



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.kirklandwa.gov

DEVELOPMENT STANDARDS LIST

FILE: ZON11-00023, ICS/ CES MASTER PLAN

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 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.

105.20 Required Parking. 128 parking spaces are required for this use.

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

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

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

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

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

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

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

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

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

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

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

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

115.115.5.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.

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

Prior to issuance of a grading or building permit:

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

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

Prior to occupancy:

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

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



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

PUBLIC WORKS CONDITIONS

Permit #: PRE11-00006

Project Name: International Community School

Project Address: 11133 NE 65th Street

Date: February 1, 2011

Public Works Staff Contacts

Land Use and Pre-Submittal Process:

John Burkhalter, Development Engineer Supervisor

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

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

Building and Land Surface Modification (Grading) Permit Process:

John Burkhalter, Development Engineer Supervisor

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

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

General Conditions:

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



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

Sanitary Sewer Conditions:

1. The existing sanitary sewer main within the public right-of-way along the front of the property is adequate to serve the proposed project.
2. The applicant shall provide sanitary sewer service to the project sized to meet the current Plumbing Code. If an 8" lateral is required it shall connect to the City's system at a manhole.
3. Provide a plan and profile design for any private or public sewer line extension

Water System Conditions:



1. The existing water main in the public right-of-way along the front of the subject property is adequate to serve this proposed development.
2. The available fire flow appears to be adequate. There is an existing 12" AC water main running through the property which has an available fire flow between 3800 gpm at the southwest corner of the property and 4500 gpm at the northeast corner. This line will need to be moved to accommodate the new building. The new fire line shall be encompassed in a 15 foot wide Public Water Easement.
3. Provide new water services as needed to serve the new facility sized per the current plumbing code. If irrigation is desired a separate service from the domestic is required.
4. In mixed-use projects each use shall have a separate water meter, i.e., the retail use shall have a separate water meter from residential use.
5. Provide new fire hydrants and upgrades per the Fire Department's direction.

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 2009 King County Surface Water Design Manual and the Kirkland Addendum. See Policies D-2 and D-3 in the PW Pre-Approved Plans for drainage review information, or contact city of Kirkland Surface Water staff at (425) 587-3800 for help in determining drainage review requirements. Summarized below are the levels of drainage review based on site and project characteristics:
 - Full Drainage Review
 - A full drainage review is required for any proposed project, new or redevelopment, that will:
 - ✓ Add or replaces 5,000ft² or more of new impervious surface area,
 - ✓ Propose 7,000ft² or more of land disturbing activity, or,
 - ✓ Be a redevelopment project on a single or multiple parcel site in which the total of new plus replaced impervious surface area is 5,000ft² or more and whose valuation of proposed improvements (including interior improvements but excluding required mitigation and frontage improvements) exceeds 50% of the assessed value of the existing site improvements.
2. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater low impact development facilities on-site (per section 5.2 in the 2009 King County Surface Water Design Manual). If feasible, stormwater low impact development facilities are required. See PW Pre-Approved Plan Policy L-1 for more information on this requirement.
3. Because this project site is one acre or greater, the following conditions apply:
 - Amended soil requirements (per Ecology BMP T5.13) must be used in all landscaped areas.



- If the project meets minimum criteria for water quality treatment (5,000ft² pollution generating impervious surface area), the enhanced level of treatment is required if the project is multi-family residential, commercial, or industrial. Enhanced treatment targets the removal of metals such as copper and zinc.
 - The applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Department of Ecology. Provide the City with a copy of the Notice of Intent for the permit. Permit Information can be found at the following website:
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/>
Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland PW Dept. pre-construction meeting with a completed SWPPP.
 - Turbidity monitoring by the developer/contractor is required if a project contains a lake, stream, or wetland.
 - A Stormwater Pollution Prevention and Spill (SWPPS) Plan must be kept on site during all phases of construction and shall address construction-related pollution generating activities. Follow the guidelines in the 2009 King County Surface Water Design Manual for plan preparation.
4. Amended soil per Ecology BMP T5.13 is recommended for all landscaped areas.
 5. If a storm water detention system is required, it shall be designed to Level II standards. Historic (forested) conditions shall be used as the pre-developed modeling condition.
 6. This project is creating or replacing more than 5000 square feet of new impervious area that will be used by vehicles (PGIS - pollution generating impervious surface). Provide storm water quality treatment per the 2009 King County Surface Water Design Manual.
 7. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).
 8. When applicable, structural source control measures, such as car wash pads or dumpster area roofing, shall be shown on the site improvement plans submitted for engineering review and approval. Refer to Volume IV in the 20045 Department of Ecology Storm Water Management Manual for Western Washington for further information.
 9. Any off-site storm water must by-pass the on-site storm water detention system or accounted for in the design of the detention system.
 10. It doesn't appear that any work within an existing ditch will be required, however the developer has been given notice that the Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the project activities.



Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch
http://www.nws.usace.army.mil/PublicMenu/Menu.cfm?sitename=REG&pagename=mainpage_NWPs

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

11. Provide an erosion control report and plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 2009 King County Surface Water Design Manual.
12. 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.
13. Provide collection and conveyance of right-of-way storm drainage
14. All roof and driveway drainage must be tight-lined to the storm drainage system or utilize low impact development techniques.
15. Provide a plan and profile design for the storm sewer system.

Street and Pedestrian Improvement Conditions:

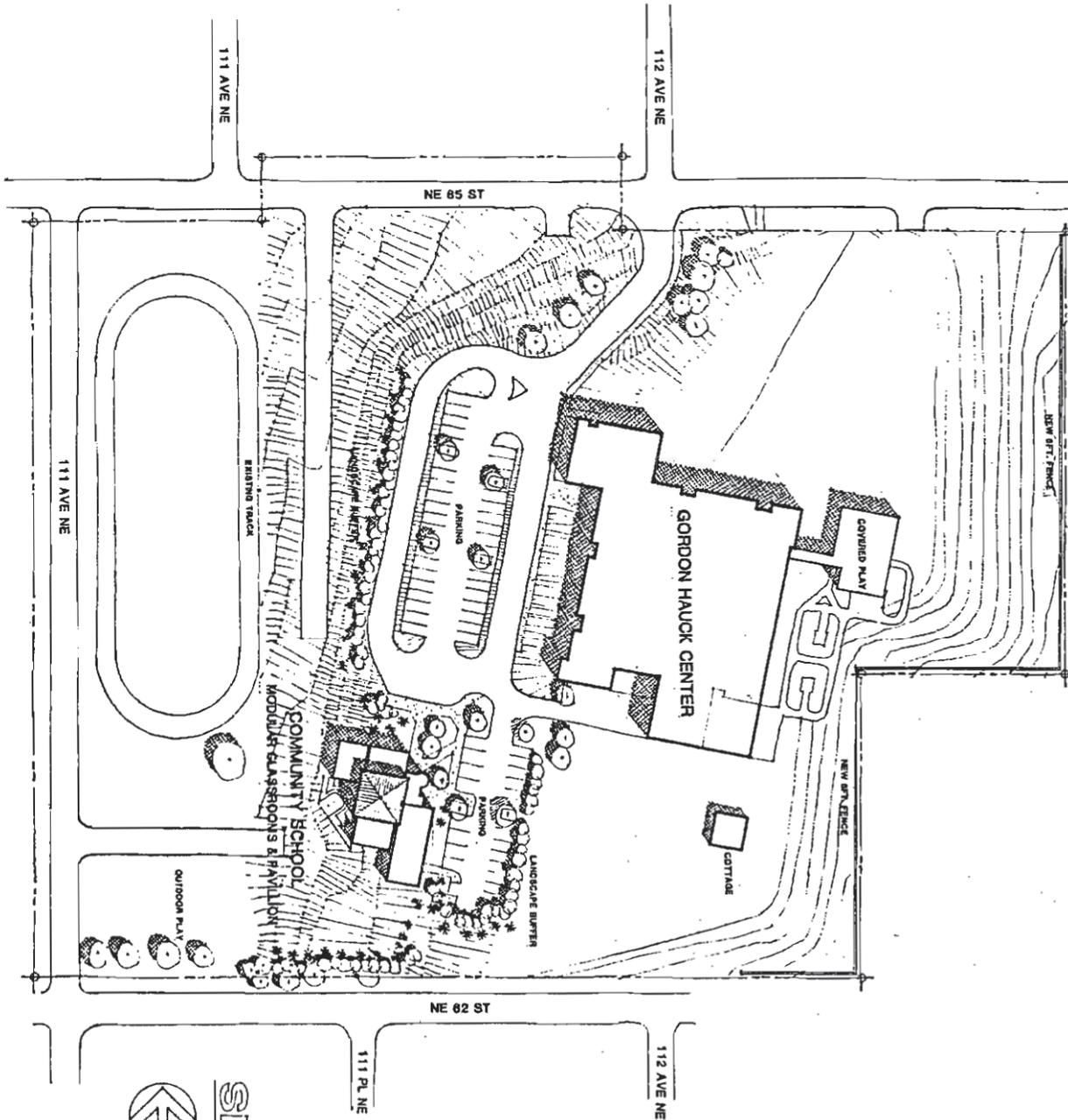
1. The subject property abuts NE 65th St, NE 62nd St and 111th Ave NE. These streets are Neighborhood Access type streets. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:
 - A. Improvements along the NE 65th Street frontage:
 - Provide one driveway access along this frontage aligned with 112th Ave NE. The driveway may have 12' radial curb returns with wheelchair ramps. The pedestrian crosswalk should be raised, and striped with white thermal plastic bars. Provide a stop sign at this leg of the intersection. Additional traffic control may be required and will be evaluated during the concurrency review.
 - The improvements east of this driveway shall include:
 - ✓ Replace any existing Type A curb that is cracked, broken or in need of repair.
 - ✓ Provide a 5' sidewalk, 4.5' minimum width planter strip and street trees 30' on-center. The sidewalk may meander along this frontage and the planter area may be used for LID treatment of storm water runoff.



- ✓ Provide storm water conveyance as necessary.
 - The improvements west of this driveway shall include:
 - ✓ Provide new Type A curb and gutter 28' face to face from the existing curb and gutter on the north side of the street.
 - ✓ Provide a 5' sidewalk, 4.5' minimum width planter strip and street trees 30' on-center (street trees to be of a low growing variety per Policy R-10). The sidewalk may meander along this frontage and the planter area may be used for LID treatment of storm water runoff.
 - ✓ Provide storm water conveyance as necessary.
 - Provide a dedication to encompass all the new and existing improvements. It is uncertain what portions of the existing street improvements currently reside in the public right-of-way. The City would like a standard 60 foot wide right-of-way along this entire frontage.
- B. Improvements along the NE 62nd Street frontage:
- Provide new Type A curb and gutter 24' face to face from the existing curb and gutter on the north side of the street (curb located in front of 6133 111th Place NE).
 - Provide a 5' sidewalk, 4.5' planter strip and street trees 30' on-center (street trees to be of a low growing variety per Policy R-10).
 - Provide storm water conveyance.
 - Provide a dedication along the frontage as necessary to encompass all the improvements to the back of sidewalk.
 - Move or relocate any existing utilities that may conflict with these improvements.
- C. Improvements along the 111th Ave NE frontage:
- Provide new Type A curb and gutter 28' face to face from the existing curb and gutter on the north side of the street.
 - Provide a 5' sidewalk, 4.5' width planter strip and street trees 30 on-center (street trees to be of a low growing variety per Policy R-10).
 - At the intersection with NE 65th St and NE 62nd Streets provide a 25' radius and wheelchair ramp.
 - Extend existing traffic calming humps to the new curb line and provide striping as necessary.
 - Provide storm water conveyance.
 - Provide a dedication along the frontage as necessary to encompass all the improvements to the back of sidewalk.
 - Move or relocate any existing utilities that may conflict with these improvements.
 - The driveway cuts along this frontage may utilize the City's commercial driveway standard, CK-R.41A.
2. A 2-inch asphalt street overlay will be required where three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.



3. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle. See Public Works Pre-approved Policy R.13 for the sight distance criteria and specifications.
4. Prior to the final of the building or grading permit, pay for the installation of stop and street signs removed or replace during construction.
5. Install new monument at intersection of 112th Ave NE and NE 65th St.
6. 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.
7. Underground all new and existing on-site utility lines and overhead transmission lines.
8. Underground any new off-site transmission lines.
9. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility on NE 65th Street, NE 62nd Street and 111th Ave NE 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.
10. New street lights may be required per Puget Power design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis. If lighting is necessary, design must be submitted prior to issuance of a grading or building permit.
11. A striping plan for the street must be submitted with the building or grading permit. Show locations stop bars, crosswalks, and other striping as may be necessary.
12. Staff Traffic Recommendations:
 - Provide a minimum of 128 parking spaces on-site.
 - If necessary, re-route bus traffic to the school via 111th Avenue NE or 110th Avenue NE. Provide a written plan for review.
 - Make traffic counts on 112th Avenue NE within a year after the completion of the expansion and if significant traffic shifts to 112th Avenue NE and long queues are created on 112th Avenue NE during the AM peak then provide signage and notify parents and students to also use 110th Avenue NE and 111th Avenue NE via letter notification with a map illustrating the route to the school.




NORTH

SITE PLAN
SCALE: 1"=40'

Attachment "23a"
Site Plan Submitted 7/28/83
Gordon Hauck Center
III-83-47

	Cummings Schletter Associates	Architecture Planning Project Management	220 First Street Kirkland WA 98033 206-828-6525		COMMUNITY SCHOOL GORDON HAUCK CENTER LAKE WASHINGTON SCHOOL DISTRICT #14	<table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>				
111 AVE NE	112 AVE NE	NE 85 ST	NE 82 ST							

Lake Washington School District
Support Services
15212 NE 95th St
Redmond WA 98052

July 8, 1999

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

RE: International School at Hauck School

Dear Paul,

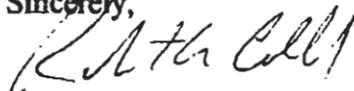
The school district has submitted a tenant improvement permit application to modify the Gordon Hauck Center in order for it to serve as our International Community School (ICS). I believe the project to be exempt from zoning review under section 155.125 of the city's Zoning Code for minor modifications to the Hauck School, previously approved by the City as a Process III permit and a PUD. We will be adding less than 5,000 square feet of impervious surface for the purpose of adding more on-site parking. Three will be no additions to the buildings. The project will be subject to SEPA and we have submitted our SEPA checklist to your department.

We should be exempt from further zoning process for the following reasons:

1. The new use is the same at the prior use, that is it is a school use. See attached letter from your City attorney dated 9/20/83 regarding a similar change to the Collins school in the same neighborhood.
2. The changes are not substantial changes in that the impacts on the neighborhood or on the City as a result of the change. The school district has worked with the neighbors of the Gordon Hauck Center in order to mitigate the project and to establish a set of operating principles for the relationship between ICS and the neighborhood. A copy of that agreement is enclosed.

I would appreciate your earliest decisions on this matter in order that we may move ahead with the project so as to meet our January 2000 move-in date. If you need additional information, please contact Steve Cole at 882-5101 or me at 882-5102.

Sincerely,



Robert A Collard
Director of Support Services
Lake Washington School District

SLC/slc

cc: Steve Cole, Jack Hutteball, Teresa Swan

ZON11-00023 Staff Report
Attachment 7

Site Utilization Plan /MAP
International Community School
Community School

Lake Washington School District
7/1/99

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

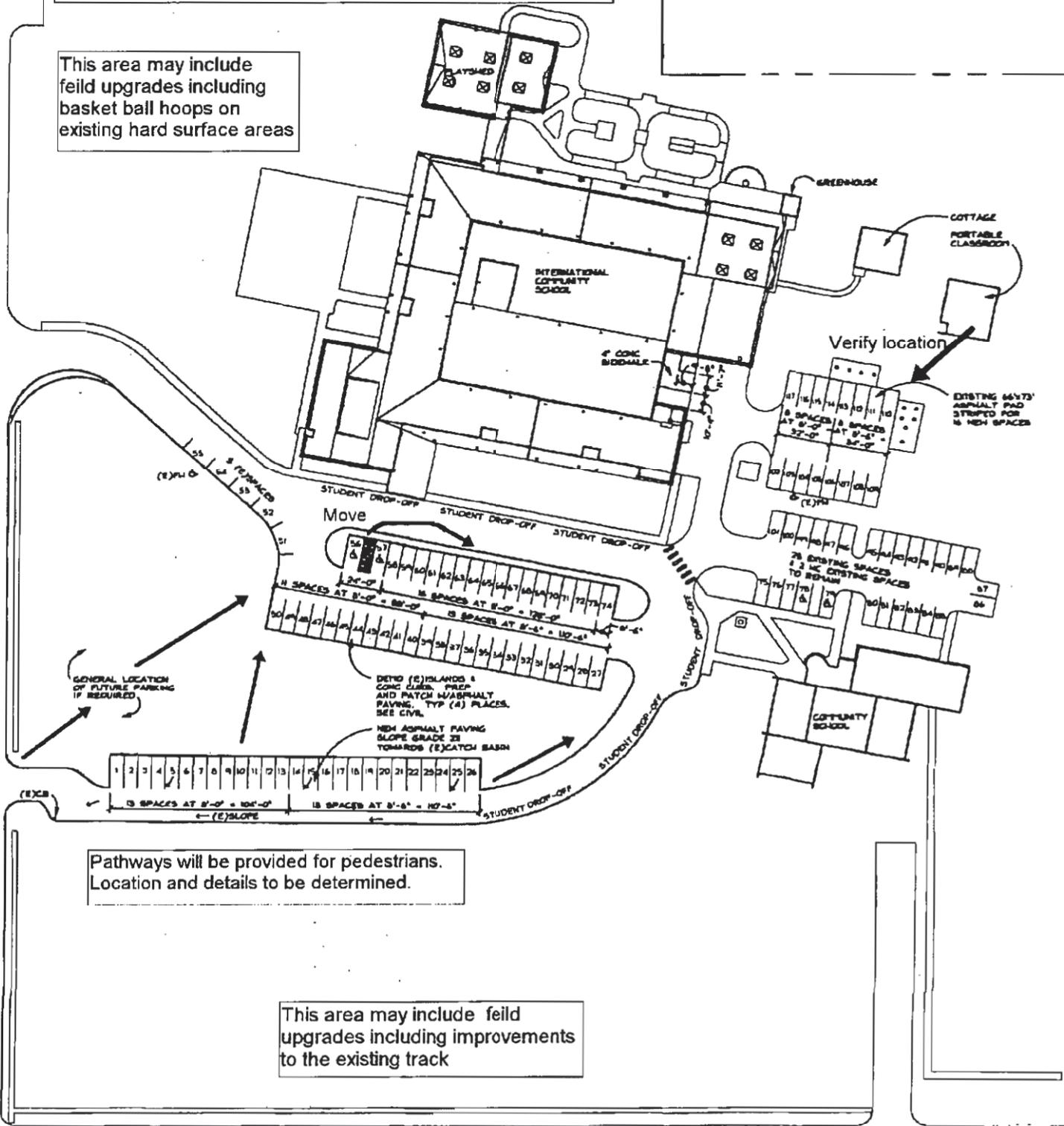
This area may include feild upgrades including basket ball hoops on existing hard surface areas

NE 65th ST

112th

NE 65th ST

111th



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

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

111th AVE NE

Lake Washington School District Site # 96
111th Ave NE and NE 65th St., Kirkland WA
Site Utilization Plan / Map Narrative

International Community School & Community School
(see attached map and attached agreement entitled "The Lake Washington School District(LWSD) and the Gordon Hauck Neighbors (GHN) agree as follows")

6/8/99

- Existing programs known as preschool, home school, daycare, and special services will vacate the premise.
- Reconfigure and add new parking to achieve 117 parking stalls. (from 66 existing)
- Community school will stay as existing
- Reconfigure the interior of the existing Gordon Hauck School to create a new school for 360 students grades 7-12.
- New drop area for students will be provided in front of the where it was previously reserved for buses.
- Path way will be provided to connect the new lower parking area to either school depending on final parking assignments of these new spaces
- A pathway may be added diagonally from NE 65th at the lower driveway to the front of the school.
- The lower play field may be improved including maintenance and any upgrades to the existing track.
- The upper play feild may include field upgrades including basketball hoops on existing hard surface areas

THE LAKE WASHINGTON SCHOOL DISTRICT ("LWSD") AND THE GORDON HAUCK NEIGHBORS ("GHN") AGREE AS FOLLOWS:

1. The City of Kirkland ("the City") has State Environmental Policy Act ("SEPA") Jurisdiction over the proposed improvements and program commitments at the Gordon Hauck site described below.
2. Locating the International Community School ("ICS") at the Gordon Hauck site, subject to the "Site Utilization Plan" terms and mitigating conditions listed below, does not, in the opinions of GHN and LWSD, constitute a "Change In Use" for purposes of the City's zoning code nor would it create a "Significant Impact" for the purposes of SEPA.
3. The GHN do not oppose the exclusive use of the Gordon Hauck site for the ICS and the Community School ("CS") provided the LWSD includes with its Building Permit application to the city a "Site Utilization Plan" which consists of both the attached map and the agreement provisions below (part 4). The Building Permit application with the "Site Utilization Plan" together constitute the "proposed Action" for the purposes of SEPA. This agreement constitutes a "Mitigating Condition" under SEPA.
4. The "Site Utilization Plan" of the entire property includes:
 - A. No new buildings and no new portables.
 - B. No expansion of existing buildings or portables.
 - C. The maximum student population for the ICS will be 360. The maximum student population of the Community School will be 80.
 - D. There will be no additional vehicle entrances/exits to the one existing.
Minor realignments of driveways and parking on school property is permitted.
 - E. No on-street (or adjacent) parking, drop-offs, or pick-ups. Adequate parking on site will be added to accommodate all student, faculty and visitor parking for both the ICS and Community School. The total number of parking stalls to be provided initially as agreed between the City of Kirkland, the LWSD and the GHN is one-hundred and seventeen (117) stalls. Each January for four years, beginning January, 2001, the LWSD will conduct a traffic and parking survey and review, and submit the results to the City and the GHN. The LWSD, as actual school use dictates, shall provide additional parking to achieve the condition of no on-street parking. (It is acknowledged that limited on-street parking may occur on a very infrequent basis for certain special events, which occurrences will not constitute a violation of this agreement.)The ICS and CS will adopt a Transportation Management Plan ("TMP") and a Parking Management Plan ("PMP") as means to minimize traffic and parking needs and to prevent off-site parking. The TMP will provide for the use of such programs as ride sharing, car pooling, van pooling, use of METRO, and remote collection/drop point transportation. The TMP shall provide that students will not drive cars without specific school permission except to get to and leave school at the beginning and end of the school day. The PMP will provide for such features as limited student parking passes, a school designated parking enforcement person, etc. The ICS and the CS shall also adopt a "Good Neighbor Policy" ("GNP") similar to that of the BEST School to preclude littering, loitering, smoking, unruliness, etc.

Neighbors citing noncompliance with the above shall first contact the designated school representative, and if the problem is not speedily resolved then contact the LWSD facilities administrator's office, and if still not resolved shall finally contact the City.

G. New landscaping on site shall not exceed 15' height at maturity.

H. The LWSD and the GHN will request that the City evaluate the neighborhood for addition of speed humps, crosswalks, sidewalks and other safety measures. Resulting improvements determined to be the consequence of the use of the Gordon Hauck site shall be made at the expense of the LWSD.

5. Any proposed changes to this agreement and/or its provisions shall constitute a new action subject to the City of Kirkland zoning and SEPA processes in place at the time of the proposed change. It is intended that no such changes to this agreement will occur for at least five years. LWSD agrees to file a SEPA application, checklist, and filing fee to the City (with the City as lead agency) for any such proposed change even if the proposed change is below the thresholds of the City's adopted SEPA "Categorical Exemptions". LWSD shall provide advance notice (at least 60 days prior to the earlier of application to the City or pre-application meeting with the City) via mailing to the undersigned neighbors and neighbors within 300 feet of the property and as well as posting a notice on sign boards on the subject property adjacent to the three right-of-ways around the property regarding any planned changes. Any of the provisions of this agreement not expressly changed through such new action will remain intact.

6. The City has responsibility and authority for enforcing its codes and its permit and SEPA decisions. If any neighbor believes that LWSD has not complied with a provision of this agreement, they shall first contact the ICS/CS Gordon Hauck site administrator(s) to resolve the matter. If no satisfactory resolution is speedily reached, a neighbor shall then contact the LWSD facilities administrator's office. If still no satisfactory resolution is speedily reached, a neighbor shall then contact the City to request enforcement of the provision(s) at issue.

Signed by Steve Cole, Administrator of Support Services (name and title) for the LWSD: 7/1/99

The undersigned neighbors hereby endorse the above agreement:

<u>Name</u>	<u>Address</u>
<u>Gregory P. Cox</u>	<u>6221 111th Ave NE, Kirkland 98033</u>
<u>Bonnette Cox</u> <small>(Theresa K. Johnson)</small>	<u>6221 111th NE, Kirkland 98033</u>
<u>Kathy Brunner</u>	<u>6219 111th Ave NE, Kirkland 98033</u>
<u>Hal Robert Johnson</u>	<u>6249 - 111th Ave, NE, KIRKLAND 98033</u>

Les Bryant	6033 112 nd PL NE 98033
Alyna Rattman	6277 111 th Ave NE
Arnold Rattman	6227 111 Ave NE
• Ray Miller	11212 NE 63 rd St
• Linda G. Miller	11212 NE 63 rd St.
• Mike McGivern	11001 NE 65 th St
Cynthia G. McGivern	11001 NE 65 th St.
• Julie Mercer	6004 112 th NE Kirkland
• Albert & Miki Nguyen	6021 112 th Ave NE
Susan & Ralph Bush	11231 NE 67 th St.
• Leslie Amura	11212 NE 65 th St. Kirkland
Randy & Judy Lewis	6020 111 Pl NE Kirkland
• Nancy & Rich Bergstrom	11311 NE 67 th St Kirkland
• Carolei Letter	6465-113 Ave NE Kirkland.
• Anne Sikorshi	6502 113 th Ave NE KIRKLAND
• Dan Stanton	6502 113 th Ave NE Kirkland
• Jeff Priddy	6230 110 th Ave NE KIRK
• Dennis M. Bailey	6504-114 th NE Kirkland
• Pat Bailey	6504-114 th N.E. Kirkland
• Karen Anderson	11214 NE 63 rd Kirkland
• Dnah Stinson	11207 NE 61 st Pl, Kirkland
• Jodee Arnold	6501-113 th Ave NE - Kirkland

- Tom Snyder Tom Snyder 6405 113th Ave NE
- Ellen Harbison Ellen Harbison 6500 113th Ave NE
- Robert Patten Robert Patten 6319 113th Ave NE
- Kathleen Patten KATHLEEN L. PATTEN 6319 113th Ave NE
- Karen Dunning 6230 110 Ave NE
- Jeffrey S. Naumann 6406 - 113th Ave NE
- Edward (Mavis) III 11209 NE 62nd St
- Melvina Mena 11209 NE 62nd St
- Norunn Mikkelsen 6514 112th Ave NE, Kirkland 98033
- Jeffrey Mikkelsen 6514 112th Ave NE, " "
- Jesse D. Linn 6504 113th Ave NE " "
- Joyce Hamada 6504 113th Ave NE " "
- [unclear] 6249 - 11th Ave NE " "
- Sandra Swan 6203 113th Ave NE, Kirkland 98033
- Betty A. Mason 6203 - 113th Ave NE, Kirkland, WA 98033
- Michael D. Stein 11207 NE 61st Pl Kirkland WA 98033
- Michael Mener 6004 112th NE Kirkland 98033
- [unclear] 16715 NE 12th St, Bellevue 98008
- [unclear] 11206 NE 60th St, Kirkland
- Robert A. Neer 6501 - 114th Ave NE, Kirkland 98033
- [unclear] 6501 - 114 Ave NE, Kirkland 98032
- Carol Ann Younger 6133 - 11th NE Kirkland, WA 98033-7612
- [unclear] 11607 NE 65th St Kirkland, WA 98033

ADDENDUM TO AGREEMENT BETWEEN THE LAKE WASHINGTON SCHOOL DISTRICT AND THE GORDON HAUCK NEIGHBORS

This addendum is to clarify the intent of paragraph number 5 of the agreement entitled "THE LAKE WASHINGTON SCHOOL DISTRICT ("LWSD") AND THE GORDON HAUCK NEIGHBORS ("GHN") AGREE AS FOLLOWS".

It is the intent of the LWSD and the GHN that the third and fourth sentences of the agreement (requiring the filing of SEPA applications, checklists, and fees, and requiring notice to neighbors) apply only in the case of proposed changes affecting the property contrary to the specific terms of the agreement and to proposed changes to the agreement itself. For example, our agreement would not require filing of SEPA applications, checklists, and fees and would not require notice to neighbors for the following:

- addition or modification of signage;
- repair and maintenance of existing buildings, such as re-roofing, painting, window and siding repair/replacement, interior repairs/improvements, etc.;
- removal or demolition of all or part of existing buildings or portables;
- reduction in student populations;
- landscaping (except plantings that exceed 15' height at maturity) and playfield improvements;
- addition, repair, replacement, and/or removal of fencing;
- sale of the property.

However, as further examples, our agreement would require filing of SEPA applications, checklists, and fees and would require notice to neighbors for the following:

- addition of building(s) or portable(s) or expansion of existing building(s) or portable(s) resulting in any amount of added square footage;
- increasing the student population of the International Community School to 361 or more;
- proposed revisions to the terms of our agreement.

The above lists are not intended to be all-inclusive.

Signed by *Patricia Call*, Administrator of Support Services (name and title) for the LWSD: 7/1/99

The undersigned neighbors hereby endorse the above addendum:

<u>Name</u>	<u>Address</u>
<u><i>Gregory P. Cox</i></u>	<u>6221 111th Ave. NE, Kirkland, WA 98033</u>
<u><i>Joyce Lee Masters</i></u>	<u>6504 113th Ave NE " "</u>

• ~~James Hearnster~~

6504 113 AVENUE

• ~~1/2 Ebt 1/2~~

6249-111TH AVE NE KIRK. 98033

• ~~Gord R. Emison~~

6203 113TH AVENUE KIRKLAND 98033

• ~~Betty Clusson~~

6203-113 Ave NE Kirkland, WA 98033

• ~~Dinah Johnson~~

11207 NE 61st Pl Kirkland WA 98033

• ~~Michael D. Stinson~~

" " " " " "

• ~~Anna Miller~~

11212 N.E. 63rd St. Kirkland 98033

• ~~Ray CMM~~

11212 NE 63rd St Kirkland 98033

• ~~Alice Messer~~

6004 112TH NE Kirkland 98033

• ~~Norunn K. Mikkelsen~~

6514 112TH NE Kirkland, WA 98033

• ~~JEFFREY D MIKIELSON~~

6514 112TH NE KIRKLAND, WA 98033

• ~~Jeffrey D Mikkelsen~~

6021 112TH AVE NE KIRKLAND WA 98033

• ~~Robert H. New~~

6501-114 Ave NE, Kirkland 98033

• ~~Christine J. New~~

6501-114 Ave NE, Kirkland 98033

• ~~Yeshie Amna~~

11212 NE 65TH ST., KIRK 98033

• ~~Carol Youngberg~~

6133-111TH PL NE KIRK. 98033-7202

• ~~Jodee M Arnold~~

6501-113TH Ave NE - Kld. 98033

• ~~Tom Snyder~~

6405-113TH Ave NE Kirkland

• ~~Carolyn Potter~~

6465-113 Ave NE Kirkland

• ~~Rich & Nancy Bergdahl~~

11311 NE 67TH Kirkland WA

• ~~Janette Cox~~

6221 111TH NE Kirkland

• ~~Oliver Patterson~~

6227 111TH NE "

• ~~Timmy Bryant~~

6033 111TH NE Kirkland

• ~~Michelle~~

6500 113TH Ave NE Kirkland

Susan & Ralph Busch

11231 NE 67th St. Kirkland

Ed + Debbie Means

11209 NE 62nd St Kirkland

Katherine J + John

6319 113th Ave NE, Kirkland

Robert C. Pette

6319 113th Ave NE

Karen + Dunning

6230 110 Ave NE, Kirkland

M. Dunning

6230 110th Ave NE KIRKLAND

Uma Sikorski

6502 113th Ave NE KIRKLAND

Dan Staunton

6502 113th Ave NE Kirkland

M. McGuire

11001 NE 65th St. KIRKLAND

Cynthia + Mark

11001 NE 65th St. Kirkland

Robert + Darlene

11007 NE 65th St Kirkland WA 98033

