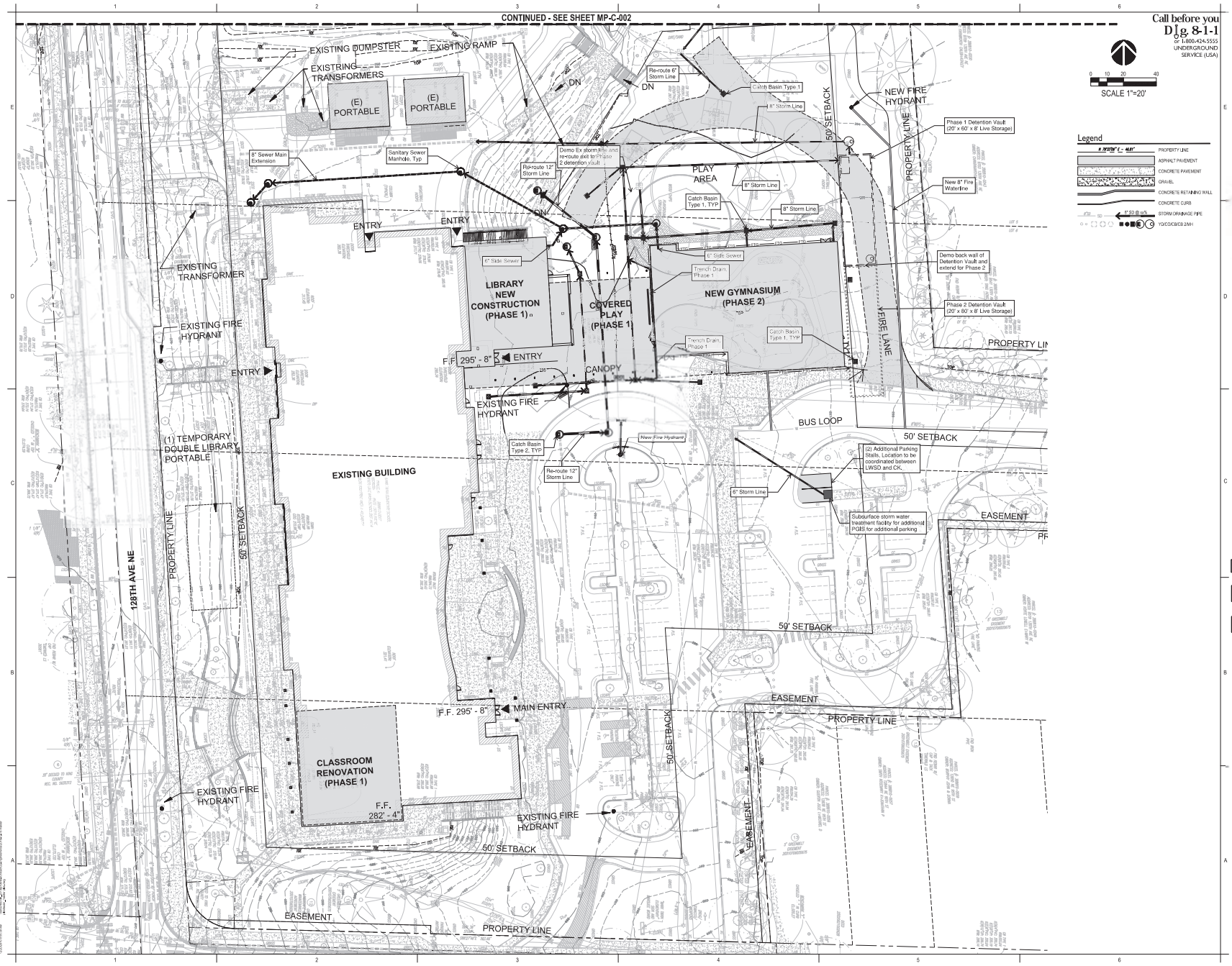

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MAHLUM ARCHITECTS INC

Lake Washington School District

FOR REFERENCE ONLY

Lake Washinton School District

MARK TWAIN ELEMENTARY SCHOOL - CLASSROOM RENOVATION AND LIBRARY ADDITION

9525 130TH AVE NE KIRKLAND, WA 98033

ZONE C
ZONE B
ZONE A

KEY PLAN

COUGHLIN PORTER LUNDEEN
STRUCTURAL CIVIL SEISMIC ENGINEERING

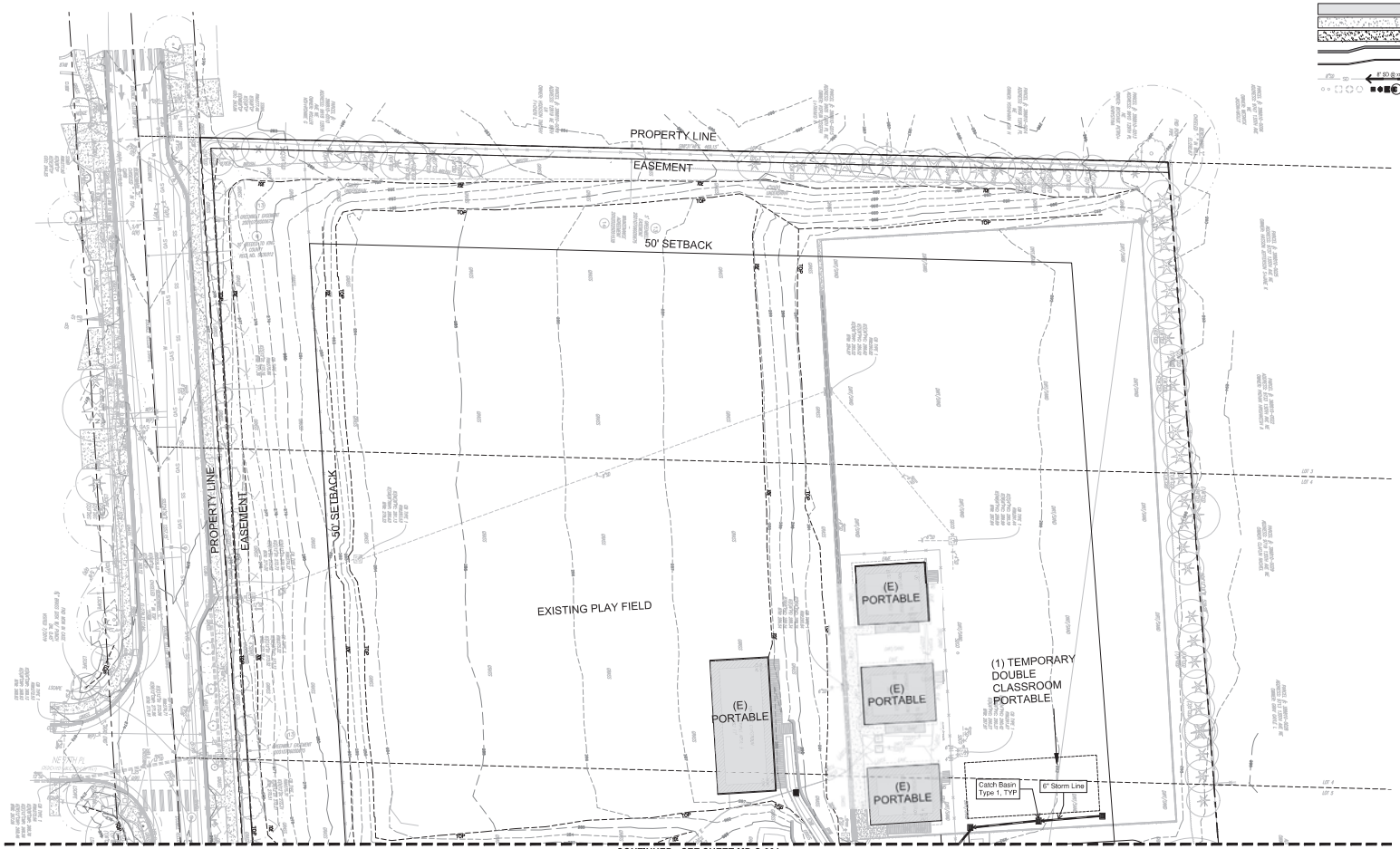
MARK	DATE	DESCRIPTION

ISSUE DATE: 20 DECEMBER 2019
ISSUE: MASTER PLAN

PROJECT NO: C190092-03
DRAWN BY: JAS
CHECKED BY: BSB

CIVIL SITE PLAN

MP-C-001



CONTINUED - SEE SHEET MP-C-001

Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)

0 10 20 40
SCALE 1"=20'

Legend

- PROPERTY LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- CONCRETE RETAINING WALL
- CONCRETE CURB
- 8" SD @ 0.5% — STORM DRAINAGE PIPE
- YD/CO/CB/CB 2/MH

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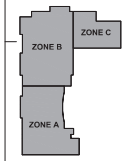
MARK TWAIN ELEMENTARY SCHOOL - CLASSROOM RENOVATION AND LIBRARY ADDITION

9525 130TH AVE NE KIRKLAND, WA 98033



KEY PLAN

8/26/2019

COUGHLIN PORTER LUNDEEN
STRUCTURAL CIVIL SEISMIC ENGINEERING

MARK	DATE	DESCRIPTION

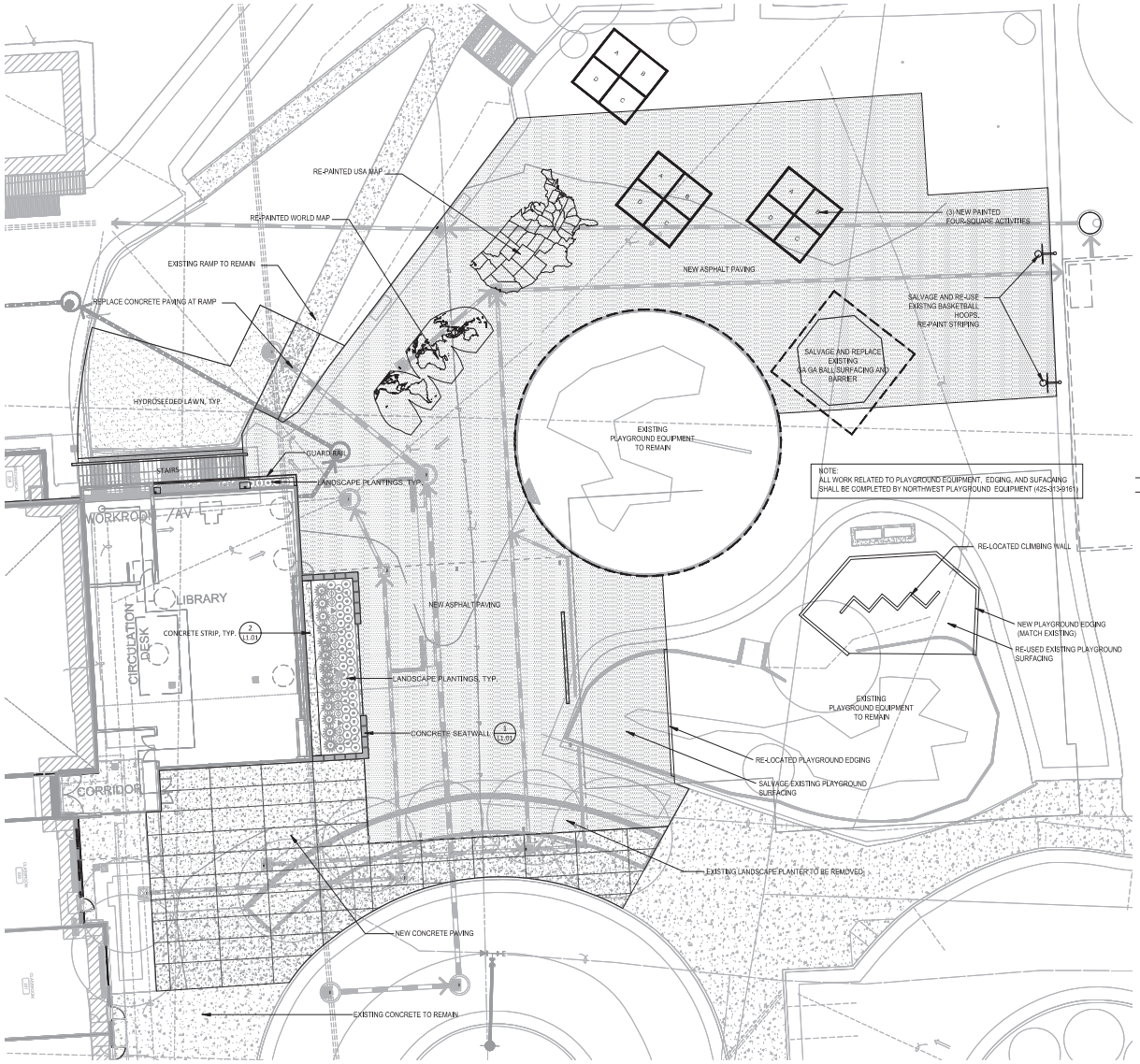
ISSUE DATE: 20 DECEMBER 2019
ISSUE: MASTER PLAN

PROJECT NO: C190092-03
DRAWN BY: JAS
CHECKED BY: BSB

CIVIL SITE PLAN

MP-C-002

Lyon Landscape Architects
1015 Pacific Avenue, Suite 203
Tacoma, WA 98402
253-678-4173
Eric@LyonLA.com



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

SITE PLAN LEGEND

SYMBOL	ITEM	NOTES AND DESCRIPTION
	CONCRETE PAVING	SEE CIVIL SPECIFICATIONS
	SCORE JOINT	
	ASPHALT PAVING, TYP.	SEE CIVIL DRAWINGS
	24" WIDE CONCRETE STRIP, TYP. (2/L1.01)	
	CONCRETE SEATWALL (1/L1.01)	
	GUARD RAIL	

0 5' 10' 20' 40'
Graphic Scale: 1" = 10'-0"

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(503) 224-0918 FAX
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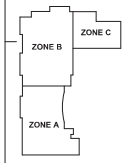
Lake Washinton School District

MARK TWAIN ELEMENTARY SCHOOL - CLASSROOM RENOVATION AND CORE ADDITION

9525 130TH AVE NE KIRKLAND, WA 98033



KEY PLAN

MARK	DATE	DESCRIPTION

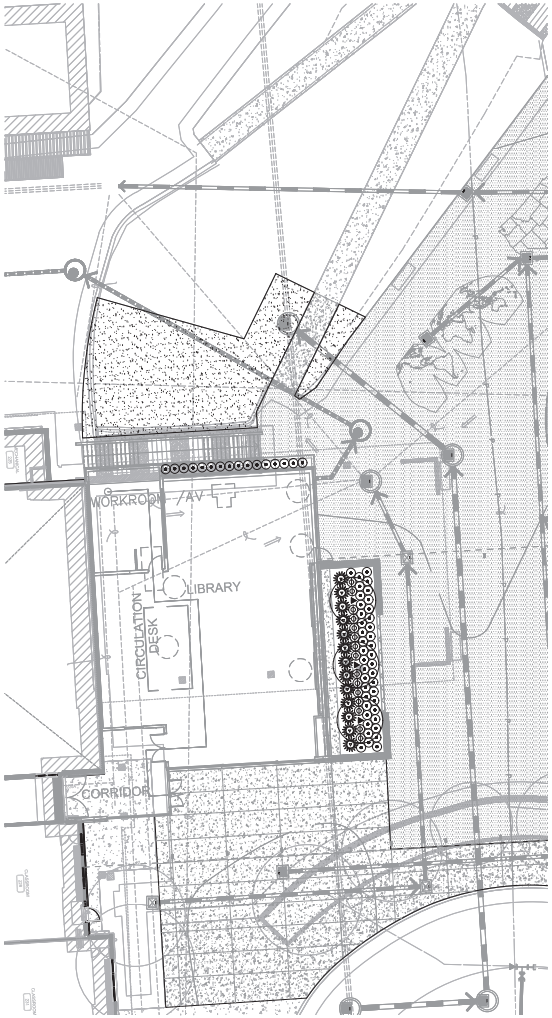
ISSUE DATE: 20 DECEMBER 2019
ISSUE: MASTER PLAN

PROJECT NO: 2019901
DRAWN BY: FW
CHECKED BY: ML

LANDSCAPE SITE PLAN PHASE 1

MP-L1.00

Lyon Landscape Architects
1015 Pacific Avenue, Suite 203
Tacoma, WA 98402
253-678-4173
Eric@LyonLA.com



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

PLANT LEGEND

QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
	TREES		
3	CERCIS CANADENSIS	EASTERN REDBUD	10'-12' HT, 3-STEM MINIMUM
	SHRUBS		
13	POLYSTICHUM MUNITUM	SWORD FERN	18" -24" HEIGHT AND SPREAD, 36" O.C. SPACING
	GROUNDCOVER		
15	WEIGELA FLORIDA 'ELVERA	MIDNIGHT WINE WEIGALA	1 GALLON, 24 O.C. SPACING
57	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON ENGLISH LAUREL	1 GALLON, 24 O.C. SPACING
	SEED MIX		
	LAWN SEED MIX	% BY WEIGHT	MINIMUM RATE OF 2,000 LBS/ACRE
	PERENNIAL RYE GRASS	85%	
	KENTUCKY BLUEGRASS	15%	

PLANT IMAGES

0 5' 10' 20' 40'
Graphic Scale: 1" = 10'-0"

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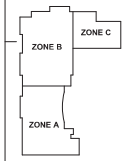
MARK TWAIN ELEMENTARY SCHOOL - CLASSROOM RENOVATION AND CORE ADDITION

9625 130TH AVE NE KIRKLAND, WA 98033



KEY PLAN

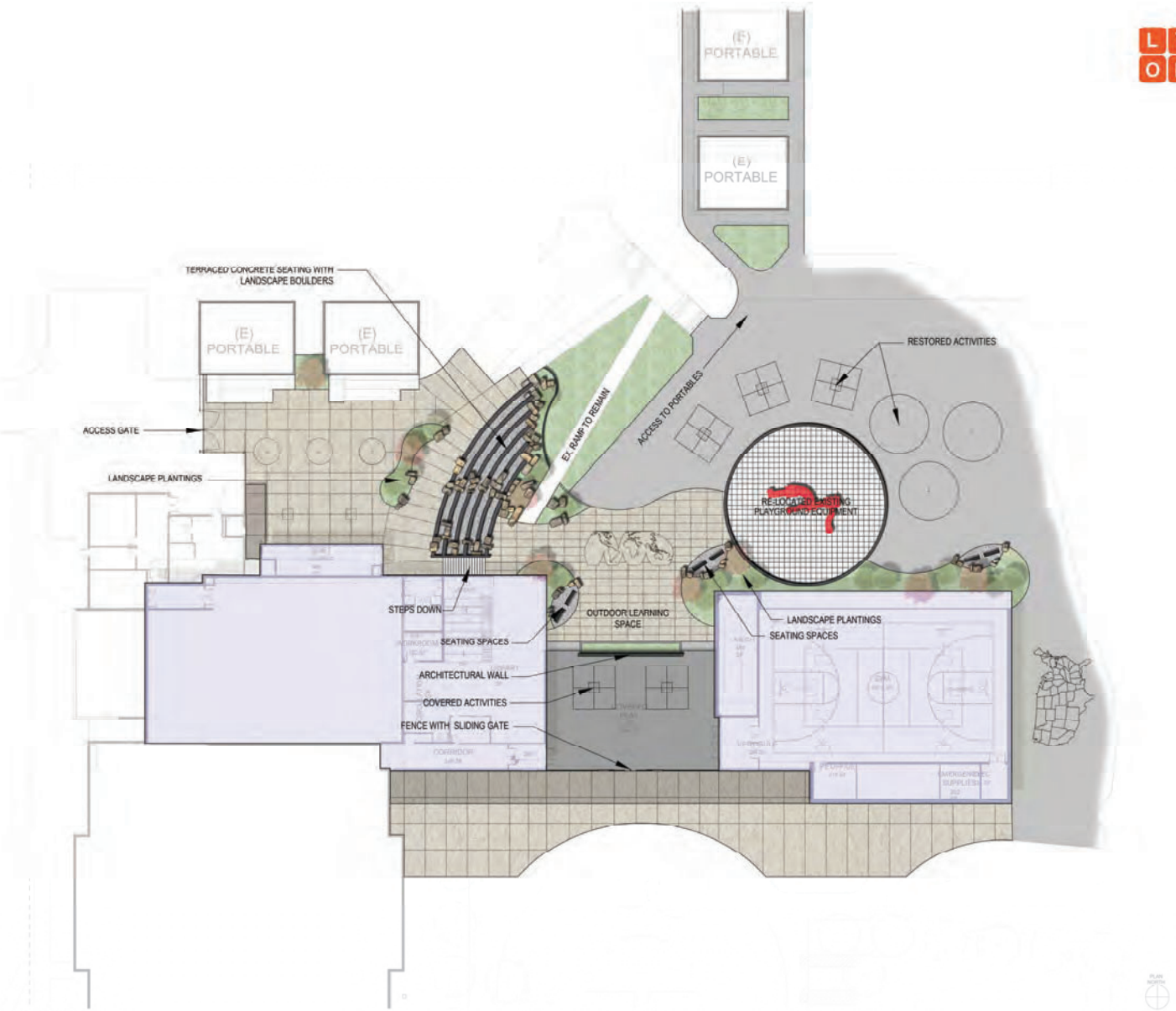
MARK	DATE	DESCRIPTION

ISSUE DATE: 20 DECEMBER 2019
ISSUE: MASTER PLAN

PROJECT NO: 2019901
DRAWN BY: EW
CHECKED BY: ML

LANDSCAPE PLANTING PLAN - PHASE 1

MP-L2.00



1 SITE PLAN
1" = 30'-0"

Lyon Landscape Architects
1015 Pacific Avenue, Suite 203
Tacoma, WA 98402
253-678-4173
eric@lyonla.com

mahlum
71 COLUMBIA | FLOOR 4
SEATTLE WA 98104
(206) 441-4151 OFFICE
(206) 441-0478 FAX
1231 NW HOYT | SUITE 102
PORTLAND OR 97209
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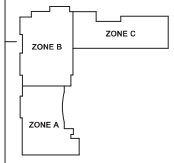
MARK TWAIN ELEMENTARY SCHOOL - CLASSROOM RENOVATION AND CORE ADDITION
12201 NE 124TH AVE NE KIRKLAND, WA 98033



KEY PLAN

MARK	DATE	DESCRIPTION

ISSUE DATE: 20 DECEMBER 2019
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PROJECT NO: 2019901
DRAWN BY: FW
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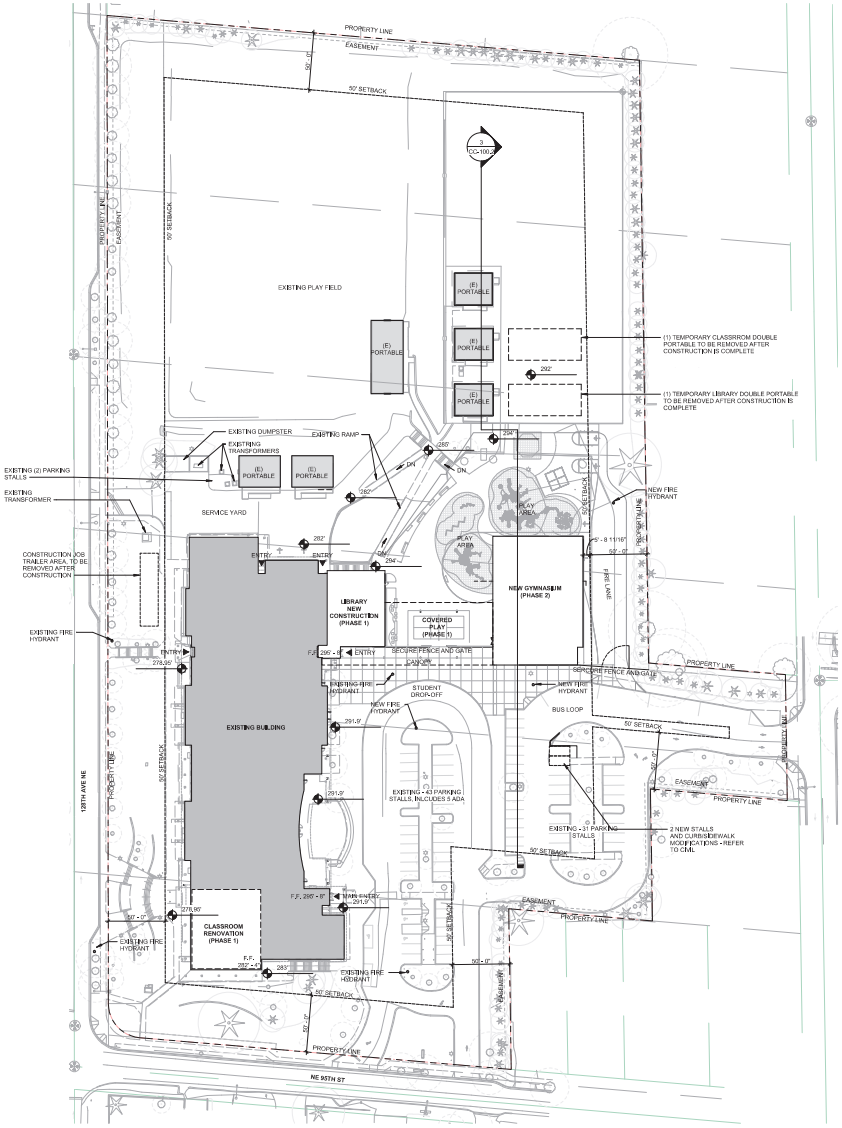
LANDSCAPE SITE PLAN PHASE 2

MP-L3.00



A4 SITE PLAN
1" = 40'-0"

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Lake Washington School District

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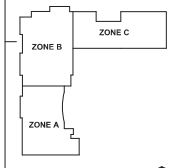
Lake Washinton School District

MARK TWAIN ELEMENTARY SCHOOL - CLASSROOM RENOVATION AND CORE ADDITION

9525 130TH AVE NE KIRKLAND, WA 98033



KEY PLAN

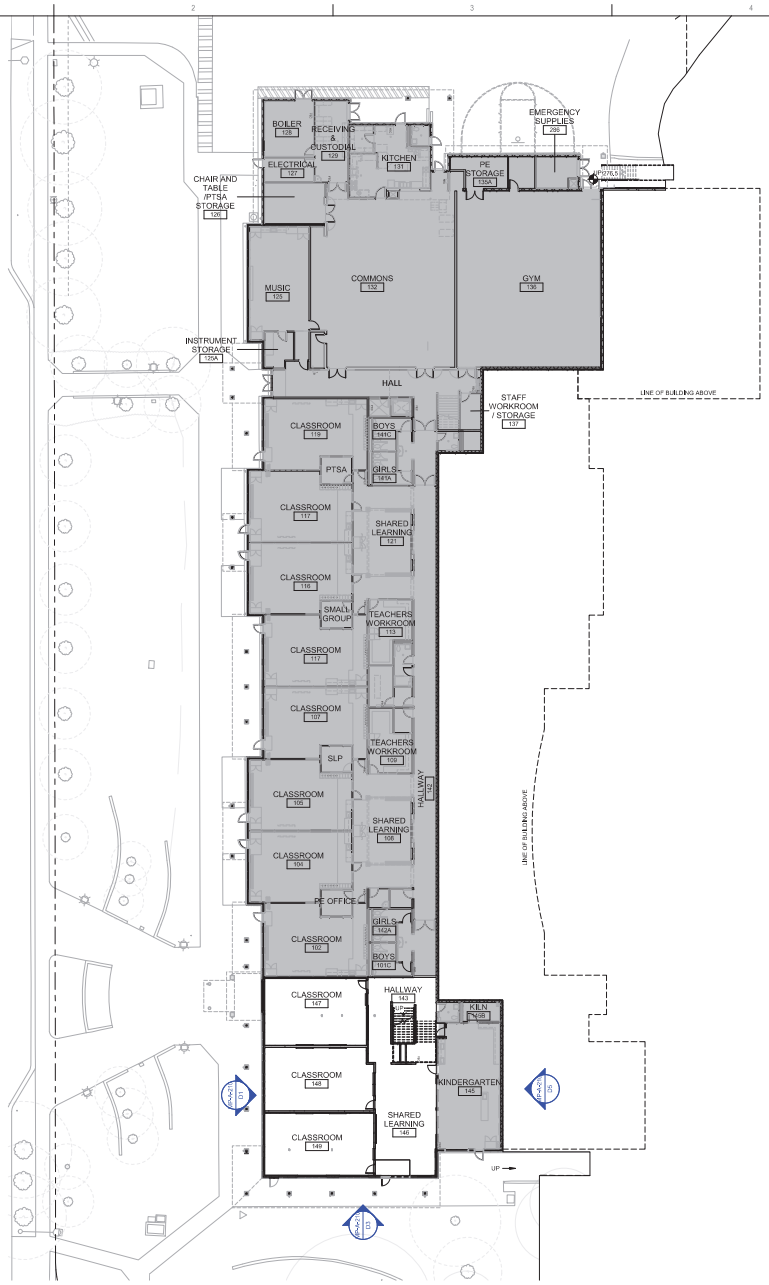
MARK	DATE	DESCRIPTION
MP2	30 MARCH 2020	MASTER PLAN REVISION 2
MP1	09 MARCH 2020	MASTER PLAN REVISION 1

ISSUE DATE: 16 DECEMBER 2020
ISSUE: MASTER PLAN

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

ARCHITECTURAL SITE PLAN

MP-A-100



A1 L01 LOWER LEVEL FLOOR PLAN - OVERALL
1/16" = 1'-0"

PLAN NORTH

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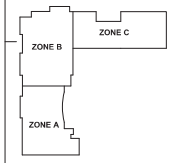
9525 130TH AVE NE KIRKLAND, WA 98033



KEY PLAN

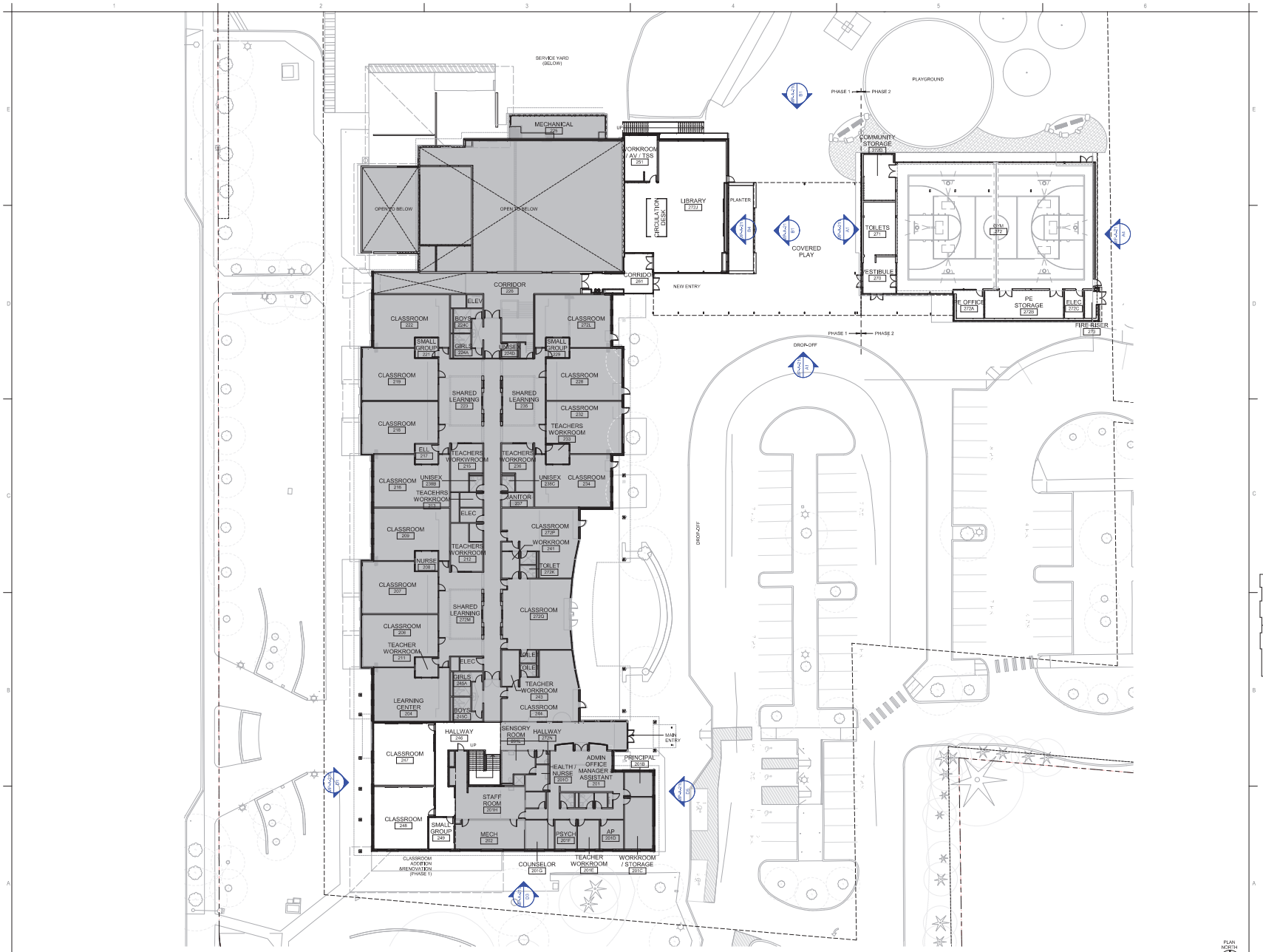
MARK	DATE	DESCRIPTION

ISSUE DATE: 20 DECEMBER 2019
ISSUE: MASTER PLAN

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

L01 LOWER LEVEL FLOOR PLAN - OVERALL

MP-A-101



A1 L02 MAIN LEVEL FLOOR PLAN - OVERALL
1/16" = 1'-0"

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Lake Washington School District

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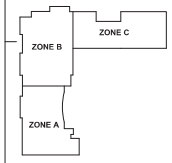
Lake Washinton School District

MARK TWAIN ELEMENTARY SCHOOL - CLASSROOM RENOVATION AND CORE ADDITION

9525 130TH AVE NE KIRKLAND, WA 98033



KEY PLAN

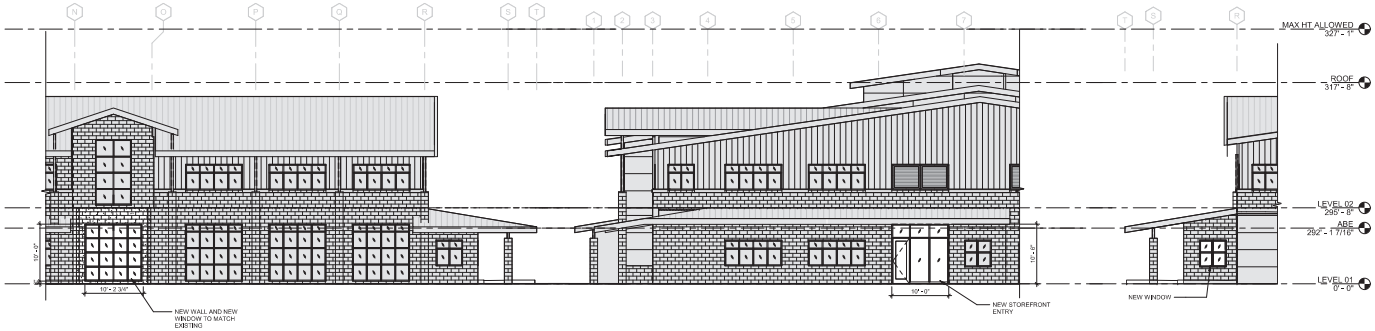
MARK	DATE	DESCRIPTION

ISSUE DATE: 20 DECEMBER 2019
ISSUE: MASTER PLAN

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

L02 MAIN LEVEL FLOOR PLAN - OVERALL

MP-A-102



D1 MP-ELEVATION - CLASSROOMS - WEST
1/8" = 1'-0"

D3 MP-ELEVATION - CLASSROOMS - SOUTH
1/8" = 1'-0"

D5 MP-ELEVATION - CLASSROOMS - EAST
1/8" = 1'-0"

ELEVATION GENERAL NOTES

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

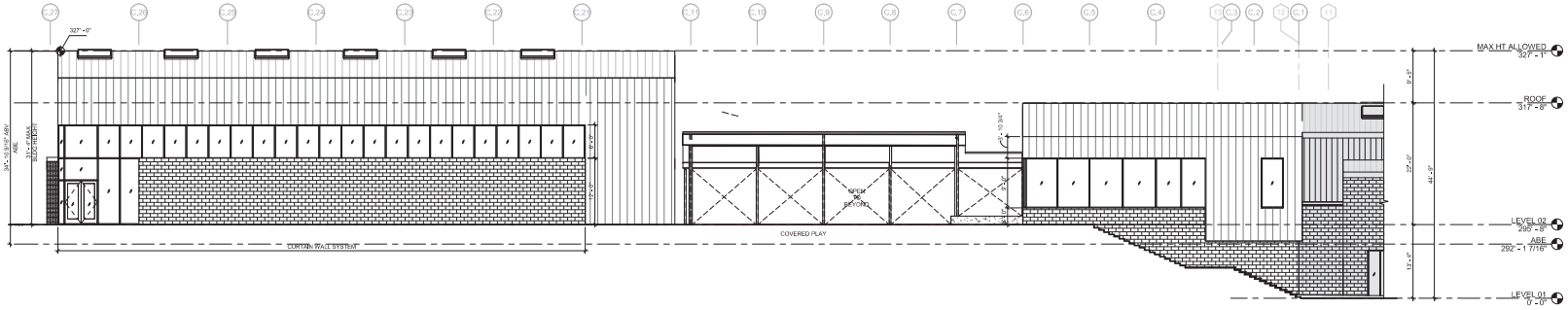
ELEVATION MATERIAL LEGEND

- (CONC) 03 30 00 CAST-IN-PLACE CONCRETE
- (MP-4) 07 42 13 METAL PANEL (VERTICAL)
- (CMU-2) 04 20 20 CCONCRETE MASONRY UNIT (CHARCOAL)
- NOT IN SCOPE
- (CMU-4) 04 20 20 CONCRETE MASONRY UNIT - MATCH EXISTING

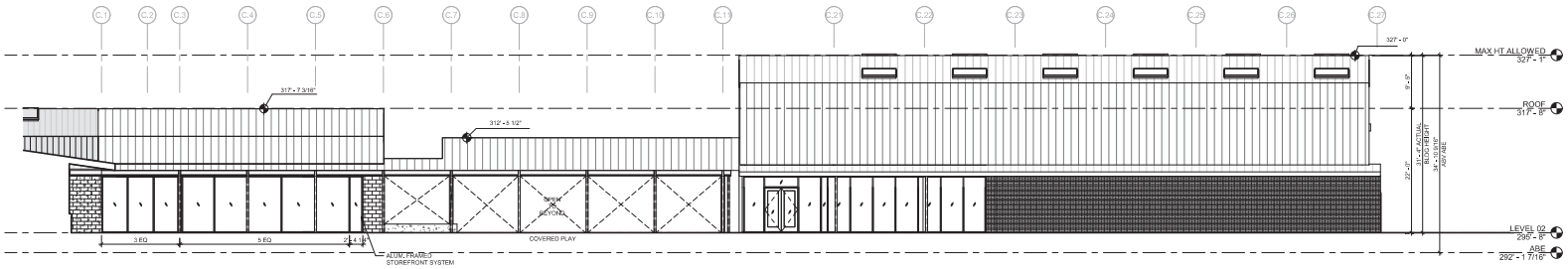
ELEVATION SYMBOL LEGEND

- 08 54 00 FIBERGLASS WINDOWS
- 08 44 10 CURTAINWALL WINDOWS
- 08 43 13 STOREFRONT WINDOWS
- 080 91 00 EXTERIOR LOUVERS
- CJ CONTROL JOINT
- CA CONTINUOUS ANGLE, SEE DETAILS AND STRUCT DRAWINGS
- EW 26 EXTERIOR LIGHTING, REFER TO ELECTRICAL DRAWINGS

KEYNOTES



B1 MP-ELEVATION - LIBRARY ADDITION, COVERED PLAY & GYM - NORTH
1/8" = 1'-0"



A1 MP-ELEVATION - LIBRARY ADDITION, COVERED PLAY & GYM - SOUTH
1/8" = 1'-0"

PLAN NORTH

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SEATTLE WA 98104
(206) 441-4151 OFFICE
(206) 441-0478 FAX
1231 NW HOYT | SUITE 102
PORTLAND OR 97209
(503) 224-4032 OFFICE
(503) 224-0918 FAX
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Lake Washington School District

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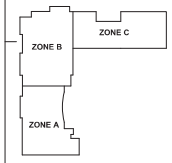
Lake Washinton School District

MARK TWAIN ELEMENTARY SCHOOL - CLASSROOM RENOVATION AND CORE ADDITION

9525 130TH AVE NE KIRKLAND, WA 98033



KEY PLAN

MARK	DATE	DESCRIPTION

ISSUE DATE: 20 DECEMBER 2019
ISSUE: MASTER PLAN

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

EXTERIOR ELEVATIONS

MP-A-210

ELEVATION GENERAL NOTES

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

ELEVATION MATERIAL LEGEND

- (CONC) 03 30 00 CAST-IN-PLACE CONCRETE
- (MP-4) 07 42 13 METAL PANEL (VERTICAL)
- (CMU-2) 04 20 20 CCONCRETE MASONRY UNIT (CHARCOAL)
- NOT IN SCOPE
- (CMU-4) 04 20 20 CONCRETE MASONRY UNIT - MATCH EXISTING
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- 08 44 10 CURTAINWALL WINDOWS
- 08 43 13 STOREFRONT WINDOWS
- 080 91 00 EXTERIOR LOUVERS
- CJ CONTROL JOINT
- CA CONTINUOUS ANGLE, SEE DETAILS AND STRUCT DRAWINGS
- DN 26 EXTERIOR LIGHTING, REFER TO ELECTRICAL DRAWINGS

ELEVATION SYMBOL LEGEND

KEYNOTES

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SEATTLE WA 98104
(206) 441-4151 OFFICE
(206) 441-0478 FAX
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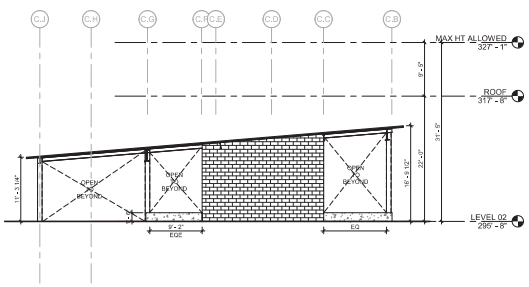
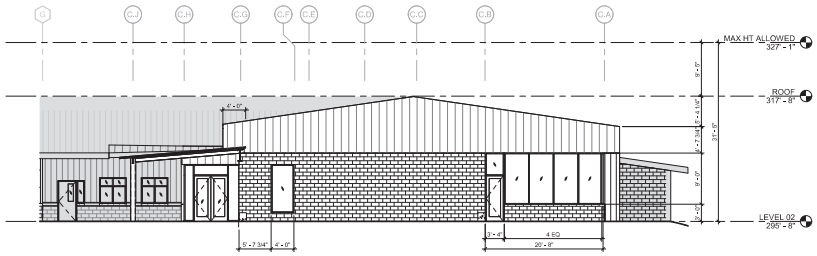
MARK TWAIN ELEMENTARY SCHOOL - CLASSROOM RENOVATION AND CORE ADDITION

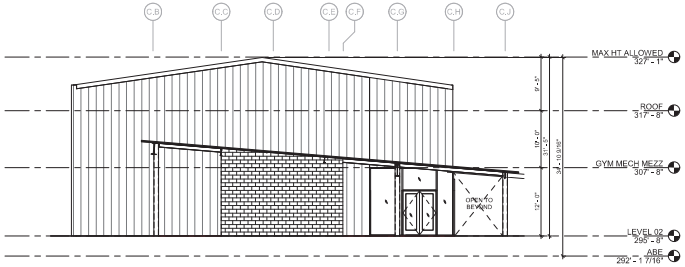
9625 130TH AVE NE KIRKLAND, WA 98033



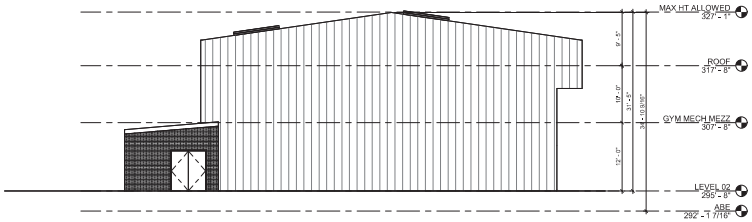
B1 ELEVATION - COVERED PLAY - WEST
1/8" = 1'-0"



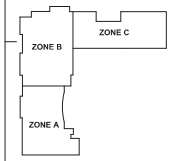
B4 ELEVATION - LIBRARY ADDITION - EAST
1/8" = 1'-0"



A1 ELEVATION - GYM - EAST
1/8" = 1'-0"



A4 ELEVATION - GYM - WEST
1/8" = 1'-0"



KEY PLAN

MARK	DATE	DESCRIPTION

ISSUE DATE: 20 DECEMBER 2019
ISSUE: MASTER PLAN

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

EXTERIOR ELEVATIONS

PLAN NORTH

MP-A-211

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

DEVELOPMENT STANDARDS LIST
MARK TWAIN ELEMENTARY SCHOOL MASTER PLAN
File: ZON19-00740

ZONING CODE STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Prior to issuance of a grading or building permit:

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

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

Prior to occupancy:

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

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

DEVELOPMENT STANDARDS

ZON19-00740

PUBLIC WORKS DEPARTMENT

PUBLIC WORKS CONDITIONS
Permit #: ZON19-00740
Project Name: Mark Twain Elementary
Project Address: 9525 130th Ave NE
Date: 1/28/2020

Public Works Staff Contacts

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

General Conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sanitary Sewer Conditions:

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

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

Water System Conditions:

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

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

3. See Fire Department conditions for fire flow requirements.

Surface Water Conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14. Construction Stormwater Pollution Prevention Plan (CSWPPP):
- All proposed projects that will conduct construction activities onsite, or offsite must provide stormwater pollution prevention and spill controls to prevent, reduce, or eliminate the discharge of pollutants (including sediment) to onsite or adjacent stormwater systems or watercourses.
- Refer to Core Requirement No. 5 in the KCSWDM and Policy D-12.
- Provide an erosion control report and plan with the Building or Land Surface Modification Permit application. The plan shall be in accordance with the KCSWDM.
- Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from May 1 and September 30, all denuded soils must be covered within 7 days; between October 1 and April 30, all denuded soils must be covered within 12 hours. Additional erosion control measures may be required based on site and weather conditions. Exposed soils shall be stabilized at the end of the workday prior to a weekend, holiday, or predicted rain event.

15. If the project site is one acre or greater, the following conditions apply:
- The applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Department of Ecology. Provide the City with a copy of the Notice of Intent for the permit. Permit Information can be found at the following website: http://www.ecy.wa.gov/programs/wq/stormwater/construction/
  - Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland PW Dept. pre-construction meeting with a completed SWPPP.
- Turbidity monitoring by the developer/contractor is required for any surface water leaving the site.
- A Stormwater Pollution Prevention and Spill (SWPPS) Plan must be kept on site during all phases of construction and shall address construction-related pollution generating activities. Follow the guidelines in the Ecology Pollution Prevention Manual for plan preparation.

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

Street and Pedestrian Improvement Conditions:

1. The subject property abuts __128th Ave NE, NE 95th St, and 130th Ave Ne. These streets are Neighborhood Access and Collector type street. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must

be improved with the following:

A. Remove and replace existing half-street improvements in substandard condition, this includes the replacement of any cracked or broken curb, gutter and sidewalk.
B. Identify and protect trees with retention value in the right-of-way.
C. Coordinate improvements with planned Kirkland street projects, if any.

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

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

4. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project, associated street, or utility improvements.

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

6. Zoning Code Section 110.60.7.b establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility on _____ is not feasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a Local Improvement District (LID) No Protest Agreement. The final recorded subdivision document shall include the following note:

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

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

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

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

Tony Leavitt

From: michael sandberg <mikembs@icloud.com>
Sent: Tuesday, February 25, 2020 5:30 PM
To: Tony Leavitt
Subject: Case no. Zon19-00740

Hi my name is Mike Sandberg and I live a few blocks from the elementary school that is being added on to.

what I want to know is what are you gonna do about the incredibly bad parking and blocking of the roadway situation that we currently have.

I have to assume you're expanding the school to accommodate more students which means more parents picking them up. how are you going to fix the problem of cars blocking the road every weekday between three and 3:30 PM.

Mike
Sent from my iPhone

Tony Leavitt

From: Mariko Boyle <mariko5963@yahoo.com>
Sent: Thursday, February 13, 2020 12:34 PM
To: Tony Leavitt
Subject: Notice of Application Mark Twain Elementary Plan Amendment. Case No. SON!(-00740

Hi, Mr.Leavitt

I have question and suggestion for school amendment.

I live in 9745 128th Ave NE Kirkland WA and across from Mark Twain Elementary.
I have noise problem from Mark Twain School in these day. It is very annoying for me every single days.

1. Boiler Room of Mark Twain located to near gym makes pretty noisy sounds from early morning 5 am on weekday. My bedroom face to that boiler room. That noise makes wake me up every morning.

2. When Mark Twain gym had big event, I could hear noises from gym and made me very annoying that period of time they uses big microphone and musics and those sounds echoing to my home.

If PHASE 2 8500 square foot gym addition, please include plan to include consideration of noise for neighborhood like using sounds proof material for build gym or something. Please think about good environment for neighborhood and resolve some issue of noise.

Also if you have any idea for improve for boiler room noise in the early morning, It will be very nice and helpful for my life.

3. I concerned about traffic and parking for 128th Ave NE. These days, !28 Ave NE traffic is very busy on especially around 8:30 am.
For safety issue, we should prohibit park along with Mark Twain elementary main building. Please do not park construction truck on 128th Ave NE.

Thank you,

Mariko Boyle

Lake Washington School District

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

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

PROJECT INFORMATION

PROJECT NAME: Lake Washington School District Elementary School Addition – Mark Twain Elementary School

SEPA FILE NUMBER:

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

1. Phase I: Project is a 1-story library and covered play addition and renovation of the existing Library into (4) classrooms at an existing elementary school.
2. Phase 2: Approximately 8500SF gym addition.

LOCATION OF THE PROPOSAL: LWSD Site 14 Mark Twain Elementary School.

***SITE ADDRESS*: 9525 130TH AVE NE, KIRKLAND, WA 98033**

PROPONENT: Lake Washington School District

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

DISTRICT CONTACT INFORMATION

NAME: Brian Buck

EMAIL: construction@lwsd.org

IMPORTANT DATES

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

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

__X__ This Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 calendar days from the date of issuance. Comments must be submitted by 4:00 p.m., March 13, 2020. The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comments deadline.

Comments must be submitted by:

4:00 p.m., March 13, 2020

COMMENT PERIOD
You may comment on this determination in writing by 4:00 p.m. on March 13, 2020. Address comments to: Brian Buck, Director, Support Services, Lake Washington School District, 15212 NE 95th Street, Redmond WA 98052, or by email to construction@lwsd.org.

DATE OF DNS ISSUANCE: February 28, 2020

RESPONSIBLE OFFICIAL: Brian Buck
Director,
Support Services

Signature: _____

SEPA ENVIRONMENTAL CHECKLIST - MTE

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] (mahlum)

1. Name of proposed project, if applicable:

Lake Washington School District Elementary School Additions – Mark Twain Elementary School

2. Name of applicant:

Lake Washington School District

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

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

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

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

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

Construction on Phase 2 to begin Summer 2020 and open to students for Fall 2021. Phase II scopes of work is projected to start construction in Summer 2021 and open to students for Fall 2022. See #11 for a description of Phase 2.

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

No.

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

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

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

No.

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

- **Master Plan Aproval (Process IIB)**
- **DOE Construction Stormwater General Permit (CSWGP)**
- **Washington State National Pollutant Discharge Elimination System (NPDES)**
- **Sanitary and Storm**
- **Demolition**

- **Building/Grading/Mechanical/Plumbing**
- **Fire Protection**
- **Electrical**
- **King County Health Department**

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

Phase I: Project is a 1-story library and covered play addition and renovation of the existing Library into (4) classrooms at an existing elementary school.

Phase 2: Approximately 8500SF gym addition.

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: 9525 130TH AVE NE, KIRKLAND, WA 98033**
  Parcel Number: 388810-0027
  Legal description: Kirkland acre trs lot 3-4-5-6-7-8 less e 130 ft lots 3-4-5 less n 76.32 ft of e 130 ft of sd lot 6 less s 116.32 ft of e 130 ft of sd lot 7 & less e 256.07 ft sd lot 8 & less co rds -- plat lot: 3 to 8
- **Existing Use: Elementary School (no change)**
  Zone: RSX 7.2

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)?

A localized maximum slope of 41% slope exists on the property, with a maximum 32% slope in the project area

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

The geologic map of the project area identifies subsurface strata to consist of primarily of Alderwood gravelly sand loam.

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

Unknown – Pending Geotech Report

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

<u>Phase 1</u>
Fill material will be directed by the on-site Geotechnical Engineer during site work. It may include the use of native on site material and /or use of imported structural fill material as directed by the Geotechnical Engineer. Import structural fill will be from an approved source. Export material will be hauled off to an approved location. Excavation and filling will be required for the project.
Excavation = 500 +/- cy
Fill = 0 +/- cy

<u>Phase 2</u>
Fill material will be directed by the on-site Geotechnical Engineer during site work. It may include the use of native on site material and /or use of imported structural fill material as directed by the Geotechnical Engineer. Import structural fill will be from an approved source. Export material will be hauled off to an approved location. Excavation and filling will be required for the project.
Excavation = 700 +/- cy
Fill = 350 +/- cy

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

Per the USDA Natural Resources Conservation Service, the project site is rated as having "moderate" erosion hazard potential. Minor erosion is possible in some areas as a result of soil disturbance associated with construction activities. Construction Best Management Practices (BMP's) will be implemented in accordance with the City of Kirkland permitting requirements.

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

Phase 1
44%.

Phase 2
45%

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

During construction, temporary erosion control measures (TESC) or best management practices (BMP) will be implemented as required by the City of Kirkland. These measures include any to all of: stockpile covering, catch basin protection, interceptor swales, silt fences, construction entrance and haul road, and temporary construction stormwater runoff storage facilities

2. Air [help]

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

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

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

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

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

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

2. *Water* [help]

a. Surface Water: [help]

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

No.

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

No.

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

N/A

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

No.

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

No.

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

No.

b. Ground Water: [help]

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

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the

number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No.

c. Water runoff (including stormwater):

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

Phase 1
Onsite runoff, including storm water, will be collected into a detention system, and released into City of Kirkland storm water system.

Phase 2
Onsite runoff, including storm water, will be collected into a detention system, and released into City of Kirkland storm water system.

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

No.

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

No.

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

A detention vault will be constructed onsite to control drainage and will utilize onsite conveyance to maintain no increase to existing conditions.

4. Plants [help]

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

__**x**_deciduous tree: alder, maple, aspen, other
__**x**_evergreen tree: fir, cedar, pine, other
__**x**_shrubs
__**x**_grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

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

Predominantly lawn areas and very minimal ornamental shrubs existing on site

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

N/A

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

Lawn and the use of native plants to restore landscape edges associated with the proposed limits of work

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

N/A

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.

Native robin, crow and other birds of the region are likely present.

Examples include:

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

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

N/A

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

Not that we are aware of.

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

Existing tress and vegetation around the perimeter of the site is intended to remain. It currently appears there is minimal habitat opportunities and the proposed scope of work will not change that.

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

N/A

6. Energy and Natural Resources [help]

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

Natural gas will be used for heating.

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

No.

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

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

7. Environmental Health [help]

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

None that we are aware of.

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

There is no known contamination from present or past uses

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

No known hazardous chemicals or conditions.