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

During demolition, if hazardous materials are found, these will be removed by certidied personal wearing appropriate personal protective equipment (PPE) and all hazardous materials will be disposed of properly, in accordance with applicable Federal, State and local regulations

4) Describe special emergency services that might be required.

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

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

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

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

b. Noise

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

None.

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

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

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

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

8. Land and Shoreline Use [help]

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

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

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

No.

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

No.

c. Describe any structures on the site.

The main structure on the site is the existing Mark Twain Elementary School as well as 7 portable classrooms within the site. Other structures include a covered play area adjacent to the main structure and playground equipment.

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

The existing covereplay area will be removed to allow for the library addition and rebuilt adjacent to the new library.

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

Zone: RSX 7.2– low density residential

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

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

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

The project site is not within a shoreline jurisdiction.

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

No.

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

Approximately 83 people would work at the school and 714 students would attend school at the completed project. There would be no one residing in the school or on the property

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

None.

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

N/A

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

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

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

N/A

9. Housing [help]

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

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

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

No housing units would be eliminated

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

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

10. Aesthetics [help]

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

The new building height will match the height datum of the existing building at a maximum of 35' from the average building elevation. Exterior materials will consist of brick, metal panel siding and aluminum frame storefront.

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

After Phase I, views from 130th Ave NE will reflect the addition of the new library and covered play area. Subsequent work completed in Phase II will also be visible from 130th Ave NE.

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

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

11. Light and Glare [help]

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

Interior and Exterior lighting for limited times after dark only.

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

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

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

None anticipated.

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

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

12. Recreation [help]

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

A grass play field and play equipment are presently located on the site that the community has access to during specified times and days.

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

Playground equipment will be relocated to a permanent location during construction. They will be improved and made accessible with the completion of the construction project

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

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

13. Historic and cultural preservation [help]

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

Not that we are aware of.

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

No evidence has been recorded.

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

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

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

N/A

14. Transportation [help]

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

The adjacent public streets are NE 95th Street, NE 100th Street, 128th Ave NE, and 130th Ave NE. Vehicular access to the school is currently provided via two driveways on NE 95th Street, one driveway on 128th Ave NE, and one driveway on 130th Ave NE. Vehicular access will remain the same with the proposed addition project.

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

King County Metro Transit provides public transportation services in the project vicinity. Transit stops for routes 235 and 277 are located less than 1/2 mile west of the school site on 124th Ave NE at NE 97th Street. Additionally, transit stops for route 238 are located less than 1/2 mile east of the school site on 132nd Ave NE at NE 97th Street.

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

No additional parking spaces are proposed as part of the project.

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

No.

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

No.

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

Based on a trip generation study conducted at the existing school, the proposed Mark Twain Elementary School Addition (+92 students) is estimated to generate 193 new weekday daily trips (97 entering and 96 exiting). Peak volumes are expected to occur from approximately 8:15 to 9:15 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.

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

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

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

16. Utilities [help]

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

Electricity, Water, Refuse Service, Telephone, Sanitary Sewer

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.

Phase 1
Additional sanitary sewer will be installed to provide service to the new additions; no other utilities will be affected.

Phase 2
Additional sanitary sewer will be installed to provide service to the new gym, a domestic water supply line, and a fire water supply line will be extended; no other utilities will be affected

C. Signature [HELP]

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

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

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

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

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

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

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

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

MEMORANDUM

To: Planning Department

From: Thang Nguyen, Transportation Engineer

Date: October 28, 2019

Subject: Mark Twain Elementary Traffic Concurrency Test Notice, Tran19-00598

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

Project Description

The project site is located at 9525 130th Avenue NE. Currently, there are 620students enrolled at the elementary school. The proposed expansion would increase the student capacity by 92 students for a total of 712 students.

Trip Generation

Based on the ITE Trip Generation Manual 10th Edition, the proposed project will generate a new of 17 PM peak hour person trips. Table 1 summarizes project development.

Table 1. Development Summary

	Student Enrollment	**Vehicle Trips**			**Person Trips**
		Daily	**AM Peak Hour**	**PM Peak Hour**	**PM Peak Hour**
Proposed	712	1,346	477	121	129
Existing	620	1,172	415	105	112
Net New	92	174	62	16	17

This memo will serve as the concurrency test notice for the proposed project. Per *Section 25.10.020 Procedures* of the KMC (Kirkland Municipal Code), this Concurrency Test Notice will expire in one year (October 28, 2020) unless a development permit and certificate of concurrency are issued or an extension is granted.

EXPIRATION

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

1. A complete SEPA checklist, traffic impact analysis (TIA) and all required documentation are submitted to the City within 90 calendar days of the concurrency test notice (January 26, 2020).

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

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

APPEALS

The concurrency test notice may be appealed by the public or agency with jurisdiction. The concurrency test notice is subject to an appeal until the SEPA review process is complete and the appeal deadline has passed. Concurrency appeals are heard before the Hearing Examiner along with any applicable SEPA appeal. For more information, refer to the Kirkland Municipal Code, Title 25. If you have any questions, please call me at x3869.

cc: Energov Tran19-00598

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: March 25, 2020

Subject: Mark Twain Transportation Review, ZON19-00740

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

Staff Findings and Recommendations

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

SEPA Conditions

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

Public Works Conditions

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

- Pay transportation impact fee
- Provide a minimum of 72 parking spaces

Project Description

The previously approved school expansion provided capacity for 450 students. The applicant proposed to expand the current school to include 4 additional classrooms to accommodate up to 92 new students. The current student enrollment is 620 students; the addition will provide an enrollment capacity for 714 students (264 more students than what was approved previously).

Based on the site plan, the existing building is 48,446 square feet (excluding the 5 existing portable classrooms, 4,894 square feet). The five existing portable classrooms will remain. The additional classroom, and the expansion of the library and covered play area will add approximately 17,037 square feet to the building. The additions will result in a total of 66,464 square feet of building area (excluding the portable classrooms).

The proposed development is forecasted to generate a net new of 193 daily trips, 63 AM peak hour trip, PM peak hour trips and 6 PM peak person trips. Table 1 summarizes the trip generation for the project site. The project is anticipated to be completed by 2023.

Table 1. Trip Generation Summary

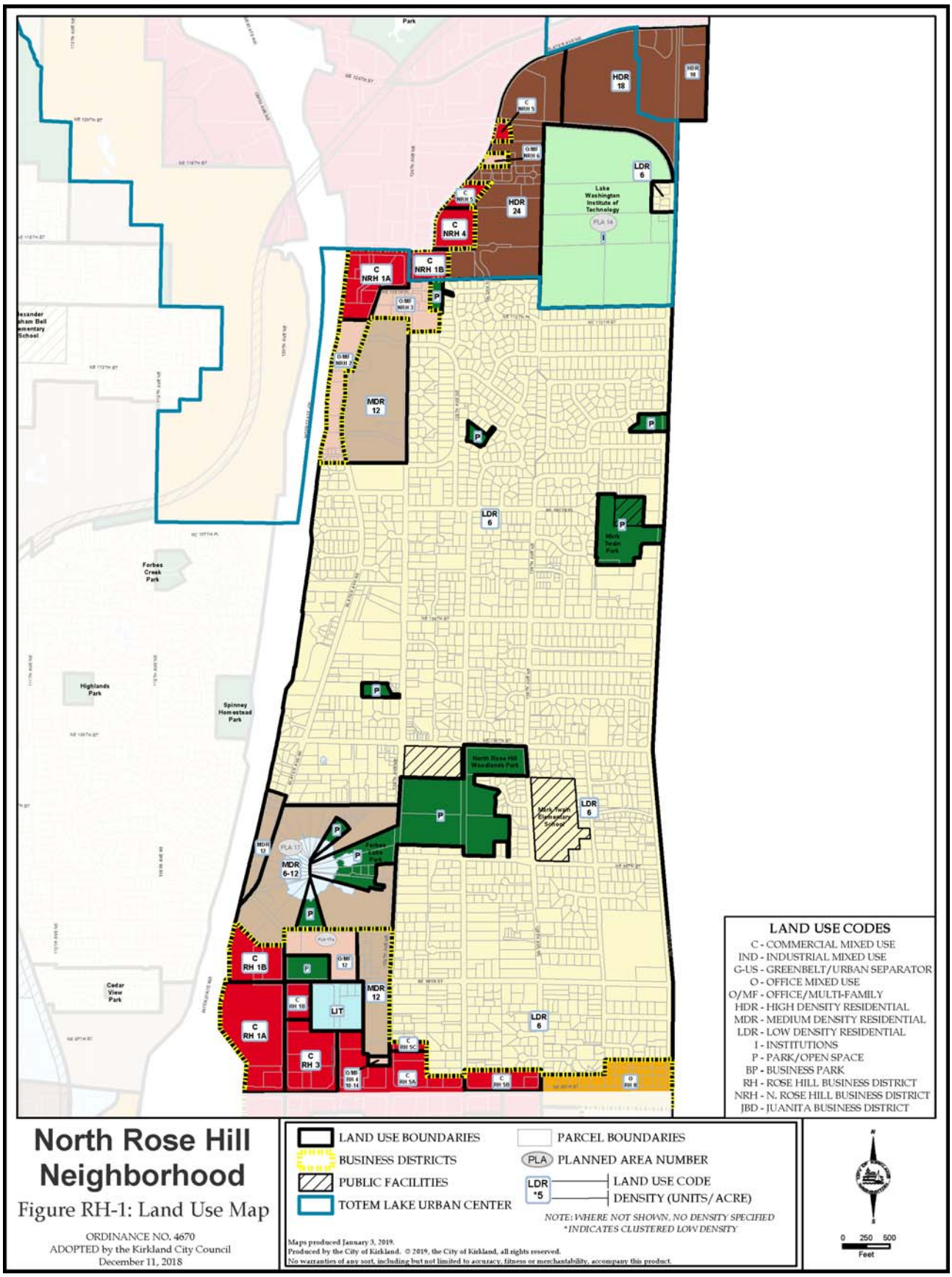
	Student Enrollment	**Vehicle Trips**			**Person Trips**
		Daily	**AM Peak Hour**	**PM Peak Hour**	**PM Peak Hour**
Trip Generation Rates		***2.10***	***0.68***	***0.07***	***0.18***
Proposed	**714**	**1,499**	**485**	**50**	**129**
Existing	620	1,302	422	43	119
Previously Approved Capacity	450	945	306	32	81
Net New	92	193	63	6	17
Net New Capacity (Proposed – Approved Capacity)	264	554	179	18	48

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

Parking
There are 74 parking spaces at the school. The proposed project will provide 76 parking spaces. The current parking utilization rate for the school is 0.10 parking spaces per student. The future capacity of 714 students will require approximately 72 (0.10 spaces per student x 714 students) parking spaces. The proposed project will have adequate parking for the future enrollment.

Transportation Impact Fee
Per City's Ordinance 3685, Transportation Impact Fees is required for all developments and are calculated based on the most updated Transportation Impact Fee Schedule, January 1, 2020. Transportation impact fees are used to construct transportation capacity improvements throughout the City to help the City maintain transportation concurrency. The transportation impact fee assessed for the previous approval was based on a capacity of 450 students. The impact fee is based on the net new capacity (the future capacity minus the approved capacity). The calculated transportation impact fee for the proposed project is $88,872.96 (264 students x $336.64). The final road impact fee will be determined at final building permit issuance.

Cc: John Burkhalter, Development Manager


Park
HDR 18
C NRH 5
O-MF NRH 6
LDR 6
Lake Washington Institute of Technology
PLA 14
HDR 24
C NRH 4
C NRH 1A
C NRH 1B
O-MF NRH 3
P
O-MF NRH 2
MDR 12
Forbes Creek Park
Highlands Park
Spinney Homestead Park
North Rose Hill Woodlands Park
Mark Twain Elementary School
PLA 17
MDR 6-12
Forbes Lake Park
C RH 1B
O-MF 12
LIT
C RH 1A
C RH 3
C RH 5C
C RH 5A
C RH 5B
O RH 8
Cedar View Park
LAND USE CODES
C - COMMERCIAL MIXED USE
IND - INDUSTRIAL MIXED USE
G-US - GREENBELT/URBAN SEPARATOR
O - OFFICE MIXED USE
O/MF - OFFICE/MULTI-FAMILY
HDR - HIGH DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL
LDR - LOW DENSITY RESIDENTIAL
I - INSTITUTIONS
P - PARK/OPEN SPACE
BP - BUSINESS PARK
RH - ROSE HILL BUSINESS DISTRICT
NRH - N. ROSE HILL BUSINESS DISTRICT
JBD - JUANITA BUSINESS DISTRICT
North Rose Hill Neighborhood
Figure RH-1: Land Use Map
ORDINANCE NO. 4670
ADOPTED by the Kirkland City Council
December 11, 2018
LAND USE BOUNDARIES
BUSINESS DISTRICTS
PUBLIC FACILITIES
TOTEM LAKE URBAN CENTER
PARCEL BOUNDARIES
PLA PLANNED AREA NUMBER
LDR *5 LAND USE CODE
DENSITY (UNITS/ACRE)
NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
*INDICATES CLUSTERED LOW DENSITY
Maps produced January 3, 2019.
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No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.
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