurtenances mounted on top of the penthouse, shall in no event exceed the lesser of the following:

a) The height of the story immediately below the appurtenance, or

b) Fifteen feet above the applicable height limitation; and

4) In no event shall the total area occupied by rooftop appurtenances or enclosed within their screening exceed 25 percent the total area of the building footprint.

Service Area screening will be provided to screen mechanical equipment. Screening will meet the requirements of 115.120.5

5. Optional Locations – As an option to placing appurtenances on the roof, appurtenances may be located as follows:

a. At or below grade, subject to the following:

1) The appurtenances are surrounded by landscaping or a solid screening enclosure, or is located in such a manner that they are not visible from adjacent properties or rights-of-way; and

- 2) The appurtenances will not violate KZC 115.95 (Noise Regulations) or KZC 115.100 (Odor), or create undue heat or vibration on the adjoining property; and
- 3) The appurtenances may be located in a required side or rear yard, if:
  - a) The appurtenances comply with subsections (5)(a)(1) and (2) of this section; and
  - b) The appurtenances are reviewed as part of a Process I or II zoning permit for the use or structure they will serve; and
  - c) If the use or structure the appurtenance will serve does not require review through Process I or II, the Planning Official may allow an appurtenance to be located in a required side or rear yard using the process described in subsection (4)(c) of this section. In such event, only the owners and residents of the property located immediately adjacent to the required yard in which the appurtenance is proposed to be located shall be provided notice; and
  - d) Insufficient at- or below-grade space exists elsewhere on the site to locate the appurtenances; and
  - e) The required yard is not adjacent to a residential zone; and
  - f) The appurtenances are the minimum size necessary.
- 4) Appurtenances located at or below grade shall not be counted toward allowable lot coverage.

115.90 – Calculating Lot Coverage – Lot coverage requirements are met. Pervious surfaces will meet KMC 15.52.060 and the Fire Lane accessed from 14<sup>th</sup> PI is grassed module grid pavements therefore both are calculated at a ratio of 50% for lot coverage up to 10% of the total lot area.

Lot coverage is 70% min:            See 15.30 Density/Development above  
Total Site Area = 654,192 sf (15.02 acres)  
Total Lot Coverage = 179,577 s.f.  
**Total Percentage of Lot Coverage = 27.45%**

### 115.90 Calculating Lot Coverage

SHARE

1. General – The area of all structures and pavement and any other impervious surface on the subject property will be calculated as a percentage of total lot area. If the subject property contains more than one (1) use, the maximum lot coverage requirements for the predominant use will apply to the entire development. Lot area not calculated under lot coverage must be devoted to open space as defined in KZC [5.10.610](#).
2. Exceptions
  - a. An access easement or tract that is not included in the calculation of lot size will not be used in calculating lot coverage for any lot it serves or crosses.
  - b. Pervious areas below eaves, balconies, and other cantilevered portions of buildings.
  - c. Landscaped areas at least two (2) feet wide and 40 square feet in area located over subterranean structures if the Planning Official determines, based on site-specific information submitted by the proponent and prepared by a qualified expert, soil and depth conditions in the landscaped area will provide cleansing and percolation similar to that provided by existing site conditions.
  - d. Rockeries and retaining walls, unless located adjacent to or within 12 inches of another impervious surface such as a patio, building or parking area.
  - e. Public sidewalk if located within a public easement on private property.
3. Exemptions – The following exemptions will be calculated at a ratio of 50 percent of the total area covered. Exempted area shall not exceed an area equal to 10 percent of the total lot area. Installation of exempted surfaces shall be done in accordance with the current adopted stormwater design manual.
  - a. Permeable pavement (non-grassed).
  - b. Grassed modular grid pavement.
  - c. Open grid decking over pervious area.
  - d. Pervious surfaces in compliance with the stormwater design manual adopted in KMC [15.52.060](#).

END OF ZONING APPLICATION STATEMENT OF COMPLIANCE





**CITY OF KIRKLAND**  
**Planning and Building Department**  
**123 5th Avenue, Kirkland, WA 98033**  
**425.587.3600 ~ [www.kirklandwa.gov](http://www.kirklandwa.gov)**

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**DEVELOPMENT STANDARDS LIST**  
**PETER KIRK ELEMENTARY SCHOOL MASTER PLAN**  
**File: ZON17-00578, SAR17-00579**

**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.

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

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

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

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

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

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

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

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

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

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

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

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

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

lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

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

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

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

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

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

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

***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.



## **PUBLIC WORKS CONDITIONS**

**Permit #: ZON17-00578**

**Project Name: Peter Kirk Elementary Modernization**

**Project Address: 1312 6<sup>th</sup> St**

**Date: December 18, 2017**

### **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: [jb Burkhalter@kirklandwa.gov](mailto:jb Burkhalter@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:
  - Water, Sewer, and Surface Water Connection Fees \*
  - Side Sewer Inspection Fee \*
  - Water Meter Fee \*
  - Right-of-way Fee
  - Review and Inspection Fee
  - Building Permits associated with this proposed project will be subject to the traffic, and school 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, and School 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.

*\* Fee to be paid with the issuance of a Building Permit.*

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:
  - LWSD is exempt from post securities.
  
5. 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 water, sewer, and traffic concurrency. Any water and sewer mitigating conditions are listed within the conditions below. 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.
  
6. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the [Public Works Policy G-7, Engineering Plan Requirements](#). This policy is contained in the Public Works Pre-Approved Plans and Policies manual.
  
7. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.
  
8. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).
  
9. A completeness check meeting is required prior to submittal of any Building Permit applications.
  
10. Prior to issuance of 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.
  
11. The required tree plan shall include any significant tree in the public right-of-way along the property frontage.

**Sanitary Sewer Conditions:**

1. The existing sanitary sewer main in the right-of-way is adequate to serve the project. However, if the 6" public sewer main in 14<sup>th</sup> Place is utilized by the project the sewer line shall be upgraded to 8" per Kirkland Standards. The Project shall not extend a parallel public sewer main to serve the Project as shown on the Plans submitted with the Zoning Permit.



2. Provide a side sewer stub to serve the Project sized per the Uniform Plumbing Code. Side sewers serving the property shall be PVC gravity sewer pipe per Public Works Pre-Approved Criteria.
3. Any uses serving food or drink are required to have grease interceptor on the waste line prior to discharge to the City sewer system. The interceptor shall be sized per the Uniform Plumbing Code (minimum).

#### **Water System Conditions:**

1. The existing water main in the right-of-way is adequate to serve the project domestically.
2. Provide fire hydrants and fire flow per Fire Department requirements. Water main extensions shall be built to City of Kirkland standards and be located in a 15 foot wide Public Water Easement and Public Right of Way where available. Existing AC water main around the existing building(s) on site may not be re-used; provide all new class 52 DI pipe.
3. Provide a new water service from the water main to the meter for the Project; City of Kirkland will set the water meter. The water size is determined when the Building Permit is submitted and is sized per the Uniform Plumbing Code.
4. Irrigation, if needed, shall be provided from a separate water service from the domestic.

#### **Surface Water Conditions:**

1. Provide temporary and permanent storm water control in accordance with the [2016 King County Surface Water Design Manual \(the Manual\)](#) and the City of Kirkland Addendum (Policy [D-10](#)).
2. To determine the drainage review level required, the target impervious surface area is the maximum allowable lot coverage area for the project, plus any offsite improved impervious areas. See Policies [D-2](#) and [D-3](#) in the Public Works Pre-Approved Plans for drainage review information, or contact Kirkland Surface Water staff at (425) 587-3800 for assistance. The Kirkland [Drainage Review Flow Chart](#) is a helpful tool to determine a project's drainage review level. Full Drainage Review will be required.
  - Full Drainage Review
    - Any non-residential project that creates more than 2,000 sf of new and/or replaced impervious surface, or greater than 7,000 sf of land disturbing activity will trigger a Full Drainage Review.



- For single family residential projects that do not fall under Simplified Drainage Review, they will be a Full Drainage Review.
3. A portion of this project is in a Level 1 /Potential Direct Discharge Area, and is required to comply with core drainage requirements in the 2016 King County Surface Water Design Manual. If a stormwater detention system is required, this project may be designed to Level 1 standards. Historic (pasture) conditions may be used as the pre-developed condition.

To qualify for direct discharge, the applicant must demonstrate (at a minimum):

- The conveyance system between the project site and Lake Washington will be comprised of manmade conveyance elements and will be within public right-of-way or a public or private drainage easement, AND
  - The conveyance system will have adequate capacity per Core Requirement #4, Conveyance System, for the entire contributing drainage area, assuming build-out conditions to current zoning for the equivalent area portion and existing conditions for the remaining area; or,
  - This project may qualify for an exception to flow control if the target surfaces will generate no more than a 0.15 cfs increase in the existing site conditions 100-year peak flow. The 15-minute time step must be used to perform the flow control analysis. Do not use the 1-hour time step. Approved hydrologic modeling programs are MGS Flood and WWHM 2012. Note: This exception is also available to projects residing in Level 2 Flow Control areas.
4. A portion of the project also resides in a Level 2 flow control threshold discharge area. Historic (forested) conditions shall be used as the pre-developed modeling condition.
5. The flows directed to each discharge area shall be no more than what is designed based on the flow control boundary per the approved site plan. Area swaps may be allowed to hydraulically simplify the design, but the areas swapped must be of the same or similar size.
6. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater Low Impact Development (LID) facilities per the 2016 King County Surface Water Design Manual. If feasible, stormwater LID facilities are required. If LID is determined to be infeasible, a Surface Water Adjustment is required for the project. Also, if LID is infeasible, pervious pavement cannot be used to reduce overall impervious lot coverage.
7. Special inspections may be required for LID facilities on this project. Provide documentation of inspections by a licensed geotechnical professional that the facility will function as designed.



8. If the project will create or replace more than 5,000 square feet of new impervious area that will be used by vehicles (PGIS - pollution generating impervious surface). Provide stormwater quality treatment per the 2016 King County Surface Water Design Manual. The enhanced treatment level is required for multi-family residential, commercial, and industrial projects.
9. Because this project site is one acre or greater, the following conditions apply:
  - Amended soil requirements (Pre-Approved Plan CK-E.12) must be used in all landscaped areas.
  - If the project meets minimum criteria for water quality treatment (5,000 sf 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 2016 King County Surface Water Design Manual for plan preparation.
10. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).
11. Provide a 15' wide access easement to the storm detention control manhole; easement must be improved with 10' of asphalt and drainage control to protect against erosion.
12. If working within an existing ditch, the applicant is hereby 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

13. A Hydraulic Project Approval (HPA) from WA State Department of Fish and Wildlife (WDFW) may be required for this project. Contact WDFW at 425-313-5683 or [larry.fisher@dfw.wa.gov](mailto:larry.fisher@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/>
14. Provide an erosion control report and plan with the Building or Land Surface Modification Permit application. The plan shall be in accordance with the 2016 King County Surface Water Design Manual.
15. 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.

#### **Street and Pedestrian Improvement Conditions:**

1. The subject property abuts 6<sup>th</sup> St and 14<sup>th</sup> Pl. These streets are Collector and Neighborhood Access type streets. 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. 6<sup>th</sup> Street Improvements:
    - Replace curb and gutter along frontage.
    - Install a 4.5 ft planter strip with street trees 30 foot on center, or an 8 foot sidewalk with 4x6 tree wells 30 foot on center with street trees per the modification process outlined below.
    - Provide a bump out on the north side of the south entrance to allow shorter crossing for students.
    - All cuts along this street shall be driveway, unless for buses and then a commercial concrete curb return cut shall be allowed.
  - B. 14<sup>th</sup> Place Improvements: Required improvements are modified per KZC 110.70; see discussion below.



- Install new Type A curb 14 feet south of the current property line and provide paving 20 feet wide from new face of curb.
- Install fencing along the entire curb line with no breaks for pedestrian access.
- Overlay entire street when project is complete.
- Install "NO PARKING ANYTIME" signs on the south side of 14<sup>th</sup> Place.
- Dedicate right-of-way to encompass the improvements allowing for one (1) foot behind the improvements (minimum 15 foot dedication).
- Terminate the street with a Fire Department Hammerhead turnaround. The hammerhead may not be used as a point of connection to the Project driveway, locked gate for Fire Department access is allowed; gate set back to meet Fire Department turn around requirements.
  - Public Improvements Modification (KZC 110.70): The City has granted a modification to the nature or extent of any required improvement for the following reasons:
    - The City and local neighbors have agreed upon a modified standard for 14<sup>th</sup> Place to address neighbor concerns related to parking and vehicular and student access.
      - The street was reduced in width from 28 feet to 20 feet with no parking signs on the south side of the new street; emergency services are not impacted.
      - The 4.5 foot planter and 5 foot wide sidewalk were replaced with a continuous fence allowing no pedestrian access to the school. Student access will be through the walkways provided on site from 6<sup>th</sup> Street South. The revised standard addresses LWSD concerns with access to the rear of the school, and the neighbor's concerns about the street being used for student pick up and drop off.



2. Meet the requirements of the Kirkland [Driveway Policy R-4](#). Spacing Table from R-4, for reference:

Chart below shows recommended (desirable) and minimum (required) values.

	Street Functional Type		Land Use Category		
			Residential	Multi-family / Non-residential	
			Required	Recommended	Required
<b>Setback from Intersections</b>	Local		50'	75'	75'
	Collector	Unsignalized	75'	75'	75'
		Signalized	100'	200'	150'
	Arterial	Unsignalized	100'	150'	100'
		Signalized	150'	200'	150'
HAL		150'	200'	150'	
<b>Spacing</b>	Local		10'	50'	50'
	Collector		20'	50'	50'
	Arterial		100'	150'	150'
<b>Offset to the Left of Existing Opposing Driveway</b>	Local		NA	NA	NA
	Collector		NA	NA	NA
	Arterial	25-30 MPH	100'	150'	150'
		35 MPH	150'	200'	150'

3. Meet the requirements of the Kirkland [Intersection Sight Distance Policy R.13](#). All street and driveway intersections shall not have any visual obstructions within the sight distance triangle.
4. 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.
5. This project abuts the Cross Kirkland Corridor (CKC) and the following conditions shall be met:
  - Provide a pedestrian connection and easement between 6<sup>th</sup> St and the CKC. The path should be a combination of the following:
    - A 5 foot wide concrete sidewalk when adjacent a street or parking lot.
    - A 6-8 foot wide wood chip trail (or other approved material) trail in the sensitive areas. This portion of the connection may use the existing pathway system but the route must be at least 6-8 ft wide. Sensitive



areas may impact this design which may need to be modified to comply with Chapter 90.

6. Prior to the final of the building or grading permit, pay for the installation of stop and street signs at the new intersections.
7. Install new monuments on 14<sup>th</sup> Place.
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. Underground any new off-site transmission lines.
10. 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 6<sup>th</sup> St and 14<sup>th</sup> Place 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.
11. New LED street lights may be required per Puget Sound Energy design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis. If lighting is necessary, design must be submitted prior to issuance of a grading or building permit.

Brynja Myren - Account Sales Manager, Intolight, PUGET SOUND ENERGY  
Tel 425-462-3833 | Cell 206-604-3348 | Fax 425-462-3149  
Email [brynja.myren@pse.com](mailto:brynja.myren@pse.com) | Website: [www.intolight.com](http://www.intolight.com)

12. A striping plan for the street must be submitted with the building or grading permit.

### Related City Website Links

- [City of Kirkland Pre-Approved Plans and Policies](#)
- [Public Works Development Fees](#)
- [Stormwater FAQs](#)
- Application Forms ([Electronic](#), [Paper](#))
- [KZC105 – Private Drive, Private and Pedestrian Walkway Requirements](#)
- [KZC110 - Public Right-of-way Improvement Requirements](#)



## FIRE DEPARTMENT COMMENTS

Contact: Grace Steuart at 425-587-3660; or [gsteuart@kirklandwa.gov](mailto:gsteuart@kirklandwa.gov)

## ACCESS

Access as shown is acceptable for Fire.

## FIRE FLOW & HYDRANT LOCATIONS

Fire flow in the area is 2500 gpm which is adequate.

Hydrants shall be installed as shown on the plans.

## FIRE SPRINKLERS

A sprinkler system is required to be installed throughout the building. 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.

A dedicated sprinkler riser room is required and it shall be placed on an exterior wall. The underground line shall run from the outside directly up into the riser room (meaning, it shall not run under the slab for any distance). If the riser room has direct access from the outside, a PIV is not required. The sprinkler riser room may be used for other mechanical equipment, but not for the main electrical room nor shall it be used for storage; it may be used to house the fire alarm panel.

NOTE: TWO PERMITS are required from the Fire Department for installation of the fire sprinkler system, one for the underground and one for the sprinkler system itself. No work shall be performed on the sprinkler system without a Fire Department permit.

The civil drawings may be used as reference but do not constitute permission to install the fire sprinkler underground. The underground permit is NOT over-the-counter, so should be applied for well in advance of the anticipated date of start of construction.

## 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](http://MyBuildingPermit.com). The system shall comply with Washington State Barrier Free



requirements regarding installation of visual devices and pull stations. The specific requirements for the system can be found in Kirkland Operating Policy 10.

## 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.

## COMMERCIAL COOKING

If cooking will be done in the kitchen (i.e. actual cooking, not just warming of meals brought in from the outside), a commercial cooking hood and duct extinguishing system is required to be installed. Submit three sets of plans and specifications to the Fire Department for approval; or the permit may be applied for electronically at [MyBuildingPermit.com](http://MyBuildingPermit.com). The system shall be listed for application or specifically designed for such application. In addition, a K-class (Kitchen) fire extinguisher with a UL rating of 1-B:C is required to be installed within 30 feet of cooking equipment. The hood and duct suppression system is required to be tied into the building fire alarm system.

## 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-line at [www.knoxbox.com](http://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.

## EMERGENCY RADIO COVERAGE (Effective 7-1-16)

This is not a requirement for a radio system per se, only providing you with information regarding the City's radio requirement for new buildings. The building "may" need a radio system because it is not exempted outright from the requirement and it is over 50,000 square feet (per #2 below)

510.1 Emergency Responder Radio Coverage. All new buildings shall have approved radio coverage for emergency responders within any building meeting any of the following conditions.

1. There are more than five stories above grade plane (as defined by the International Building Code, Section 202);



2. The total building area is 50,000 square feet or more;
  3. The total basement area is 10,000 square feet or more;
- Or
4. There are floors used for human occupancy more than 30 feet below the finish floor of the lowest level of exit discharge.

Exception:

1. 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. (This may be determined through analysis during the construction phase.)

If it is determined that a radio system is required, a construction permit is required for installation.

Criteria for Installation and Maintenance of Emergency Radio Systems is provided in Kirkland Fire Department Operating Policy #12 which is available on the Internet and at City Hall.



**Tony Leavitt**

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**From:** Linda Bonin <luckybe@frontier.com>  
**Sent:** Sunday, November 19, 2017 10:42 AM  
**To:** Tony Leavitt  
**Subject:** ZON17-00578 & SAR17-00579

Nov. 19, 2017

RE: Permit Number ZON17-00578 & SAR17-00579

Tony,

We are writing to reiterate our request that the Peter Kirk ES Master Plan assures the trees fronting 6th Street remain in place. We have witnessed the removal of far too many old growth trees in Kirkland and think additional removal is unwarranted. Thank you in advance for committing to this request.

Linda and Charles Bonin

1319 6th Street

Kirkland, 98033

## Tony Leavitt

---

**From:** Kim Convertino <kconvertino@gmail.com>  
**Sent:** Thursday, December 07, 2017 7:55 AM  
**To:** Tony Leavitt  
**Cc:** c-jshepherd@lwsd.org; John Burkhalter; In Case Of Emergency Call Michael Convertino  
**Subject:** Permits ZON17-00578 & SAR17-00579 (Addendum to comments sent Wed 12/6)

Addendum to written comments from the 14th Place neighbors, emailed to Tony Leavitt Wednesday December 6:

This addendum is being provided as background and clarification and support for our previously submitted public comments regarding the Peter Kirk Elementary School rebuild, and to document our continued involvement in and communication with the officials in charge of this project.

~~~~~

\*\*When the first plans for the rebuild of Peter Kirk Elementary were released in March 2017 we the neighbors of 14th Place took advantage of the open house to review the initial plans. We shared our concerns about the overflow parking occurring on 14th Place with the district, architect, and city reps on site that evening and submitted our written comments and concerns. At that time the plans showed no usage of 14th Place, and we expressed our satisfaction with that, and our desire to have the fence line completed to enclose the north side of the property and reduce the ability of pedestrian to traverse from 14th Place across the grassy area to the building entrance.

We also expressed our concerns about the impact of heavy construction vehicles on 14th Place, and concerns about how construction traffic will be managed 14th Place as it is planned for use as the entrance and exit to the site.

\*\*When the updated plans were released in June 2017 we attended that open house as well and were surprised to see 14th Place now being used as a bus exit and a staff parking entrance and exit. We firmly expressed our dissatisfaction with this change and our concern about the impact of the increased traffic and this design element on our narrow street.

We were reassured that our concerns about construction traffic and management on 14th Place, including parking and access, would be addressed by the construction company during "Good Neighbor" meetings and that we would be provided a contact point with whom to communicate if issues develop.

We also reached out to district and city of Kirkland reps to discuss these concerns as well.

We shared descriptions and pictures of the standing, stopping, parking, and pickuo/drop offs that occur regularly on 14th Place in the AM and PM. Parents are often discourteous in the manner in which they park, wait, etc; in fact we have come home to find a parent parked in our driveway as they waited. They often treat our narrow street as an alley/driveway/dirt road, filling our quiet narrow street to the dead end, parking in a way that makes it nearly impossible for us to leave and return to our homes.

We were re-assured that our concerns and our desire to maintain the width and low usage of our street would be given priority if at all possible. We see no need for our road to be widened, curbed, landscaped, include sidewalks, have designated parking spots, etc (as discussed amongst the stakeholders at one point in time) IF use is very limited and the fence line is adequate.

We were also again reassured that our concerns about construction traffic would be addressed and we would be kept in the loop as to how much access would be needed, how parking and traffic would be handled, and whom we should contact with concerns.

\*\*Early in September we spoke with John Shepherd, from the LWSD.

He indicated that the district's proposal to be submitted to the city for the rebuild will actually use 14th Place for fire truck access only.....not as an exit for the bus circle or for staff parking lot....and will:

- \*create a 20" wide upgraded road with fire truck turnaround and gate at dead end;
- \*curb the south side (on LWSD property) not the north side (neighbor property);

\*not add sidewalks on either side;  
\*install No Parking signs on 14th Place; and,  
\*completely fence the north property line from 6th St, west along 14th Pl, to an as yet undetermined end point past the truck turnaround.

\*\*And we the 14th Place neighbors indicated via email to Tony Leavitt on September 5th that we would support **this** plan with **these** above provisions, as it addressed our concerns about parking and pedestrian traffic traversing back and forth to reach the front of the building.

~~~~~

Our comments, concerns and questions about, and response to, the plan package actually submitted have been emailed to Tony Leavitt previously on Wednesday 12/6.

Thank you for your time.

Kim and Mike Convertino, and 14th Place neighbors  
610 14th Place  
Kirkland 98033  
425-505-0735  
[kconvertino@gmail.com](mailto:kconvertino@gmail.com)

## Tony Leavitt

---

**From:** Kim Convertino <kconvertino@gmail.com>  
**Sent:** Tuesday, December 05, 2017 7:38 PM  
**To:** Tony Leavitt; c-jshepherd@lwsd.org; John Burkhalter  
**Cc:** In Case Of Emergency Call Michael Convertino; tracy.w.tucker@gmail.com; raklinicke@frontier.com  
**Subject:** Permits ZON17-00578 & SAR17-00579 (Written comments/questions for the Planning & Building Dept, Hearing Examiner, Kirkland City Planner in charge of Peter Kirk Elem rebuild)

To all concerned,

As the public comment period is now open, and after having reviewed the plans and other materials submitted, we the residents of 14th Place wish to express our concerns and comments and ask questions regarding Permits ZON17-00578 & SAR17-00579, the Peter Kirk Elementary School rebuild.

~~~~~

As background, early in September we spoke with John Shepherd, from the LWSD. He indicated that the district's proposal submitted to the city for the rebuild would use 14th Place for fire truck access only.....not as an exit for the bus circle or for staff parking lot....and will:

- \*create a 20" wide upgraded road with fire truck turnaround and gate at dead end;
- \*curb the south side (on LWSD property) not the north side (neighbor property);
- \*not add sidewalks on either side;
- \*install No Parking signs on 14th Place; and,
- \*completely fence the north property line from 6th St, west along 14th Pl, to an as yet undetermined end point past the truck turnaround.

And we the 14th Place neighbors indicated via email to Tony Leavitt on September 5th that we would support **this** plan with **these** above provisions, as it addressed our concerns about parents parking on our narrow street and cutting thru the grassy area to reach the front of the building.

~~~~~

Having now reviewed the plans and other materials submitted we see a few items of note.

1/ The traffic study notes on page 16:

"14th Place will be upgraded to a 20-foot right-of-way for fire truck and service vehicles only. A curb will be added on the south side with "No Parking" signs and fencing behind it. Buses and staff vehicles will not be allowed on 14th Place."

**However, nowhere** on the site plan do we see a fence line running east along the south side of 14th Place from 6th Street, nor is there information regarding the proposed length of the fence line along 14th Place.

\*Where is the fence line? How far back from 14th Place will it sit? and why is it not on the site plan?

\*How far east along 14th Place from 6th St to the dead end will the fence line go?

2/ The site plan also shows a hammerhead connecting 14th Place to the proposed bus loop.

\*Who made the decision to place a hammerhead in that location and why?

\*Is it absolutely necessary it be placed as shown on the plan, or were other options considered and if so what were they and why were they rejected?

\*Why is it not sufficient to create one at the east end (dead end) of 14th Place where it will connect to the fire lane that extends around the back of the new building?

Creating a hammerhead off 14th Place, regardless of the mechanism by which you create a barrier to entrance via vehicles (chain, gate, etc) from 14th to the bus loop, **will require a break in the fence line.**

This defeats the main purposes **FOR** the fence, which is to keep parents from parking on our street and easily traversing from 14th Place across the edge of school property to reach the front entrance of the school.

No Parking signs will hopefully inhibit parking and an **unbroken fence line** will preclude the option of walking thru to the school entrance.

~~~~~

Thank you for your time and willingness to listen to our concerns,

We look forward to your responses, and to receiving more information regarding the hearing date.

Kim and Mike Convertino, and our 14th Place neighbors  
610 14th Place  
Kirkland, WA 98033  
[kconvertino@gmail.com](mailto:kconvertino@gmail.com)  
425-505-0735

## Tony Leavitt

---

**From:** Jackie Kure <jackiek008@hotmail.com>  
**Sent:** Sunday, December 03, 2017 12:38 PM  
**To:** Tony Leavitt  
**Subject:** New Peter Kirk elementary school

12

/3/17

### Permit # ZON17-00578 & SAR17-00579

Dear Tony Leavitt, Project Mgr.,

I live at 1220 - 6<sup>th</sup> St, at the entrance to Peter Kirk Elementary. I have lived here since 1989. I have experienced a variety of things in dealing with living next to a grade school. Overall, though, while I worked, it worked out quite well, but now that I am retired, of course things have changed including building a new school to replace the one that was built years ago.

I did attend a meeting at the school this summer but it was rather vague but the guy who was talking assured us that this school will last 70 years. I wonder how many years the current school was promised to last. Evidently it didn't take long to determine that open concept didn't work so well so they started adding walls. Guess that didn't fix the problems.

Anyway, I received a letter a bit ago asking for input and here are some of my question that I would like you to consider.

1. Making the property on the other corner from me a parking lot. Where is the water that is currently absorbed by the ground, grass and trees going to be diverted to? There is flooding periodically. There are underground springs in the area and I worry about flooding.
2. What happens to all the birds who build nests and home in the trees you will cut down in the previous property mentioned.
3. Creating a large parking lot for cars will encourage people of all kinds to hang around causing litter and crime especially in the summer when school is dismissed. Also, with parking at a premium, when people find there is going to be a new parking lot, there is the possibility that people will use it as a park and ride. Of course only the people who live close by will be affected because the majority do not live next or across the street.
4. How are little children who have trouble concentrating going to be able to learn when a school is being built right next to them?
5. Referring back to the trees being cut down, what about the noise that will be created when the trees are no longer there to absorb some of the noise.

I am certain there are more things that will affect the neighborhood but since I wasn't acknowledged when I sent my 1<sup>st</sup> review, I expect I will be ignored again.

I hope you will consider my concerns and make wise decisions. Building a new school is tough and every aspect that affects the neighbors and community should be addressed if possible.

Thank you for your attention to my concerns. It's too bad more people don't take the time to voice concerns but if people don't vote like they do anymore, guess this is no different.

Sincerely,

Jackie G.

Kure

1220 - 6<sup>th</sup> st

98033

Kirkland, WA

425-889-0539

December 4, 2017

Mr. Tony Leavitt, Senior Planner  
123 5<sup>th</sup> Avenue  
Kirkland, WA 98033

RE: Permit # ZON17-00578 & SAR17-00579

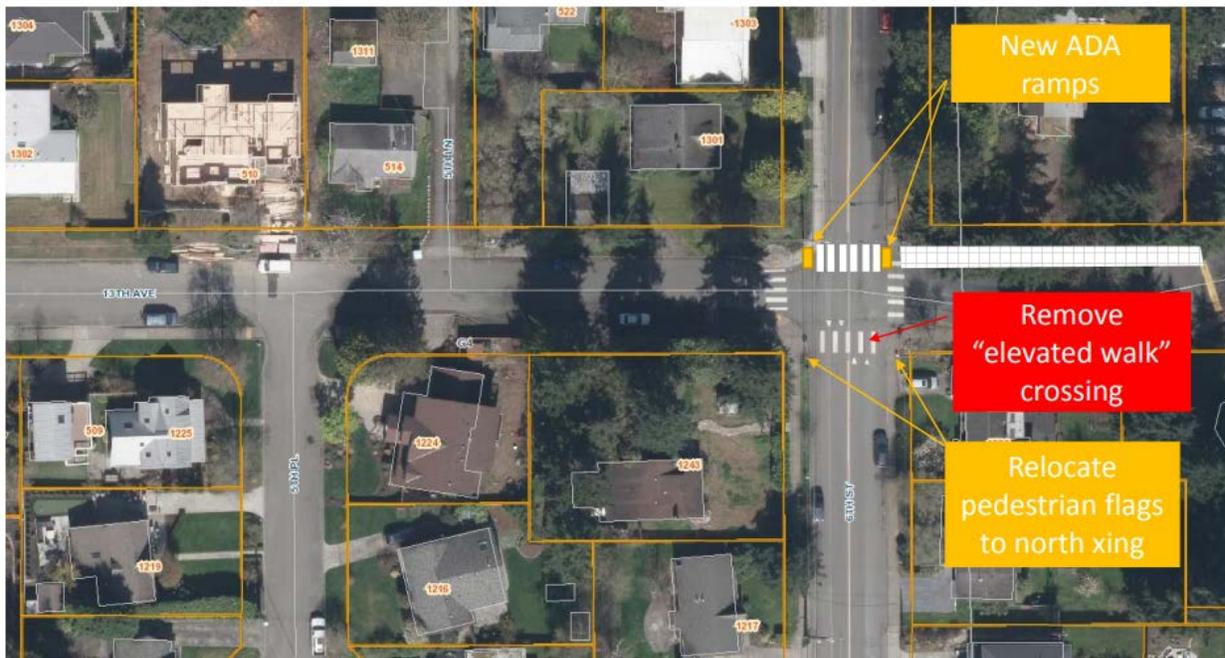
Dear Mr. Leavitt:

Please accept these comments regarding the Peter Kirk Elementary School Master Plan as a part of your review and consideration of the proposal by the Lake Washington School District. I have reached out to LWSD staff following an early summer 2017 open house regarding the Project, and I have provided them most of the same comments and suggestions. Additional comments regarding access through the City's unopened right of way (the extension of 13<sup>th</sup> Avenue), and retention of trees are new to my comments and were not provided to the District.

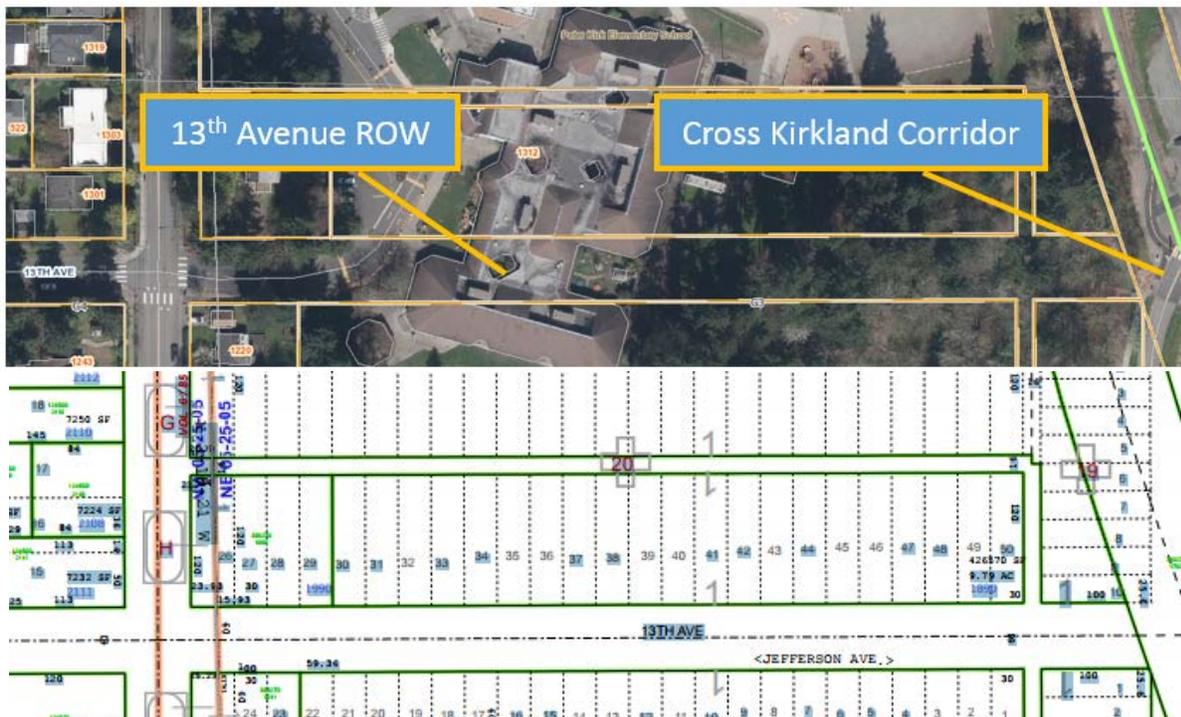
As the property owner "kiddie-corner" and southwest of the Elementary School, I have concerns regarding the proposed student drop off and pedestrian crossing layout of 6<sup>th</sup> Street as it was presented at the District's June 8, 2017, meeting. From my discussions with attending staff and their architect, it appears that the proposed layout will require northbound 6<sup>th</sup> Street students and parents that are on the east side of 6<sup>th</sup> Street to cross west on 6<sup>th</sup> Street using the southern crosswalk at 13<sup>th</sup> Ave, cross 13<sup>th</sup> Ave going north, and then cross 6<sup>th</sup> Street again to the east this time using a new (to be constructed) northern crosswalk. This makes no sense to me and introduces multiple additional conflict points for traffic using the intersection. The proposed main pathway into the school will be constructed along the north side of the student drop off driveway, which makes sense, but having students cross 6<sup>th</sup> Street twice isn't good practice. They should be able to continue north across the student drop off driveway on the east side of 6<sup>th</sup> Street and then enter the grounds. The dozens of non-school/weekend hour walkers and commuters will continually utilize the east side of 6<sup>th</sup> to travel north and south; a marked crossing of the student drop off driveway on the east side of 6<sup>th</sup> Street must be provided.

The sidewalk along 13<sup>th</sup> Ave is currently located along the southern side of the roadway as one approaches 6<sup>th</sup> Street from the west; City installed and maintained pedestrian flags are located in line with this sidewalk and provide for a highly marked southern crosswalk of 6<sup>th</sup> Street which now leads directly into the school grounds. If the northern crossing of 6<sup>th</sup> is to be the primary crossing, using guards, etc., as it should be since it will lead directly into the school, I would recommend relocating the existing pedestrian flags to the northern crossing and also removing the "elevated" crossing of 6<sup>th</sup> Street; it can be restriped as a normal crosswalk (please see aerial attached). During the early 2000's, this "elevated" crossing or speed cushion was constructed to enhance the pedestrian crossing, and this continuous path along the south side of 13<sup>th</sup> Ave should be de-emphasized now that students will be directed to use the northern crossing of 6<sup>th</sup> Street. I do not dispute the continued need for the flags, however with the primary pedestrian access to the school north of the drop off driveway, it makes more sense to enhance the northern crosswalk.

## Peter Kirk Elementary pedestrian access modification



Another circulation comment has to do with access to the Cross Kirkland Corridor. My understanding is that the District occupies the extension of unopened 13<sup>th</sup> Avenue right of way between 6<sup>th</sup> Street and the CKC (see below).



To my knowledge, this public right of way has not been vacated by the City, and by its location provides a valuable public benefit. This direct path to the CKC is currently blocked by the existing building and chain link fencing installed on and around the existing elementary school. True, the new plan opens that up by moving the building to the north, however it will likely be encumbered with materials and "amenities" that discourage public direct access to and from the CKC. With numerous projects throughout the Corridor being developed to encourage access to and from the CKC most with public funds, this opportunity should not be overlooked. Access and perhaps signage should be provided to enhance this Community feature.

Finally, with the recent purchase of the D'Ambrosio property at the southwest corner of the LWSD property, it has been rumored that a number of the existing trees will be removed to make room for a new parking lot. Please ensure that tree retention requirements are applied consistent with the KMC and applicable zoning and that adequate buffers are maintained between the parking and the neighborhood.

Thank you for your consideration.

Ray and Wendy Steiger  
1243 6<sup>th</sup> Street  
Kirkland, WA 98033

### PROJECT INFORMATION

**PROJECT NAME:** Lake Washington School District  
Peter Kirk Elementary School Rebuild and Enlarge

**SEPA FILE NUMBER:**

**PROJECT DESCRIPTION:** This threshold of determination analyzes the environmental impacts associated with the following action:

The Peter Kirk Elementary School project includes demolition of the existing school and construction of a new 2-story 78,000 GSF elementary school on a 15-acre site. The programmed use is grade level K-5th grade. Enrollment is 550 students. Site access is off of 6<sup>th</sup> street. The project is designed to include new staff and visitor parking, a student drop-off loop and a bus loop. Site programs include a sand playing field and a 50'x70' covered play structure.

**PROJECT LOCATION:** LWSD Site 09 Peter Kirk Elementary School

**SITE ADDRESS:** 1312 6th St, Kirkland, WA 98033

**PROPONENT:** Lake Washington School District

**LEAD AGENCY:** Lake Washington School District

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

### DISTRICT CONTACT INFORMATION

**NAME:** Forrest Miller

**EMAIL:** [construction@lwsd.org](mailto: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.

This Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 calendar days from the date of issuance. Comments must be submitted by 4:00 p.m., August 15, 2017. The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comments deadline.

**Comments must be submitted by:**

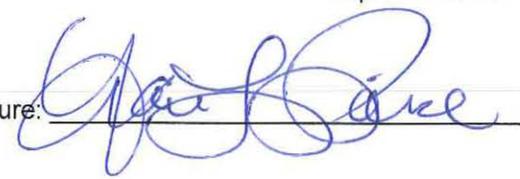
4:00 p.m., August 15, 2017

#### **COMMENT PERIOD**

You may comment on this determination in writing by 4:00 p.m. on August \_\_, 2017. Address comments to: Forrest Miller, Director Support Services, Lake Washington School District, 15212 NE 95<sup>th</sup> Street, Redmond WA 98052, or via email to [construction@lwsd.org](mailto:construction@lwsd.org). There is no agency appeal.

**DATE OF DNS ISSUANCE:** August 15, 2017

**RESPONSIBLE OFFICIAL:** Dr. Traci L. Pierce  
Superintendent

Signature: 





August 10, 2017

Planning and Building Department  
City of Kirkland  
123 5<sup>th</sup> Avenue  
Kirkland, WA 98033

Attn: Mr. Tony Leavitt

**RE: RESPONSE TO WETLAND AND STREAM DELINEATION REPORT REVIEW,  
PROJECT, KIRKLAND, WASHINGTON**

Shannon & Wilson, Inc. (S&W) was contracted by the Lake Washington School District to prepare a Wetland and Stream Delineation Report (Delineation Report) for the Peter Kirk (PK) Elementary School Project. The draft report was submitted to the City of Kirkland (City) on April 5, 2017. The City's natural resources review consultant, The Watershed Company (TWC), reviewed the S&W Delineation Report and the City provided comments to the PK project team on June 9, 2017. The review identified the following recommended edits to the Delineation Report.

- Update the Wetland C rating form questions D2.1, D5.1, and H1.4, which recategorizes Wetland C as a Category IV wetland and update associated local regulations.

*S&W Response: The Wetland C rating form has been updated and Wetland C is recategorized as a Category IV wetland. Consequently, the Wetland C buffer has been revised to 40 feet within the report text and within Figure 2, the Wetland and Stream Delineation Map.*

The Delineation Report was revised to incorporate the review comments and is submitted concurrently with this letter. For reference, TWC delineation review letter is provided as an enclosure with this letter.

Planning and Building Department  
City of Kirkland  
Attn: Mr. Tony Leavitt  
August 10, 2017  
Page 2 of 2

SHANNON & WILSON, INC.

As the City requested, we also revised the Delineation Report to include an assessment of the ecological benefits of daylighting the culverted portion of the onsite stream. The daylighting assessment is included as Appendix E of the report.

If you have any questions, please contact me at [scc@shanwil.com](mailto:scc@shanwil.com) or (206) 695-6674.

Sincerely,

SHANNON & WILSON, INC.



Sarah Corbin, PWS  
Senior Biologist

SCC:KLW/scc

Enc: Peter Kirk Elementary School Stream & Wetland Delineation & Classification Review,  
The Watershed Company, June 6, 2017  
Final Wetland and Stream Delineation Report, Peter Kirk Elementary School,  
August 10, 2017



June 6, 2017

Tony Leavitt  
City of Kirkland  
Planning and Community Development  
123 Fifth Avenue  
Kirkland, WA 98125

**Re: Peter Kirk Elementary School  
Stream & Wetland Delineation & Classification Review**  
The Watershed Company Ref. No.: 160622.34

Dear Tony:

This letter presents the findings of an environmental review of a stream and wetland delineation and classification study completed by Shannon & Wilson, Inc. on behalf of Lake Washington School District at Peter Kirk Elementary School and surrounding school property. The following document was reviewed for this study:

- *Wetland and Stream Delineation Report Submittal, Peter Kirk Elementary School Project, Kirkland, Washington. DRAFT. (Prepared by Shannon & Wilson, Inc. March 24, 2017) (SWI Report)*

A prior stream and wetland study covering the south end of the project site for 12 Avenue sidewalk improvements was also referenced.

- *12<sup>th</sup> Avenue Sidewalk Improvements – Wetland Delineation Study (The Watershed Company May 7, 2010)*

I visited the site on May 24, 2017 to verify the stream and wetland boundaries and classification findings.

## **Review Findings**

### **Wetland & Stream Delineation and Classification**

I concur with the reported stream and wetland delineation findings. The majority of delineation flags were field located and all located flags were found to be accurate.

Peter Kirk Elementary School - Stream & Wetland Study Review

Leavitt, T. City of Kirkland Planning

June 6, 2017

Page 2

Stream 1 flows through Wetlands A and B as described and mapped. The Stream ordinary high water mark is frequently coincident with the wetland boundary.

I concur with the classification of Stream 1 and Wetlands A and B. As the SWI Report documents, Wetland A and B are Category III wetlands with medium habitat functions; Stream 1 is a Type F stream. The 165-foot buffer Wetland A and B buffers are more encumbering than the 100-foot Stream 1 buffer.

Our scoring of Wetland C differs from the submitted SWI wetland rating score. I did not find evidence of stormwater discharges to Wetland C. Therefore, questions D2.1 and D5.1 each score zero points. This scoring difference changes the hydrologic function landscape potential from high to medium. Habitat functions question H1.4 habitat interspersion is low; the wetland has two vegetation classes. However, this scoring difference does not change the habitat functions site potential ranking; it is low as reported. According to my review, Wetland C scores 15 points total; it is a Category IV wetland with low habitat functions. It requires a 40-foot buffer. Category IV wetlands in Kirkland that meet the criteria in KZC 90.60.2 are not required to meet mitigation sequencing if the impacts are mitigated and code compliance is demonstrated through the critical areas report process.

**Wetland Buffer – Existing Conditions**

As noted in the SWI report, the wetland buffers do not meet the vegetative standards in KZC 90.130 due to a prevalence of invasive plants and existing land uses. Dominant invasive weeds observed onsite are non-native blackberry, climbing nightshade, yellow flag iris, and knotweed. Additionally, the buffer of Wetlands B and C contain an existing network of woodchip paths and a bridge crosses Stream 1/Wetland B (see Photo 1). The footpaths are under forest canopy. The SWI report concludes that the project would apply for a Public Agency and Utility Exemption (PAUE) under KZC 90.45, instead of applying the 33 percent increase in buffer widths. While a PAUE would apply in this case, opportunities to improve and maintain buffer functions should be considered pursuant to the decision criteria in KZC 90.45.3.

**Recommendations**

I recommend that the city accept the SWI wetland and stream delineation report findings with the exception of the classification of Wetland C. The SWI Report should be updated to document the Category IV rating of Wetland C and associated local regulations.

As noted in the SWI Report, significant trees, a site plan, project impacts and mitigation were not included in their draft submittal. Project plans, impacts and mitigation should be reviewed for compliance with City Code as they are made available.

Peter Kirk Elementary School - Stream & Wetland Study Review

Leavitt, T. City of Kirkland Planning

June 6, 2017

Page 3

Please call if you have any questions or if I can provide you with any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Nell Lund". The signature is cursive and fluid.

Nell Lund, PWS  
Senior Ecologist

Wetland and Stream Delineation Report  
Peter Kirk Elementary School  
City of Kirkland, Washington

PCN 17-00578, SRP 17-00579  
ATTACHMENT 7

August 10, 2017



Excellence. Innovation. Service. Value.  
*Since 1954.*

Submitted To:  
Mr. Jon Shepherd  
Lake Washington School District  
15212 NE 95<sup>th</sup> Street  
Redmond, Washington 98052

By:  
Shannon & Wilson, Inc.  
400 N 34<sup>th</sup> Street, Suite 100  
Seattle, Washington 98103

21-1-12553-002

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**WETLAND AND STREAM DELINEATION REPORT  
PETER KIRK ELEMENTARY SCHOOL  
CITY OF KIRKLAND, WASHINGTON**

**1.0 INTRODUCTION**

Shannon & Wilson, Inc. (Shannon & Wilson) was contracted by the Lake Washington School District (District) to conduct a wetland and stream delineation on the Peter Kirk Elementary School property and several parcels to the north of the school (hereafter referred to together as “the project area” or “the site”) in the City of Kirkland, Washington (City). The school is located at 1312 6th Street, Kirkland, Washington, 98033, and the delineation was performed on King County parcels 398270-1890, 398270-1990, 398270-1210, 398270-1155, 398270-1190, 398270-1160, 398270-1130, 398270-1120, 398270-0915, 398270-0925, and 398270-0960 in the NE quarter of Section 25, Township 25N, and Range 5E, Willamette Meridian (Figure 1). The District is currently in the design phase to build a new facility on the project area. The project will include replacement of the main school building, new ballfields and play areas, new parking, and spaces for future expansion. This Wetland and Stream Delineation Report describes the Peter Kirk Elementary School project site existing conditions and is the Critical Areas Report (CAR) for the project.

The City adopted an updated Critical Areas Ordinance (CAO) on December 13, 2016. The CAO went into effect on March 1, 2017, and all references to Chapter 90 of the Kirkland Zoning Code (KZC) in this report are based on the updated code (Kirkland, 2016).

**2.0 SITE DESCRIPTION**

The parcels that currently make up the developed portion of the project area are surrounded by single-family residences. A popular multi-use trail, the Cross Kirkland Corridor, parallels the site to the east and 6<sup>th</sup> Street parallels the site to the west. One large school building occupies the central portion of the project area, with most of the developed play areas located to the north and northeast. Access and parking are located to the west. A native forested area with dirt paths occupies the southeast corner of the site. The parcels located to the north of the school contain a single-family residence, landscaping and small orchard, and another undeveloped forest area.

Overall, the developed project site is relatively flat with one small, forested knoll. The highest points are on the parcels to the north. The entire project area generally slopes downhill to the south and east.

### 3.0 METHODS

Shannon & Wilson conducted the stream and wetland delineation on July 8 and 11, 2016 and February 8, 2017. Wetland boundaries were identified using methods described in the U.S. Army Corps of Engineers' (Corps') 1987 *Wetland Delineation Manual* and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region Version 2.0* (May 2010) (Corps, 2010).

Wetland areas were identified using the triple-parameter approach, which considers vegetation types, soil conditions, and hydrologic conditions. For an area to be considered wetland, it must display each of the following: (a) dominant plant species that are considered hydrophytic by the accepted classification indicators, (b) soils that are considered hydric under federal definition, and (c) indications of wetland hydrology, in accordance with federal definition. Appendix A includes a complete description of the methodology. All of the site wetlands were characterized according to the updated 2014 version of the *Washington State Wetland Rating System for Western Washington* (Hruby, 2014) as required by the Corps, the Washington State Department of Ecology (Ecology), and the City's CAO.

The ordinary high water mark (OHWM) of streams was delineated following the guidance within the Corps regulatory guidance letter *Ordinary High Water Mark Identification* (Corps, 2005).

### 4.0 DOCUMENT REVIEW

Prior to conducting fieldwork, we reviewed the following background information:

- The City's Sensitive Areas Map – dated January 17, 2017 (Kirkland, 2017);
- U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI), Wetlands Mapper mapping system (USFWS, 2017b);
- The U.S. Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey (USDA, 2017);
- King County online iMap application (King County, 2017);
- Washington State Department of Fish and Wildlife (WDFW) SalmonScape online mapping application (WDFW, 2017b); and
- WDFW Priority Species and Habitat (PHS) online mapping application (WDFW, 2017a).

Neither the iMap nor PHS web applications identify any wetlands or other waterbodies in the study area. However, the NWI map, SalmonScape, and the City's Sensitive Areas map show a

stream along the east boundary of the site (USFWS, 2017b; WDFW, 2017b; Kirkland, 2017). According to the maps, the stream flows generally south along the west side of the Cross Kirkland Corridor and then flows west parallel to NE 85<sup>th</sup>/Central Way until entering Lake Washington at the north end of Marina Park. SalmonScape does not identify any fish passage barriers between the site and Lake Washington and does not identify any salmonids in the system (WDFW, 2017b).

The Natural Resources Conservation Service identifies site soils as primarily Indianola loamy sand, 5 to 15 percent slopes. The northeast corner of the site also contains Ragnar-Indianola association, moderately steep. These soils are considered non-hydric (USDA, 2017).

## 5.0 FINDINGS

Three wetlands (Wetlands A, B, and C) and one unnamed stream (Stream 1) were identified during the July 2016 and February 2017 site visits. Wetlands A and B are both associated with Stream 1.

A description of the wetlands and stream follows and includes observations made during the fieldwork site visits. Vegetation is described below by common name, with the scientific name and indicator status in parentheses after the first use. Soils are described with the associated Munsell® Color Charts color in parentheses. Wetland and upland data plots were characterized at representative locations onsite to document general surface and subsurface conditions (Appendix B).

### 5.1 Wetland A

Wetland A (approximately 2.2 acres) was delineated along the eastern project area boundary and is associated with a drainage (Stream 1) (Figure 2) (Appendix C, Photos 1 and 2). Wetland A extends off the project area to the north; the on-site portion of Wetland A makes up approximately 0.8 acre of the wetland. The northern half of the on-site portion of Wetland A is a wide, forested topographic depression that narrows into an open steep-sided ditch in the southern half. Wetland A is a palustrine forested wetland according to the Cowardin classification and is a wetland with both depressional and riverine features, according to hydrogeomorphic (HGM) classification. Wetland A is bordered by the Cross Kirkland Corridor on the east and the Peter Kirk Elementary School playfield and a wooded slope on the west.

The forested portion of Wetland A is dominated by red alder (*Alnus rubra*, facultative [FAC]) and black cottonwood (*Populus balsamifera*, FAC). The understory shrub layer includes red osier dogwood (*Cornus sericea*, facultative wetland [FACW]), salmonberry (*Rubus spectabilis*,

FAC), and Himalayan blackberry (*Rubus armeniacus*, FAC); fringe cup (*Tellima grandiflora*, facultative upland [FACU]) is common in the herbaceous layer. The southern portion of Wetland A is dominated by an herbaceous layer of reed canarygrass (*Phalaris arundinacea*, FACW), field horsetail (*Equisetum arvense*, FAC), and (see Appendix B, Data Sheets DP-2 and DP-X).

Soils in the northern portion of Wetland A are generally characterized by a surface horizon of very dark brown (10YR 2/2) clay loam extending 9 inches below ground surface (bgs), underlain by black (10YR 2/1) clay loam with gray (10YR 5/1) depletions and strong brown (7.5YR 4/6) concentrations in the matrix and pore linings extending to at least 16 inches bgs. Soils in the ditch in the southern portion of Wetland A are generally characterized by a very dark gray 10YR 3/1 clay loam with dark yellowish-brown 10YR 3/6 redoximorphic concentrations extending to 4 inches bgs underlain by a black 2.5Y 2.5/1 silty clay loam extending to at least 16 inches bgs. Soils in Wetland A were found to meet the *redox dark surface* (F6) hydric soil indicator.

Wetland A hydrology is predominantly supported by a drainage (Stream 1) that is mapped as flowing under the Cross Kirkland Corridor where it enters Wetland A. The wetland is also likely supported by a high groundwater table and surface runoff from the surrounding area. The overall flow of Wetland A drains south where it outlets into a 30-inch corrugated metal culvert. Water was observed in Data Pit-2 at 4 inches bgs and saturation was observed at the soil surface.

Wetland A was rated as a Category III wetland based on Ecology's 2014 rating system, with a habitat score of six 6 points (Appendix D).

## 5.2 Wetland B

Wetland B (approximately 9,885 square feet) is a fringe along Stream 1 as it flows south in an open channel through the forest in the southeast corner of the site, at which point it outlets through a culvert under 12<sup>th</sup> Avenue (Appendix C, Photos 3 and 4). Before reaching 12<sup>th</sup> Avenue, the forest opens up and the channel and Wetland B broaden into an emergent area. Wetland B is a palustrine emergent, forested wetland according to the Cowardin classification and is a riverine wetland according to HGM classification.

The forested portion of Wetland B is dominated by western red cedar (*Thuja plicata*, FAC) and red alder (*Alnus rubra*, FAC). The understory shrub layer contains salmonberry (*Rubus spectabilis*, FAC), English laurel (*Prunus laurocerasus*, no indicator [NI]), red-osier dogwood (*Cornus sericea*, FACW), and small amounts of Himalayan blackberry (*Rubus armeniacus*, FAC) and osoberry (*Oemleria cerasiformis*, FACU). Lady fern (*Athyrium filix-femina*, FACW), skunk cabbage (*Oplopanax horridus*, obligate wetland [OBL]), and reed canarygrass (*Phalaris*

*arundinacea*, FACW) are the dominant groundcovers (see Appendix B, Data Sheet DP-4). The emergent community at the south end of Wetland B is dominated by bittersweet nightshade (*Solanum dulcamara*, FAC).

Soils in the Wetland B are generally characterized by a surface horizon of very dark brown (10YR 2/2) clay loam to 3 inches underlain by a black (2.5Y 2.5/1) clay loam with dark reddish-brown (5YR 3/4) redoximorphic concentrations in the matrix and pore linings extending to 12 inches bgs, underlain by a very dark gray (N 3/) sand extending to at least 16 inches bgs. These soils meet the *redox dark surface* (F6) hydric soil indicator.

Wetland B hydrology appears to be primarily supported by the input of Stream 1 as well as runoff and precipitation. In DP-4, water was observed at 15 inches bgs and saturation was observed at 10 inches bgs.

Wetland B was rated as a Category III wetland based on Ecology's 2014 rating system, with a habitat score of 6 points (Appendix D).

### 5.3 Wetland C

Wetland C (approximately 1,860 square feet) is a small depression with no apparent outlet that abuts single-family residential property (Appendix C, Photo 5). Wetland C is a palustrine scrub-shrub and emergent wetland according to Cowardin classification and is depressional according to HGM classification.

Vegetation in Wetland C is generally dominated by a shrub strata of red alder, red-osier dogwood, and willow (*Salix sp.*, FAC or wetter). The emergent community is dominated by invasive species, including yellow iris (*Iris pseudacorus*, OBL) and morning-glory (*Convolvulus arvensis*, UPL), but also contains creeping buttercup (*Ranunculus repens*, FAC), soft rush (*Juncus effusus*, FACW), lady fern, field horsetail (*Equisetum arvense*, FAC), and fringed willowherb (*Epilobium ciliatum*, FACW) (see Appendix B, Data Sheet DP-7).

Soil in Wetland C is generally characterized by a surface horizon of very dark brown (10YR 2/2) loam extending 6 inches bgs, underlain by a very dark brown (10Y/R 2/2) loam with dark yellowish-brown (10YR 3/4) and strong brown (7.5YR 4/6) redoximorphic concentrations extending to at least 16 inches bgs. Soil observed in Wetland C meets the *redox dark surface* (F6), hydric soil indicator.

Wetland C's hydrology is likely predominantly supported by a seasonally high groundwater table, precipitation, and surface runoff from the surrounding area. Observed hydric indicators in Wetland C include drainage patterns and geomorphic position.

Wetland C was rated as a Category IV wetland based on Ecology's 2014 rating system, with a habitat score of 4 points (Appendix D).

#### 5.4 Stream 1

The OHWM of Stream 1 was delineated using a combination of drift lines, erosion patterns, stream channel morphology, and vegetation community change. Stream 1 is a perennial stream that originates north of the project area in the surrounding urban area. Much of the upstream portion of the stream appears to be tight lined underground before running alongside the Cross Kirkland Corridor and entering the project area. Several small discharges join Stream 1 from residential areas near Cotton Hill Park and Crestwoods Park just upstream of the project area.

Within the project area, Stream 1 flow is confined to both defined and undefined channel segments. The stream enters the site in an undefined channel within Wetland A, which then narrows to an open, straight ditch between the Cross Kirkland Corridor and the Peter Kirk Elementary School playfield. Stream 1 then flows through an approximately 150-foot-long, 30-inch-diameter corrugated metal pipe culvert and enters Wetland B in the forested area in the southeast corner of the site (Appendix C, Photo 6). Within most of Wetland B, the stream channel is well defined; shaded by a forested overstory; and exhibits short stretches of riffle, small pools, and contains large woody debris (Appendix C, Photo 7). From Wetland B, Stream 1 flows south through a continuous series of culverts until it outlets into Lake Washington at Marina Park approximately 1.4 miles downstream of the project area.

No fish were observed during the site visits. The WDFW SalmonScape mapping application has no documented presence and no modeled potential presence for salmonids within the stream system (WDFW, 2017b). The stream is unlikely to ever provide salmonid habitat given the continuous system of culverts between the school property and Lake Washington. However, Stream 1 is rated as Type F (fish-bearing), due to presence of potential fish habitat, based on KZC 90.65 (Kirkland, 2016).

An ecological assessment of daylighting the onsite, 150-foot culverted segment of Stream 1 is included as Appendix E.

## 5.5 Condition of On-Site Wetlands, Stream 1, and Buffers

The Peter Kirk Elementary School project site wetland and stream systems have been affected by urban growth and development over the past century. However, given their urban location, Stream 1 and Wetlands A, B, and C are in good condition and exhibit a relatively high level of habitat, hydrologic, and water quality functions (Appendix D). Reed canarygrass is dominant in portions of Wetland A and yellow flag iris (*Iris pseudacorus*) and morning glory (*Convolvulus arvensis*) are present in Wetland C.

A portion of the on-site wetland and stream buffers include Peter Kirk Elementary School-related improvements, including a play structures, sand playfield, and maintained lawn play areas. The eastern border of Wetland A is adjacent to the Cross Kirkland Corridor. Areas of vegetated buffers adjacent to the stream and wetlands consist of forested and shrub vegetation dominated by big leaf maple (*Acer macrophyllum*), black cottonwood, western red cedar (*Thuja plicata*), Indian plum (*Oemleria cerasiformis*), and vine maple (*Acer circinatum*). The portions of native forest canopy provide 100 percent cover and native shrub stratum provides approximately 80 percent cover in this area. The non-native species Himalayan blackberry (*Rubus armeniacus*), English ivy (*Hedera helix*), English laurel (*Prunus laurocerasus*) and English holly (*Ilex aquifolium*) were observed in vegetated buffer areas.

Proposed KZC 90.110.4.i requires that the CAR include an assessment of whether the site wetlands or stream need to be restored due to degraded vegetation, wildlife habitat, water quality and hydrologic functions, and, if so, what measures are needed. Any recommendations for the project area critical areas will be limited to the wetland and stream buffer area, as no disturbance or impact to site wetlands or stream are proposed as part of the proposed project. As described in Section 6.5, the Buffer Mitigation Plan will characterize and quantify proposed implementation of appropriate recommendations.

## 5.6 Wildlife Habitat Assessment

WDFW has not identified any federally or state listed species or habitat for federally or state listed species or state priority species within the project site wetlands and stream (WDFW, 2017a and 2017b). USFWS lists several species that could be affected by the project: bull trout, marbled murrelet, streaked horned lark, western yellow-billed cuckoo, and the North American wolverine (USFWS, 2017a). Neither the site nor adjacent properties contain suitable habitat for any of these species.

Habitat types of upland forest, wetland, riparian, and instream were observed during the fieldwork. The upland forest habitat would provide shelter and forage for urban wildlife such as

deer, coyotes, raccoons, and smaller mammals such as voles and shrews. The forested areas would also provide nesting habitat, forage potential, and shelter to a broad variety of passerine birds. The on-site riparian habitat consisted of many of the same plant species as the upland forested habitat and has the potential to support a combination of the species found in the wetland and upland habitats. The best on-site instream habitat provided by Stream 1 is located within the upper portion of Wetland B. Presence of anadromous fish is unlikely within the project area, given the continuous network of culverts between Lake Washington and the site. No fish were observed during the site visits, and the WDFW SalmonScape mapping application has no documented presence and no modeled potential presence for salmonids within the stream system (WDFW, 2017b).

## 6.0 REGULATIONS

The proposed Peter Kirk Elementary School design is not expected to impact the site wetlands or stream and is not anticipated to require federal or state permits. Therefore, this regulatory section will focus on the revised Chapter 90 KZC and its anticipated impacts on the proposed school design. Should design changes result in impact to the site wetlands or stream, additional permits and regulatory review would be required.

The City regulates streams, wetlands, and other fish and wildlife habitat conservation areas under KZC Chapter 90. This chapter was last approved in December 2016 and went into effect March 1, 2017.

### 6.1 Classifications and Buffers

The City classifies wetlands into one of four categories (I through IV) based on the most recent version of Ecology's *Washington State Wetland Rating System for Western Washington* (Hruby, 2014; Appendix D). Wetland buffers are determined based on their wetland category and the number of points that the wetland scores within the habitat function assessment of the rating form (Table 1). An additional 10-foot structure setback is required from the upland edge of the buffer.

**TABLE 1  
 WETLAND AND STREAM BUFFER WIDTHS**

| Wetland/Stream | Wetland Category/<br>Stream Type | Habitat Score | Standard Buffer Width<br>(feet) |
|----------------|----------------------------------|---------------|---------------------------------|
| A              | III                              | 6             | 165                             |
| B              | III                              | 6             | 165                             |
| C              | IV                               | 4             | 40                              |
| I              | F (fish-bearing)                 | --            | 100                             |

KZC 90.125 requires a determination of whether the project area or adjacent areas contain “Severe Erosion Areas,” “Fish and Wildlife Habitat Conservation Areas,” or “Frequently Flooded Areas.” Review of available information suggests that these features are not present, so a buffer increase is not recommended.

## 6.2 Prescribed Vegetative Buffer Standards

KZC 90.130 Vegetative Buffer Standards describes wetland and stream buffer standards that will be required for projects that meet the following criteria:

- The total net new impervious surface on the entire subject property exceeds 1,000 square feet; or
- The cost of new or replacement improvements exceeds 50 percent of the assessed or appraised value of the existing improvements on the entire subject property, whichever is greater.

These standards require native cover of at least 80 percent throughout the wetland and stream buffer area, require that less than 10 percent of the buffer consist of noxious weeds, and require that existing improvements and structures in the buffer be removed.

The naturally vegetated portions of buffer adjacent to the stream and wetland areas meets the vegetative buffer percentage standards. However, the portion of on-site buffer made up of previously permitted existing school improvements (e.g., play structures and fields, etc.) do not meet the vegetation standard and may not be removed. The buffer area outside of the improvements consists of mowed lawn that is used by students for recreation; this use may remain the same after construction. Because the project cannot implement proposed KZC 90.130 completely, a Public Agency Exception, as described in proposed KZC 90.45, will be required.

### **6.3 Critical Area Modifications**

Development within wetland and stream buffers is not allowed under Chapter 90 KZC. Project impacts to wetlands and buffers are allowed under KZC 90.60, Wetland Modification. However, if a project will not impact a wetland or stream, then any proposed permanent buffer impacts must be processed under a Public Agency Exception.

### **6.4 Structure Setback from Critical Areas**

Revised KZC 90.140 outlines required structure setback widths for specific improvement types from critical area buffers. However, the site constraints will likely require the project to place prohibited structures into and beyond the prescribed setback width. These occurrences would be processed under a Public Agency Exception.

### **6.5 Buffer Mitigation**

To be processed under a Public Agency Exception, the project needs to provide mitigation for permanent buffer impacts. The project will implement the mitigation sequencing outlined in proposed KZC 90.145.2 and will provide on-site in-kind buffer mitigation, as preferred by proposed KZC 90.145.3.b. Specific buffer impacts and associated buffer mitigation will be described in a forthcoming Buffer Mitigation Plan prepared for the project.

## **7.0 CLOSURE**

The findings and conclusions documented in this report have been prepared for specific application to this project and have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area and in accordance with the terms and conditions set forth in our agreement. The conclusions presented in this report are professional opinions based on interpretation of information currently available to us and are made within the operational scope, budget, and schedule constraints of this project. No warranty, express or implied, is made.

SHANNON & WILSON, INC.

Shannon & Wilson has prepared Appendix F, "Important Information About Your Wetland Delineation/Mitigation and/or Stream Classification Report," to assist you and others in understanding the use and limitations of our reports.

SHANNON & WILSON, INC.



Sarah C. Corbin, PWS  
Senior Biologist

SCC:KLW/scc

## 8.0 REFERENCES

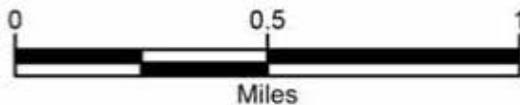
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Wetland and Stream Delineation Report  
Peter Kirk Elementary School  
City of Kirkland, Washington

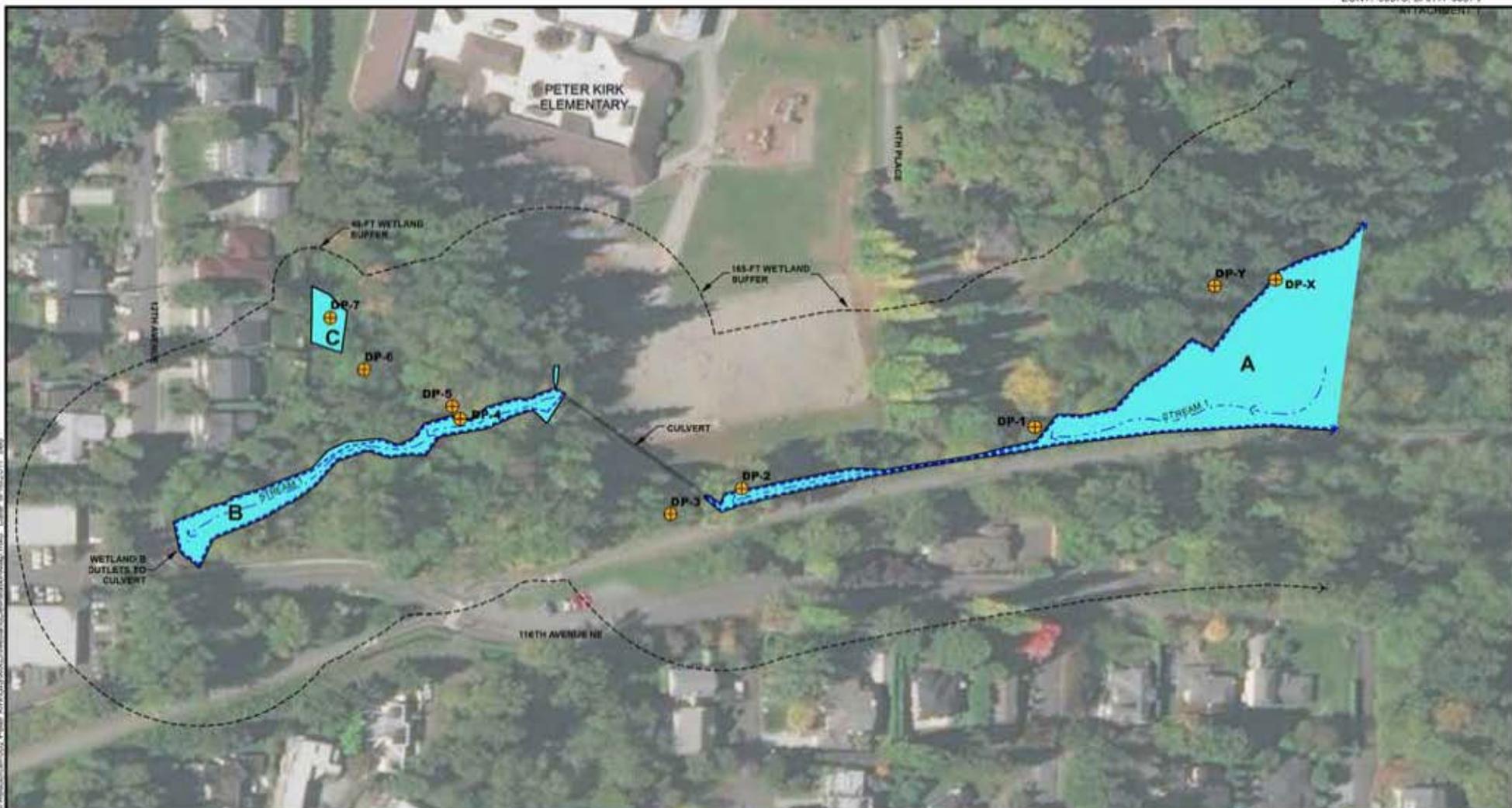
**VICINITY MAP**

August 2017

21-1-12553-002

**SHANNON & WILSON, INC.**  
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

**FIG. 1**

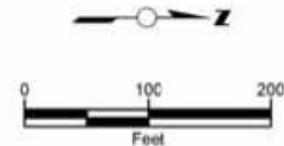


-  Data Pit
-  Stream 1 Ordinary High Water Mark (OHWM)
-  Wetland and Wetland Designation

Wetland and OHWM boundaries were delineated by Shannon & Wilson on July 11, 2016 and February 8, 2017.

Wetland and OHWM boundary flags were surveyed by Bush, Roed, and Hitchings, Inc. Map based on survey file received 3/10/2017.

Wetlands A and B were rated as category III and Wetland C was rated as category IV, based on the 2014 Wetland Rating System for Western Washington. Buffer widths from Kirkland Zoning Code (KZC 90.55) and based on the wetland category and habitat points.



Wetland and Stream Delineation Report  
Peter Kirk Elementary School  
City of Kirkland, Washington

**WETLAND AND STREAM  
DELINEATION MAP**

August 2017 21-1-12553-002

**SHANNON & WILSON, INC.** FIG. 2  
ENVIRONMENTAL AND ENGINEERING CONSULTANTS

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**APPENDIX A**  
**WETLAND DELINEATION METHODOLOGY**

**APPENDIX A**  
**WETLAND DELINEATION METHODOLOGY**

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## APPENDIX A

### WETLAND DELINEATION METHODOLOGY

The triple-parameter approach, as required in the Washington State Department of Ecology's (Ecology's) 1997 *Washington State Wetlands Identification and Delineation Manual*, the United States Army Corps of Engineers' (the Corps') 1987 *Corps of Engineers Wetland Delineation Manual*, and the Corps' 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* was used to identify and delineate the wetlands on the site described in this report. The triple-parameter approach requires that vegetation, soils, and hydrology are each evaluated to determine the presence or absence of wetlands. An area is considered to be a wetland if each of the following is met: (a) dominant hydrophytic vegetation is present in the area, (b) the soils in the area are hydric, and (c) the necessary hydrologic conditions within the area are met.

A determination of wetland presence was made by conducting a Routine Delineation. Corresponding upland and wetland plots were recorded to characterize surface and subsurface conditions and more accurately determine the boundaries of on-site wetlands.

#### A.1 WETLAND VEGETATION

Hydrophytic plants are plant species specially adapted for saturated and/or anaerobic conditions. These species can be found in areas where there is a significant duration and frequency of inundation, which produces permanently or periodically saturated soils. Hydrophytic species, due to morphological, physiological, and reproductive adaptations, have the ability to grow, effectively compete, reproduce, and thrive in anaerobic soil. Indicators of hydrophytic vegetation are based on the wetland indicator status of plant species on the national wetland plant list (Lichvar, Butterwick, Melvin, and Kirchner, 2014). Plants are categorized as Obligate (OBL), Facultative Wetland (FACW), Facultative (FAC), Facultative Upland (FACU), or Upland (UPL). Species in the facultative categories (FACW, FAC, and FACU) are recognized as occurring in both wetlands and non-wetlands to varying degrees. Most wetlands are dominated mainly by species rated as OBL, FACW, or FAC (Table A-1).

**TABLE A-1  
 PLANT INDICATOR STATUS GROUPS**

| <b>Plant Indicator Status Categories</b>                                                                    |
|-------------------------------------------------------------------------------------------------------------|
| Obligate Wetland ( <b>OBL</b> ) – Plants that almost always occur in wetlands.                              |
| Facultative Wetland ( <b>FACW</b> ) – Plants that usually occur in wetlands, but may occur in non-wetlands. |
| Facultative ( <b>FAC</b> ) – Plants that occur in wetlands or non-wetlands.                                 |
| Facultative Upland ( <b>FACU</b> ) – Plants that usually occur in non-wetlands, but may occur in wetlands.  |
| Obligate Upland ( <b>UPL</b> ) – Plants that almost never occur in wetlands.                                |

(Lichvar, Butterwick, Melvin, and Kirchner, 2014)

The approximate percentage of absolute cover for each of the different plant species occurring within the tree, sapling/shrub, woody vine, and herbaceous strata was determined. Trees within a 30-foot radius; sapling/shrubs and woody vines within a 15-foot radius; and herbaceous species within a 5-foot radius of each data point were identified and noted. However, where site conditions merited it, the dimensions of the tree, sapling/shrub, woody vine, and herbaceous strata were modified.

The dominance test is the primary hydrophytic vegetation indicator and it is used in all wetland delineations. Dominant plant species are considered to be those that, when cumulatively totaled in descending order of absolute percent cover, exceed 50 percent of the total absolute cover for each vegetative stratum. Any additional species individually representing 20 percent or greater of the total absolute cover for each vegetative strata are also considered dominant. Hydrophytic vegetation is considered to be present when greater than 50 percent of the dominant plant species within the area had an indicator status of OBL, FACW, or FAC.

If a plant community does not meet the dominance test in areas where hydric soils and wetland hydrology are present, vegetation is reevaluated using the prevalence index, plant morphological adaptations for living in wetlands, and/or abundance of bryophytes (e.g., mosses) adapted to living in wetlands. The prevalence index is a weighted average that takes into account the abundance of all plant species within the sampling area to determine if hydrophytic vegetation is more or less prevalent. Using the prevalence index, all plants within the sampling area are grouped by wetland indicator status and absolute percent cover is summed for each group. Total cover for each indicator status group is weighted by the following multipliers: OBL=1, FACW=2, FAC=3, FACU=4, UPL=5. The prevalence index is calculated by dividing the sum of the weighted totals by the sum of total cover in the sampling area. A prevalence index of 3.0 or less indicates that hydrophytic vegetation is present.

## A.2 HYDRIC SOILS

Hydric soils are defined as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA SCS, 1994). Repeated periods of saturation and inundation for more than a few days, in combination with soil microbial activity, causes depletion in oxygen (anaerobic conditions) and results in delayed decomposition of organic matter and reduction of iron, manganese, and sulfur elements. As a result of these processes, most hydric soils develop distinctive characteristics observable in the field during both wet and dry periods (Vasilas, Hurt, and Noble, 2010). These characteristics may be exhibited as an accumulation of organic matter; bluish-gray, green-gray, or low chroma and high value soil colors; mottling or other concentrations of iron and manganese; and/or hydrogen sulfide odor similar to a rotten egg smell.

The USDA Natural Resources Conservation Service (NRCS) has developed official hydric soil indicators as summarized in *Field Indicators of Hydric Soils in the United States* (Vasilas, Hurt, and Noble, 2010). These indicators were developed to assist in delineation of hydric soils and are based predominantly on hydric soils near the margins of wetlands. Some hydric soils, including soils within the wettest parts of wetlands, may lack any of the approved hydric soil indicators. If a hydric soil indicator is present, the soil is determined to be hydric. If no hydric soil indicator is present, additional site information is used to assess whether the soil meets the definition of hydric soil.

Identification of hydric soils was aided through observation of surface hydrologic characteristics and indicators of wetland hydrology (e.g., drainage patterns). Soil characteristics were observation at several data points, placed both inside and outside the wetland. Holes were dug with a shovel to the depth needed to document an indicator or to confirm the absence of hydric soil indicators. Soil organic content was estimated visually and texturally. Soil colors were examined in the field immediately after sampling. Dry soils were moistened. Soil colors were determined through analysis of the hue, value, and chroma best represented in the Munsell® Soil Color Chart.

## A.3 WETLAND HYDROLOGY

Wetland hydrology is determined by observable evidence that inundation or soil saturation have occurred during a significant portion of the growing season repeatedly over a period of years so that wet condition have been sufficient to produce wetland vegetation and hydric soils. Wetland hydrology indicators give evidence of a continuing wetland hydrologic regime. Wetland hydrology criteria were considered to be satisfied if it appeared that wetland hydrology was

present for at least 5 to 12.5 percent (12 to 31 days) of the growing season. The growing season in western Washington is typically considered to be from March 1 to October 31 (244 days). However, the growing season is considered to have begun when: (a) evidence of plant growth has begun on two non-evergreen vascular plants, and (b) the soil reaches a temperature of 41 degrees Fahrenheit at 12 inches. The Seattle District Corps of Engineers requires 14 consecutive days of inundation or saturation for a wetland hydrology to be considered present.

Wetland hydrology was evaluated by direct visual observation of surface inundation or soil saturation in data plots. The area near each data point was examined for indicators of wetland hydrology. Wetland hydrology indicators are categorized as primary or secondary based on their estimated reliability. Wetland hydrology was considered present if there was evidence of one primary indicator or at least two secondary indicators.

Some primary indicators include surface water, a shallow water table or saturated soils observed within 12 inches of the surface, dried watermarks, drift lines, sediment deposits, water-stained leaves, and algal mat/crust. Some secondary indicators include a water table within 12 to 24 inches of the surface during the dry season; drainage patterns; a landscape position in a depression, drainage, or fringe of a water body; and a shallow restrictive layer capable of perching water within 12 inches of the surface.

#### **A.4 DISCLAIMER**

This methodology was prepared for reference use only and is not intended to replace Ecology's 1997 *Washington State Wetlands Identification and Delineation Manual*, the 1987 *Corps of Engineers Wetland Delineation Manual*, or the Corps' 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Version 2.0).

#### **A.5 REFERENCES**

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**APPENDIX B**

**WETLAND DETERMINATION DATA FORMS – WESTERN MOUNTAINS,  
VALLEYS, AND COAST REGION**