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MAHLUM ARCHITECTS INC

Lake Washington School District

FOR REFERENCE ONLY

LAKE WASHINGTON SCHOOL DISTRICT

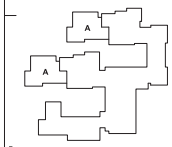
BENJAMIN FRANKLIN ELEMENTARY ADDITION - CLASSROOM ADDITION AND CORE EXPANSION

12434 NE 60th St, Kirkland, WA 98033, Kirkland

1 LANDSCAPE SITE PLAN - PH I
SCALE: 1" = 20'-0"

SITE PLAN LEGEND

SYMBOL	ITEM	NOTES AND DESCRIPTION
	CONCRETE PAVING SCORE JOINT	SEE CIVIL SPECIFICATIONS
	HYDROSEEDED LAWN, TYP.	SEE DRAWING L2.00, LANDSCAPE PLAN
	GRAVEL SURFACING, TYP.	4" DEPTH, PROVIDE NON-WOVEN FABRIC BELOW
	ASPHALT PAVING, TYP.	SEE CIVIL DRAWINGS
	24" WIDE CONCRETE STRIP, TYP.	
	CHAIN LINK FENCING AND GATE, TYP. EXISTING	BLACK VINYL CHAIN LINK, MATCH
	EX. CONIFER TREE TO BE REMOVED	4 TOTAL PROPOSED
	EX. DECIDUOUS TREE TO BE REMOVED	2 TOTAL PROPOSED (COTTONWOODS)



KEY PLAN

Graphic Scale: 1" = 20'-0"

MARK	DATE	DESCRIPTION
ISSUE DATE:		20 DECEMBER 2019
ISSUE:		MASTER PLAN
PROJECT NO:		LLA0147.19
DRAWN BY:		EW
CHECKED BY:		ML

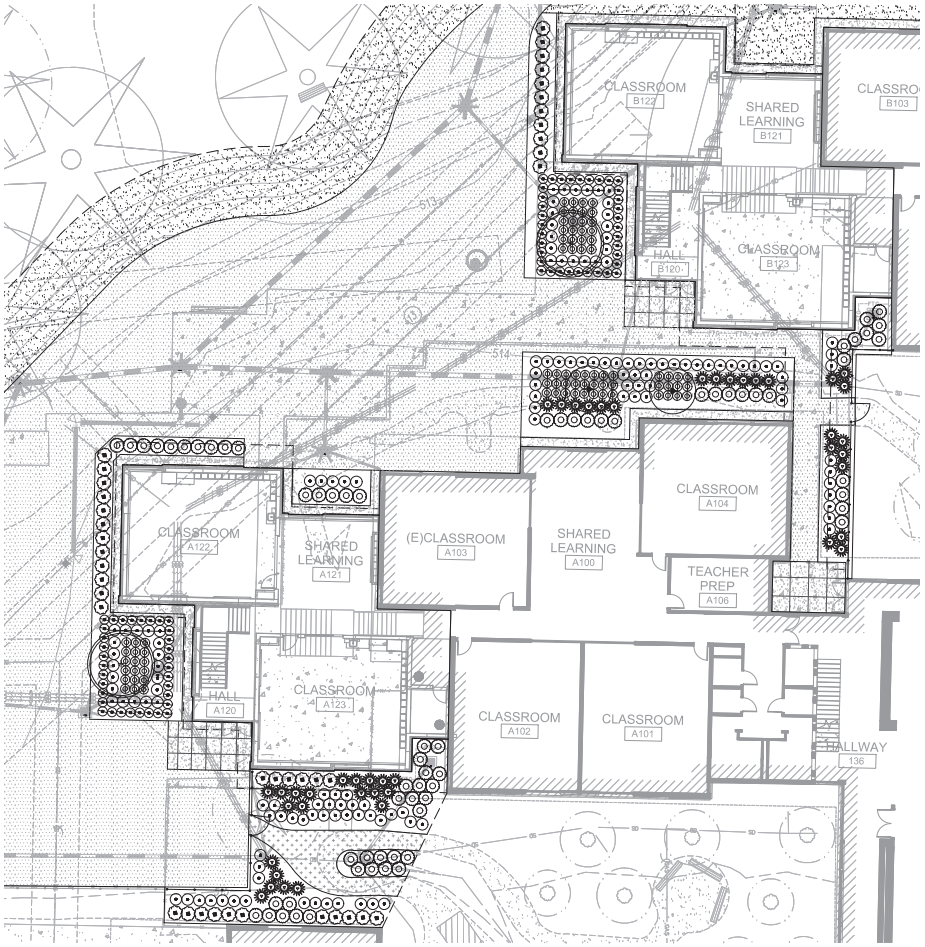
LANDSCAPE SITE PLAN - PH I

MP-L1.00

PLANT LEGEND

QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
	TREES		
2	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	2" CAL MIN, 14'-16' HT, UNIFORM & FULLY BRANCHED ABOVE 6' HT, B&B
2	CERCIS CANADENSIS	EASTERN REDBUD	10'-12' HT, 3-STEM MINIMUM
	SHRUBS		
44	POLYSTICHUM MUNITUM	SWORD FERN	18"-24" HEIGHT AND SPREAD, 36" O.C. SPACING
67	CORNUS SERICEA 'KELSEYI'	KELSEY DOGWOOD	15"-18" HEIGHT AND SPREAD, 36" O.C. SPACING
40	LONICERA PILEATA	PRIVET HONEYSUCKLE	18"-24" HEIGHT AND SPREAD, 36" O.C. SPACING
	GROUNDCOVER		
70	CALLUNA VULGARIS 'FIREFLY'	FIREFLY HEATHER	12"-15" HEIGHT, 24 O.C. SPACING
78	WEIGELA FLORIDA 'ELVERA	MIDNIGHT WINE WEIGALA	1 GALLON, 24 O.C. SPACING
138	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON ENGLISH LAUREL	1 GALLON, 24 O.C. SPACING
	SEED MIX		
	LAWN SEED MIX	% BY WEIGHT	MINIMUM RATE OF 2,000 LBS/ACRE
	PERENNIAL RYE GRASS	85%	
	KENTUCKY BLUEGRASS	15%	

PLANT IMAGES



1 LANDSCAPE PLANTING PLAN - PH I
SCALE: 1" = 10'-0"

Graphic Scale: 1" = 10'-0"

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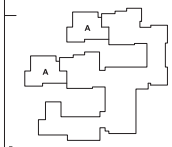

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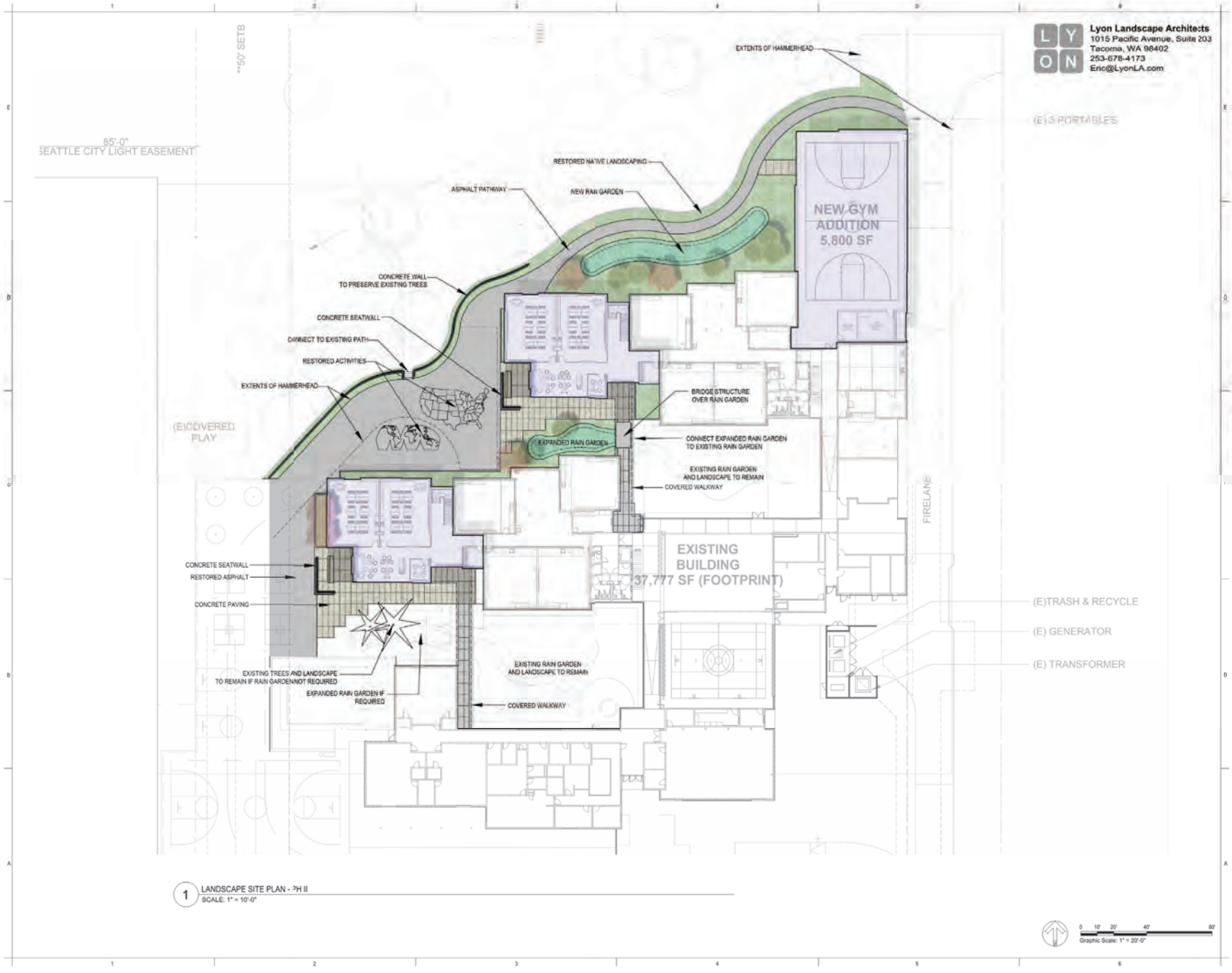
LANDSCAPE PLANTING PLAN - PH I

MP-L2.00



1 LANDSCAPE SITE PLAN - PH II
SCALE: 1" = 10'-0"

Graphic Scale: 1" = 20'-0"

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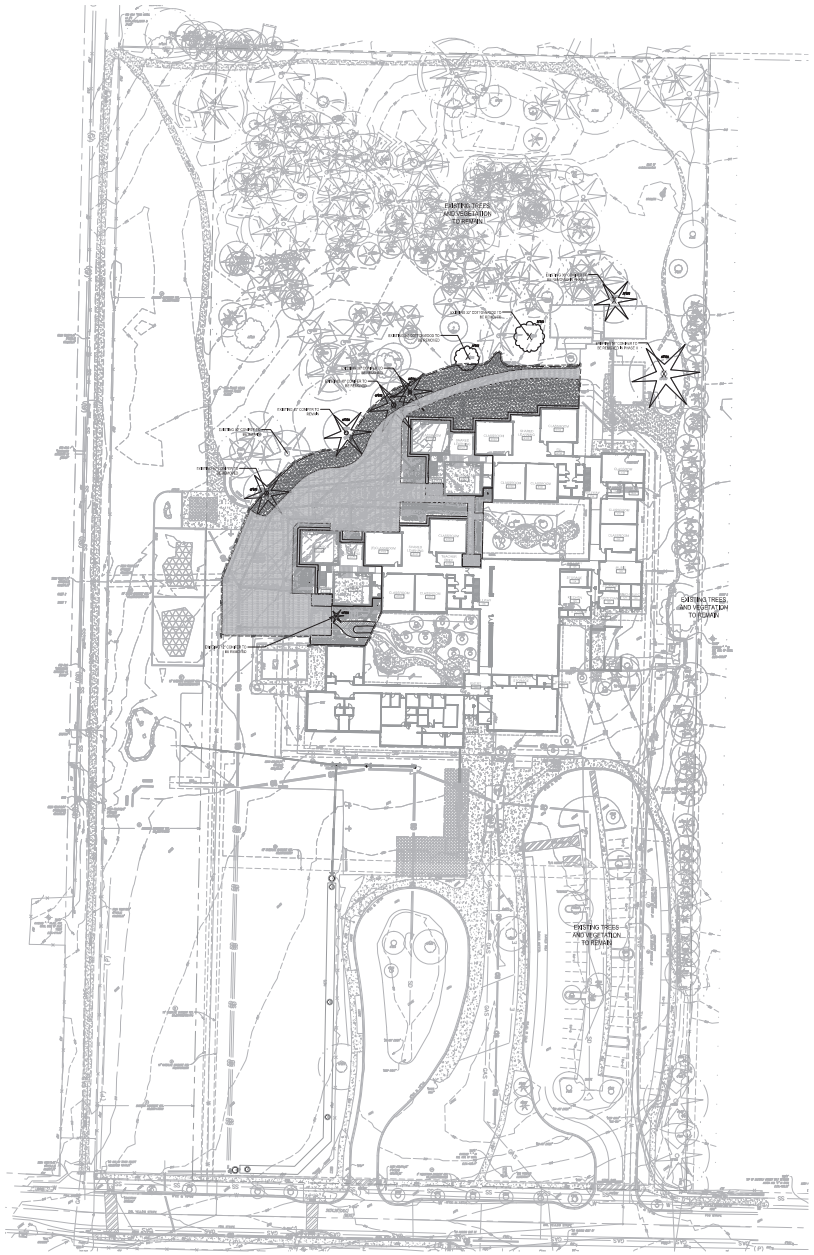
KEY PLAN

MARK	DATE	DESCRIPTION
ISSUE DATE:		20 DECEMBER 2019
ISSUE:		MASTER PLAN

PROJECT NO: LLA0147.19
DRAWN BY: EW
CHECKED BY: ML

LANDSCAPE SITE PLAN - PH II

MP-L3.00



1 TREE RETENTION PLAN
SCALE: 1" = 40'-0"

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TREE RETENTION PLAN LEGEND

SYMBOL	ITEM	NOTES AND DESCRIPTION
	EX. SIGNIFICANT CONIFER TREE TO BE REMOVED, WITH DRIPLINE	6 TOTAL PROPOSED (36", 46", 40", 12", 28", 58" DBH) *PHASE II
	EX. SIGNIFICANT DECIDUOUS TREE TO BE REMOVED, WITH DRIPLINE	2 TOTAL PROPOSED (COTTONWOODS) (26", 32" DBH)
	EX. SIGNIFICANT CONIFER TREE TO BE REMAIN, WITH DRIPLINE	
	EX. SIGNIFICANT DECIDUOUS TREE TO REMAIN, WITH DRIPLINE	
12"DBH	SIZE DBH & SPECIES	

1. REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION
2. ALL TREES & VEGETATION OUTSIDE OF LIMITS OF WORK TO REMAIN
3. PRESERVATION & MAINTENANCE AGREEMENTS PURSUANT TO KZC 95.51 ARE REQUIRED FOR ALL REMAINING TREES ON THE SUBJECT PROPERTY
4. REFER TO THE TABLES BELOW FOR TREE CREDITS OF EXISTING SIGNIFICANT TREES TO REMAIN AND TO BE REMOVED

TABLE - TREE CREDITS OF EXISTING SIGNIFICANT TREES TO REMAIN (KZC 95.33.1)

DBH	TREE CREDITS	DBH	TREE CREDITS	DBH	TREE CREDITS
5-5"	.05	24"	8	40"	16
6-10"	1	26"	9	42"	17
12"	2	28"	10	44"	18
14"	3	30"	11	46"	19
16"	4	32"	12	48"	20
18"	5	34"	13	50"	21
20"	6	36"	14		
22"	7	38"	15		

PARCEL SIZE: 422,532 SF
TREE CREDIT REQUIREMENTS: 422,532 / 43,560 (1 ACRE) x 30 = 291 TREE UNITS REQUIRED

TREE CREDITS OF TREES PROPOSED TO BE REMOVED - PHI

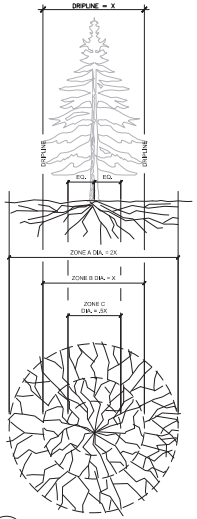
12" CONIFER	2 TREE CREDITS
36" CONIFER	14
40" CONIFER	16
46" CONIFER	19
26" DEC	9
32" DEC	12
	72 TOTAL TREE CREDITS PROPOSED TO BE REMOVED

TREE CREDITS OF TREES PROPOSED TO BE REMOVED - PHII

36" CONIFER	14 TREE CREDITS
58" CONIFER	21
	35 TOTAL TREE CREDITS PROPOSED TO BE REMOVED

107 TOTAL TREE UNITS FOR PHI & PHII TO BE REMOVED

THE QUANTITY AND SIZE OF THE EXISTING TREES TO REMAIN EXCEED THE NUMBER OF TREE CREDITS NEEDED TO MEET KCZ REQUIREMENTS



NOTES:

FENCING/ROOT PROTECTION

1. PROVIDE CHAIN LINK FENCING AND MAINTAIN 3' OUTSIDE OF TREE DRIPLINE.

TRENCHING AND EXCAVATION

ZONE A - CRITICAL ROOT ZONE

1. NO DISTURBANCE ALLOWED WITHOUT SITE INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE.
2. SEVERANCE OF ROOTS LARGER THAT 2" IN DIAMETER REQUIRES APPROVAL FROM COUNTY.
3. TUNNELING IS REQUIRED TO INSTALL LINE 3' OR DEEPER BELOW GRADE.

ZONE B - DRIPLINE

1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS IS NOT PERMITTED.
2. SURFACE PROTECTION MEASURES REQUIRING TRENCHING ALLOWED AS FOLLOWS:
   A. EXCAVATION BY HAND OR WITH HAND OPERATED TRENCHER MAY BE REQUIRED.
   B. LIMIT TRENCHING WIDTH, DO NOT DISTURB ZONE A. MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION.
3. TUNNELING IS REQUIRED TO INSTALL LINE 3' OR DEEPER BELOW GRADE.

ZONE C - FEEDER ROOT ZONE

1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS IS NOT PERMITTED.
2. TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS:
   A. MINIMIZE TRENCH WIDTH.
   B. LIMIT TRENCHING WIDTH, DO NOT DISTURB ZONE A. MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED CONDITION.

SURFACE PROTECTION MEASURES

1. 6-8" DEPTH OF WOOD CHIP MULCH.
2. 3/4" THICK PLYWOOD SHEETS OR STEEL PLATES.

2 TREE PROTECTION DETAIL
SCALE: NOT TO SCALE

0 20' 40' 80' 160'
Graphic Scale: 1" = 40'-0"

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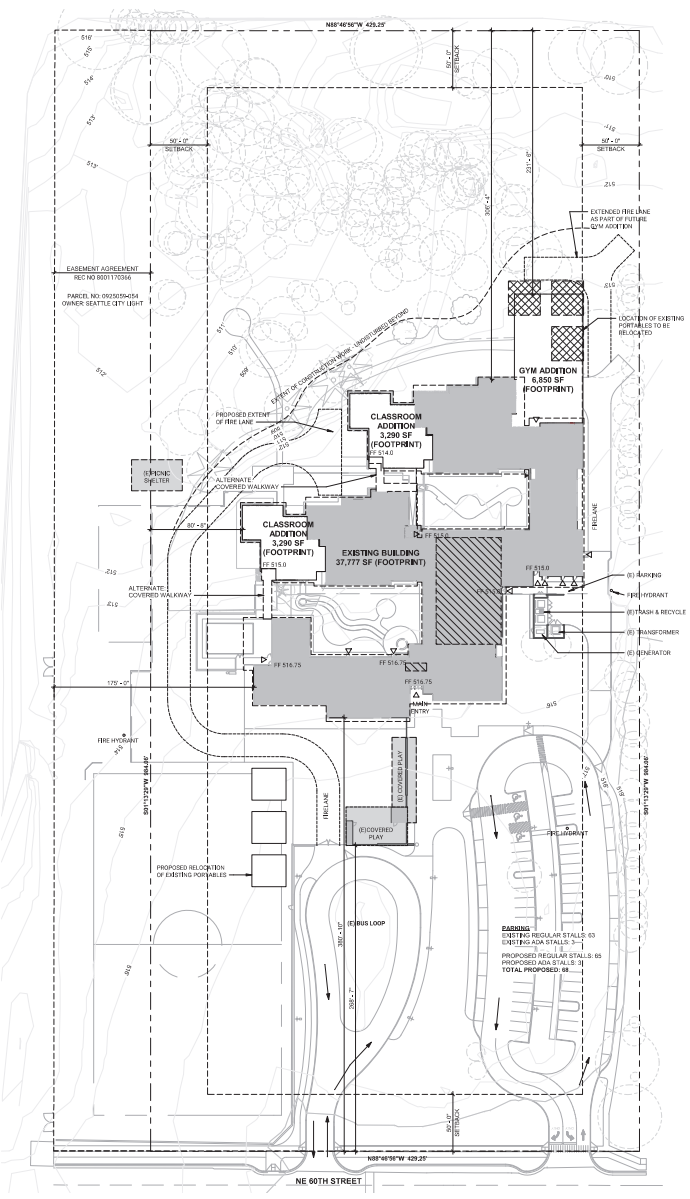
PROJECT NO:		LLA0147.19
DRAWN BY:		EW
CHECKED BY:		ML

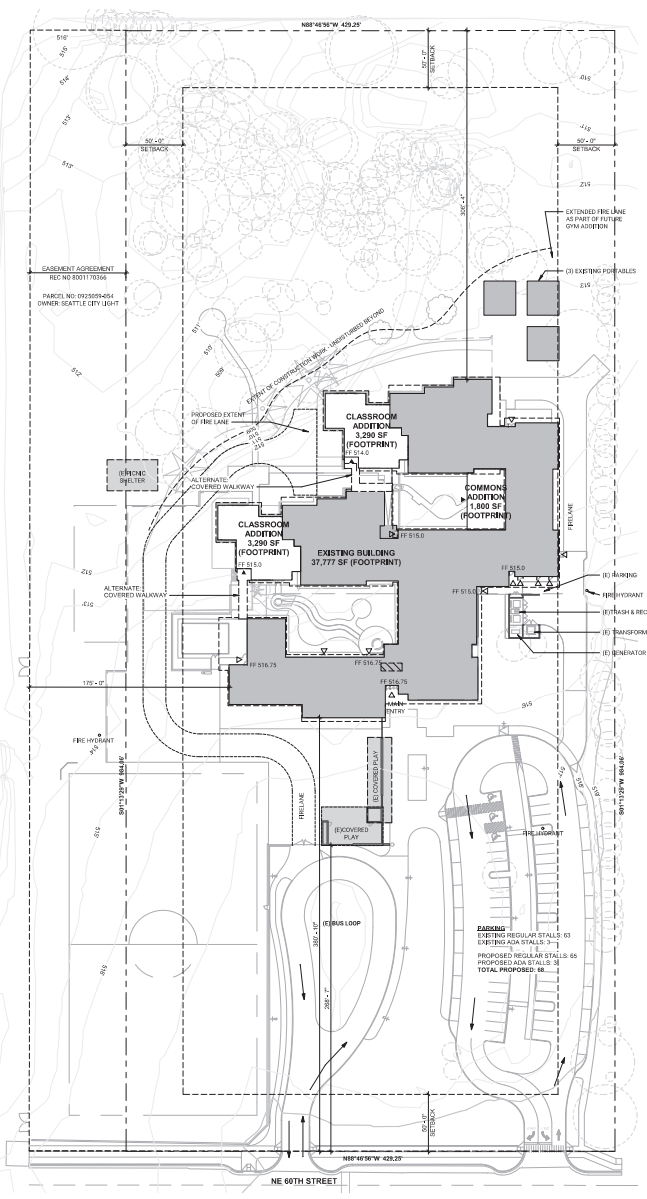
TREE RETENTION PLAN

MP-L4.00



A1 SITE PLAN - OPTION A
1" = 40'-0"

PLAN NORTH



A3 SITE PLAN - OPTION B
1" = 40'-0"

PLAN NORTH

GENERAL SITE NOTES

1. SITE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, IS BASED ON THE SURVEY BY <SURVEYOR COMPANY>, DATED MONTH DAY, 20YX AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. FINISH GRADES AROUND BUILDING SHALL BE 6" MINIMUM BELOW FINISH FLOOR ELEVATION OR BOTTOM OF EXTERIOR CLADDING MATERIALS, UNLESS OTHERWISE NOTED.
5. UNLESS OTHERWISE NOTED, DIMENSIONS ON SITE PLAN ARE TO FACE OF CURBS, EXTERIOR FACE OF BUILDING FOUNDATIONS AND GRID LINES.

LEGEND

- EXISTING BUILDING
- PROPOSED ADDITION
- RENOVATION
- DEMOLITION

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12434 NE 60th St, Kirkland, WA 98033, Kirkland

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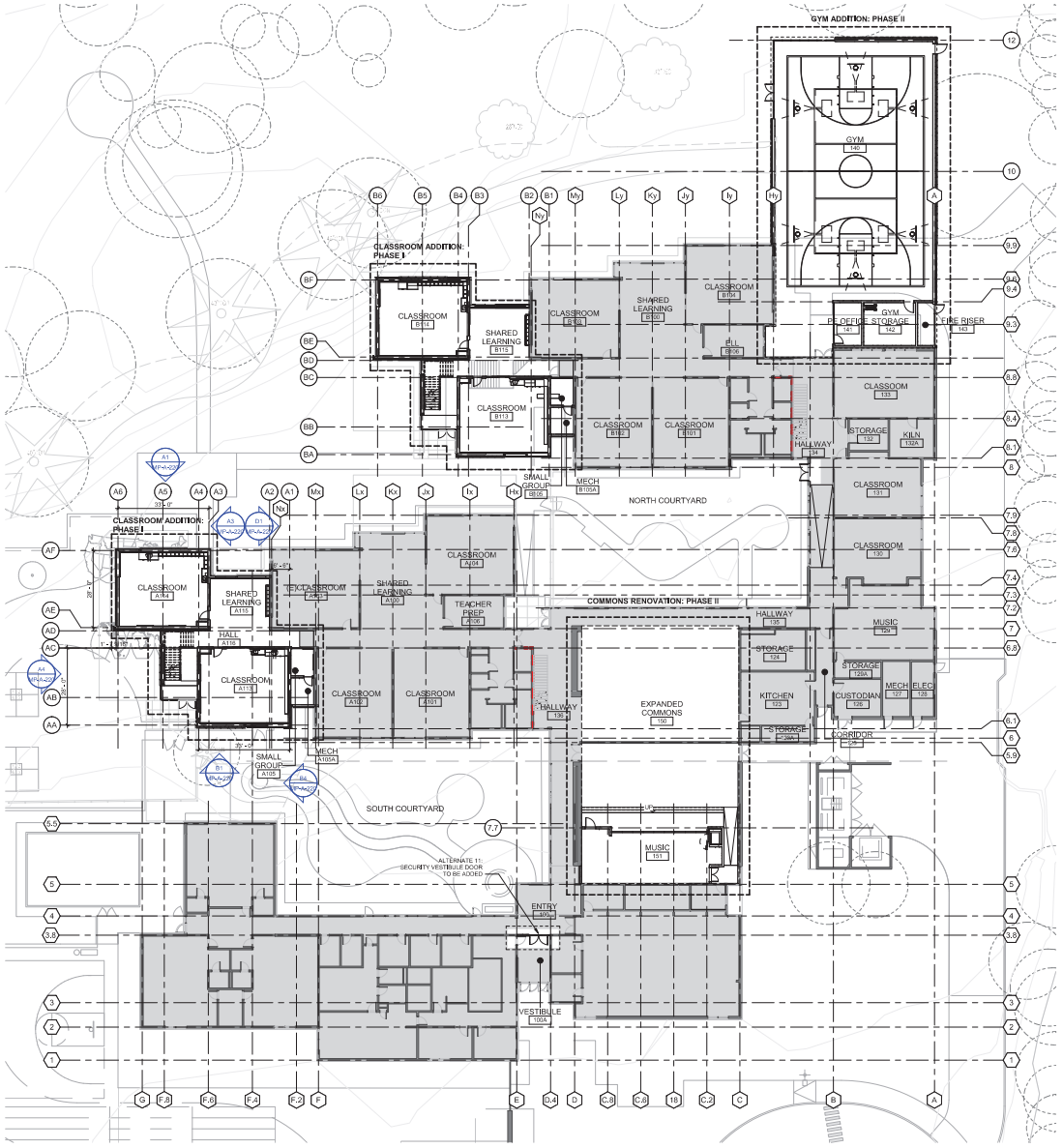
PROJECT NO:	2019901
DRAWN BY:	JS
CHECKED BY:	KW

SITE PLAN

MP-A-100



1 L01 FLOOR PLAN - OVERALL - OPTION A
1/16" = 1'-0"

PLAN NORTH

FLOOR PLAN NOTES

1. REFER TO SHEET C-002 FOR GENERAL PROJECT NOTES.
2. REFER TO SHEETS A-331 FOR WALL, ROOF, AND FLOOR ASSEMBLIES

FLOOR PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING WALL
- EXISTING 2-HOUR FIRE BARRIER
- NEW 2-HOUR FIRE BARRIER
- EXISTING CONSTRUCTION

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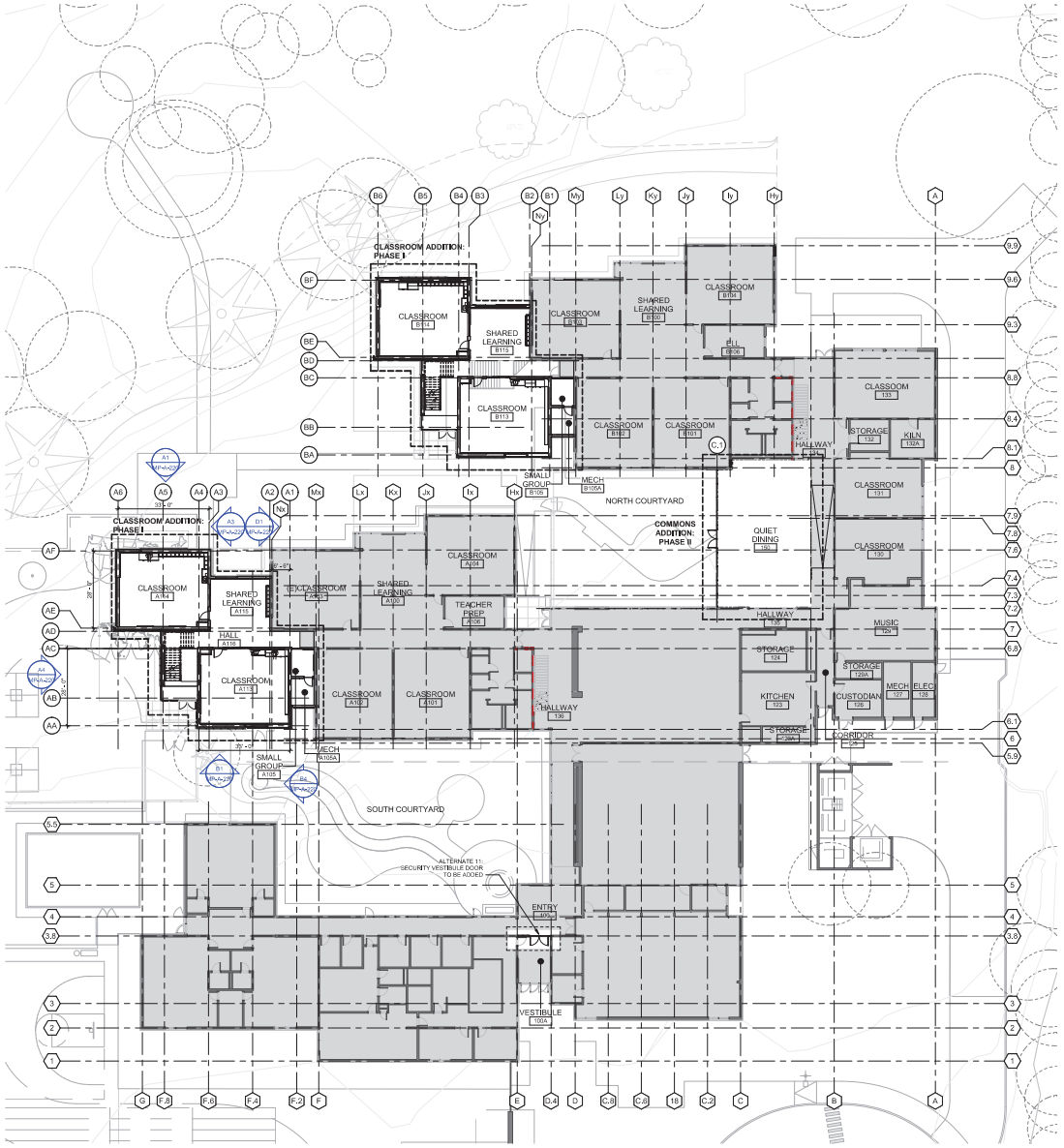
DRAWN BY:	LAW
CHECKED BY:	JS

OVERALL PLANS - L01 - A

MP-A-101-A

ZON19-00741
ATTACHMENT 2



1 L01 FLOOR PLAN - OVERALL - OPTION B
1/16" = 1'-0"

FLOOR PLAN NOTES

1. REFER TO SHEET G-002 FOR GENERAL PROJECT NOTES.
2. REFER TO SHEETS A-331 FOR WALL, ROOF, AND FLOOR ASSEMBLIES

FLOOR PLAN LEGEND

═	NEW CONSTRUCTION
▬	EXISTING WALL
🟥	EXISTING 2-HOUR FIRE BARRIER
🟥	NEW 2-HOUR FIRE BARRIER
▨	EXISTING CONSTRUCTION

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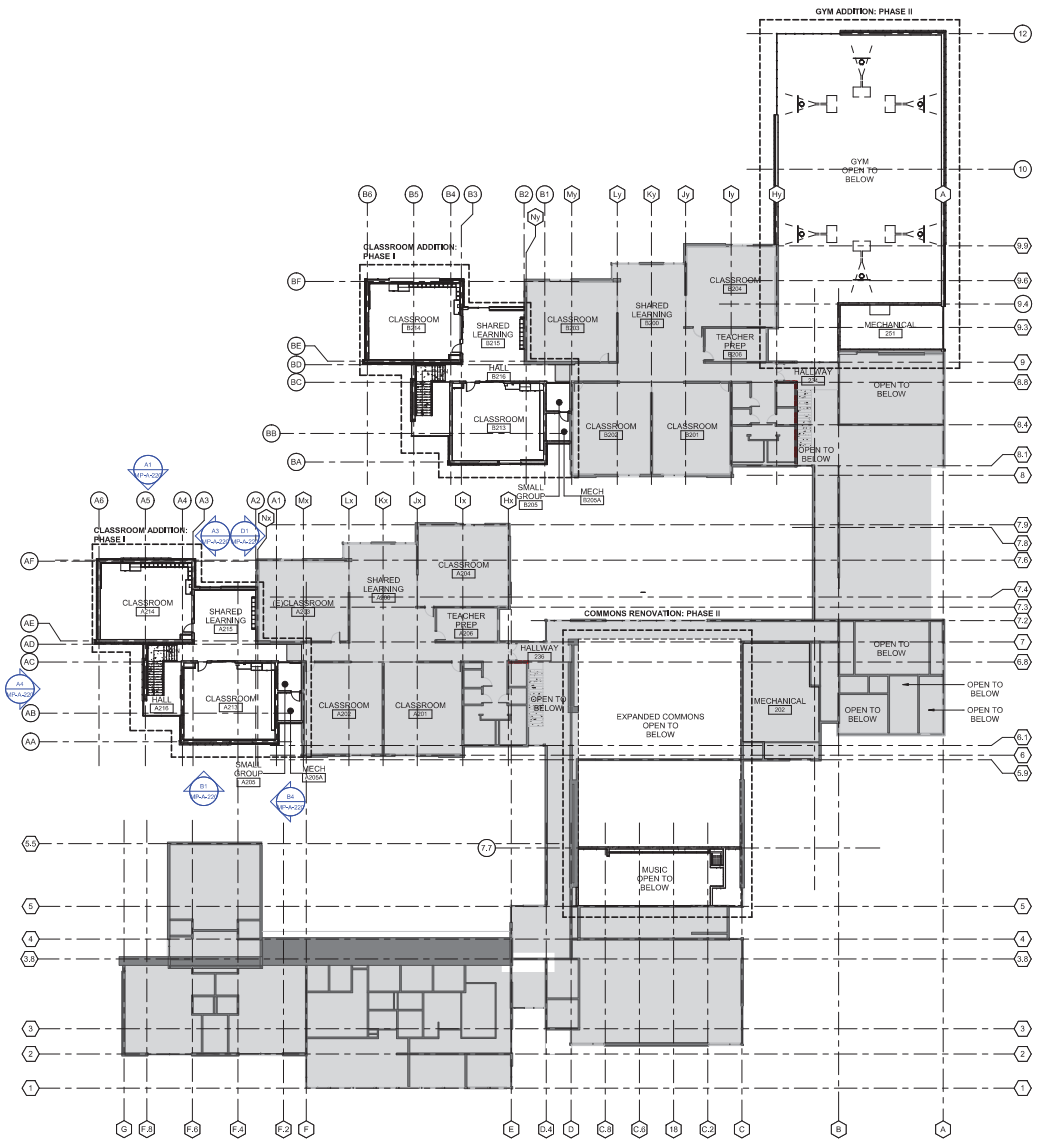
ORIGINAL SHEET SIZE: 30"x42"

OVERALL PLANS - L01 - B

MP-A-101-B



1 L02 FLOOR PLAN - OVERALL - OPTION A
3/16" = 1'-0"

PLAN NORTH

FLOOR PLAN NOTES

1. REFER TO SHEET C-002 FOR GENERAL PROJECT NOTES.
2. REFER TO SHEETS A-331 FOR WALL, ROOF, AND FLOOR ASSEMBLIES

FLOOR PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING WALL
- EXISTING 2-HOUR FIRE BARRIER
- NEW 2-HOUR FIRE BARRIER
- EXISTING CONSTRUCTION

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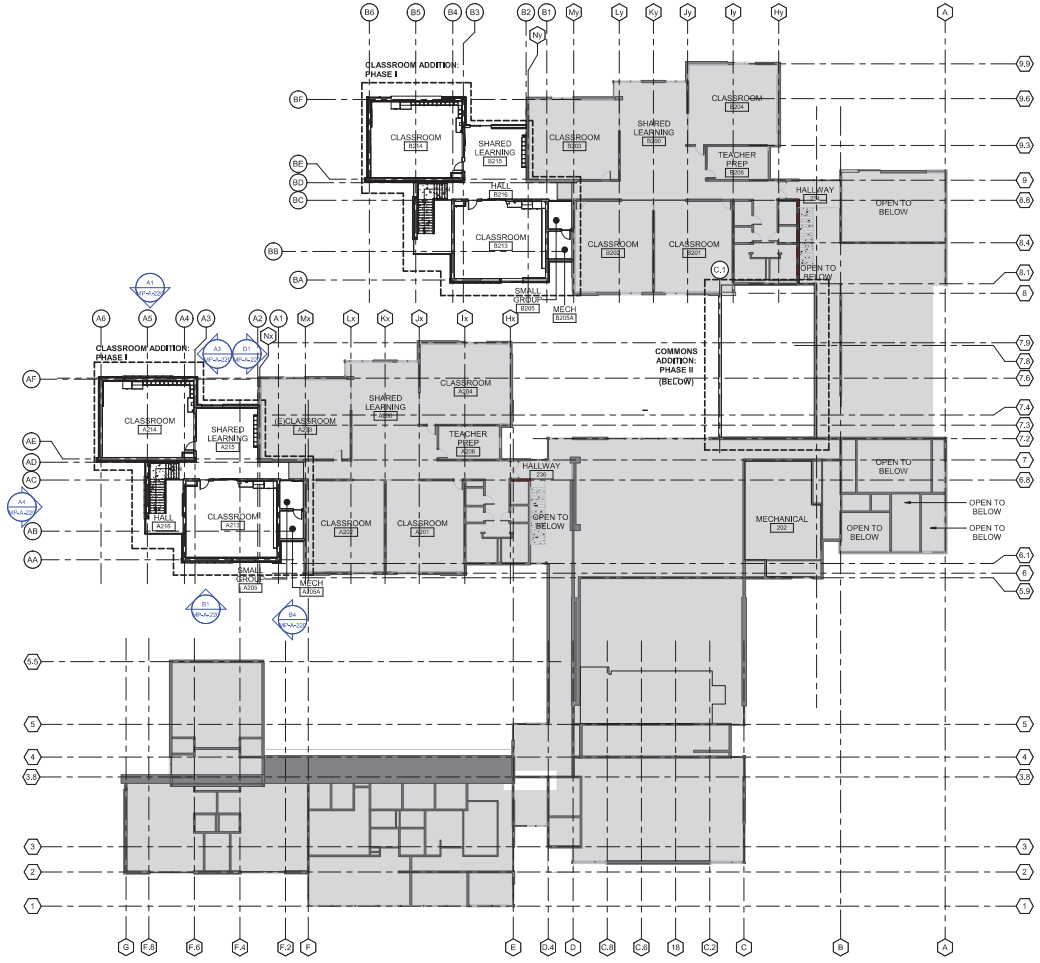
OVERALL PLANS - L02 - A

MP-A-102-A



1 L02 FLOOR PLAN - OVERALL - OPTION B
1/16" = 1'-0"

PLAN NORTH

FLOOR PLAN NOTES

1. REFER TO SHEET C-002 FOR GENERAL PROJECT NOTES.
2. REFER TO SHEETS A-331 FOR WALL, ROOF, AND FLOOR ASSEMBLIES

FLOOR PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING WALL
- EXISTING 2-HOUR FIRE BARRIER
- NEW 2-HOUR FIRE BARRIER
- EXISTING CONSTRUCTION

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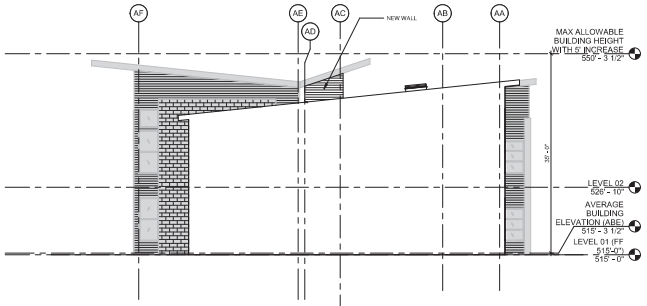
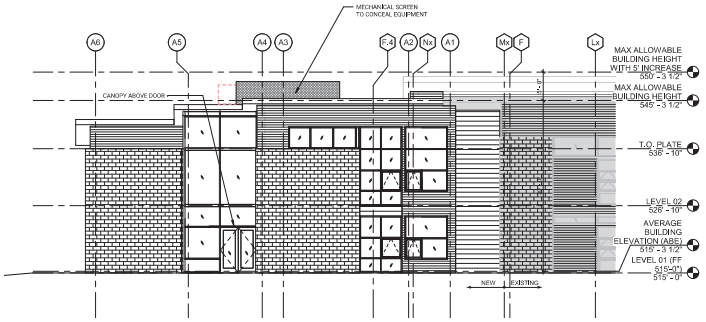
OVERALL PLANS - L02 - B

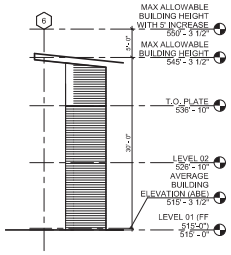
MP-A-102-B



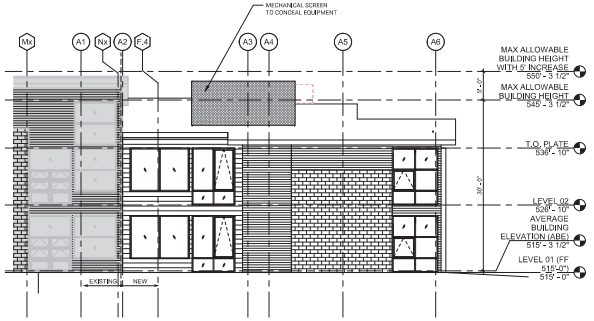
D1 PHASE I - SOUTH POD - EAST (FACING EXISTING)
1/8" = 1'-0"



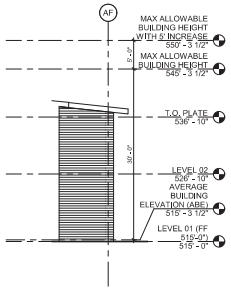
B1 PHASE I - SOUTH POD - SOUTH
1/8" = 1'-0"



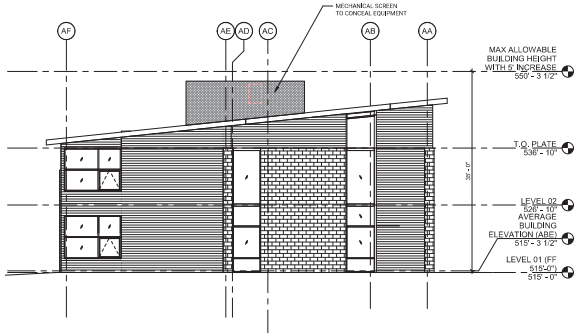
B4 PHASE I - SOUTH POD - EAST (SOUTH SIDE)
1/8" = 1'-0"



A1 PHASE I - SOUTH POD - NORTH
1/8" = 1'-0"



A3 PHASE I - SOUTH POD - EAST (NORTH SIDE)
1/8" = 1'-0"



A4 PHASE I - SOUTH POD - WEST
1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. REFER TO WALL SECTIONS FOR EXTERIOR WALL ASSEMBLY TYPES.
2. REFER TO EXTERIOR WINDOW TYPES SHEETS FOR WINDOW SIZES, ELEVATION ABOVE FLOOR, AND GLAZING TYPE FOR EXTERIOR WINDOWS.

ELEVATION MATERIAL LEGEND

- (CONC-X) 03 30 00 CAST IN PLACE CONCRETE
- (CMU-1) 04 20 00 CONCRETE MASONRY UNIT (CHARCOAL)
- (FCP-1) 07 46 46 CEMENT PANEL
- (AL-1) 08 43 13 ALUMINUM INFILL PANEL
- (MP-1) 07 42 13 METAL PANEL
- EXISTING MATERIAL

ELEVATION SYMBOL LEGEND

- (X-X) 08 54 00 FIBERGLASS WINDOWS
- (X-X) 08 44 10 CURTAINWALL WINDOWS
- (X-X) 08 43 13 STOREFRONT WINDOWS
- (X-X) 080 91 00 EXTERIOR LOUVERS
- CJ CONTROL JOINT
- CA CONTINUOUS ANGLE, SEE DETAILS AND STRUCT DRAWINGS
- GTV 2s EXTERIOR LIGHTING, REFER TO ELECTRICAL DRAWINGS

KEYNOTES

mahlum
71 COLUMBIA | FLOOR 4
SEATTLE WA 98104
(206) 441-4151 OFFICE
(206) 441-0478 FAX
1231 NW HOYT | SUITE 102
PORTLAND OR 97209
(503) 224-4032 OFFICE
(503) 224-0918 FAX
MAHLUM ARCHITECTS INC

Lake Washington School District

8559 REGISTERED ARCHITECT DAVID A. MOUNT STATE OF WASHINGTON

LAKE WASHINGTON SCHOOL DISTRICT

BENJAMIN FRANKLIN ELEMENTARY ADDITION - CLASSROOM ADDITION

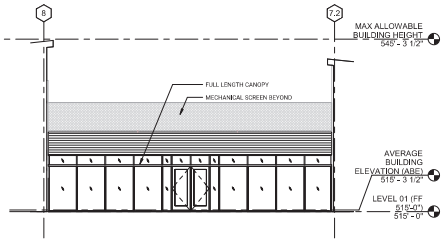
12434 NE 60th St, Kirkland, WA 98033, Kirkland

MARK	DATE	DESCRIPTION
ISSUE DATE:		20 DECEMBER 2019
ISSUE:		MASTER PLAN

PROJECT NO: 2019001
DRAWN BY: LAW
CHECKED BY: JS

EXTERIOR ELEVATIONS - PHASE I

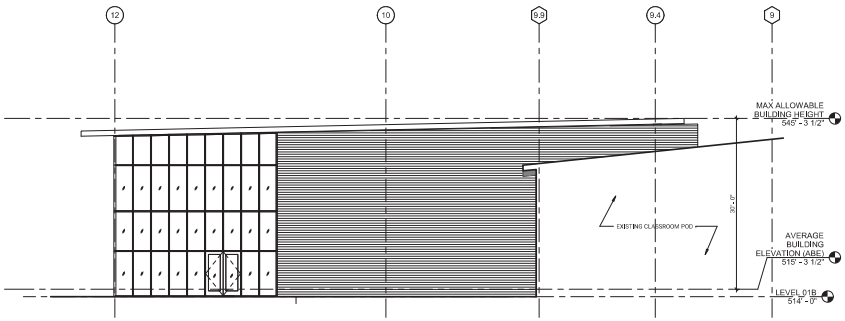
MP-A-220



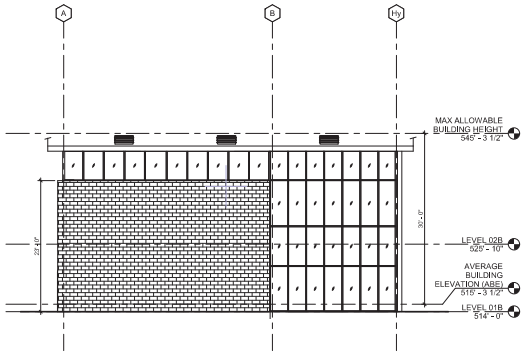
D1 PHASE II OPTION B - COMMONS - WEST
1/8" = 1'-0"

PHASE II OPTION B

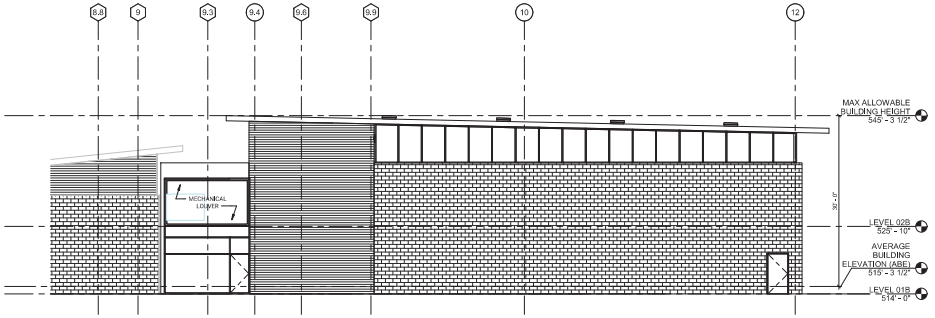
PHASE II OPTION A



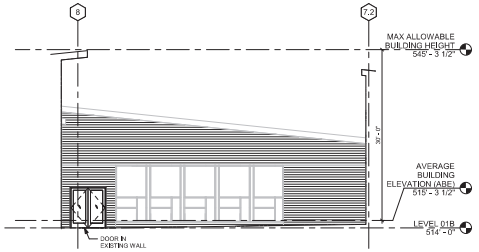
C1 PHASE II OPTION A - GYM WEST
1/8" = 1'-0"



C4 PHASE II OPTION A - GYM NORTH
1/8" = 1'-0"



A1 PHASE II OPTION A - GYM EAST
1/8" = 1'-0"



A4 PHASE II OPTION A - HALLWAY WEST
1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. REFER TO WALL SECTIONS FOR EXTERIOR WALL ASSEMBLY TYPES.
2. REFER TO EXTERIOR WINDOW TYPES SHEETS FOR WINDOW SIZES, ELEVATION ABOVE FLOOR, AND GLAZING TYPE FOR EXTERIOR WINDOWS.

ELEVATION MATERIAL LEGEND

(CONC-X)
03 30 00 CAST IN PLACE CONCRETE

(CMU-1)
04 20 00 CONCRETE MASONRY UNIT (CHARCOAL)

(FCP-1)
07 46 46 CEMENT PANEL

(AL-1)
08 43 13 ALUMINUM INFILL PANEL

(MP-1)
07 42 13 METAL PANEL

EXISTING MATERIAL

ELEVATION SYMBOL LEGEND

(X.X) 08 54 00 FIBERGLASS WINDOWS
(X.X) 08 44 10 CURTAINWALL WINDOWS
(X.X) 08 43 13 STOREFRONT WINDOWS
(X.X) 080 91 00 EXTERIOR LOUVERS
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8559 REGISTERED ARCHITECT DAVID A. MOUNT STATE OF WASHINGTON

LAKE WASHINGTON SCHOOL DISTRICT

BENJAMIN FRANKLIN ELEMENTARY ADDITION - CLASSROOM ADDITION

12434 NE 60th St, Kirkland, WA 98033, Kirkland

MARK	DATE	DESCRIPTION
ISSUE DATE:		20 DECEMBER 2019
ISSUE:		MASTER PLAN

PROJECT NO:	2019901
DRAWN BY:	LAW
CHECKED BY:	JS

EXTERIOR ELEVATIONS - PHASE II

MP-A-221

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

DEVELOPMENT STANDARDS LIST
BEN FRANKLIN ELEMENTARY SCHOOL MASTER PLAN
File: ZON19-00741

ZONING CODE STANDARDS

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

95.44 Parking Area Landscape Islands. Landscape islands must be included in parking areas as provided in this section.

95.45 Parking Area Landscape Buffers. Applicant shall buffer all parking areas and driveways from the right-of-way and from adjacent property with a 5-foot wide strip as provided in this section. If located in a design district a low hedge or masonry or concrete wall may be approved as an alternative through design review.

95.50 Tree Installation Standards. All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

100.25 Sign Permits. Separate sign permit(s) are required. In JBD and CBD cabinet signs are prohibited.

105.18 Pedestrian Walkways. All uses, except single family dwelling units and duplex structures, must provide pedestrian walkways designed to minimize walking distances from the building entrance to the right of way and adjacent transit facilities, pedestrian connections to adjacent properties, between primary entrances of all uses on the subject property, through parking lots and parking garages to building entrances. Easements may be required. In design districts through block pathways or other pedestrian improvements may be required. See also Plates 34 in Chapter 180.

105.32 Bicycle Parking. All uses, except single family dwelling units and duplex structures with 6 or more vehicle parking spaces must provide covered bicycle parking within 50 feet of an entrance to the building at a ratio of one bicycle space for each twelve motor vehicle parking spaces. Check with Planner to determine the number of bike racks required and location.

105.18 Entrance Walkways. All uses, except single family dwellings and duplex structures, must provide pedestrian walkways between the principal entrances to all businesses, uses, and/or buildings on the subject property.

105.18 Overhead Weather Protection. All uses, except single family dwellings, multifamily, and industrial uses, must provide overhead weather protection along any portion of the building, which is adjacent to a pedestrian walkway.

105.18.2 Walkway Standards. Pedestrian walkways must be at least 5′ wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting

for security and safety. Lights must be non-glare and mounted no more than 20′ above the ground.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Prior to issuance of a grading or building permit:

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

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

Prior to occupancy:

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

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

DEVELOPMENT STANDARDS

ZON19-00741

PUBLIC WORKS DEPARTMENT

PUBLIC WORKS CONDITIONS
Permit #: ZON19-00741
Project Name: Ben Franklin Elementary
Project Address: 12434 NE 60th ST
Date: 1/28/2020

Public Works Staff Contacts

Jamie Ward, Development Engineer
Phone: 425-587-3809 / E-mail: jward@kirklandwa.gov

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site.

2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The applicant should anticipate the following fees:
o Water, Sewer, and Surface Water Connection Fees *
o Side Sewer Inspection Fee *
o Septic Tank Abandonment Inspection Fee
o Water Meter Fee *
o Right-of-way Fee
o Review and Inspection Fee
o Building Permits associated with this proposed project will be subject to the traffic, park, and school impact fees per Chapter 27 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s). Any existing buildings within this project which are demolished will receive a Traffic Impact Fee credit, Park Impact Fee Credit and School Impact Fee Credit. This credit will be applied to the first Building Permits that are applied for within the project. The credit amount for each demolished building will be equal to the most currently adopted Fee schedule.

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

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

4. Submittal of Building Permits within a subdivision prior to recording:

• Submittal and Issuance of a Building Permit with an existing legal building site prior to subdivision recording.

A. Submittal - A Building Permit can be submitted prior to recording of the subdivision for each existing legal building site in the subject subdivision if one the following is met:

I. A complete Building Permit shall include all the required utility and street improvement engineering for the legal building site; or,
II. A separate complete LSM Permit has been applied for prior to or at the same time that Building Permit is applied for that includes all of the required utility and street improvement engineering.
III. The Building Permit shall comply with applicable codes for that legal building site.

B. Issuance – The Building Permit will be reviewed and approved for issuance (the Building Department determines when the permit can be issued) by the Public Works Department if the following conditions are met:
I. The utility and street improvement engineering was reviewed with the Building Permit; or,
II. The LSM is approved before the Building Permit is issued; or,
III. The Development Engineer determines that the LSM review is substantially complete to allow the Building Permit issuance. In this case the Development Engineer may opt to add special conditions to the new Building Permit related to utility and street improvement engineering that must be completed prior to final inspection of the Building.

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

6. After concurrency has passed, the project will receive a concurrency test notice that allows the applicant to proceed with all development permits. A “Certificate of Concurrency” is established with a development or building permit. It will read as follows: CERTIFICATE OF CONCURRENCY: This project has been reviewed and approved for water, sewer, and traffic concurrency. Any water and sewer mitigating conditions are listed within the conditions below. Any traffic mitigating conditions will be found in an attached memorandum from the Public Works Traffic Engineering Analyst to the Planning Department Project Planner. Upon issuance of this permit, this project shall have a valid Certificate of Concurrency and concurrency vesting until the permit expires. This condition shall constitute issuance of a Certificate of Concurrency pursuant to chapter 25.12 of the Kirkland Municipal Code.

7. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy G-7, Engineering Plan Requirements. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

8. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.

9. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).

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

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

Sanitary Sewer Conditions:

1. The existing sanitary sewer main in the right-of-way is adequate to serve the project.

2. Upgrade services as need to connect the new buildings to the onsite sewer.

Water System Conditions:

1. The existing water main in the right-of-way is adequate to serve the project.

2. Upgrade services as need to connect new buildings to the existing on site water.

3. See Fire Department conditions for fire flow requirements.

Surface Water Conditions:

1. Provide temporary and permanent storm water control in accordance with the 2016 King County Surface Water Design Manual (KCSWDM) and the City of Kirkland Addendum (Policy D-10).

- SEE POLICY D-10 for updated storm water design requirements.

2. To determine the drainage review level required, the target impervious surface area is the maximum allowable lot coverage area for the project, plus any offsite improved impervious areas. See Policies D-2 and D-3 in the Public Works Pre-Approved Plans for drainage review information, or contact Kirkland Surface Water staff at (425) 587-3800 for assistance. The Kirkland Drainage Review Flow Chart is a helpful tool to determine a project's drainage review level. Drainage review levels are summarized below:

- Full Drainage Review

o Any non-single-family residential project that creates more than 2,000 sf of new and/or replaced impervious surface, or greater than 7,000 sf of land disturbing activity will trigger a Full Drainage Review.
o Single family residential projects that propose improvements greater than the Simplified thresholds explained above will be subject to a Full Drainage Review.

3. A preliminary drainage report (Technical Information Report) must be submitted with the subdivision application. This must include a downstream analysis for all projects (except for Basic and Simplified Drainage Review projects). Provide a level one off-site analysis per Core Requirement #2 of the KCSWDM.
- For Simplified Drainage Review, use the Simplified TIR Submittal Template available on the City of Kirkland website. Navigate to the following webpage:
"City of Kirkland Utilities > Storm & Surface Water > Development & Construction"

4. This project is in a Level 2 Flow Control Area, and is required to comply with core drainage requirements in the KCSWDM. Historic (forested) conditions shall be used as the pre-developed modeling condition for design of the stormwater detention system.

5. The project may qualify for an exception to detention if the target surfaces will generate no more than a 0.15 cfs increase in the historic (forested) conditions [Attention Preparer for Level 1 - existing site conditions] 100-year peak flow. The 15-minute time step must be used to perform the flow control analysis. Do not use the 1-hour time step. Approved hydrologic modeling programs are MGS Flood and WWHM 2012.

6. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater Low Impact Development (LID) Best Management Practices (BMPs) per the KCSWDM. If feasible, stormwater LID BMPs are required to the maximum extent feasible. If LID BMPs are infeasible, pervious pavement cannot be used to reduce overall impervious lot coverage. The Private Maintenance Agreement will be recorded on all projects that construct a stormwater LID BMP or facility, per Policy D-7.

7. Soil information may be necessary for designing LID BMPs per the KCSWDM, and there are other reasons a soil report is necessary for a project (e.g., steep slopes, sensitive areas, etc.). Refer to Policy D-8 for details.

8. Special inspections may be required for LID BMPs on this project. Provide documentation of inspections by a licensed geotechnical professional that the BMP will function as designed.

9. If the project will create or replace more than 5,000 square feet of pollution generating impervious surface (PGIS), provide water quality treatment in accordance with the KCSWDM.

10. Soil Amendment per Pre-Approved Plan E.12 is required for all landscaped areas.

11. Provide storm drain connections where needed for new impervious areas and route to existing conveyance. All

roof and drive way drainage must be tight-lined to the storm drain system or utilize low impact development techniques on-site.

12. If working within an existing ditch, the applicant is hereby given notice that the Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the project activities. Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx

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

13. A Hydraulic Project Approval (HPA) from WA State Department of Fish and Wildlife (WDFW) may be required for this project. Contact Stewart Reinbold at WDFW at 425-313-5660 or stewart.reinbold@dfw.wa.gov for determination, obtain an HPA if required, and submit a copy to COK. If an HPA is not required, the applicant will be required to provide written documentation from WDFW as verification. More information on HPAs can be found at the following website: http://wdfw.wa.gov/licensing/hpa/

14. Construction Stormwater Pollution Prevention Plan (CSWPPP):
- All proposed projects that will conduct construction activities onsite, or offsite must provide stormwater pollution prevention and spill controls to prevent, reduce, or eliminate the discharge of pollutants (including sediment) to onsite or adjacent stormwater systems or watercourses.
- Refer to Core Requirement No. 5 in the KCSWDM and Policy D-12.
- Provide an erosion control report and plan with the Building or Land Surface Modification Permit application. The plan shall be in accordance with the KCSWDM.
- 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.

15. If the project site is one acre or greater, the following conditions apply:
- 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 for any surface water leaving the site.
- 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 Ecology Pollution Prevention Manual for plan preparation.

16. Since existing buildings are proposed to remain in this development, there are the following options to address the storm drainage from that house/lot:
a. Evaluate the proposed lot as new/replaced impervious at the required lot coverage as part of the subdivision TIR.
b. Remove the existing impervious from calculations as non-targeted surfaces. If this method is taken, the existing impervious buildings cannot be redeveloped for 5 years from the final of the approved permit.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts __128th Ave NE, NE 95th St, and 130th Ave Ne. These streets are Neighborhood Access and Collector type street. 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. Remove and replace existing half-street improvements in substandard condition, this includes the replacement of any cracked or broken curb, gutter and sidewalk.
B. Identify and protect trees with retention value in the right-of-way.
C. Coordinate improvements with planned Kirkland street projects, if any.

2. Access Requirements (KZC Chapter 105.10):
A. Existing access locations are adequate.

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

4. 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.

5. Underground all new and existing on-site utility lines and overhead transmission lines. Underground any new off-site transmission lines.

6. Zoning Code Section 110.60.7.b 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 _____ is not feasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a Local Improvement District (LID) No Protest Agreement. The final recorded subdivision document shall include the following note:

Local Improvement District (LID) Waiver Agreement. Chapter 110.60.7.b of the Kirkland Zoning Code requires all overhead utility lines along the frontage of the subject property to be converted to underground unless the Public Works Director determines that it is infeasible to do so at the time of the subdivision recording. If it is determined to be infeasible, then the property owner shall consent to the formation of a Local Improvement District, hereafter formed by the City or other property owners. During review of this subdivision it was determined that it was infeasible to convert the overhead utility lines to underground along the frontage of this subdivision on (((street name))). Therefore, in consideration of deferring the requirement to underground the overhead utility lines at the time of the subdivision recording, the property owner and all future property owners of lots within this subdivision hereby consent to the formation of a Local Improvement District hereafter formed by the City or other property owners

7. New LED street lights may be required per Puget Sound Energy design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis. If lighting is necessary, design must be submitted prior to issuance of a grading or building permit.

Brynja Almazan - Account Sales Manager, Intolight, PUGET SOUND ENERGY
Tel 253-395-6874 I Cell 206-604-3348 | Fax 425-462-3149
Email brynja.almazan@pse.com | Website: www.intolight.com

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

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 Elementary School Addition – Benjamin Franklin Elementary School

SEPA FILE NUMBER:

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

1. Phase I: 2-Story, (8) classroom addition to an existing 2-Story elementary school.
2. Phase II: Gym addition or Dining Commons addition to accommodate additional student capacity.

LOCATION OF THE PROPOSAL: LWSD Site 16 Benjamin Franklin Elementary School.

***SITE ADDRESS*: 12434 NE 60TH ST, Kirkland, WA 98033**

PROPONENT: Lake Washington School District

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

DISTRICT CONTACT INFORMATION

NAME: 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 13, 2020. 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 13, 2020

COMMENT PERIOD
You may comment on this determination in writing by 4:00 p.m. on March 13, 2020. 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: February 28, 2020

RESPONSIBLE OFFICIAL: Brian Buck
Director,
Support Services

Signature: _____

SEPA ENVIRONMENTAL CHECKLIST - BFE

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:

Lake Washington School District Elementary School Addition – Benjamin Franklin Elementary School

2. Name of applicant:

Lake Washington School District

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

Brian Buck
Director, Support Services
Lake Washington School District
bbuck@lwsd.org | 425.936.1102

4. Date checklist prepared: **November 2019**

5. Agency requesting checklist: **Lake Washington School District**

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

Construction on Phase I to begin Summer 2020 and open to students for Fall 2021. Phase II scopes of work is projected to start construction in Summer 2021 and open to students for Fall 2022. See #11 for a description of Phase II.

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.

- **Traffic Impact Analysis by TENW – scheduled to be completed**
- **Site Topographic Survey - Completed**
- **Geotechnical Report – scheduled to be completed**

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

No

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

- **Master Plan Aproval (Process IIB)**
- **DOE Construction Stormwater General Permit (CSWGP)**
- **Washington State National Pollutant Discharge Elimination System (NPDES)**
- **Sanitary and Storm**
- **Demolition**
- **Building/Grading/Mechanical/Plumbing**
- **Fire Protection**
- **Electrical**
- **King County Health Department**

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.)

Phase I: 2-Story, (8) classroom addition to an existing 2-Story elementary school.
Phase II: Gym addition or Dining Commons addition to accommodate additional student capacity.

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.

- **Address: 12434 NE 60TH ST, Kirkland, WA 98033**
- **Parcel Number: 092505-9028**
- **Legal Description: E 429.25 FT OF W 514.25 FT OF S 1014.06 FT OF SW 1/4 OF SE 1/4 LESS CO RD**
- **Existing Use: Elementary School (no change)**
- **Zone: RSX 35**

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

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

The project site consists of a rectangular-shaped parcel generally sloping towards the west.
The north area of the site consists of undeveloped forested area.

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

The maximum slope is 30% slope (for 5' in height) within the north, undeveloped forested area.

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 geological survey maps, soil conditions in the site vicinity are characterized by native Vashon glacial till mantling advanced outwash of gravels and sands and Alderwood gravelly sandy loam (AgC) on the north endeveloped area and Arents, Alderwood material (AmC) in the developed school area.

Borings conducted by AMEC Earth & Environmental, Inc on 2003 verify there is fill material over native soils described as loose to medium-dense silty sand with varying amounts of gravel.

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

The surface and fill soils are underlain by a thin layer of weathered glacial till soils. Past site grading activities filled in a swale that was present in the central to north-central area of the site. No steep slopes have been characterized on site. In general, the undeveloped forested area of the site (which is characterized as Alderwood gravelly sandy loam) has 8-15 % slopes. A more complete analysis of soils stability will be conducted as part of a site-specific geotechnical exploration and report.

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.

Phase 1
The purpose of this project is to develop two classroom additions and associated utility improvements on the northwest end of the school. Excavating and filling will be required for the project. The quantities of earthwork and the areas affected will vary based upon the final scope selected.

- **Excavation – Approximately 1500 +/- CY**
- **Fill -- Approximately 1000 CY +/- CY**

Phase 2:
The purpose of this project is to develop a Gym or Dining Commons Addition and associated utility improvements on the northeast end of the school. Excavating and filling will be required for the project. The quantities of earthwork and the areas affected will vary based upon the final scope selected.

- **Excavation – Approximately 1600 +/- CY**
- **Fill -- Approximately 700 +/- CY**

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

According to geological survey maps, the soil within the site area is rated as having a "moderate" erosion hazard. Geotech tests reveal that site fill soils and area moderately to highly sensitive to moisture content variations where as the native advance outswash soils and glacial till soils are moderately sensitive to moisture content variations. Appropriate Construction Best Management Practices (BMP's) will be implemented in accordance with the City of Kirkland permitting requirements.

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

Phase 1:
Approximately 6,000 sf of additional classrooms will be built with this project which bring the impervious percentage of the site to roughly 38% of the total site area.

Phase 2:
Approximately 8,000 sf of additional space will be built with this project which bring the impervious percentage of the site to roughly 39% of the total site area.

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

Appropriate TESC measures as required by the City of Kirland will be implemented during construction. Site shall be stabilized after demolition phase and before construction starts. TESC measures to be used on site are: silt fence, catch basin protection, construction

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.

Project construction activities could generate dust from equipment operations, but these effects are anticipated to be temporary, minor and largely contained at and within a short distance from the proposed project site. Construction equipment and vehicles will generate minor amounts of localized carbon monoxide and particulate emissions typical to gasoline and diesel combustion engines. These emissions would only impact air quality and on a temporary basis.

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

No offsite sources of emissions or odor have been identified that would affect the proposed project.

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

Construction industry best management practices (BMPs) will be incorporated into construction plans and contractor specifications. To reduce carbon monoxide and particulate emissions from gasoline and diesel engines, construction equipment will be well maintained and equipment will be turned off when not in use.

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.

No

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

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.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No

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

No

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

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.

No

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.

N/A

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.

Phase 1:
The storm runoff within the developing sub-basin of the site will be conveyed to an existing detention pipe system.
Whereas the same area with similar impervious characteristics will be conveyed to a propose detention pipe system. A comprehensive storm drainage system will be installed in accordance to City ot Kirkland stormwater design standards.

Phase 2:

The storm runoff will be via a rock-dispersion trench towards the native north end of the site. A comprehensive storm drainage system will be installed in accordance to City ot Kirkland stormwater design standards.

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

No

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

Current drainage patterns are maintained with this project.

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

A comprehensive storm drainage system will be installed in accordance to City ot Kirkland stormwater design standards

4. Plants [help]

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

__**x**_deciduous tree: alder, maple, aspen, other
__**x**_evergreen tree: fir, cedar, pine, other
__**x**_shrubs
__**x**_grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ 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?

Minimal evergreen trees and shrubs

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

N/A

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

Native plantings to restore landscape edges, rain gardens and small shrubs and evergreen & deciduous trees

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

N/A (possibly English ivy within or nearby site, but not within proposed scope of work

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.

Robin, crows, other native birds of the region are likely present

Examples include:

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

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

N/A

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

Not that we are aware of.

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

N/A. Forested areas to be maintained outside of limits of work to allow wildlife to maintain its habitat.

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

N/A

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.

Natural gas will be used for heating.

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

No.

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:

Dedicated outside air units with 70% efficient heat recovery wheels will be used for ventilation. Ceiling fans will be used in leiu of mechanical cooling.

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 that we are aware of.

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

There is no known contamination from present or past uses.

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.

No known hazardous chemicals or conditions.

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.

During demolition, if hazardous materials are found, these will be removed by certidied personal wearing appropriate personal protective equipment (PPE)

and all hazardous materials will be disposed of properly, in accordance with applicable Federal, State and local regulations.

4) Describe special emergency services that might be required.

There are no known special emergency services that might be required.

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

If found, all work involving the removal of asbestos will be done by a certified asbestos contractor utilizing WA State Department of Labor and Industries Division of Occupational Safety and Health (DOSH) certified asbestos supervisors and workers. All materials will be removed according to DOSH and Puget Sound Clean Air Agency (PSCAA) and disposed at an approved landfill.

All work involving the removal of PCB-containing light ballasts, and Hg-containing fluorescent light tubes will be done in accordance with DOSH and WA State Department of Ecology regulations and disposed/recycled at an approved facility.

b. Noise

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

None.

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.

Vehicle and equipment operation during construction could cause noise impacts to nearby residents. Construction hours and noise levels would comply with the City of Kirkland noise standards.

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

Construction activities would be restricted to hours and levels designated by the City of Kirkland . Sound mitigation, including equipment mufflers will be used when available.

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 is an elementary school serving students from pre-kindergarten through grade 5 and a grass recreation field. Use will remain unchanged. Adjacent properties are single family homes on average size urban lots.

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?

No.

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.

The main structure on the site is the existing Benjamin Franklin Elementary School, 3 portable classrooms within the site, as well as a covered play area and playground equipment.

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

Demolition will be kept at a minimum to connect the additional classrooms into the existing structure.

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

Zone: RSX 35– low density residential

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

The current comprehensive plan designation for the site and its surrounding areas is Single Family Residential Area.

g. If applicable, what is the current shoreline master program designation of the site?
The project site is not within a shoreline jurisdiction.

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?

Approximately 45 people would work at the school and 644 students would attend school at the completed project. There would be no one residing in the school or on the property.

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

None.

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

N/A

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

The project would obtain Master Plan Aproval from the City Kirkland Planning Department.

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

N/A

9. Housing [help]

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

No housing units would be provided as part of the project.

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

No housing units would be eliminated.

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

The project would not cause housing impacts; therefore, mitigation measures to control housing impacts are not proposed.

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 new building height will be 30 ft from the average building elevation. Exterior materials will consist of masonry, fiber cement panel, metal panel and aluminum frame storefront.

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

After completion of Phase I, a portion of the classroom addition will be visible from 124th Ave NE. There will be no visible changes from the street after completion of Phase II. If the new gym is built in Phase II, it will be partially visible from the adjacent parcels along the eastern property line.

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

Changes to views from the residences are unavoidable. However, the school facilities will be designed to retain as much open space as possible on the site. Existing landscaping would be maintained to the extent possible and new landscaping would be incorporated to minimize aesthetic impacts.

11. Light and Glare [help]

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

Interior and Exterior lighting for limited times after dark only

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

The interior and exterior lighting which is most likely to be on after dark is provided to increase safety and security. Illumination is not expected to interfere with views.

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

None anticipated.

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

There will be automatic timeclock control of lights during non-daylight hours and utilization of optically controlled light fixtures to direct the light where needed and incorporation of house side shields, full and semi cutoff optics to minimize light trespass.

12. Recreation [help]

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

A grass play field and play equipment are presently located on the site as well as a covered play area.

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

Yes. A portion of the existing play area will be displaced by the additions.

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

Impact to existing play areas to be minimized to extent possible. Supplemental play areas will be provided within the vicinity of the existing play area to the extent feasible.

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.

Not that we are aware of.

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 evidence has been recorded.

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.

Washington Information System for Architectural and Archaeological Records Data (WISAARD) website. Historic maps and GIS data for the site will be reviewed.

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.

N/A

14. Transportation [help]

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

The adjacent public street is NE 60th Street. Vehicular access to the school is currently provided via two driveways on NE 60th Street. Vehicular access will remain the same with the proposed addition project.

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. A transit stop for route 889 is located less than 1/2 mile east of the school site at the intersection of NE 60th Street and 132nd Ave NE. Additionally, the Houghton Park & Ride is located approximately 1 mile northwest of the site at 7024 116th Ave NE.

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

No additional parking spaces are proposed as part of 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?

Based on a trip generation study conducted at the existing school, the proposed Ben Franklin Elementary School Addition (+184 students) is estimated to generate 359 new weekday daily trips (180 entering and 179 exiting). Peak volumes are expected to occur from approximately 8:30 to 9:30 AM and 3:30 to 4:30 PM. Truck trips are expected to account for less than 2 percent of the total daily trips.

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 applicant will be required to pay transportation impact fees which will fund a portion of the City's planned transportation improvements throughout the City of Kirkland.

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.

The project would not result in any increased need for public services. The project will utilize the existing fire, medical and police protection currently provided to the existing school and surrounding neighborhood by the City Kirkland Police and Fire Department.

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

The school has been designed to meet requirements for vehicular emergency access onto the building site. Monitored fire and security alarms will also be installed in the building.

16. Utilities [help]

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

other _____

Gas, electric, telephone, water, refuse service, sanitary sewer, telephone, fiber optic

d. 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.

Phase 1:
Sewer main (provided by the City of Kirkland) will be re-routed around the addition and a new sewer stub will provide sewer service to the new sewer main.
Water main (provided by the City of Kirkland) will be re-routed around the new addition.

Phase 2:
Water main (provided by the City of Kirkland) will be re-routed around the new addition.

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 _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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

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

MEMORANDUM

To: Planning Department

From: Thang Nguyen, Transportation Engineer

Date: October 28, 2019

Subject: Ben Franklin Elementary Traffic Concurrency Test Notice, Tran19-00599

The purpose of this memo is to inform you that the proposed expansion of the Rose Hill Elementary School has passed traffic concurrency.

Project Description

The project site is located at 12434 NE 60th Street. Currently, there are 499 students enrolled at the elementary school. The proposed expansion would increase the student capacity by 184 students for a total of 683 students.

Trip Generation

Based on the ITE Trip Generation Manual 10th Edition, the proposed project will generate a new of 26 PM peak hour person trips. Table 1 summarizes project development.

Table 1. Development Summary

	Student Enrollment	Vehicle Trips			Person Trips
		Daily	AM Peak Hour	PM Peak Hour	PM Peak Hour
Proposed	683	1,291	458	116	123
Existing	499	943	334	85	90
Net New	184	348	124	31	36

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 (October 28, 2020) unless a development permit and certificate of concurrency are issued or an extension is granted.

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 (January 26, 2020).

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 x3869.

cc: Energov Tran19-00599

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

MEMORANDUM

To: Tony Leavitt, Senior Planner

From: Thang Nguyen, Transportation Engineer

Date: February 5, 2020

Subject: Ben Franklin Transportation Review, ZON19-00741

This memorandum summarizes staff's review of the transportation impact of the proposed expansion of Ben Franklin Elementary school.

Staff Findings and Recommendations

The proposed project will not create significant transportation impact. The proposed parking supply is one space less than the calculated parking demand. Public Works staff recommends approval of the proposed school expansion with the conditions of approval listed in the SEPA and Public Works Condition sections.

SEPA Conditions

The project's transportation impacts will not trigger significant SEPA impact that would require specific off-site mitigation.

Public Works Conditions

The approval of the proposed expansion is based on the following conditions:

- Pay transportation impact fee
- Provide 69 parking spaces

Project Description

The previously approved school expansion provided capacity for 450 students. The applicant proposed to expand the current school to include 8 additional classrooms to accommodate up to 184 new students. The current student enrollment is 499 students; the addition will provide an enrollment capacity for 683 students (233 more students than what was approved previously).

The additional classroom will add 6,580 square feet to the building. In addition, the expansion will include a new 1,800 square foot commons area. The existing building is 37,777 square feet. The additions will add 8,380 square feet for a total of 46,157 square feet.

The proposed development is forecasted to generate a net new of 359 daily trips, 120 net new 37 AM peak hour trip, 33 net new PM peak hour trips and 36 PM net new peak

person trips. Table 1 summarizes the trip generation for the project site. The project is anticipated to be completed by 2023.

Table 1. Trip Generation Summary

	Student Enrollment	Vehicle Trips			Person Trips
		Daily	AM Peak Hour	PM Peak Hour	PM Peak Hour
Proposed	**683**	**1332**	**444**	**137**	**123**
Existing	499	973	324	100	90
Previously Approved Capacity	450	878	293	90	81
Net New	184	359	120	37	33
Net New Capacity (Proposed – Approved)	233	454	151	47	42

SEPA Impact

Based on the daily, AM and PM peak hour trip generation, the project's trips would not impact off-site intersection impact significantly to trigger SEPA mitigation. All of the off-site intersections are calculated to be impacted by less than 5% proportional share impact; therefore, the impacts will not trigger level of service mitigation.

Parking

There are 66 parking spaces at the school. The proposed project will provide 68 parking spaces. The current parking utilization rate for the school is 0.10 parking spaces per student. The parking demand calculated in the TIA report is incorrect, it should be based on the net new capacity rather than the net new students based on enrollment during the parking survey. The future capacity of 683 students will require approximately 69 (0.10 spaces per student x 683 students) parking spaces. The proposed project will be short one parking space.

Transportation Impact Fee

Per City's Ordinance 3685, Transportation Impact Fees are required for all developments and are calculated based on the most updated Transportation Impact Fee Schedule, January 1, 2020. Transportation impact fees are used to construct transportation capacity improvements throughout the City to help the City maintain transportation concurrency. The TIA report incorrectly calculated the transportation impact fee. The impact fee should be based on the net new capacity rather than the net new students based on enrollment during the parking survey. The calculated transportation impact fee for the proposed project is $78,437.12 (233 students x $336.64). The final road impact fee will be determined at final building permit issuance.

Cc: John Burkhalter, Development Manager

ARBORIST REPORT
FOR
Benjamin Franklin Elementary School
12434 NE 60th St.
Kirkland, WA

January 27th, 2020

Table of Contents

Appendix

Site/Tree Photos – pages 6 - 12

Tree Summary Table - attached

Tree Locator Map – attached

1. Introduction

American Forest Management, Inc. was contacted by the Lake Washington School District, and was asked to compile an 'Arborist Report' for Benjamin Franklin Elementary School located within the City of Kirkland.

The proposed re-development encompasses the highlighted portion of the attached site plan. Our assignment is to prepare a written report on present tree conditions and evaluate tree impacts from the proposed re-development.

Based on the proposed plans dated 7/31/19, the majority of the trees on the site are unlikely to be negatively impacted by the proposed improvements. The main areas that will be impacted by development activity are trees 1 through 26 adjacent to the east property line, trees 53 through 59 located in the area of the existing portables, and trees 97 through 100 located west of the existing school building.

Tree 17 will likely require removal to construct the gym addition. Trees 53, 54, and 55 will be impacted by the gym addition and may require removal depending on level of disturbance. Trees 97, 98, 99, and 100 will be impacted by the classroom addition and may require removal depending on the level of disturbance.

Trees 105 and 48 are in poor condition and are nearly dead. These are not good long-term trees for the site and we recommend that they be removed.

Trees 59 and 66 are black cottonwoods in fair condition located north of the existing school building. This species commonly shed large limbs and are not long-lived species. We do not believe these are good long-term trees for the site and we recommend actively managing the trees or consider removal and replacement with trees better suited to the site.

We can provide more specific recommendations about tree retention and removal once more detailed site plans are available.

This report encompasses all of the criteria set forth under the City of Kirkland's tree regulations (Chapter 95 of the Kirkland Zoning Code). The required minimum tree density for the 9.7 acre parcel (422,532 sq. ft.) is 291 tree credits.

Date of Field Examination: January 15th & 20th, 2020

2. Description

One hundred and nine significant trees were identified and assessed on the property. These are comprised primarily of native species. Benjamin Franklin Elementary School is located on the south portion of the property, the north side is undeveloped and forested.

A numbered aluminum tag was attached to the lower trunk of the subject trees. These numbers correspond with the numbers on the Tree Summary Table and copy of the attached Site Survey.

No neighboring trees with drip lines overhanging the property were identified within the defined scope area.

3. Methodology

Each tree in this report was visited. Tree diameters were measured by tape. The tree heights were measured using a digital clinometer. Each tree was visually examined for defects and vigor. The tree assessment procedure involves the examination of many factors:

- The crown of the tree is examined for current vigor. This is comprised of inspecting the crown (foliage, buds and branches) for color, density, form, and annual shoot growth, limb dieback and disease. The percentage of live crown is estimated for coniferous species only and scored appropriately.

- The bole or main stem of the tree is inspected for decay, which includes cavities, wounds, fruiting bodies of decay (conks or mushrooms), seams, insects, bleeding, callus development, broken or dead tops, structural defects and unnatural leans. Structural defects include crooks, forks with V-shaped crotches, multiple attachments, and excessive sweep.

- The root collar and roots are inspected for the presence of decay, insects and/or damage, as well as if they have been injured, undermined or exposed, or original grade has been altered.

Based on these factors a determination of condition is made. The four condition categories are described below based on the species traits assessed:

Excellent – free of structural defects, no disease or pest problems, no root issues, excellent structure/form with uniform crown or canopy, foliage of normal color and density, above average vigor, it will be wind firm if isolated, suitable for its location

Good – free of significant structural defects, no disease concerns, minor pest issues, no significant root issues, good structure/form with uniform crown or canopy, foliage of normal color and density, average or normal vigor, will be wind firm if isolated or left as part of a grouping or grove of trees, suitable for its location

Fair – minor structural defects not expected to contribute to a failure in near future, no disease concerns, moderate pest issues, no significant root issues, asymmetric or unbalanced crown or canopy, average or normal vigor, foliage of normal color, moderate foliage density, will be wind firm if left as part of a grouping or grove of trees, cannot be isolated, suitable for its location

Poor – major structural defects expected to fail in near future, disease or significant pest concerns, decline due to old age, significant root issues, asymmetric or unbalanced crown or canopy, sparse or abnormally small foliage, poor vigor, not suitable for its location

A 'viable' tree, as defined by the City of Kirkland is "*A significant tree that a qualified professional has determined to be in good health, with a low risk of failure due to structural defects, is wind firm if isolated or remains as part of a grove, and is a species that is suitable for its location."* Trees considered 'non-viable' are trees that are in poor condition due to disease, age related decline, have significant decay issues and/or cumulative structural defects, which exacerbate failure potential.

4. Observation and Discussion

The forested areas of the subject property are primarily composed of native tree species. There is invasive Himalayan blackberry *(Rubus armeniacus)* throughout the forested areas of the property. Consider removing the invasive blackberry and infilling with native species.

Of the 109 significant trees assessed, 82 were in good condition, 21 were in fair condition, and 6 were in poor condition. The extent of drip lines (farthest reaching branches) for the subject trees and neighboring trees potentially impacted by development can be found on the Tree Summary Table at the back of this report. Their approximate locations are shown on the attached site survey. These shall be referenced when evaluating the potential for successful tree retention. Ideally, all future disturbance or impacts would be beyond the drip line radius of retained trees.

The Trees

The majority of the site trees are native species including Douglas-fir *(Pseudotsuga menziesii)*, black cottonwood *(Populus trichocarpa)*, western hemlock *(Tsuga heterophylla),* and western redcedar *(Thuja plicata)*. Most of these trees were in good condition at the time of our assessment. There were no large areas of declining trees indicative of root disease.

Trees number 1 through 26 are located adjacent to the east property line (photo 1). These trees will likely be impacted by the phase 2 gym addition and fire lane proposed for this area. These trees are in good health and

demonstrate normal vigor. If development activity remains outside of the drip lines of these trees and tree protection measures are adhered to, these trees will likely have long and useful life expectancies. Tree number 17 is a 53-inch DBH Douglas-fir that is conflicting with the gym addition (photo 3). This tree will require removal to construct the gym addition.

Trees number 27 through 33 are located near the north property line. These trees are in good health condition and are unlikely to be impacted by the proposed improvements (photo 4).

Trees number 34 through 66 form part of a forested grove in the interior area of the site (Photo 5). In this area, trees number 53 through 59 will likely be impacted by the proposed gym addition. Trees 53, 54, and 55 are mature Douglas-fir located north of the existing portables. These trees will require robust tree protection measures if they are retained. Tree number 55 is located approximately 4 feet north of the existing portable building. Roots extending south from this tree were cut in the past and likely have internal decay. Consider using pneumatic or hydro excavation in the area north of the proposed gym addition at the excavation limits to evaluate the impacts to the root systems of the trees in this area.

Tree number 48 is a 19-inch DBH Douglas-fir in poor condition. The tree is nearly dead and is recommended for removal.

Trees number 59 and 66 are black cottonwoods located north of the existing school building (photo 8). Black cottonwood trees are not long-lived species and commonly drop limbs. These trees do not have high retention value. If retained, the trees should be assessed by a qualified arborist to determine the risk they present to surrounding targets. Based on the typical failure profile for this species we do not believe these are good long term trees for this site.

Tree 60 has a shear crack that likely extends through the trunk. We observed cracks with fresh pitch on the east and the west side of the trunk at the base. This tree should not be isolated and we recommend reassessing the tree once development activity has been completed. If retained, this tree should be re-assessed following severe wind events.

If possible, trees near the edges of the forested areas should be retained to provide wind protection to the interior trees.

The frequency of failure for trees along a newly exposed forest edge is high for the first few years after clearing. This is due to exposure to wind in combination with poorly tapered trunks, low live crown ratios and small root systems. Live crown ratio is the ratio of the length of the live crown to the height of the tree, expressed as a percent. Trees growing in a forested environment are protected from the elements and do not need to develop large anchoring root systems.

Tree number 67 is a 5 inch DBH cherry and 68 is a 6 inch DBH birch. These trees are located in the courtyard area near the existing school building and conflict with the proposed gym addition. These trees will likely require removal to construct the gym addition.

Trees number 69, 96, 97, 98, 99, and 100 will likely be impacted by the phase 1 classroom addition on the west side of the existing school building (photo 11). These trees are mature Douglas-fir in good condition. Ideally, development activity would remain outside of the drip lines of these trees. Consider using pneumatic or hydro excavation in the area surrounding the proposed classroom addition at the excavation limits to evaluate the impacts to the root systems of the trees in this area. If any of these trees are removed, interior trees located north of this grouping should be assessed by a qualified arborist for windthrow potential.

Trees 109 through 113 are located in the courtyard area. Trees 111, 112, and 113 have DBH's under 6 inches and are not considered significant trees. These trees are included in the table but not in the total count of significant trees assessed. Based on the proposed plans these trees are unlikely to be negatively impacted by the proposed improvements.

The Limits of Disturbance (LOD) measurements can also be found on the tree summary table. This measurement is the distance from the trunk face that impacts might occur without compromising health or structural stability. The LOD measurements are based on species, age, condition, drip-line, prior improvements, proposed impacts and the anticipated cumulative impacts to the entire root zone. These measurements shall be referenced when determining whether or not trees can be successfully retained.

Initially, tree protection fencing shall be located beyond the drip-line edge of retained trees, and only moved back to the LOD when work is authorized and ready to commence.

Once construction on the site is completed, tree protection fencing can be removed to allow for landscaping efforts. Finished landscaping work within the drip-lines of retained trees shall maintain existing grades and not disturb fine root mass at the ground surface. Finish landscape with mulch or new lawn on top of existing grade. Add no more than 2 to 4 inches of mulch or 2 inches of composted soil to establish new lawn. Raising the grade more than a few inches will have adverse impacts on fine roots by cutting off oxygen.

6. Tree Protection Measures

The following general guidelines are recommended to ensure that the designated space set aside for the preserved trees are protected and construction impacts are kept to a minimum.

1. Tree protection fencing should be erected around retained trees and positioned just beyond the drip line edge prior to moving any heavy equipment on site. Doing this will set clearing limits and avoid compaction of soils within root zones of retained trees.

2. Any existing infrastructure to be removed within the drip-lines or tree protection zones shall be removed by hand labor or the use of small equipment like a tracked mini-excavator.

3. Excavation limits should be laid out in paint on the ground to avoid over excavating.

4. Excavations within the drip-lines shall be monitored by a qualified tree professional so necessary precautions can be taken to decrease impacts to tree parts. A qualified tree professional shall monitor excavations when work is required and allowed within the “limits of disturbance”.

5. To establish sub grade for foundations, curbs and pavement sections near the trees, soil should be removed parallel to the roots and not at 90 degree angles to avoid breaking and tearing roots that lead back to the trunk within the drip-line. Any roots damaged during these excavations should be exposed to sound tissue and cut cleanly with a saw. Cutting tools should be sterilized with alcohol.

6. Areas excavated within the drip-line of retained trees should be thoroughly irrigated weekly during dry periods.

7. Preparations for final landscaping shall be accomplished by hand within the drip-lines of retained trees. Large equipment shall be kept outside of the tree protection zones at all times. Simply finish landscape within 10 feet of retained trees with a 2 to 4 inch layer of organic mulch.

7. Tree Density Calculation

Lot Size – +/- 422,532 sq.ft.
422,532 / 43,560 X 30 = 291
Required Minimum Tree Density = 291 tree credits
Tree Credits to be Retained = TBD

7. Recommendations

- Retain groves of trees where feasible to decrease the chance of windthrow.
- Consider pneumatic or hydro excavation at the limits of excavation near retained trees. This will allow accurate assessment of the disturbance to the root systems of retained trees near proposed improvements and facilitate proper root cuts if necessary.

- Trees 48, 59, 66, and 105 are not good long term trees for the site. We recommend removal and replacement of these trees.
- Retain mature healthy trees and the native understory vegetation where possible.
- Remove the invasive blackberry and infill with native species.
- Reassess the trees once development activity has finished or sooner if any changes in health or structural condition are observed.
- Monitor tree 60 after severe storm events.
- Adhere to all City of Kirkland Tree Protection Measures. Tree protection should be established prior to the initiation of site work and remain in place throughout all phases of development.

There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long-term condition of any tree, but represent my opinion based on the observations made.

Nearly all trees in any condition standing within reach of improvements or human use areas represent hazards that could lead to damage or injury.

Please call if you have any questions or if we can be of further assistance.

Sincerely,

Michael Tomco
Michael.Tomco@afmforest.com
ISA Certified Arborist #PN-8432A
ISA Tree Risk Assessment Qualified

Photos

Photo 1. Facing north looking at the Douglas-fir trees located adjacent to the east property line.

Photo 2. Facing north looking at tree 1. If possible, disturbance should not extend east of the existing rockery.

Photo 3. Facing north looking at the base of tree 17. This is a mature Douglas-fir tree in good condition that is conflicting with the proposed gym addition.

Photo 4. Facing north looking at trees 27 through 33 located near the north property line.

Photo 5. Facing south looking at the grove in the center portion of the site consisting of trees 34 through 66.

Photo 6. Facing south looking at trees 53, 54, 55 from right to left. Tree 55 is located approximately 4 feet from the existing portable and most likely had roots severed on the south side of the trunk. Impacts to these trees should remain within the current footprint of the existing portable buildings on site.

Photo 7. Showing the base of tree 55 north of the existing portable building.

Photo 8. Facing west, yellow arrows indicate trees 59 and 66 (right to left) located south of the existing school building. These cottonwood trees do not have high retention value and if retained should be reassessed by a qualified arborist following development activity.

Photo 9. Facing northeast looking at tree 105 (yellow arrow) which is nearly dead and is recommended for removal.

Photo 10. Facing north looking at trees 91 through 95. These are mature Douglas-fir trees in good condition that are unlikely to be impacted by the proposed improvements. Ideally, no development activity would take place within the drip line of the these trees.