

Master Plan Submittal

February 1, 2019

PROGRAM USE DESCRIPTION

The Gym addition and Commons expansion scope will serve a greater student capacity than the school's original design.

The Gym addition will expand the physical education and athletics program. The physical education program develops a sense of responsibility for lifelong fitness and health, self-esteem and self-confidence in students. The addition intends to provide programs and facilities that serve all students, to use as learning environments during both the school day and after-school activities. It will provide enclosed space for physical education activities that can be used easily and efficiently for other activities (assembly, dining, music, etc.) and by various groups (community organizations, after school care, etc.) without compromising suitability for physical education and athletics programs.

The Gym addition includes approximately 13,000 SF of new building footprint, including at minimum – a basketball court, additional bleachers, offices, and support spaces. The renovation/expansion of existing locker facilities includes approximately 1,000 SF of new building footprint adjacent to the existing locker rooms. The Commons expansion includes approximately 4,000 SF of new building footprint, connecting the existing Commons to the existing Gym building.



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

DEVELOPMENT STANDARDS LIST

File: ZON18-00783

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.

105.60.3 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.

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.

115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

A detached dwelling unit may not have a fence over 3.5 feet in height within 3 feet of the property line abutting a principal or minor arterial except where the abutting arterial contains an improved landscape strip between the street and sidewalk. The area between the fence and property line shall be planted with vegetation and maintained by the property owner.

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.g Rockeries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

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.

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

Prior to issuance of a grading or building permit:

85.25.1 Geotechnical Report Recommendations. A written acknowledgment must be added to the face of the plans signed by the architect, engineer, and/or designer that he/she has reviewed the geotechnical recommendations and incorporated these recommendations into the plans.

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.

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

95.51.2.b Tree Maintenance. For detached dwelling units, the applicant shall submit a 5-year tree maintenance agreement to the Planning and Building Department to maintain all pre-existing trees designated for preservation and any supplemental trees required to be planted.



DEVELOPMENT STANDARDS

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BUILDING DEPARTMENT

You may contact Angela Haupt at 425-587-3610 for Building Department questions related to this permit.

1. A geotechnical report is required to address development activity. The report must be prepared by a Washington State licensed Professional Engineer. Recommendations contained within the report shall be incorporated into the design of the Short Plat and subsequent structures.
2. Prior to issuance of Building, Demolition or Land Surface Modification permit applicant must submit a proposed rat baiting program for review and approval. Kirkland Municipal Ordinance 9.04.040
3. A demolition permit is required for removal of existing structures.
4. Any vault or retaining walls to be constructed with the LSM will require building permits. These building permits may be submitted separately or submitted with the LSM.
5. Building permits must comply with the International Building and Mechanical Codes and the Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland. Kirkland currently has adopted the 2015 code editions.
6. Structures must comply with International Energy Conservation Code as adopted and amended by the State of Washington. We are currently using the 2015 code edition.
7. Kirkland reviews, issues and inspects all electrical permits in the city. Kirkland currently uses the 2017 Washington Cities Electrical Code chapters 1 and 3 as published by WABO.
8. Structures must be designed for seismic design category D, wind speed of 110 miles per hour and exposure C.
9. Nonstructural components must be designed for seismic design category D, wind speed of 110 miles per hour and exposure C.
10. Fire apparatus loading is required for the area over and around the vault. Required Loading for Fire Department Apparatus: HS 20 loading required: Point load of 45,000 lbs., due to max reaction at stabilizer outrigger. This load must be applied on an 18 by 18-inch area and also applied as an unfactored load on a 10 by 14-inch area.
11. The applicant is cautioned to investigate the implications of the Americans with Disabilities Act on the construction of this project. For more information the applicant may contact the Office of the General Counsel, Architectural and Transportation Barriers Compliance Board, 1111 18th Street, N.W., Suite 501, Washington, DC 20036, Phone: (800) 514-0301.

FIRE DEPARTMENT

FIRE DEPARTMENT COMMENTS

Contact: Grace Steuart at 425-587-3660; or gsteuart@kirklandwa.gov

ACCESS

Proposed access is adequate.

FIRE HYDRANTS

Additional hydrants will be required to serve this addition. Existing hydrants will need to be relocated to accommodate the proposed location of the addition.

FIRE FLOW

Type of construction is IIB, total size of the building is over 138,000 s.f. This requires a minimum of 2,000 gpm.

In the area where the new addition is proposed, the fire flow is adequate (2000 gpm and above).

FIRE SPRINKLERS

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

If a separate system is proposed, a dedicated sprinkler riser room is required and it shall be placed on an exterior wall. The underground line shall run from the outside directly up into the riser room (meaning, it shall not run under the slab for any distance nor through unheated space which would require the use of heat tape or insulation). If the riser room has direct access from the outside, a PIV is not required. The sprinkler riser room may be used for other mechanical equipment, but not for the main electrical room nor shall it be used for storage; it may be used to house the fire alarm panel.

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

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

FIRE ALARM

A fire alarm system is required to be installed throughout the building. A separate permit is required from the Fire Department prior to installation. Submit three sets of plans and specifications for approval; or the permit may be applied for electronically at MyBuildingPermit.com. The system shall comply with Washington State Barrier Free requirements regarding installation of visual devices and pull stations. The specific requirements for the system can be found in Kirkland Operating Policy 10.

FIRE EXTINGUISHERS

Portable fire extinguishers are required per Section 906 of the IFC. Minimum rating is 2A10BC. Extinguishers shall be mounted or in cabinets so that the top of the extinguisher is no more than 5 feet above the finished floor. Travel distance to a fire extinguisher shall not exceed 75 feet as measured along the route of travel.

PUBLIC WORKS DEPARTMENT

Public Works Staff Contacts

John Burkhalter, Development Engineering Manager
Phone: 425-587-3846 / E-mail: jburkhalter@kirklandwa.gov

Tuan Phan, Development Engineering Supervisor
Phone: 425-587-3843 / E-mail: tphan@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:

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- o Water, Sewer, and Surface Water Connection Fees *
- o Side Sewer 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. Performance and Maintenance Securities:
 - LWSD is not subject to Performance or Maintenance Securities.
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. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage, recycling, and compostable storage and pickup. The plan shall conform to Policy G-9 in the Public Works Pre-approved Plans and be approved by the Waste Management Company and the City of Kirkland.
12. 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.

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2. The location of the existing sewer system in the area of the addition will need to be relocated outside of the foot print of the proposed structure.
3. Provide a plan and profile design for the sewer line extension.
4. A 20 foot wide public sanitary sewer easement must be recorded with the property.
5. Provide a 6-inch minimum side sewer stub to the proposed building. Side sewers serving the property shall be PVC gravity sewer pipe per Public Works Pre-Approved Criteria.
6. Access for maintenance of the sewer manholes is required.
7. Any businesses or activities serving food or drink are required to have grease interceptor on the waste line prior to discharge to the City sewer system. The interceptor shall be sized per the Uniform Plumbing Code (minimum).

Water System Conditions:

1. The existing water main in the right-of-way is adequate to serve the project.
2. The location of the existing water main in the area of the addition will need to be relocated outside of the foot print of the proposed structure. Provide a new hydrant to replace any hydrants impacted by the relocation of the water main, location per Fire Department direction.
3. Provide water service to the addition per the Uniform Plumbing Code.
4. The new water main shall be encompassed in a 15 ft wide public water easement.
5. 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).
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. 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.
4. 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.

5. 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.
6. 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.
7. 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. The enhanced treatment level is required for this project.
8. Soil Amendment per Pre-Approved Plan E.12 is required for all landscaped areas.
9. All roof and driveway drainage must be tight-lined to the storm drain system or utilize low impact development techniques on-site.
10. Provide collection and conveyance of the Project's storm drainage.
11. 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

12. 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.
13. 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/>
 - o 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.

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Street and Pedestrian Improvement Conditions:

1. The subject property abuts NE 80th Street, 122nd Ave NE and NE 75th 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. The existing improvements around the site have all been brought up to zoning code standards and a site walk shows that they are mostly in good condition. Remove and replace any curb, gutter and sidewalk that may be damage due to cracking or tree heaving from roots.
2. Meet the requirements of the Kirkland Driveway Policy R-4. Spacing Table from R-4, for reference:
3. Meet the requirements of the Kirkland Intersection Sight Distance Policy R.13. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle.
4. When three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline, the street shall be overlaid with new asphalt or the existing asphalt shall be removed and replaced per the City of Kirkland Street Asphalt Overlay Policy R-7.
 - Existing streets with 4-inches or more of existing asphalt shall receive a 2-inch (minimum thickness) asphalt overlay. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
 - Existing streets with 3-inches or less of existing asphalt shall have the existing asphalt removed and replaced with an asphalt thickness equal or greater than the existing asphalt provided however that no asphalt shall be less than 2-inches thick and the subgrade shall be compacted to 95% density.
5. Underground all new and existing on-site utility lines and overhead transmission lines. Underground any new off-site transmission lines.
6. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility on NE 80th Street, NE 75th Street and 122nd Avenue NE is not feasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a Local Improvement District (LID) No Protest Agreement.
7. New LED street lights are required per Puget Sound Energy design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis to confirm which lights in the frontage rights-of-ways need to be upgraded to LED. If lighting upgrades are necessary, design must be submitted prior to issuance of a grading or building permit.

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architect_
MCBRANNAN ARCHITECTS
civil engineer_
JACOBSON CONSULTING ENGINEERS
landscape architect_
WEISMAN DESIGN GROUP
structural engineer_
PCS STRUCTURAL SOLUTIONS
mechanical engineer_
BCE ENGINEERS
electrical engineer_
HARRIS ENGINEERS



project_
LAKE WASHINGTON HIGH SCHOOL
ADDRESS
cleveland_
LAKE WASHINGTON SCHOOL
DISTRICT No. 404
location_
KIRKLAND, WA

Project No. 1810.000
**OVERALL
TREE PLAN**

NOTE:
NO SIGNIFICANT TREES EXIST
WITHIN THE LIMIT OF WORK
FOR THE PROPOSED
EXPANSION. ALL TREES TO BE
REMOVED ARE UNDER 6"
TRUNK DIAMETER.

TREE LEGEND (Symbols shown at 1" = 20'-0")

SYMBOL	ITEM	DESCRIPTION
○	EXISTING DECIDUOUS TREE TO REMAIN	TREE TO BE PROTECTED PER CIVIL DRAWINGS AND SPECIFICATIONS
✱	EXISTING CONIFEROUS TREE TO REMAIN	TREE TO BE PROTECTED PER CIVIL DRAWINGS AND SPECIFICATIONS
✕	EXISTING DECIDUOUS TREE TO BE REMOVED	TREE TO BE REMOVED PER CIVIL DRAWINGS AND SPECIFICATIONS. ALL EXISTING DECIDUOUS TREES TO BE REMOVED ARE NON-SIGNIFICANT TREES WITH LESS THAN 6" TRUNK DIA.
✕	EXISTING CONIFEROUS TREE TO BE REMOVED	TREE TO BE REMOVED PER CIVIL DRAWINGS AND SPECIFICATIONS. ALL EXISTING CONIFEROUS TREES TO BE REMOVED ARE NON-SIGNIFICANT TREES WITH LESS THAN 6" TRUNK DIA.

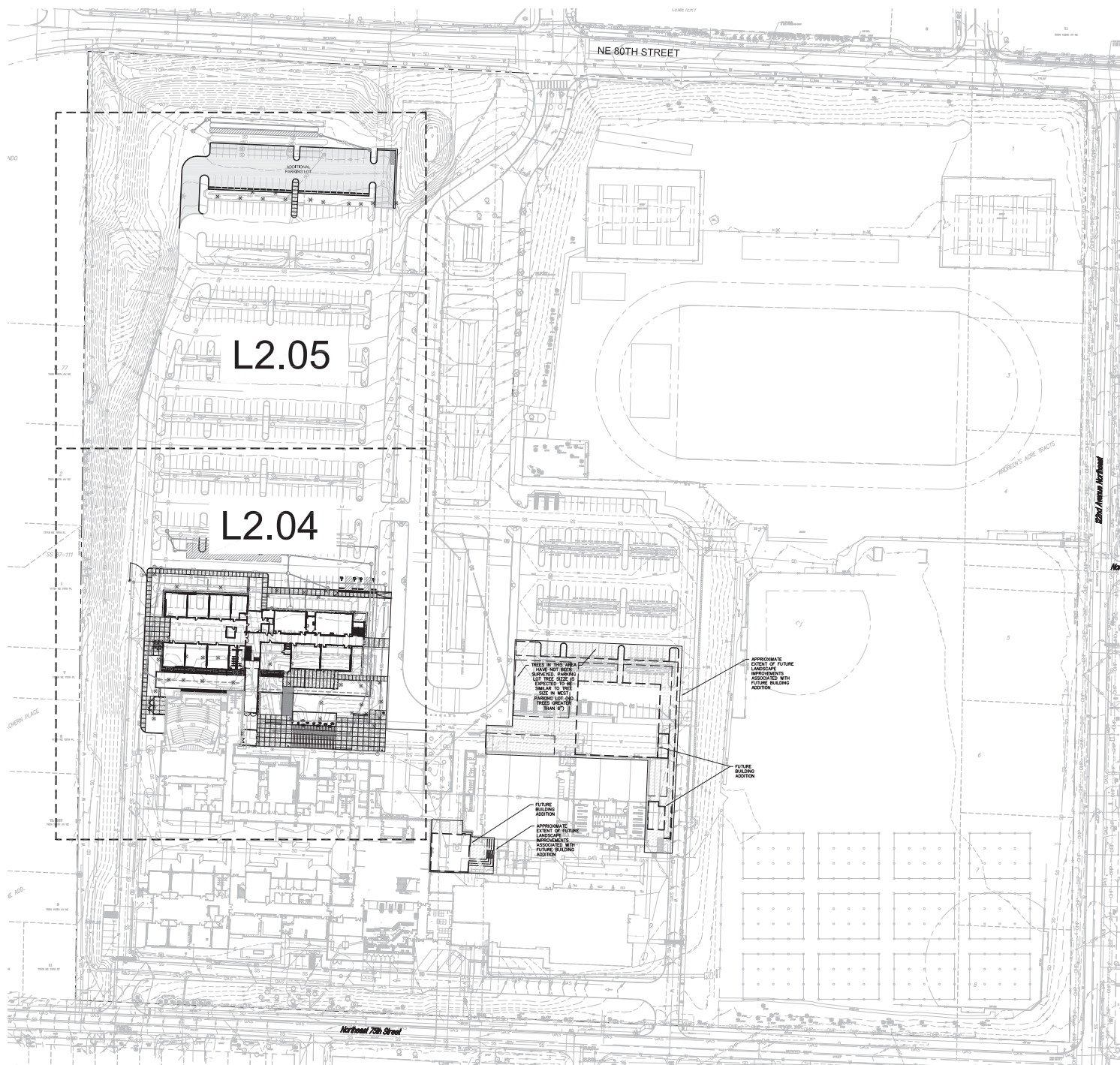
SCALE: 1"=40'-0"

0' 20' 40' 80'

WEISMANDESIGNGROUP

LAKE WASHINGTON HIGH SCHOOL
1810.000
1810.000
1810.000

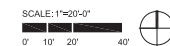
47

sheet
L2.03

Project No. 1810.000
TREE PLAN

revision_

sheet
L2.04



LANDSCAPE
ARCHITECTURE

DISPASE

architect_
MCKINNAHAN ARCHITECTS
civil engineer_
JACOBSON CONSULTING ENGINEERS
landscape architect_
WEISMAN DESIGN GROUP
structural engineer_
PCS STRUCTURAL SOLUTIONS
mechanical engineer_
BCE ENGINEERS
electrical engineer_
HARRIS ENGINEERS



project_
LAKE WASHINGTON HIGH SCHOOL
ADDRESS
client_
LAKE WASHINGTON SCHOOL
DISTRICT No. 404
location_
KIRKLAND, WA

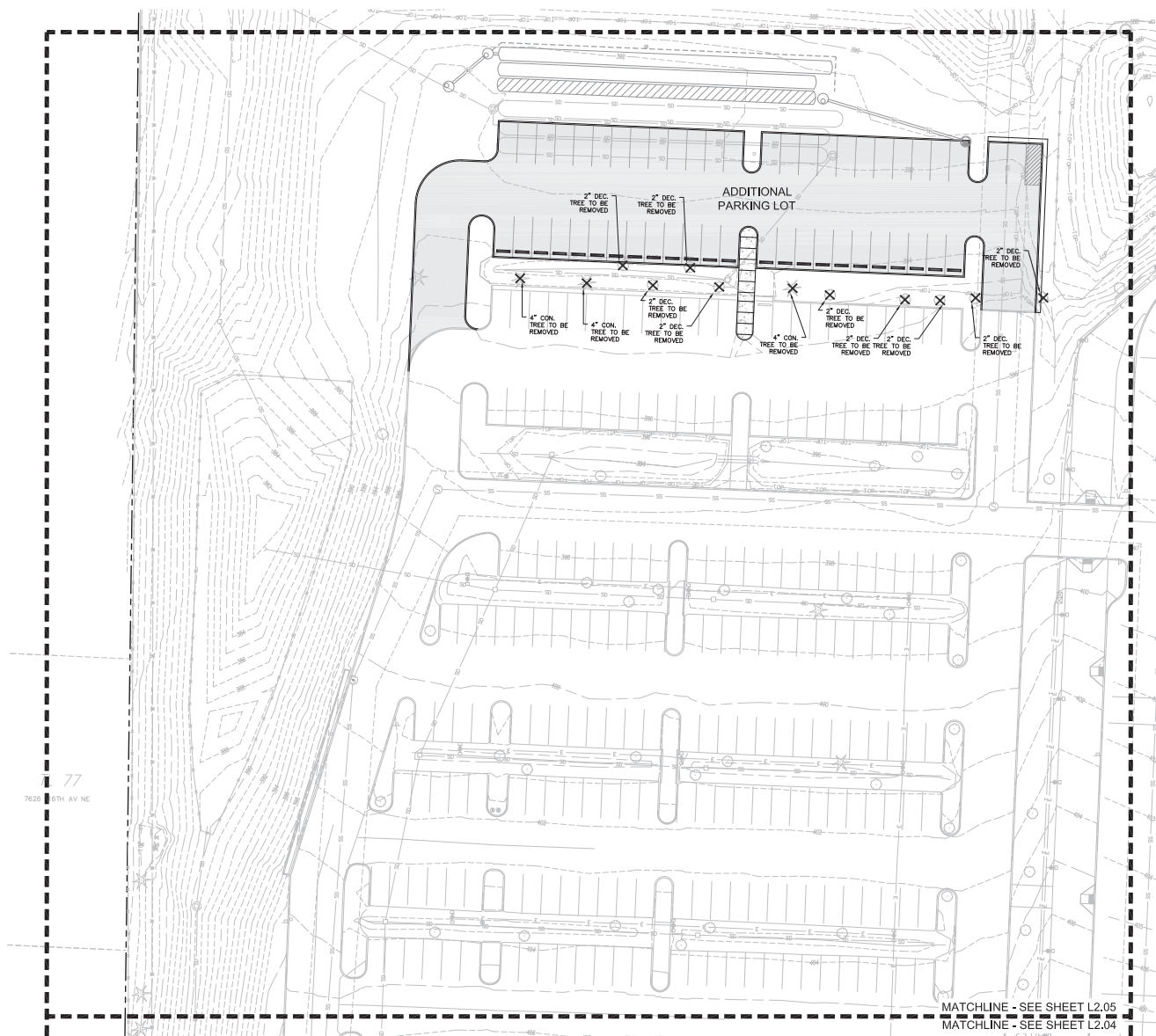
Project No. 1810.000
TREE PLAN

issued_
30 JULY 18
30 NOV 18
09 NOV 18
SUBMITTAL

revision_

drawn_
OR
checked_
NH

sheet
L2.05



SCALE: 1"=20'-0"
0' 10' 20' 40'

WEISMANDESIGNGROUP

LAURIE P. MCKINNAHAN
DANIEL J. JACOBSON
DANIEL J. JACOBSON
WWW.WDGROUP.COM

49



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

MEMORANDUM

To: Adam Weinstein, AICP, Planning Director
From: Christian Geitz, Planner
Date: April 30, 2019
Subject: LAKE WASHINGTON HIGH SCHOOL MINOR MODIFICATION

REQUEST

Ina Holzer, on behalf of the Lake Washington School District, is requesting approval of a minor modification to the current Lake Washington High School Master Plan (PBD File No. ZON07-00035) to allow for the construction of an additional parking lot including the following elements (see Attachments 1 and 2):

- Construct up to 94 additional parking spaces in the northwest corner of the site, connecting to the existing primary lot. The applicant has identified two levels of parking installation, both dependent on funding. The applicant will install between 51 and 94 parking stalls in the northwest section of the site (see Attachment 2). The additional parking lot will include the following sub elements:
 - Storm water detention and water quality treatment elements are proposed consistent with Public Works development standards.
 - Lighting will be installed consistent with existing lighting plan.
 - Landscaping will be installed consistent with existing vegetation spacing and type.

The applicant has submitted a Land Surface Modification permit for the proposed improvements (file (LSM19-00835)). The City will administer all applicable development regulations via the Land Surface Modification permit review, issuance, and inspections.

RECOMMENDATION

I recommend approval of the proposed minor modification to allow for the parking lot installation.

BACKGROUND

The subject property is located within the RSX 7.2 use zone district. In this zone, a school is subject to review under a Master Plan. The City approved a Master Plan for the current campus in 2008 under file number ZON07-00035.

ANALYSIS

Under the conditions of approval established in the Master Plan, the Planning Director has the authority to approve requests for modification to the Master Plan, provided that the Director determines that the requested modification is consistent with the criteria noted below. The criteria, together with a staff analysis of compliance with the criteria, are as follows:

1. There is a change in use and this code establishes different or more rigorous standards for the new use than for the existing use; or

Staff Analysis: The use of the property has not changed and will continue to operate as a school use.

2. The Planning Director determines that there will be substantial changes in the impacts on the neighborhood or the City as a result of the change.

Staff Analysis: The proposed expansion of the parking lot will not have a significant impact on the neighborhood or the City. The expansion of the parking lot is needed to accommodate the proposed addition of the existing school currently under review as part of a new Master Plan process. The expansion of the parking area requires completion prior to the beginning of the 2019-2020 school year, in order to accommodate displaced parking during construction. To complete the parking by September 2019, the applicant needs to begin construction prior to the proposed Master Plan decision. Completion of the parking lot will result in no impact to parking and traffic.

APENDICIES

1. Lake Washington School District Minor Modification Request
2. Proposed Plans

☒ I concur ☐ I do not concur

Comments: _____


Adam Weinstein, Planning & Building Director
.....Date

cc: Ina Holzer, Lake Washington School District



Support Services Center Center

15212 NE 95TH Street • Redmond, WA 98052

Office: (425) 936-1100 • Fax: (425) 883-8387

www.lwsd.org

Lake Washington High School

1810.000

Master Plan Submittal

April 19, 2019

MASTERPLAN MINOR MODIFICATION

This letter intends to clarify the proposed project to be a minor modification to the current masterplan for the existing Lake Washington High School, approved in 2008 (ZON07—0035). The project consists of constructing additional off-street parking toward the northwest area on the existing site for Lake Washington High School. The existing high school will be retained and will remain operational throughout the construction phase. Construction includes grading, a retaining wall, stormwater detention and water quality treatment, site lighting, new paving and new landscaping.

KZC 152.125.1. General – Except as specified in subsection (2) of this section, the applicant must comply with all aspects, including conditions and restrictions, of an approval granted under this chapter in order to do everything authorized by that approval.

KZC 152.125.2. Exception – Subsequent Modification

If a specific use or site plan is approved through this process, or any quasijudicial process under previous zoning codes, the applicant is not required to apply for and obtain approval through this process for a subsequent change in use or site plan unless:

- a. There is a change in use and this code establishes different or more rigorous standards for the new use than for the existing use; or [The proposed project will not change the use identified in the approved masterplan as a School (High School).]
- b. The Planning Director determines that there will be substantial changes in the impacts on the neighborhood or the City as a result of the change [The proposed project will not substantially change or impact the neighborhood or City. The proposed construction will be a change within the site property boundaries; additional off-street parking connecting to existing off-street parking on the campus.]

We trust this response satisfies the requirements of you review comments. Please do not hesitate to contact me if you have any questions.

Sincerely,

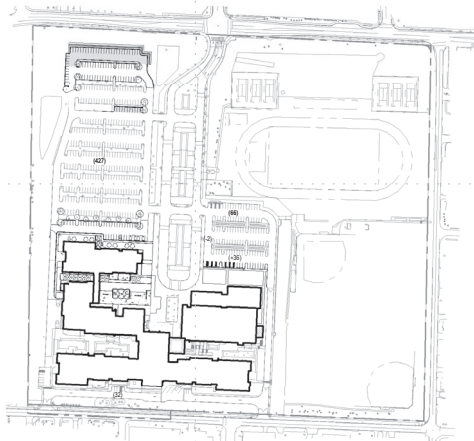
Lake Washington School District

A handwritten signature in blue ink, appearing to read "Ina K. Holzer", is written over the printed name.

Ina K. Holzer

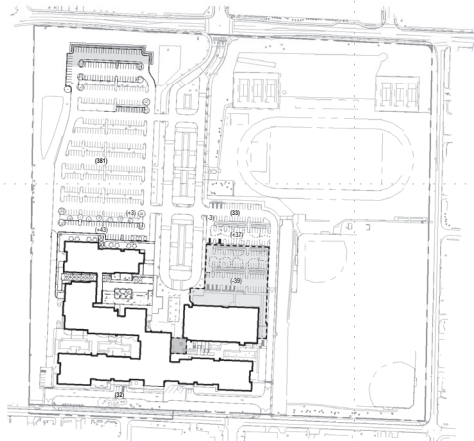
Senior Project Manager

PARKING						ACCESSIBLE (IBC T106.1)					VAN ACCESSIBLE					
REQD	PROVIDED					REQD	PROVIDED					REQD	PROVIDED			
	EXIST	DELETE	ADD	TOTAL	2%	EXIST	DELETE	ADD	TOTAL	1.6	EXIST	DELETE	ADD	TOTAL		
520	486	-2	+36	520	11	16	-4	+7	19	4	8	-2	+2	8		
PARKING + FUTURE																
						ACCESSIBLE (IBC T106.1)					VAN ACCESSIBLE					
REQD	PROVIDED					REQD	PROVIDED					REQD	PROVIDED			
	EXIST	DELETE	ADD	TOTAL	2%	EXIST	DELETE	ADD	TOTAL	1.6	EXIST	DELETE	ADD	TOTAL		
520	520	-2	+36	563	12	16	-4	+7	19	4	8	-2	+2	8		



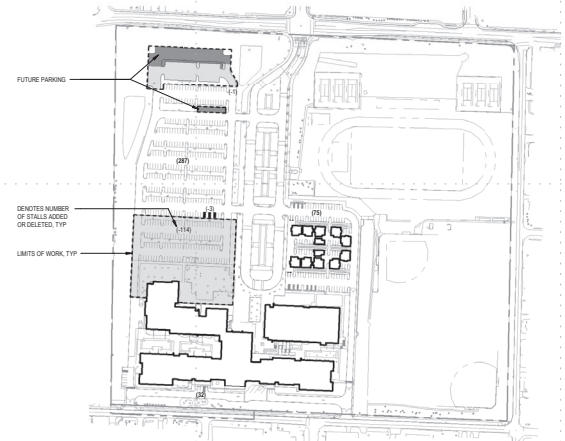
COMPLETE (NIC): AUG 2021 6
Scale N.T.S.

PARKING						ACCESSIBLE (IBC 1106.1)						VAN ACCESSIBLE					
REQD	PROVIDED					REQD	PROVIDED					REQD	PROVIDED				
EXIST	DELETE	ADD	TOTAL		2%	EXIST	DELETE	ADD	TOTAL		15'	EXIST	DELETE	ADD	TOTAL		
520	445	-42	+83	486	10	18	-10	+8	16	3	7	-3	-4	8			
PARKING + FUTURE																	
REQD	PROVIDED					REQD	PROVIDED					REQD	PROVIDED				
EXIST	DELETE	ADD	TOTAL		2%	EXIST	DELETE	ADD	TOTAL		15'	EXIST	DELETE	ADD	TOTAL		
520	488	-42	+83	529	11	18	-10	+8	16	3	7	-3	-4	8			



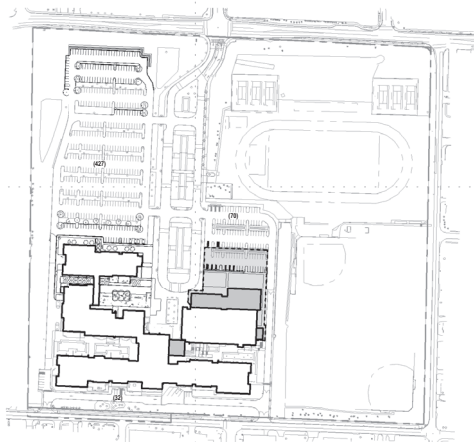
PH III (NIC): JULY 2020 - AUG 2021 4
Scale N.T.S.

PARKING					ACCESSIBLE (IBC T1106.1)					VAN ACCESSIBLE				
REQD	PROVIDED				REQD 2%	PROVIDED				REQD 15	PROVIDED			
	EXIST	DELETE	ADD	TOTAL		EXIST	DELETE	ADD	TOTAL		EXIST	DELETE	ADD	TOTAL
S20	512	-118	-	394	8	18	-3	+3	18	3	7	-1	+1	7



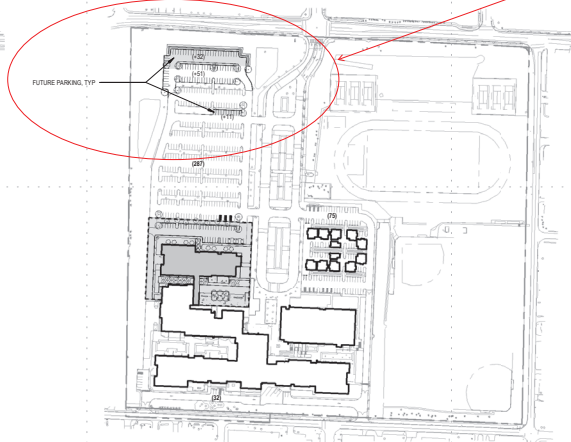
PH I: JUNE 2019 - AUG 2019 2
Scale N.T.S.

PARKING							ACCESSIBLE (IBC 1106.1)					VAN ACCESSIBLE				
REQD	PROVIDED				2%	REQD	PROVIDED				15'	REQD	PROVIDED			
	EXIST	DELETE	ADD	TOTAL		EXIST	DELETE	ADD	TOTAL		EXIST	DELETE	ADD	TOTAL		
520	486	-	-	486	10	16	-	-	16	3	8	-	-	8		
PARKING + FUTURE																
REQD	PROVIDED				2%	REQD	PROVIDED				15'	REQD	PROVIDED			
	EXIST	DELETE	ADD	TOTAL		EXIST	DELETE	ADD	TOTAL		EXIST	DELETE	ADD	TOTAL		
520	520	-	-	520	11	16	-	-	16	3	8	-	-	8		



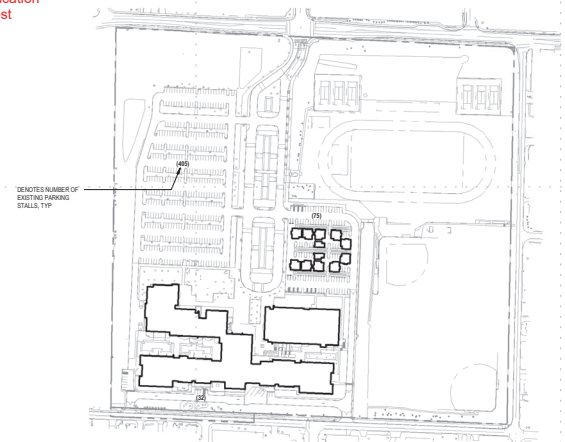
PH IV (NIC): SEPT 2020 - JULY 2021 5
Scale N.T.S.

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PARKING + FUTURE																	
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520	394	-	-	-54	448	10	18	-	-	18	3	7	-	-	-	7	



PH II (SEPT 2019 - JUNE 2020) 3
Scale N.T.S.

PARKING					ACCESSIBLE (IBC T1106.1)					VAN ACCESSIBLE				
REQD	PROVIDED				REQD	PROVIDED				REQD	PROVIDED			
	EXIST	DELETE	ADD	TOTAL	2%	EXIST	DELETE	ADD	TOTAL	15'	EXIST	DELETE	ADD	TOTAL
520	512	-	-	512	11	18	-	-	18	3	7	-	-	7



EXISTING SITE PLAN 1
Scale N.T.S.

Parking lot expansion area related to the Minor Modification request

architect,
MOBRANAHAN ARCHITECTS
civil engineer,
JACOBSON CONSULTING
ENGINEERS
landscape architect,
WEBMAN DESIGN GROUP
structural engineer,
PCS STRUCTURAL SOLUTIONS
mechanical engineer,
BCE ENGINEERS

REGISTERED
ARCHITECT
MATTHEW C. LANE
STATE OF WASHINGTON

project,
LAKE WASHINGTON HIGH SCHOOL
ADDITION
client,
LAKE WASHINGTON SCHOOL
DISTRICT No. 404
location,
KIRKLAND, WA

Project No. 1803-00
PARKING
SEQUENCING
DIAGRAMS

ISSUED,
SCHEMATIC DESIGN 30 JULY 18
DESIGN DEVELOPMENT 02 NOV 18
PERMIT SET 25 JAN 19
BID SET 05 MAR 19
REVISION,
ADDENDUM 2 22 MAR 19
PERMIT RESUBMITTAL TBD

drawn,
DMS
checked,
ML
approved,
GO.02A

Christian Geitz

From: Chris Roark <croark2@msn.com>
Sent: Tuesday, March 5, 2019 1:19 PM
To: Christian Geitz
Subject: ZON18-00783

Dear Christian, My name is Chris Roark and I live at 12131 NE 75th ST in Kirkland, just south of the Lake Washington High School Campus. While I am in strong support of the need for a larger high school, I have a few concerns about the current plan that is part of the Lake Washington High School 2019 Master Plan update.

First, I noticed that the Public Works Director has identified that undergrounding transmission lines on NE 80th ST, NE 75th ST and 122nd Ave NE is not feasible at this time. I am not sure why the city is not requiring the LWSD to underground the lines that run on NE 80th ST and 122nd Ave NE. There are only 3 poles remaining on NE 80th ST and the lines on 122nd Ave are for telephones. Can the Public Works Director review the waiving of the required undergrounding of transmission lines for these two segments and have the school district put these line segments underground? I understand the complexity of NE 75th ST where the lines appear to be for higher voltage, but the other lines seem like they could be addressed as part of the school expansion.

Second, I saw that the City is not requiring the LWSD to make sidewalk or curb and gutter improvements unless existing facilities are damaged. I would like the city to review the existing walkways along 122nd Avenue. When these were installed several years ago as part of the high school replacement, a rain garden with shrubs was put in along 122nd. The issue is that this rain garden is not properly maintained and as the shrubs grow visibility for cars turning from NE 75th ST onto 122nd Avenue is diminished. Additionally, the rain garden attracts litter and trash. I would like the city to evaluate having the LWSD put in a regular curb and gutter along 122nd Avenue between NE 75th ST and NE 80th ST.

I appreciate the opportunity to comment on the Lake Washington High School proposal. Please let me know if you require any additional information.

Thanks Chris Roark

Christian Geitz

From: Christian Geitz
Sent: Friday, March 29, 2019 8:35 AM
To: 'Chris Roark'
Subject: FW: ZON18-00783

Chris,

Below is the latest response from Tuan Phan, our Public Works Engineering Review Supervisor. If you have other questions, let me know. I am trying to track any comments on the project, staying looped in to the conversation so the Land Use recommendation can accurately reflect any comments or concerns.

Clarified follow-up response:

New and existing aboveground utility lines directly serving Lake Washington HS (power and communication lines) shall be converted to underground. As a result of undergrounding, vacant utility poles (empty poles) shall be removed. A utility pole that still have existing lines serving surrounding properties can remain in place, or be relocated if it's in conflict with new frontage improvements.

Existing aboveground transmission lines not built for serving Lake Washington HS are not required to convert to underground at the time of redevelopment in accordance with the Local Improvement District formation agreement framework.

Christian

Christian Geitz
Planner
Planning and Building Department
City of Kirkland
p: 425.587.3246

From: Chris Roark <croark2@msn.com>
Sent: Tuesday, March 19, 2019 9:47 AM
To: Christian Geitz <CGeitz@kirklandwa.gov>
Subject: Re: ZON18-00783

Thanks Christian, I understand #2. I don't understand the first response however. If there are telephone lines that run along the frontage of the property (122nd Ave NE), will those be put underground? What constitutes a high voltage transmission line? Is that all electric lines? I am trying to understand if the stub line that remains along the frontage of the school on NE80th ST will be undergrounded or not?

Thanks again, I appreciate you following up with me. Chris

From: Christian Geitz <CGeitz@kirklandwa.gov>

Sent: Tuesday, March 19, 2019 8:17 AM

To: Chris Roark

Subject: RE: ZON18-00783

Hi Chris,

I forwarded your questions on to the Public Works Department. Below is their response:

Response #1 – The Local Improvement District No Protest Agreement is for the deferment of undergrounding the high-voltage transmission power lines only. Undergrounding is required for all new (or existing) service power lines traversing through the high school parcel. Service power poles in the right-of-way are required to be removed or relocated if (1) pole is no longer needed as a result of undergrounding, (2) pole is in conflict with requirement frontage improvements.

Response #2 – The City will evaluate sidewalk conditions along 122nd Ave NE between NE 75th St and NE 80th St, during the building permit review phase. The City will also evaluate sight distance requirements and concerns.

If you have any other questions, please let me know.

Christian

Christian Geitz

Planner

Planning and Building Department

City of Kirkland

p: 425.587.3246

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

FOR MORE INFORMATION ABOUT THIS PROJECT VISIT: WWW.LSWD.ORG/FOR-COMMUNITY

PROJECT INFORMATION

PROJECT NAME: Lake Washington School District
Lake Washington High School Addition

SEPA FILE NUMBER:

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

Lake Washington School District is proposing the following:

- A 2-story 45,000 SF addition to its existing Lake Washington High School, to be located north of the existing Performing Arts Center. The new addition will include 20 classrooms plus support spaces. The project will include development of approximately 2 acres within the existing 33.65-acre site. Some existing parking stalls will be displaced with the new building addition. These stalls will be replaced with new parking along the north side of the existing lot, and with new parking that will be available after the District removes the existing 12 portables (10 classrooms, 1 restroom and 1 teacher planning) upon completion of the addition. The plaza located between the existing school and new addition will be repaved due to relocation of utilities. Site amenities such as walkways and benches will also be provided.
- A new gymnasium with approximately 13,000 SF building footprint north of the existing Auxiliary Gymnasium. A portion of the existing parking stalls will be displaced and mitigated by the addition of parking stalls towards the northwest corner of the site.
- Commons expansion consists of constructing a one-story approximately 4,000 SF space east of the existing Commons connecting the Commons and Main Gymnasium. No parking will be displaced for the Commons expansion, but hardscape will be redeveloped to accommodate footprint.

PROJECT LOCATION: LWSD Site 84 Lake Washington High School

SITE ADDRESS: 12033 NE 80th Street, 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.

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., April 4, 2019. 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 comment's deadline.

Comments must be submitted by:

4:00 p.m., April 4, 2019

COMMENT PERIOD

You may comment on this determination in writing by 4:00 p.m. on April 4, 2019. Address comments to: Brian Buck, Director Support Services, Lake Washington School District, 15212 NE 95th Street, Redmond WA 98052, or via email to construction@lwsd.org. There is no agency appeal.

DATE OF DNS ISSUANCE: March 21, 2019

RESPONSIBLE OFFICIAL: Brian Buck
Director of Support Services

Signature: _____



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [HELP]

1. Name of proposed project, if applicable:

Lake Washington High School Addition

2. Name of applicant:

Lake Washington School District No. 414

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

Lake Washington School District No. 414
16250 NE 74th Street, P.O. Box 97039
Redmond, WA 98073

Contact Person: Brian Buck – Director Support Services
Phone: (425) 936 - 1100

4. Date checklist prepared:

March 6th, 2019

5. Agency requesting checklist:

Lake Washington School District No. 414

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

The Lake Washington Highschool is scheduled to break ground in April 2019 with construction extending through June 2021.

20- Classroom Addition

Design Development	Aug 2018 – Oct 2018
Permitting Site	Jan 2019 – March 2019
Permitting Building	March 2019 – June 2019
Construction Site	April 2019 – June 2019
Construction Building	July 2019 – July 2020

Gym Addition & Commons Expansion:

Design, Permittin & Construction: Dec 2018 – Aug 2021

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

Yes, a future Gymnasium addition and Commons expansion.

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

- Subsurface Exploration, Geologic Hazard, and Preliminary Geotechnical Engineering Report for Lake Washington High School Addition (Classroom Addition) dated December 28, 2018 and prepared by Associated Earth Sciences Incorporated.

- Subsurface Exploration, Geologic Hazard, and Preliminary Geotechnical Report for Lake Washington High School Gymnasium Addition dated January 25, 2019 and prepared by Associated Earth Sciences Incorporated.
- Transportation Impact Analysis dated November 26, 2018 and a Memorandum to the city titled "Response to City Review Comments on the 11-26-18 TIA to the proposed Lake Washington High School (LWHS) Addition TENW Project No. 5786" dated February 7, 2019 and prepared by TenW Transportation Engineering Northwest.

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

None known

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

None known

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.)

Lake Washington School District is proposing a 2-story 45,000 SF addition to its existing Lake Washington High School, to be located north of the existing Performing Arts Center. The new addition will include 20 classrooms plus support spaces. The project will include development of approximately 2 acres within the existing 33.65-acre site. Some existing parking stalls will be displaced with the new building addition. These stalls will be replaced with new parking along the north side of the existing lot, and with new parking that will be available after the District removes the existing 12 portables (10 classrooms, 1 restroom and 1 teacher planning) upon completion of the addition. The plaza located between the existing school and new addition will be repaved due to relocation of utilities. Site amenities such as walkways and benches will also be provided.

The future gymnasium consists of approximately 13,000 SF of new building footprint, including at minimum – a basketball court, additional bleachers, offices and support spaces. The renovation/expansion of existing locker facilities includes approximately 1,000 SF of new building footprint. The Commons expansion includes approximately 4,000 SF of new building footprint, connecting the existing Commons to the existing Gym buildings. No parking will be displaced for the Commons expansion, but hardscape will be redeveloped to accommodate footprint.

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: Lake Washington High School, 12033 NE 80th Street, Kirkland, WA 98033.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

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

There is a small area around the southeast entry drive into the proposed potential parking area that has a slope of about 24%. This is a fairly isolated condition, with the majority of the areas being developed consisting of relatively flat slopes.

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.

Natural sediments underlying the site consist of Vashon lodgement till and Vashon advance outwash. These sediments are overlain in a portion of the project area by fill soil. The Natural Resource Conservation Service has mapped the soil at the site as Alderwood gravelly sandy loam, 8 to 15 percent slopes.

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

No evidence of historical slide activity has been observed at the site.

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

The approximate work areas for the two areas of the project, total about 3-acres. The amount of stripping, excavation, and filling is anticipated to be a combined total of about 30,000 CY. Sources of fill will either come from approved on-site material considered suitable for reuse, or from approved and permitted suppliers.

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

Minor amounts of erosion could occur as a result of construction. These area would be limited to the immediate work areas of the proposed building addition and the potential proposed parking area.

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

Currently 41% or 15.5 acres of the site is covered by impervious surfaces. After development of the proposed building addition and the potential proposed parking area, and the future gym, up to 42.5% of the site will be comprised of impervious surfaces

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

Temporary Erosion and Sediment Control measures and systems will be utilized to limit, control, and treat construction runoff to allowable levels before it is discharged from the site. The project will be subject to and applying for an NPDES permit through the State of Washington Department of Ecology.

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.

During construction, minor exhaust from generators and other construction equipment relating to the construction may be generated. Dust may occur during periods of dry weather when earthwork / grading activity is underway.

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

None known

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

Water trucks or other means of providing water, provided in conformance with the City of Kirkland and the Washington State Department of Ecology standards and best practices, will be used to control dust during periods of dry weather.

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.

None

- 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.

None

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.

Surface runoff is collected in the project areas, by the roof of the new addition, and by catch basins in the potential proposed parking lot respectively. The collected runoff will directed to flow control and water quality treatment system in each area meeting City of Kirkland stormwater requirements, before being discharged to the existing on-site private storm drainage system.

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

None anticipated

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

Overall runoff patterns in the vicinity of the project areas will not be negatively affected.

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

Disturbed project areas will be mitigated and treated. The proposed mitigation is anticipated to include below grade stormwater detention, and treatment of pollution generating impervious surfaces (parking lots), per City of Kirkland stormwater requirements.

4. **Plants** [\[help\]](#)

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

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ 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?

Approximately 2 acres of existing lawn and ornamental shrub beds will be removed or altered to facilitate the development of the new addition and associated site improvements.

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

None known.

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

The proposed consists of ornamental shrub beds, bioretention planters and lawn. The ornamental beds incorporate native shrub species.

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

Himalayan Blackberry.

5. **Animals** [\[help\]](#)

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Crow, songbirds, squirrel, chipmunk, opossum.

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

None known

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

No

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

Plantings include native species that support wildlife habitat functions.

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

None known.

6. **Energy and Natural Resources** [\[help\]](#)

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

Electricity and Natural Gas will serve the building needs, which are projected to be lower than code-required performance. It will also be solar-ready. All energy uses will be 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:

The building will follow the ELCCA standards. Energy conservation features include:

- LED lighting throughout interior & exterior
- Natural daylighting with lighting controls system
- Occupancy sensors & time clock controls to automatically turn off lighting during unoccupied periods
- Low-flow plumbing fixtures
- "PV-ready" with infrastructure in place to support future roof-top photo-voltaic panels

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.

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

None known

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

None known

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

None known

- 4) Describe special emergency services that might be required.

N/A

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

N/A

b. Noise

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

Normal residential noise from surrounding properties and vehicular traffic on surrounding streets exist in the area.

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.

Heavy earth grading machinery, tree cutting, hauling of materials and demolition work will create temporary noise for a relatively short duration. Construction of the new school will create typical construction noise.

Long-term noise impact to the community will be typical of a high school (students at play, class period bells, bus and vehicular traffic noise, service vehicle operation / loading & unloading, etc.) Class schedules for LWSD high schools run from approximately 8:00 am to 2:30 pm Monday through Friday. High school activity schedules also include afternoon, evening and weekend events.

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

Noise generated during demolition and school construction activity will only be allowed between the daylight hours governed by City of Kirkland.

8. Land and Shoreline Use [\[help\]](#)

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

The current use of the site is an existing high school, with residential development surrounding the school. The small addition will not affect current land uses of nearby or adjacent properties.

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

The project site has not been used as working farmlands or working forest lands.

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:

The project site will not affect or be affected by surrounding working farm lands or forest lands.

c. Describe any structures on the site.

There is an existing 214,000 SF high school that varies from single-story to 3 story buildings, a separate gym, 12 existing portables, football and baseball stands for seating, and athletic storage/maintenance buildings on the site.

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

After the building addition is constructed, the existing 12 portables will be removed from the site by the District and either relocated to another school or stored off-site.

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

The current zoning classification of the site is RSX 7.2 (Residential Single Family. The site is located in the Lake Wahington High School Master Plan and Plan Unit Development (PUD).

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

The proposal is consistent with the public facility use designation and the South Rose Hill Neighborhood Open Space/ Parks Section within the Comprehensive Plan.

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

N/A

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 500 students + 20 staff will work in the Classroom Addition.
An additional +2 staff will work in the Gym Addition.

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:

Submit plans to the City of Kirkland and obtain all necessary permits.

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

None

9. Housing [\[help\]](#)

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

None

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

None

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

None

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 tallest height of the proposed school structure is approximately 34' above the surrounding finish grade. This height is below the 35' allowable height in the Kirkland zoning code. Principal exterior materials will be brick, metal panel, concrete and aluminum-framed glazing.

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

None

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

None

11. Light and Glare [\[help\]](#)

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

The proposed project includes LED lighting at new parking and plaza locations. The lighting will be mainly operational during occupied hours in times when there is minimal daylight (early mornings & evening events). The exterior pole mounted lighting will

include occupancy sensors to reduce the light output by 50% during hours of scheduled operation when the area is unoccupied.

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

No

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

None

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

None

12. Recreation [\[help\]](#)

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

The City of Kirkland has parks in the surrounding area. The project site affords recreational opportunities for the community.

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

No

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

None

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.

None

- 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.

None

- 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.

None

- 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.

Adjacent public streets are NE 80th Street, 122nd Ave NE, NE 75th Street. Vehicular access to the school is currently provided at three locations; via the existing 120th Avenue NE / NE 80th Street signalized intersection, and via two stop-controlled driveways on NE 75th Street. Vehicular access will remain the same with the proposed 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. Transit stops for routes 238 and 277 are located on NE 80th Street at 120th Ave NE and on 116th Ave NE at NE 75th Street. Additionally, a transit stop for route 893 is located on 120th Ave NE north of NE 80th Street.

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

Based on the current site plan, the proposed project would result in a net increase of 20 parking stalls for a total on-site parking supply of 530 stalls. The total future parking supply includes the removal of existing stalls (-100 stalls), restoring the parking stalls currently occupied by portables (+72) and the expansion of the existing surface parking on the northwest corner of the LWHS site (+48 net stalls).

- 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).

None

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

None

- 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 Lake Washington High School Addition (+273 students) is estimated to generate 800 new weekday daily trips (400 entering and 400 exiting). Peak volumes are expected to occur from approximately 7:30 to 8:30 AM and 2:45 to 3:45 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.

No

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

None

16. Utilities [\[help\]](#)

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

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

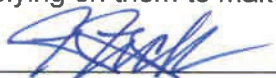
Sewer and water service will be provided by the City of Kirkland, and existing mains will be relocated out away from the footprint of the new building addition and the future

gymnasium. Both the new building addition and the future gym will be connected to the public mains, via new side sewers, as well as new domestic and fire water services. Storm drainage systems will be private, meeting current City of Kirkland requirements, and are assumed to include a combination of rain gardens (as space allows) and below grade detention to facilitate flow control, as well as a water quality treatment system(s) to clean the runoff in the parking lot areas. There are anticipated to be separate storm systems in each area of the project, building addition, potential new parking and future gym\commons. Both power and communication service should be able to be extended from within the existing campus, the electrical utility company may require a transformer and primary wire upgrade of the existing utility owned infrastructure. Natural gas to the new addition or future gym may also be an option, and similarly can be extended to the addition from existing infrastructure that exists within the campus property.

C. Signature [HELP]

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

Signature: _____



Name of signee Brian Buck

Position and Agency/Organization Lake Washington School District

Date Submitted: March 15, 2019

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: Tony Leavitt, Senior Planner

From: Thang Nguyen, Transportation Engineer

Date: November 1, 2018

Subject: Lake Washington High School Expansion Traffic Concurrency Test Notice, Tran18-00674

The purpose of this memo is to inform you that the proposed Lake Washington High School expansion project has passed traffic concurrency. This concurrency test notice allows the applicant to proceed with their development permits.

Project Description

The applicant proposed to expand the school building to add 20 new classrooms and remove the existing portables that are located in the parking area. The expansion would increase the school student enrollment by 273 additional students for a total of 2,000 students. The project access will remain the same.

Trip Generation

Based on ITE Trip Generation rates, the expansion will generate a net new of approximately 800 daily, 227 AM, 41 PM peak hour trips and 40 PM peak hour person trips. The project is anticipated to be completed by 2018. The project build out and full occupancy is anticipated to be by 2020.

This memo will serve as the concurrency test notice for the proposed project. Per *Section 25.10.020 Procedures* of the KMC (Kirkland Municipal Code), this Concurrency Test Notice will expire in one year (November 1, 2019) 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 30, 2019).
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 Tran18-00661



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

CITY OF KIRKLAND

NOTICE OF ROAD CONCURRENCY TEST

The City of Kirkland has conducted a road concurrency review of the following project:

Permit No.: TRAN18-00674 (ZON18-00783)

Proponent: Lake Washington School District

Address or Location of proposal: 12033 NE 80th Street

Description of project: Lake Washington High School 2019 Master Plan Update: Proposing the addition of a 2-story 45,000 square foot classroom wing, a 13,000 square foot gym addition, a 1,000 square foot locker room expansion, a 4,000 square foot addition to the existing Commons Area, the removal of ten (10) portable classrooms, and the addition of a new 83 space parking lot.

Notice is hereby given that the proposed project passed the road concurrency review and the City of Kirkland issued a road concurrency test notice in accordance with the [Kirkland Municipal Code \(KMC\) Title 25](#).

Procedures to Appeal Road Concurrency:

1. Refer to [Kirkland Municipal Code \(KMC\) Chapter 25.23](#) for what decisions may not be appealed.
2. A written appeal must be filed with the Public Works Official, Thang Nguyen, by 5:00 p.m. on April 2, 2019 at the above address.
3. The appeal must contain a brief and concise statement of the matter being appealed, the specific components or aspects that are being appealed, the appellant's basic rationale or contentions on appeal, and a statement demonstrating standing to appeal. The following have standing to appeal: a) the applicant; b) any agency with jurisdiction; c) any individual or other entity who is specifically and directly affected by the proposed action. The appeal may also contain whatever supplemental information the appellant wishes to include.
4. Pay the fee to file an appeal. See the [Planning & Building Department Land Use Fee Schedule](#).

There is no other opportunity to appeal road concurrency issues. Call Thang Nguyen at 425.587.3869 if you have questions about what is addressed in concurrency review.

More information is available at www.mybuildingpermit.com.

Posting Date: 3/19/2019



CITY OF KIRKLAND

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