Tony Leavitt

From: Adam Weinstein
Sent: Friday, March 24, 2023 10:53 AM
To: Tony Leavitt
Subject: FW: File No. ZON22-00796

From: HHB Homes Inc charles <HHBHomes@hotmail.com>
Sent: Thursday, March 23, 2023 11:51 AM
To: Adam Weinstein <AWeinstein@kirklandwa.gov>
Subject: File No. ZON22-00796

I am a neighbor of Finn Hill Middle School.
I am very concerned about the traffic during and after construction of
the new building being built on site.
The traffic around FHMS at the start of school and dismissal of school has always been
terrible, with the exception of this school year. This year they have parents enter at the school entrance
on NE 132 St. and exit down the below on 84th.
The construction of the new building and the new student traffic will disrupt this flow of traffic and flood the neighborhood with traffic.
The parents picking up children are inconsiderate. They double park on NE 132 St., they speed, they don't always
stop for the crosswalks and they use my personal driveway to turn around in daily.
With the additional new students these traffic problems will greatly increase.
As the parents drive this alarmingly I have been extremely concerned for the safety of the kids walking home.
I am wondering if any of my traffic concerns have been considered by the school district.

Charles Hulse

Lake Washington School District

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

FOR MORE INFORMATION ABOUT THIS PROJECT VISIT: www.LWSD.org/for-Community

PROJECT INFORMATION

PROJECT NAME: Lake Washington School District: Finn Hill Middle School Addition

SEPA FILE NUMBER:

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

Lake Washington School District is proposing the following:

- A new 2-story classroom building addition to the existing Finn Hill Middle School of approximately 14,439 square feet to support up to 200 students.. The project will also include an exterior courtyard, walkways, and landscaping and fencing.

LOCATION OF THE PROPOSAL: LWSD Site 63 Finn Hill Middle School

SITE ADDRESS: 8040 NE 132nd Street, Kirkland, WA 98034

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: Brian Buck

EMAIL: construction@lwsd.org

IMPORTANT DATES

COMMENT PERIOD

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

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

__X__ This 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., March 17, 2023. 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., March 17, 2023

COMMENT PERIOD

You may comment on this determination in writing by 4:00 p.m. on March 17, 2023. Address comments to: Brian Buck, Director, Support Services, Lake Washington School District, 15212 NE 95th Street, Redmond WA 98052, or by email to construction@lwsd.org.

DATE OF DNS ISSUANCE: March 3, 2023

RESPONSIBLE OFFICIAL: Brian Buck
Executive Director,
Support Services

Signature: _____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [HELP]

1. Name of proposed project, if applicable:

   Finn Hill Middle School Addition

2. Name of applicant:

   Lake Washington School District No. 414

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

   15212 NE 95th St
   Redmond, WA 98052

   Brian Buck, Executive Director of Support Services
   (425) 936-1102

4. Date checklist prepared:

   February 27, 2023

5. Agency requesting checklist:

   Lake Washington School District No. 414

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

   The project is scheduled to be constructed from June 2023 through August 2024.

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

   No.

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

   Boundary & Limited Topographic Survey, October 7, 2022
   Arborist Report, August 26, 2022
   Traffic Impact Analysis, February 15, 2023
   Subsurface Exploration, Geological Hazard and Geotechnical Engineering Report, October 28, 2022

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

   None known.

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

City of Kirkland Land Use and Building Permits
King County Health Department Permit
National Pollution Discharge Elimination System (NPDES) Permit from Dept. of Ecology

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed project consists of a new, attached two-story classroom building addition to the existing Finn Hill Middle School of approximately 14,439 square feet. The proposed 8-classroom addition will support up to 200 students. The project will also include an exterior patio, ramps, walkways, and landscaping.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project site is the existing Finn Hill Middle School campus, located at 8040 NE 132nd Street, Kirkland, WA 98034, parcel number 2426049128. The proposed two-story classroom addition is located at the northern side of the existing school.

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 89-36-30 W 1030.53 FT TH N 139.76 FT TH N 86-58-00 W 283.99 FT TAP ON W LN SD SUBD 220.5 FT S OF NW COR & TERMINUS SD DESC LN LESS CO RDS

B. Environmental Elements [HELP]

1. Earth [help]

a. General description of the site:

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

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

The steepest slope on site is approximately 3:1 or 33% and represents the side slopes of the large detention pond located on the north side of the site, outside of the project's area of work.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the geotechnical engineering report for the project, which is specific to the area of the proposed project, the proposed building addition area is underlain by 8.5 to 13.5 feet of fill overlying Vashon lodgement till. The dense to very dense lodgement till is suitable for building addition foundation support.

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

No.

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

The project site (property) is roughly 28.68 acres with the anticipated construction limits being less than 1 acre. On the project site, approximately 1,100 cubic yards (cy) of excavation of soil and 1,000 cubic yards of fill will be utilized. Imported fill material to the site is anticipated to be sourced from a City approved location by the contractor, and will be approved by the City as a clean source.

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

According to the geotechnical engineering report, the sediments underlying the project site contain large percentages of silt and fine sand likely making them susceptible to erosion. Therefore, temporary erosion could occur during construction activities associated with grading, filling and excavating. The site development permit will include a Temporary Erosion Control Plan that will include construction procedures and best management practices.

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

The project will add approximately 2% of additional impervious surface area to the property for a total of roughly 53% impervious surface coverage. Of the project site development, approximately 70% of impervious surface area will be impervious.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Temporary erosion and sediment control (TESC) best management practices will be employed during construction activities to ensure that sediment is not deposited onto City streets or allowed to flow into stormwater conveyance facilities. Planned measures include installing a gravel working pad placed within and around the proposed building footprint and the project will utilize existing paved drives, fire lanes, and parking areas for construction access and staging and laydown areas for construction equipment and materials. The TESC plan will be prepared in accordance with the requirements of the City's adopted stormwater manual.

2. Air [help]

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

Typical gas fueled-based vehicles will emit exhaust during construction, in addition to automobiles, trucks and school buses used by students, staff, and visitors to the school. Construction activities also have the potential to create temporary dust emissions during earth-moving activities. Dust and exhaust emissions during construction are expected to be minimal, localized, and temporary. After construction, natural gas fired boilers emit exhaust during the building heating season.

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

None known.

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

Proposed natural gas fired boilers are high efficiency. A central air-to-water heat pump proposed to offset natural gas usage for heating. Dust control via a water truck over extended dry periods.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies on or in the immediate vicinity of the site.

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

No work will occur within 200 feet of any water bodies.

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

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

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

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

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

The proposal does not lie within a 100-year floodplain according to FEMA Firm Panel 53033C0355G effective 8/19/2020.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No waste materials will be discharged to surface waters.

b. Ground Water: [help]

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

Groundwater will not be withdrawn or discharged.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground from any source.

c. Water runoff (including stormwater):

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

Runoff sources include rainwater falling on new or replaced impervious surfaces including the redeveloped building and paved areas. The project proposes to manage all stormwater flows on-site and convey the stormwater to the existing Detention Pond located on the north side of the property. The existing detention pond will be modified as required to meet the required detention volume for the project. All work on exiting pond will be designed to meet the City of Kirkland stormwater code requirements. Stormwater will be held in detention system and released at a rate that will be less than existing conditions and conveyed to the existing on-site storm drainage system.

If Pollution Generating Impervious Surfaces (i.e. parking, fire lane, etc) are not kept below the 5,000 square feet threshold requiring water quality treatment, then facilities will be provided for the project to treat stormwater runoff prior to conveying the "clean" stormwater to the detention system that meets that City of Kirkland stormwater code requirements.

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

No waste materials are anticipated to enter ground or surface waters.

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

The proposed project development is not expected to affect drainage patterns in the vicinity of the project site.

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

The project proposes to manage all stormwater flows on-site to meet the City of Kirkland stormwater code requirements. All stormwater runoff from impervious and pervious surfaces areas will be collected and directed to the existing stormwater detention pond located to the NW of the proposed building.

4. Plants [help]

a. Check the types of vegetation found on the site:

_____deciduous tree: alder, maple, aspen, other
__x__evergreen tree: fir, cedar, pine, other
__x_shrubs
__x_grass
_____pasture
_____crop or grain
_____orchards, vineyards or other permanent crops.
_____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_____water plants: water lily, eelgrass, milfoil, other
_____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

16,805 SF of lawn will be removed. A 570 SF shrub bed will be altered.

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

None known.

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

Deciduous trees will be planted and a mixed native and ornamental understory of shrubs and groundcovers will be planted in the courtyard. All new planting to complement the existing vegetation on site and no native plants to be removed.

e. List all noxious weeds and invasive species known to be on or near the site.

No known invasive species occur on site. Himalayan Blackberry occurs in the natural area to the north of the site.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

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

Songbirds have been observed near the site.

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

Western Washington is part of the Pacific Flyway Migratory Route.

d. Proposed measures to preserve or enhance wildlife, if any:

Several deciduous trees and native understory shrubs will be planted in the courtyard. The lawn seed mix will be an ecolawn mix, with several species of grasses and wildflowers, including some that support pollinators, such as white clover and common yarrow.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric energy to provide tempered heating and cooling, lighting, data, and device power. Natural gas to provide heating.

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

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

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Proposed natural gas fired boilers are high efficiency. A central air-to-water heat pump proposed for increased heating and cooling energy efficiency. Proposed building automation controls will feature temperature and outside air setback.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None known.

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

None known.

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

The National Pipeline Public Mapping System does not identify any hazardous liquid or gas transmission pipelines within the project site area or in the vicinity of the property.

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

None known.

4) Describe special emergency services that might be required.

Not applicable.

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

Not applicable.

b. Noise

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

No significant noise in the surrounding neighborhood will affect this proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction of the project will create typical construction noise.

Long-term noise impact to the community will be typical of a middle school educational building but is expected to remain at approximately the same level that currently exists at the school.

3) Proposed measures to reduce or control noise impacts, if any:

Noise generated during demolition and school construction activity will only take place between the hours allowed by the governing jurisdiction.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is the existing Finn Hill Middle School & Environmental & Adventure School (EAS). There will be no change in use. The surrounding parcels are residential (RSA 4 & RSA 6) as well as a county park (Big Finn Hill Park) at the northern edge of the site. The proposal will not affect those land uses or modify them from their current use.

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

The site has not been used as working farmlands or working forest lands; a middle school is currently located on the property. The proposed project will be an addition to the existing middle school.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

Finn Hill Middle School and the Education & Adventure School (EAS) currently occupy the site. There is an existing academic building, tennis courts, track, athletic field & ball field (baseball/softball).

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

No structures will be demolished. The proposed classroom addition will be constructed at the northern edge of the existing building. Some exterior ramps and plantings will be selectively demolished and replaced. The proposed building is situated on a sloped, grassy portion of the site between the EAS entrance ramp and the existing loading dock area.

e. What is the current zoning classification of the site?

RSA 6

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

Public Facilities, Educational Service.

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

Not applicable.

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

No.

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

The classroom addition is being designed for an additional 200 student capacity.

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

None.

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

Not applicable.

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

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

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

Not applicable.

9. Housing [help]

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

Not applicable.

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

Not applicable.

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

Not applicable.

10. Aesthetics [help]

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

The addition is approximately 36'-8" high from the lowest adjacent ground plane. Principal exterior building material will be masonry veneer and pre-finished metal siding.

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

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The proposed building materials are durable and high-quality. The site will be landscaped to meet jurisdictional code requirements. The proposed building has been designed to fit into the context of the existing school building.

11. Light and Glare [help]

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

The is no adverse light or glare expected as a result of this project. No additional light/glare is expected to escape to adjacent properties beyond amounts currently experienced at the existing school.

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

No.

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

None.

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

Not applicable.

12. Recreation [help]

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

Finn Hill Middle School has tennis courts, a track, athletic fields. Additional recreational activities are available at Big Finn Hill Park to the northwest of the project site.

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

No.

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

The project will continue to provide use to the existing athletic fields and recreation activities during construction.

13. Historic and cultural preservation [help]

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

No.

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

No.

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

Not Applicable.

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

Not Applicable.

14. Transportation [help]

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

The adjacent public streets that provide access to the school are NE 132nd St & 84th Ave NE. Vehicular access to the school is currently provided via parking and drop-off drives that are accessed off 132nd Ave NE and exit to 84th Ave NE. The drop off lane at the Education Adventure School is accessed from 84th Ave NE. The proposed classroom addition will not affect vehicular access. Access will remain the same as it currently exists.

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

King County Metro Transit provides public transportation services in the project vicinity at the intersection of NE 132nd St & 84th Ave NE. The transit stop serves route 225 is roughly 700 feet from the proposed classroom addition.

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

5 new on-site parking spaces would be provided with the project. No parking spaces will be eliminated with the project.

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

No.

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

No.

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

The 200 student addition is estimated to generate 526 new weekday daily trips with 168 new weekday AM peak hour trips, 74 new weekday afternoon peak hour trips, and 60 new weekday PM peak hour trips. Peak volumes typically occur from 7:45 to 8:45 AM and 2:45 to 3:45 PM. Truck trips are expected to account for less than 2 percent of the total daily trips. Per the traffic study, this estimated weekday daily trip rate was derived using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) for Land Use Code 522 (Middle School) by applying the ratio of peak hour Finn Hill Middle School trip rates to ITE trip rates.

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

No.

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

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

15. Public Services [help]

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

No additional emergency services are expected. The addition will require fire protection, police protection and emergency services, equal to the existing middle school.

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

Not applicable.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

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

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Brian Buck

Position and Agency/Organization Executive Director, Support Services (LWSD)

Date Submitted: 3/1/2023

CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.kirklandwa.gov

MEMORANDUM

To: Amy Wasserman, TENW

From: Rochelle Starrett, Transportation Engineer

Date: November 9, 2022

Subject: Finn Hill Middle School Expansion Transportation Concurrency Test Notice,
Tran22-00557

The purpose of this memo is to inform you that the proposed Finn Hill Middle School Expansion has passed transportation concurrency. This memorandum will serve as the transportation concurrency test notice and allows the applicant to proceed with other development permits and the SEPA review. This test notice will expire on February 7, 2023 unless a transportation impact analysis report is submitted, or an extension of this notice is granted by February 7, 2023.

Project Description

Finn Hill Middle School is located at 8040 NE 132nd Street on parcel 2426049128, northwest of the intersection of NE 132nd Street/84th Avenue NE. This project will construct an eight classroom addition with capacity for up to 200 students. The site access is expected to remain as it is today with two primary accesses off NE 132nd Street and access to the shared Environmental and Adventure School campus off 84th Avenue NE. The new site circulation changes implemented in September 2022 by the Lake Washington School District are also expected to remain in place. During peak pick up and drop off times, parents at Finn Hill Middle School enter the pick up/drop off area from NE 132nd Street and exit using the 84th Avenue NE entrance. Figure 1 shows the project site location. The project is currently expected to open by the start of the 2024-2025 school year.

Figure 1. Project Location (Source: TENW)

Trip Generation

Based on the trip generation report from TENW, the proposed project will generate a net new 526 daily vehicle trips, 168 AM peak hour vehicle trips, 74 school PM peak hour vehicle trips, 60 PM peak hour vehicle trips, and 72 PM peak hour person trips.

This memo will serve as the concurrency test notice for the proposed project. Per *Section 25.10.020 Procedures* of the KMC (Kirkland Municipal Code), this Concurrency Test Notice will expire in one year (November 9, 2023) unless a development permit and

certificate of concurrency are issued, or an extension is granted if a transportation impact analysis report is submitted within 90 days of this notice.

EXPIRATION
The concurrency test notice shall expire and a new concurrency test application is required unless:

1. **A complete SEPA checklist, traffic impact analysis (TIA) and all required documentation are submitted to the City within 90 calendar days of the concurrency test notice (February 7, 2023).**

2. A Certificate of Concurrency is issued or an extension is requested and granted by the Public Works Department within one year of issuance of the concurrency test notice. (A Certificate of Concurrency is issued at the same time a development permit or building permit is issued if the applicant holds a valid concurrency test notice.)

3. A Certificate of Concurrency shall expire six years from the date of issuance of the concurrency test notice unless all building permits are issued for buildings approved under the concurrency test notice.

APPEALS
The concurrency test notice may be appealed by the public or agency with jurisdiction. The concurrency test notice is subject to an appeal until the SEPA review process is complete and the appeal deadline has passed. Concurrency appeals are heard before the Hearing Examiner along with any applicable SEPA appeal. For more information, refer to the Kirkland Municipal Code, Title 25. If you have any questions, please call me at x3870.

cc: Energov Tran22-00557
Tony Leavitt, Senior Planner

TENW
Transportation Engineering NorthWest

MEMORANDUM

5/25/2023

DATE: May 24, 2023

TO: Planning Department
City of Kirkland

FROM: Amy Wasserman / Curtis Chin, P.E.
TENW

SUBJECT: Updated Parking Analysis for Finn Hill Middle School Addition
TENW Project #2022-174

This memorandum documents the parking analysis completed for the proposed *Finn Hill Middle School (FHMS) Addition* project. The parking analysis evaluates parking demand and proposed parking supply in order to establish the amount of parking required for the proposed addition. This memorandum has been updated based on comments received from the City of Kirkland on April 27, 2023.

Project Description

The existing Finn Hill Middle School (FHMS) is located at 8040 NE 132nd Street in Kirkland as illustrated in the Attachment A site vicinity map. As of May 2022, the existing school enrollment was 672 students and there were a total of 60 staff.

Based on information from the Lake Washington School District (LWSD), the proposed project would include an addition consisting of 8 new classrooms that would be in place for the start of the 2024-2025 school year. The proposed 8-classroom addition could increase the capacity of the school by up to 200 students, resulting in a total future maximum capacity of 835 students and approximately 8 to 12 new staff. A preliminary site plan is included as Attachment B.

Vehicular access to the site would remain as it currently exists with two access driveways on NE 132nd Street (one for visitors/staff and one for buses) and one access driveway on 84th Ave NE. Finn Hill Middle School recently (as of September 2022) implemented a modified vehicular circulation during the AM peak drop-off and Afternoon peak pick-up periods where 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, and exit the site via the driveway on 84th Ave NE. It is anticipated that this new vehicular circulation pattern will be maintained with the proposed addition project.

It should be noted that Finn Hill Middle School shares a campus with the LWSD Environmental and Adventure School (EAS) choice school. Primary vehicular access for EAS visitors and staff is provided via the existing driveway on 84th Ave NE.

City of Kirkland Code-Required Parking

The Kirkland Zoning Code 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.

Parking Supply

Existing

The existing on-site parking supply at Finn Hill Middle School was field-verified by TENW in May 2022 and includes a total of 62 on-site parking stalls as follows:

- 4 ADA stalls
- 58 general purpose stalls

There are no restrictions on the existing general purpose parking supply other than the 9 parallel parking stalls striped along the eastern curb in the main parking lot. These 9 stalls are signed as no parking (drop-off and pick-up only) from 8:00-9:00 AM and 2:30-3:30 PM.

It should be noted that the 6 on-site parking stalls located in the NE corner of the school property adjacent to the site driveway on 84th Ave NE were not included in the supply since LWSD confirmed that those 6 stalls are used by EAS staff only.

Future with Addition Project

Based on the current site plan, a total of 14 parking stalls are proposed to be added on-site at Finn Hill Middle School with the Addition project. The 14 new parking stalls would be added in the existing bus-loop (5 stalls) and on the western side of the main parking lot (9 stalls) and would be used for staff parking. The resulting total future on-site parking supply at Finn Hill Middle School with the Addition project would be 76 stalls.

Weekday Parking Demand

The future weekday peak parking demand estimates for the proposed *FHMS Addition* project were estimated based on a parking demand study conducted at the existing school.

Existing Demand

To assess current weekday parking demand during school hours, the number of parked vehicles on-site was recorded in the morning (approximately 9:00 AM after peak morning drop-off) and in the afternoon (approximately 2:00 PM prior to peak afternoon pick-up) on three weekdays (Thursday, May 12, 2022, Tuesday, May 17, 2022 and Thursday, May 19, 2022). The weekday parking demand counts were conducted after peak morning drop-off and before peak afternoon pick-up in order to capture the typical non-peak drop-off/pick-up parking demand of the middle school and the parking demand is reflective of the typical parking demand for staff (who are contractually required to be on-site prior to the 8:30 AM start time and after the 3:05 PM end time) and visitors.

In addition to counting parked vehicles on-site, the number of vehicles parked off-site in the legal on-street parking along the school frontage on the north side NE 132nd Street was also recorded on the three weekdays and was included in the total parking demand. It should be noted that including all of the observed on-street parking demand along the school frontage on NE 132nd Street may be considered conservative since it was not possible to determine if all parked vehicles were associated with the school.

Based on the results of the study, the three-day average weekday parking demand observed at FHMS (including both on-site and off-site on NE 132nd Street) was 58 vehicles and the single highest observed weekday parking demand was 61 vehicles. At the time of the parking demand counts, FHMS had 672 students enrolled. The single-highest peak weekday parking demand of 61 vehicles corresponds to a peak parking demand rate of 0.09 vehicles per student. Attachment C includes the existing weekday parking demand study data.

Comparison to ITE Parking Demand

Based on parking demand data provided in the ITE *Parking Generation* Manual (5th Edition, 2019), the peak parking demand for a middle school (Land Use Code 522) is 0.07 to 0.12 stalls per student (see Attachment D). The observed peak parking demand at Finn Hill Middle School (0.09 stalls per student) falls within the range of peak parking demand for a middle school documented by ITE.

Future Demand with Addition Project

Based on the results of the parking demand study, the existing weekday peak parking demand at FHMS is 0.09 vehicles per student.

With the proposed Addition project, up to 835 total students are expected at the school (maximum future capacity). Using the existing peak demand ratio per student, the future weekday peak parking demand with the addition project is estimated to be 76 vehicles (0.09 vehicles per student X 835 future students = 75.2 stalls which is rounded up to the nearest whole number). Therefore, the proposed supply of 76 on-site parking stalls would accommodate the typical weekday peak demand at the school. The future weekday parking demand calculations are included in Attachment E.

The existing school is currently over capacity with an enrollment of 672 students. If the total future number of students was 872 (672 existing plus 200 new students as a result of the addition), the future weekday peak parking demand is estimated to be 79 vehicles (0.09 vehicles per student X 872 future students) which would not be accommodated by the proposed 76-stall supply. However, this is a condition that is not expected to occur as the future maximum capacity of the school with the addition project is expected to be 835 students.

It should be noted that there is considerable legal unrestricted on-street parking available for FHMS visitors on both NE 132nd Street (approximately 720 linear feet or 29-36 stalls) and 84th Ave NE (approximately 525 linear feet or 21-26 stalls) along the school frontages. Additionally, there is legal unrestricted on-street parking available (approximately 150 linear feet or 6-8 vehicles) on the east side of 82nd Ave NE south of NE 132nd Street.

Neighborhood Parking Impacts

Finn Hill Middle School makes every effort to reduce parking impacts to neighborhoods within the immediate vicinity of the site. There is considerable legal unrestricted on-street parking available for FHMS visitors on both NE 132nd Street (approximately 720 linear feet or 29-36 stalls) and 84th Ave NE (approximately 525 linear feet or 21-26 stalls) along the school frontages. This convenient on-street parking along the school

frontages helps to discourage visitors from parking in adjacent neighborhoods. Additionally, staff are also discouraged from parking in adjacent neighborhoods through regular communication from school administration to staff.

Event Parking

With regard to events, middle school sites are not typically sized to accommodate event-related parking on-site. Large events that may generate parking demand that would exceed the on-site parking supply usually only occur a few times per year. During events at Finn Hill Middle School, additional parking can be accommodated through the use of the on-site bus lane for parking (storage for approximately 18 additional vehicles), and off-site parking is available via legal unrestricted on-street parking on both NE 132nd Street and 84th Ave NE along the school frontages and along the east side of 82nd Ave NE south of NE 132nd Street (storage for approximately 56-70 additional vehicles).

Conclusion

The results of the parking analysis for the *FHMS Addition* project show that the total proposed future on-site parking supply of 76 stalls is anticipated to accommodate the future weekday peak parking demand with the addition project (76 stalls) based on a total future maximum capacity of 835 students.

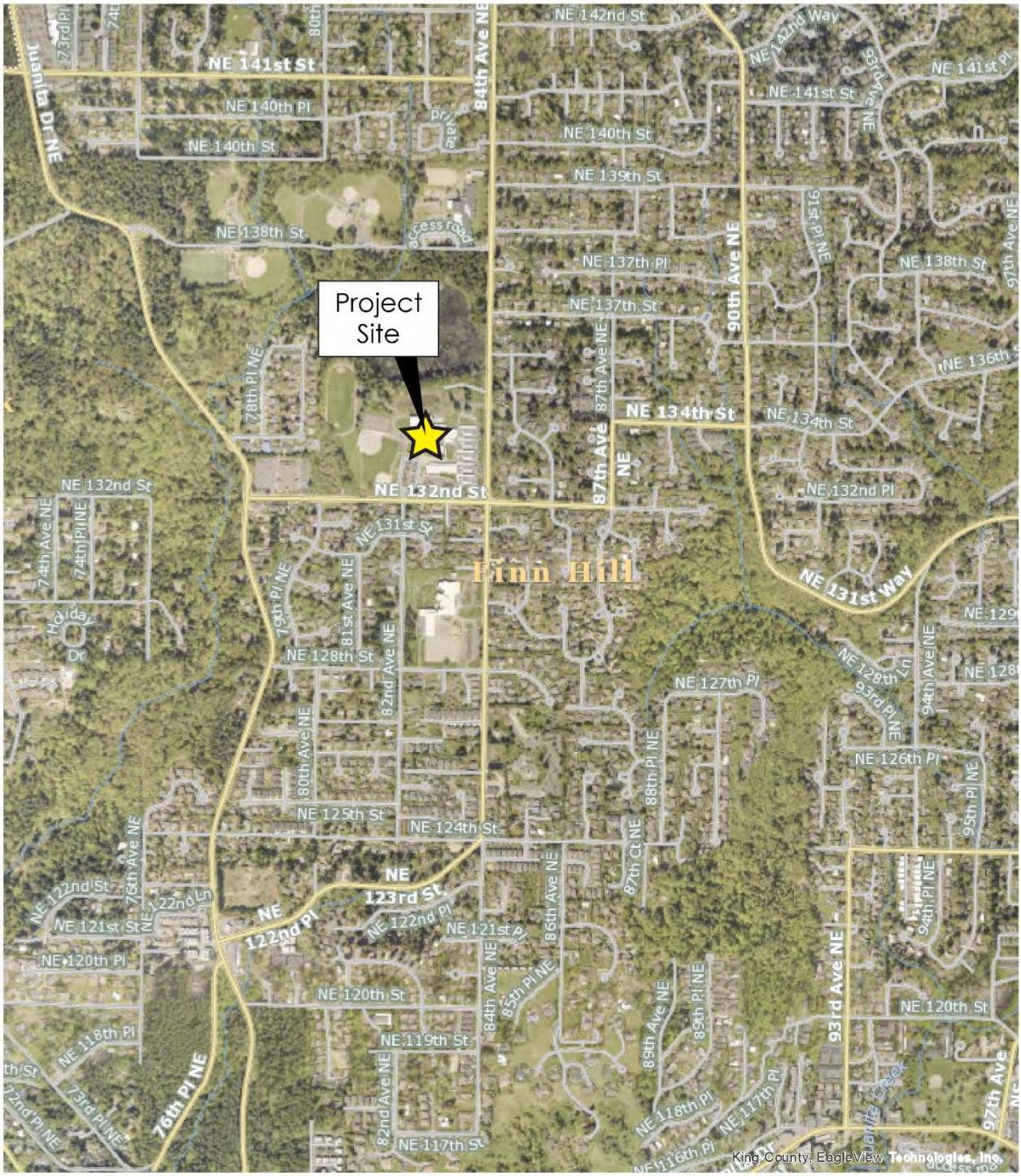
Please contact me at (425) 466-7072 or amy@tenw.com with any questions.

cc: Ina Holzer, LWSD

Attachments

ATTACHMENT A

Project Site Vicinity



Attachment A: Site Vicinity

N
NOT TO SCALE

ATTACHMENT B

Preliminary Site Plan