




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

**ADVISORY REPORT
FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS**

To: Kirkland Hearing Examiner

From:  Tony Leavitt, Project Planner

 Adam Weinstein, AICP, Planning and Building Director

Date: May 30, 2023

File: Finn Hill Middle School Master Plan, ZON22-00796

Hearing Date and Place: June 7, 2023; 9:00am
Public Teleconference

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I. INTRODUCTION

A. APPLICATION

1. Applicant: Timothy Hanlon of Integrus Architecture representing the Lake Washington School District (LWSD)
2. Site Location: Finn Hill Middle School located at 8040 NE 132nd Street (see Attachment 1)
3. Request: Application for approval of a Master Plan for Finn Hill Middle School. The proposal is for an eight-classroom addition located to the north of the existing school. The 13,729 SF addition will add teaching and learning spaces that support 200 additional students at the school. The proposed two-story building is located to create a secure courtyard adjacent to the existing building commons (see Attachment 2). The school total enrollment will be
4. Review Process: Process IIB, Hearing Examiner conducts public hearing and makes recommendation; City Council makes final decision.
5. Summary of Key Issues and Conclusions:
 - Compliance with Zoning Permit Approval Criteria (see Section II.F.1)
 - Compliance with Development Regulations (see Section II.G)

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 3, 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 3, the condition of approval shall be followed.
2. Incorporate an inadvertent discovery plan if excavation cuts occur below fill. Additionally, if any archaeological work or monitoring is performed the applicant shall notify the Duwamish Tribe (see Conclusion II.C).
3. The maximum enrollment at the school that can be accommodated with the proposed parking is 835 students.
4. As part of the building permit application, the applicant shall:
 - a. Submit plans to install 14 onsite parking stalls to accommodate the maximum enrollment of 835 students (see Conclusion II.G.5).
 - b. Submit plans showing that the existing on-site circulation and loading areas will not be impacted during construction (see Conclusion II.G.6).
 - c. Submit plans for the widening of the driveway on 84th Avenue NE to provide separate left and right turn lanes for exiting traffic (see Conclusion II.G.6).
 - d. 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.7).

- e. Submit the final tree retention plan as approved with this permit. The tree retention plan should incorporate the Urban Forester recommendations for utility work that will be occurring within the critical root zone of one of the trees (see Conclusion II.G.8).
 - f. Either submit plans to remove the existing rain garden located within the increased wetland buffer or apply for and receive approval of a permitted improvement application pursuant to KZC Section 90.40 (see Conclusion II.G.8).
 - g. Submit plans for the installation of fencing and signage along the entire upland edge of the wetland buffer of Wetland A (see Conclusion II.G.8).
5. Prior to final inspection of the building permit, the applicant shall dedicate Natural Greenbelt Protection Easements encompassing the wetlands and associated buffers on the site. The boundaries of the Natural Greenbelt Protection Easements shall be established by survey (see Conclusion II.G.8).

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

- 1. Site Development and Zoning:
 - a. Facts:
 - (1) Size: 28.52 Acres
 - (2) Land Use: The subject property contains the existing Finn Hill Middle School.
 - (3) Zoning: The subject property is zoned RSA 4 and 6 (Residential Single-family). A 'School Use' is an allowed use, subject to approval of a Master Plan, within this zone.
 - (4) Terrain: The site has around a 50-foot drop in elevation from the southeast corner of the site to the north and the west.
 - (5) Vegetation:
 - (a) The subject property contains numerous significant trees with numerous trees along the west and north boundaries of the property. The applicant's arborist and the City's Urban Forester identified 2 significant trees that could be impacted by the development but no trees are planned to be removed.
 - (b) The site contains two wetlands and associated buffers.
 - b. Conclusions:
 - (1) Size and land use are not relevant factors in the review of this application.
 - (2) The topography of the property is not a relevant factor in the review of this application.
 - (3) Zoning is a relevant factor in the review of this application, since a School Use occupying a property of more than 5 acres must be approved through a Master Plan process (see Sections II.F.1).
 - (4) Tree protection and retention on the subject property is a factor in the review of the proposed development (see Section II.G.8)

- (5) The presence of sensitive areas on and near the site is a factor in review of the application (see Section II.G.9).

2. Neighboring Development and Zoning:

- a. Facts: The following list summarizes the zoning designation and uses of properties adjacent to the subject property:
- North: Park, Big Finn Hill Park
- West: RSA 4 and 6, Single family residential and a church
- South: RSA 8 and Park, Single family residential and a small neighborhood storm water detention facility in the Park zone
- North: RSA 6, Single family residential
- b. Conclusion: The neighboring residential zoning and development and are factors in the review of the proposed Master Plan application. The potential impacts to the neighboring residential uses should be considered as part of this permit. Further discussion of this issue is provided in Section II.G.1.

B. HISTORY

1. Facts: In 2011, the City annexed the subject property from King County. Prior to annexation, King County approved the site's development as part of a building permit application in 2010 but did not require a Master Plan zoning permit approval.
2. Conclusion: The history of the site is a relevant factor in the review of the proposed Master Plan application. The applicant is proposing development that requires approval of a Master Plan Zoning Permit.

C. PUBLIC COMMENT

The initial public comment period for the project ran from February 14, 2023 to March 24, 2023. Pursuant to KZC 152.35, a Process IIB Staff Report must include all comments received by the City prior to distribution of the staff report.

The Planning & Building Department received two comments during the initial comment period (see Attachment 4). The issues raised in the letter along with staff responses are summarized below.

Vehicle Drop-offs and Pick-ups

A neighbor expressed concerns about existing traffic impacts and safety issues on neighboring streets.

Staff Response: Staff addresses this issue in Section II.G.6. Rochelle Starrett, City of Kirkland Transportation Engineer, reviewed the traffic report and concluded that the traffic generated by the proposed addition will have minimal traffic impacts. It is expected that congestion will occur during the school drop-off and pick-up time periods as it does currently. The congestion usually occurs outside of the AM and PM peak commute periods and last no more than 30 minutes.

Regarding the concern about vehicles not stopping at crosswalks, that is an enforcement issue that should be reported to the police. If there are specific traffic safety issues (including this issue), the City's Neighborhood Traffic Control Transportation Planner, Victoria Kovacs at 425-587-3823 or vkovacs@kirklandwa.gov may also be contacted.

Onsite Traffic Flow

A neighbor is concerned about construction impacts on the existing onsite traffic flow.

Staff Response: Staff addresses concerns about onsite traffic flow in Section II.G.6.

Potential Impacts of Excavation Work

A letter submitted by the Duwamish Tribe requests that the applicant put in place an inadvertent discovery plan if excavation grading occurs below existing fill and that if any archaeological work or monitoring is performed that the tribe be notified.

Staff Response: LWSD has reviewed the letter and has agreed to as part of the building permit to incorporate an inadvertent discovery plan if excavation grading occurs below existing fill. Additionally, if any archaeological work or monitoring is performed they will notify the Duwamish Tribe.

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 Non-significance (DNS) was issued by the Lake Washington School District on March 3, 2023. The Environmental Determination and Checklist are included as Attachment 5.
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 November 9, 2022 (see Attachment 6).
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 existing school construction was approved by King County using a building permit process in 2010 and did not require approval of a Master Plan. The city annexed the property in 2011.
 - (3) Kirkland Zoning Code Section 162.35.3 states that if the expansion or modification of an existing use or structure or the addition of a new structure(s) requires review of the application by any one of the processes described in Chapters 145 through 152 KZC, the proposal shall be reviewed pursuant to such process; unless:

- (a) The gross floor area of the use is expanded by less than 10 percent; and
 - (b) The Planning and Building Director determines that the change or alteration will not have significantly more or different impact on the surrounding area than does the present development.
- (4) The addition is more than 10 percent of the existing gross floor area, so a Process IIB review is required.
- (5) The applicant has submitted development plans and a proposal that shows existing and proposed building locations and dimensions, roadways, utility locations, land uses within the Master Plan area, parking locations, buffering, and landscaping (see Attachment 2).
- (6) Zoning Code section 152.70.3 states that a Process IIB application may be approved if:
 - (a) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
 - (b) It is consistent with the public health, safety, and welfare.
- b. Conclusions:
 - (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). The proposal is consistent with the public health, safety, and welfare requirements. The project will provide additional classrooms at an existing school, while minimizing impacts on the surrounding neighborhood.

G. DEVELOPMENT REGULATIONS

1. School Location Criteria

a. Facts:

- (1) KZC Section 15.20.130 Permitted Use Special Regulation 4, states that a school use may be located in a RSA zone only if:
 - (a) It will not be materially detrimental to the character of the neighborhood in which it is located.
 - (b) Site and building design minimize adverse impacts on surrounding residential neighborhoods.
 - (c) The property is served by a collector or arterial street (does not apply to existing school sites).
- (2) The site contains an existing school that includes recreational, parking, and other facilities normally associated with a school use.

- (3) The existing building is setback from the 83.75 feet from the south property line, 59 feet from the east property line, 708.5 feet from the west property line and 346.5 feet from the north property line
 - (4) The proposed addition is located to the north of the existing building and is setback 533.66 feet from the south property line, 208.5 feet from the east property line, 991.33 feet from the west property line and 311.33 feet from the north property line.
 - (5) The proposed additions have been designed to use the same materials as the existing building.
 - (6) NE 132nd Street and 84th Avenue NE are designated as collector streets.
- b. Conclusions: The proposal is consistent with the criteria established in KZC Section 15.20.130 Permitted Use Special Regulation 4 as follows:
- (1) The proposal will not introduce new facilities or activities which would materially impact the character of the neighborhood.
 - (2) The building addition has been designed to minimize impacts on surrounding residential development by designing the proposed structure with substantial setbacks. Additionally, the proposed additions have been designed to use the same materials as used on the existing building, which help to create a consistent building design.
 - (3) The property is served by collector streets.
2. Building Height
- a. Facts:
- (1) The RSA 4 and 6 zones have a maximum height of 30 feet above average building elevation (ABE) for a school use.
 - (2) KZC Section 15.30.130, 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 inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
 - (d) The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
 - (3) The existing school building has an average building elevation of 404.26 feet and a maximum height of 434.83 feet or 30.57 feet above ABE.

- (4) The proposed building addition changes the average building elevation for the entire structure to 401.97 feet. As a result, the maximum height of the existing building will be 32.86 feet above the new ABE.
- (5) The proposed addition has a maximum height of 430.21 feet or 28.24 feet above ABE.
- (6) Pursuant to KZC section 15.03.130, the applicant is requesting to increase the maximum allowed height from 30 feet to 32.86 feet to accommodate the existing building.
- (7) The proposed school use is designed to accommodate 835 students.
- (8) The proposed addition is at least 52.86 feet from all property lines.
- (9) There are no applicable Finn Hill neighborhood plan provisions in the Comprehensive Plan that limit increased school heights of schools.
- (10) Neighboring residential uses are allowed a maximum building height of 30 feet above average building elevation.

b. Conclusion:

- (1) The proposal is consistent with the criteria established in KZC Section 15.03.130; Density Dimensions Special Regulation 31. The proposal complies with Criteria A, B, and C.
- (2) The proposal complies with Criterion D as the increase in height is not incompatible with surrounding uses or improvements given distance from neighboring residences and minor nature of the height increase.
- (3) Staff will confirm compliance with the 32.86-foot height limit as part of the building permit application.

3. Setbacks

a. Facts:

- (1) The RSA 4 and 6 zones have a required setback of 50 feet from any property line for the proposed school use.
- (2) KZC Section 115.115.5.b requires that all vehicle parking areas for schools and day-care centers greater than 12 students shall have a minimum 20-foot setback from all property lines.
- (3) All existing parking areas are at least 20 feet from the nearest property line.
- (4) The applicant is proposing 5 new parking stalls near the existing student drop off area and 9 stalls to the west of the existing parking lot. The plans show the compliance with the 20-foot setback requirement.
- (5) The existing school building is 59 feet from the closest property line (east property line)
- (6) The proposed addition is 208.5 feet from the closest property line (east property line).

b. Conclusion:

- (1) The existing vehicle parking areas and school building comply with the setback requirements.
- (2) Staff will confirm setbacks for the new parking stalls as part of the building permit application.
- (3) The proposed addition is consistent with the setback requirements. Staff will confirm setbacks as part of the building permit application.

4. Lot Coverage

a. Facts:

- (1) The RSA 4 and 6 zones have a maximum lot coverage of 70 percent for a school use.
- (2) The proposed lot coverage for the project is 27.13 percent of the subject property.

b. Conclusion: The proposal is consistent with the lot coverage requirements. Staff will confirm lot coverage as part of the building permit application.

5. 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) The applicant submitted a Parking Demand Study for staff review (see Attachment 7).
- (3) The proposed maximum enrollment for the school is 835 students.
- (4) The City's Transportation Engineer has concluded that the required parking ratio should be 0.09 parking spaces per student (see Attachment 8). Based on the maximum enrollment of 835 students, the required number of parking stalls is 76 stalls.
- (5) The site currently contains 62 parking stalls.
- (6) The proposed plans show the addition of 14 stalls on the site.

b. Conclusions:

- (1) The maximum enrollment that can be accommodated with the proposed parking is 835 students.
- (2) As part of the building permit application, the applicant should submit plans to install 14 onsite parking stalls to accommodate the maximum enrollment of 835 students

6. Onsite Loading Area Design Location

a. Facts:

- (1) KZC Section 15.40.130, Development Standard 8 requires that the location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
- (2) KZC Section 15.40.130, Development Standard 13 requires that 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.
- (3) In September of 2022, Finn Hill Middle School implemented a new vehicular circulation route for parent drop off and pick up. During the peak drop-off and pick-up periods, vehicles enter the site via the main driveway on NE 132nd Street, circulate through the parking lot, drop-off/pick-up students on the east side of the main parking lot adjacent to the school, drive along the fire lane to the west and north of the building and then exit the site via the driveway on 84th Ave NE.
- (4) The existing fire lane is gated off, but the gate is unlocked and opened during drop off and pick up. It remains closed the rest of the day.
- (5) The Fire Department allows the fire lane to be used to for vehicular circulation, but no parking is allowed.
- (6) The applicant prepared an onsite circulation analysis for the site that looked at future traffic volumes for the school for Staff Review (see Attachment 9, Page 15).
- (7) The City's Transportation Engineer has concluded that the existing circulation and loading area has sufficient storage to accommodate pick-up and drop-off activity on site (see Attachment 8).
- (8) The City's Transportation Engineer is recommending the widening of the driveway on 84th Avenue NE to provide separate left and right turn lanes for exiting traffic. A wider driveway will allow right-turning traffic to bypass stopped, left-turning traffic to help reduce on-site vehicle queues during peak pick-up and drop-off periods. This improvement will mitigate on-site impacts to circulation for the Environmental and Adventure School.

b. Conclusions:

- (1) The proposal is consistent with the parking location and loading area requirements. The existing on-site circulation and loading area can accommodate the projected future demand on site and is not expected to significantly impact surrounding residences.
- (2) As part of the building permit application, the applicant should:

- (a) Submit plans showing that the existing on-site circulation and loading areas will not be impacted during construction.
- (b) Submit plans for the widening of the driveway on 84th Avenue NE to provide separate left and right turn lanes for exiting traffic.

7. 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 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.

8. 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 10) and a tree retention plan (see Attachment 2, Sheet TP100). There are two trees located near the development site and both are proposed for retention.
 - (3) The City's Urban Forester reviewed the report and concluded that the two trees being retained are high retention value due to their landmark size. Additionally, the Urban Forester provided recommendations for utility work that will be occurring within the critical root zone of one of the trees.
- b. Conclusion: As part of building permit application, the applicant should submit the final tree retention plan as approved with this permit. The tree retention plan should incorporate the Urban Forester recommendations for utility work that will be occurring within the critical root zone of one of the trees.

9. Onsite Wetlands and Buffers

- a. Facts:
 - (1) The subject property contains two wetlands and has submitted a Critical Areas Report (see Attachment 11).
 - (2) The Critical Areas Report was peer reviewed and approved by the City's Consultant (see Attachment 12).

- (3) Pursuant to KZC Section 90.105, Staff has issued a Critical Area Determination (see Attachment 13).
- (4) KZC Section 90.55.1 states that the applicant can choose not to comply with the vegetative buffer standards in KZC 90.130 by complying with the following requirements:
 - (a) Increase buffer width listed above in Wetland Buffer Widths by 33% within entire buffer.
 - (b) Remove all structures and improvements within the buffer.
 - (c) Discontinue any maintenance of lawn and nonnative vegetation within the buffer.
 - (d) Cease all activities in the buffer, except those permitted under KZC 90.35(12) and (13).
- (5) Wetland A (in the southwest corner of the site) is a Category III wetland with a 60-foot buffer that is increased to 79.8 feet due to the buffer not meeting the City's vegetative buffer standards. There are no improvements in the buffer.
- (6) Wetland B (along the northern property line) is a Category I wetland with a 110-foot buffer that is increased to 146.3 feet due to the buffer not meeting the City's vegetative buffer standards. An existing rain garden is located in the buffer area. The rain garden was approved by King County as part of wetland buffer averaging plan back in 2010 (see Attachment 14).
- (7) All new improvements on the site are located outside of the required buffers.
- (8) KZC Section 90.40 permits improvements within the buffer subject to the following requirements (see Attachment 15 for complete text):

The Planning Official may approve a permitted activity or use if it is determined that:

- *There is no practical alternative location with less adverse impact on the critical area or its buffer based on a critical area report and mitigation sequencing pursuant to KZC 90.145;*
 - *The mitigation plan pursuant to KZC 90.145 sufficiently mitigates impacts; and*
 - *The project plans meet the general and specific standards in subsections (5) and (6) of this section.*
- (9) KZC Section 90.190 requires the applicant install fencing and signage along the entire upland edge of the wetland buffer.
 - (10) Wetland A does not currently have fencing and signage along the upland edge of the wetland.
 - (11) Wetland B and the associated buffer are fenced off with existing chain link and split rail fencing with signage.

- (12) KZC Section 90.210 states that consistent with law, the applicant shall dedicate development rights, air space, or grant a greenbelt protection or open space easement to the City to protect sensitive areas and their buffers.
- (13) According to the submitted site survey, the onsite wetlands and associated buffers are not located in a Natural Greenbelt Protection Easement.

b. Conclusions:

- (1) The proposed new improvements comply with the requirements of Kirkland Zoning Code Chapter 90.
- (2) As part of the building permit application, the applicant should either submit plans to remove the existing rain garden located within the increased wetland buffer or apply for and receive approval of a permitted improvement application pursuant to KZC Section 90.40.
- (3) As part of the building permit application, the applicant should submit plans for the installation of fencing and signage along the entire upland edge of the wetland buffer of Wetland A.
- (4) Prior to final inspection of the building permit, the applicant should dedicate Natural Greenbelt Protection Easements encompassing the wetlands and associated buffers on the site. The boundaries of the Natural Greenbelt Protection Easements shall be established by survey.

10. Fencing of Play Areas

a. Facts:

- (1) Kirkland Zoning Code Section 15.20.130, Permits Use Special Regulation 18 requires a six-foot-high fence along the property lines adjacent to the outside play areas.
- (2) The existing play areas adjacent to property lines are surrounded by six-foot-high fences.

b. Conclusion: The site complies with the play area fencing requirements.

H. COMPREHENSIVE PLAN

- 1. Fact: The subject property is located within the Finn Hill neighborhood. The Finn Hill Neighborhood Land Use Map designates the subject property as a public facility use (see Attachment 16).
- 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 3.
- 2. Conclusion: The applicant should follow the requirements set forth in Attachment 3.

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 & Building 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 & Building Department within seven (7) calendar days after the challenge letter was filed with the Planning & Building 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 & Building Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning & Building 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 KZC 152.115 of the Zoning Code, the applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years after the final approval of the City of Kirkland on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per KZC, KZC 152.110, the running of the five (5) 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.

The applicant must substantially complete construction for the development activity, use of land, or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within seven (7) years after the final approval on the matter, or the decision becomes void.

APPENDICES

Attachments 1 through 16 are attached.

1. Vicinity Map
2. Proposed Plans
3. Development Standards
4. Public Comments
5. SEPA Determination and Environmental Checklist
6. Concurrency Test Memo
7. Parking Demand Study
8. Parking Demand Study Review Memo
9. Traffic Impact Analysis
10. Arborist Report
11. Critical Areas Report
12. Watershed Peer Review Memo
13. Staff Wetland Determination
14. King County Buffer Averaging Plan
15. KZC Section 90.40
16. Finn Hill Comprehensive Plan Map

VI. 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.



FINN HILL MIDDLE SCHOOL ADDITION

8040 NE 132ND ST.

KIRKLAND, WA 98034



Lake Washington School District No. 414

MASTER PLAN UPDATE
INTEGRUS PROJECT NO. 22216.00



- GENERAL
 - G000 COVER SHEET
 - G003 ZONING ANALYSIS, SITE PLAN
- SURVEY
 - 1 OF 1 SURVEY
- CIVIL
 - C000 COVER SHEET
 - C010 OVERALL CONTROL PLAN
 - C101 DEMOLITION & TESC PLAN - BUILDING
 - C102 DEMOLITION & TESC PLAN - POND
 - C103 DEMOLITION & TESC PLAN - PARKING
 - C110 TESC DETAILS
 - C201 OVEREXCAVATION PLAN
 - C301 GRADING AND PAVING PLAN - BUILDING
 - C303 GRADING AND PAVING PLAN - PARKING
 - C304 GRADING AND PAVING PLAN - PARKING
 - C310 GRADING AND PAVING - DETAILS
 - C320 SITE SECTIONS
 - C401 STORM DRAINAGE & UTILITY PLAN - BUILDING
 - C402 STORM DRAINAGE & GRADING PLAN - POND
 - C410 STORM DRAINAGE AND UTILITY - DETAILS
 - C510 FIRE SITE PLAN
- LANDSCAPE
 - TP1.00 TREE PROTECTION PLAN
 - TP1.01 TREE PROTECTION DETAILS
 - L0.00 SOILS PLAN
 - L1.00 MATERIALS PLAN
 - L2.00 GRADING AND LAYOUT PLANS
 - L4.00 IRRIGATION PLAN
 - L5.00 PLANTING PLAN
- ARCHITECTURAL
 - A101 LEVEL 1 - FLOOR PLAN
 - A102 LEVEL 2 - FLOOR PLAN
 - A201 EXTERIOR ELEVATIONS

OWNER

LAKE WASHINGTON SCHOOL DISTRICT
15212 NE 95TH STREET
REDMOND, WA 98052
PHONE: (425) 936-1100

ARCHITECT

INTEGRUS ARCHITECTURE
117 SOUTH MAIN STREET, SUITE 100
SEATTLE, WA 98104
PHONE: (206) 628-3137

STRUCTURAL

INTEGRUS ARCHITECTURE
117 SOUTH MAIN STREET, SUITE 100
SEATTLE, WA 98104
PHONE: (206)628-3137

CIVIL

JACOBSON ENGINEERS
255 SOUTH KING STREET, SUITE 800
SEATTLE, WA 98104
PHONE: (206)426-2600

MECHANICAL

METRIX ENGINEERS
227 WILLIAMS AVE SOUTH
RENTON, WA 98057
PHONE: (425) 336 2822

ELECTRICAL

TRAVIS FIZMAURICE & ASSOCIATE
1200 WESTLAKE AVE NORTH
SEATTLE, WA 98109
PHONE: (206) 285-7228

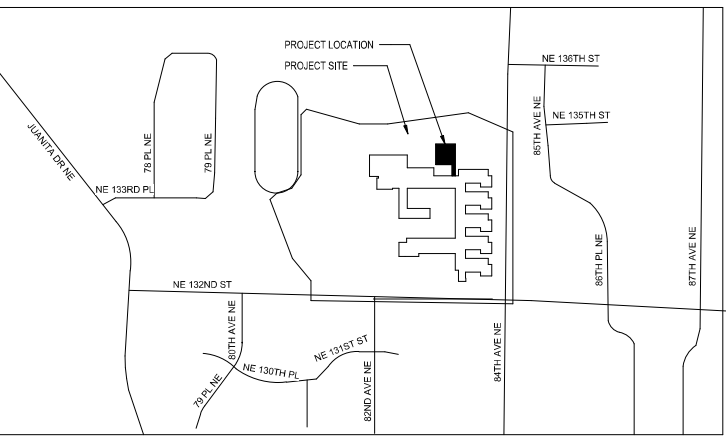
GEOTECHNICAL ENGINEER

ASSOCIATED EARTH SCIENCES, INC
944 5TH AVE
KIRKLAND, WA 98033
PHONE: (425) 827-7701

LANDSCAPE

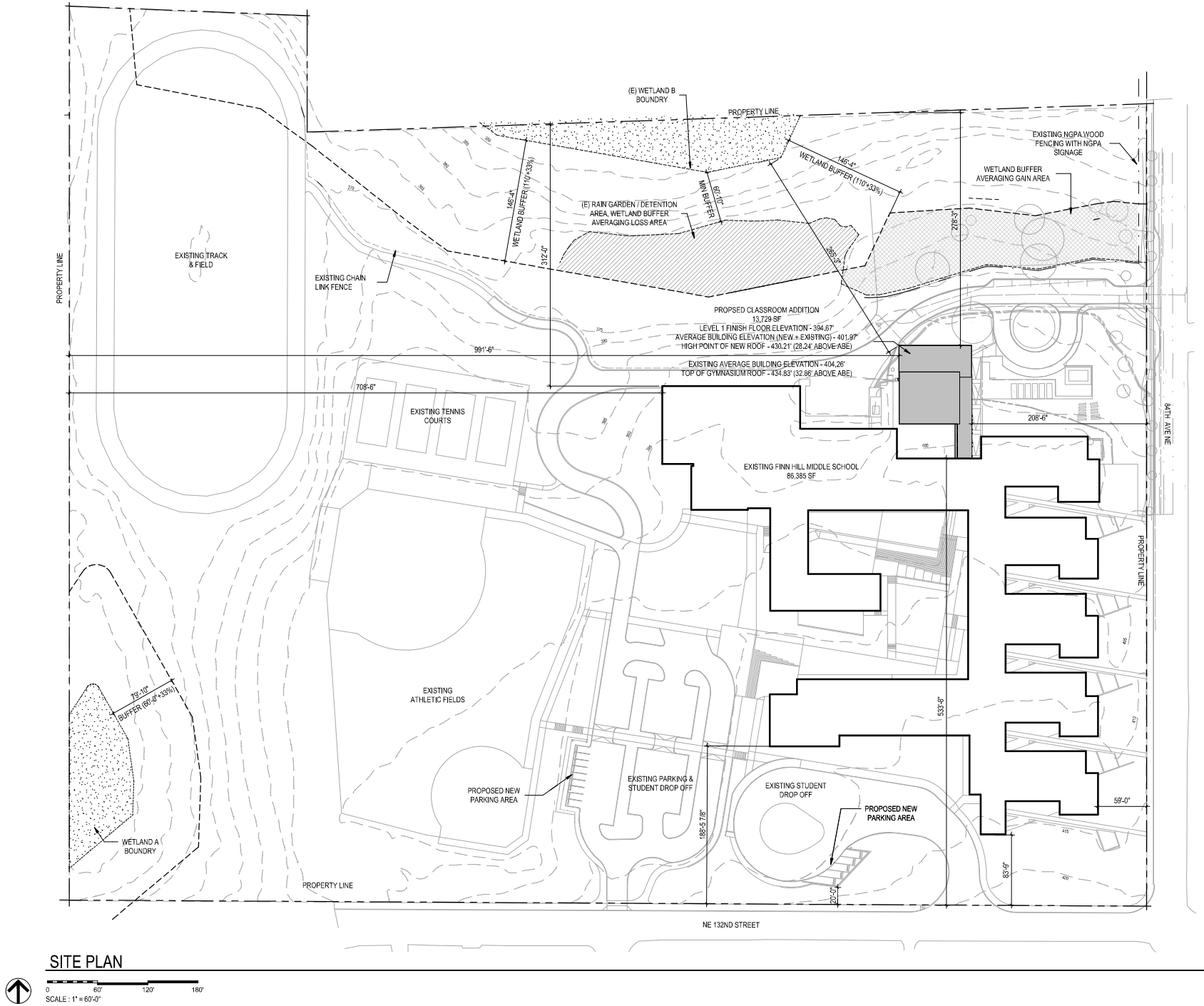
OSBORN CONSULTING
1402 3RD AVENUE SUITE 415
SEATTLE, WA 98101
PHONE: (206)628-9133M

VICINITY MAP

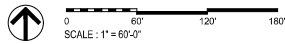


LEGAL DESCRIPTION

POR OF SE 1/4 OF SE 1/4 LY SLY OF FOLG DESC LN BAAP ON E LN SD SUBD 987.78 FT N OF SE COR TH N 88-36-30 W 1030.53 FT TH N 135.75 FT TH N 86-58-00 W 283.98 FT TAP ON W LN SD SUBD 220.5 FT S OF NW COR & TERMINUS SD DESC LN LESS CO RODS



SITE PLAN



PROJECT DATA

PROJECT NAME: FINN HILL MIDDLE SCHOOL ADDITION
PROJECT ADDRESS: 8040 NE 132ND ST, KIRKLAND, WA 98034

CODE TYPE	CODE TITLE	TECHNICAL BASIS
BUILDING	2018 INTERNATIONAL BUILDING CODE (IBC) & WASHINGTON STATE AMENDMENTS, EFFECTIVE UNTIL JULY 1ST, 2023	WAC 51-50
ACCESSIBILITY	ICC ANSIA117.1-2009 ACCESSIBLE & USABLE BUILDINGS & FACILITIES	WAC 51-50
MECHANICAL	2018 INTERNATIONAL MECHANICAL CODE (IMC)	WAC 51-52
FIRE	2018 INTERNATIONAL FIRE CODE (IFC)	WAC 51-54A
PLUMBING	2018 UNIFORM PLUMBING CODE (UPC)	WAC 51-56
ELECTRICAL	NATIONAL ELECTRICAL CODE (NEPA)	NFPA 70
ENERGY	2018 WASHINGTON STATE ENERGY CODE - COMMERCIAL	WAC 51-11C
CIVIL	WSDOT 2000	WAC 51-13
FIRE SPRINKLERS	NFPA 13	
FIRE ALARM	NFPA 72	
CITY & ZONING	CITY OF KIRKLAND MUNICIPAL CODE & KIRKLAND ZONING CODE	

ZONING DATA

PARCEL NUMBER: 2426049128
LOT AREA: 1,242,331 SF (28.52 ACRES)
TOTAL IMPERVIOUS AREA (EXISTING & NEW): 337,100 SF (7.74 ACRES)
ZONING: RSA 6, LOW DENSITY RESIDENTIAL
NEIGHBORHOOD: FINN HILL

CLASSIFICATION	REQUIRED (PER 15.30.130)	ACTUAL
SETBACKS		
FRONT (NORTH)	50'	278'-3"
SIDE (EAST)	50'	197'-1"
SIDE (WEST)	50'	99'-14"
BACK (SOUTH)	50'	533'-8"
MAXIMUM BUILDING HEIGHT	35' *	28'-3" **
MAXIMUM LOT COVERAGE BY STRUCTURES	70%	27.13%

* PER KZC 15.30 DD-31. FOR SCHOOL USE, STRUCTURE HEIGHT MAY BE INCREASED TO 35'-0"

** BUILDING HEIGHT AS MEASURED FROM AVERAGE BUILDING ELEVATION PER KZC

CONSTRUCTION TYPE

- TYPE V-B, FULLY SPRINKLERED. EXTERIOR WALLS AND INTERIOR ELEMENTS ARE IN ACCORDANCE WITH TABLE 601 AND SECTION 602 OF THE CODE.

(CHAPTER 6)

BUILDING HEIGHTS AND AREAS

(CHAPTER 5)
(SECTION 503, 504 & 506)

ALLOWABLE VS. ACTUAL BUILDING HEIGHTS & STORIES

OCCUPANCY	ALLOWABLE BUILDING HEIGHT FOR BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM	ACTUAL BUILDING HEIGHT ABOVE GRADE
"E"	2 STORIES (60 FEET)	2 STORIES (38'-8"), OK

ALLOWABLE VS. ACTUAL BUILDING AREAS (TABLE 506.2)

- FRONTAGE MAY BE USED FOR AREA INCREASES PER 506.3
- A FIRE EXTINGUISHING SYSTEM MAY BE USED FOR AREA INCREASES PER 506.3
- TOTAL ALLOWABLE BUILDING AREA PER 506.2

OCCUPANCY	BASIC ALLOWABLE AREA PER FLOOR	AREA INCREASE FOR FRONTAGE	AREA EQUATION	TOTAL ALLOWABLE AREA PER FLOOR	ACTUAL AREA PER FLOOR	ALLOWABLE BUILDING AREA	ACTUAL BUILDING AREA
"E"	28,500 SF	NOT CALCULATED	$A_a = [A_1 + (N_S \times I)] \times S_a$ $A_a = 28,500 \times 2$	28,500 SF	6,865 SF (AVG.)	97,000 SF	13,729 SF
TOTAL	28,500 SF		57,000 SF	28,500 SF			

EXISTING AVERAGE BUILDING ELEVATION = $\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d)}{a + b + c + d} = \frac{(407 \times 535.42) + (411 \times 522.5) + (404 \times 535.42) + (395 \times 522.5)}{(535.42 + 522.5 + 535.42 + 522.5)}$

= 404.26' (404' 3 1/4")

NEW AVERAGE BUILDING ELEVATION = $\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d)}{a + b + c + d} = \frac{(404 \times 583.33) + (411 \times 522.5) + (399 \times 583.33) + (394 \times 522.5)}{(583.33 + 522.5 + 583.33 + 522.5)}$

= 401.97' (401' 11 3/4")

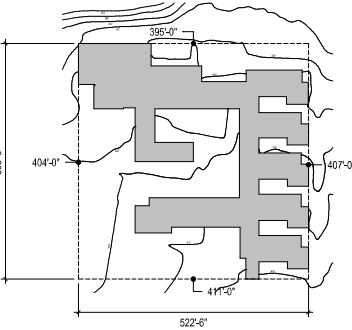
AVERAGE EXISTING GRADE CALCULATION

SEE OVERALL ELEVATIONS FOR REPRESENTATION OF AVERAGE BUILDING ELEVATION IN ELEVATION

EXISTING AVERAGE BUILDING ELEVATION = $\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d)}{a + b + c + d} = \frac{(407 \times 535.42) + (411 \times 522.5) + (404 \times 535.42) + (395 \times 522.5)}{(535.42 + 522.5 + 535.42 + 522.5)}$

= 404.26' (404' 3 1/4")

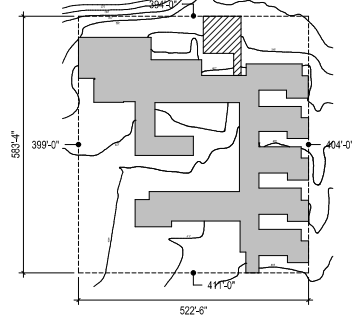
(E) ELEVATION	(E) SEGMENT LENGTH
407'-0"	535'-5"
411'-0"	522'-6"
404'-0"	535'-5"
395'-0"	522'-6"



NEW AVERAGE BUILDING ELEVATION = $\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d)}{a + b + c + d} = \frac{(404 \times 583.33) + (411 \times 522.5) + (399 \times 583.33) + (394 \times 522.5)}{(583.33 + 522.5 + 583.33 + 522.5)}$

= 401.97' (401' 11 3/4")

(NEW) ELEVATION	(NEW) SEGMENT LENGTH
404'-0"	583'-4"
411'-0"	522'-6"
399'-0"	583'-4"
394'-0"	522'-6"



Lake Washington School District No. 414
FINN HILL MIDDLE SCHOOL ADDITION

8040 NE 132ND ST.
KIRKLAND, WA 98034

Date:	09/09/22
Job No.:	22216.00
Drawn By:	TH
Checked by:	LS
Revisions	
#	Date Description

ZONING ANALYSIS,
SITE PLAN

G003

EXISTING PROPERTY LINE
PROPOSED NEW PROPERTY LINE

84TH AVENUE NE