

1000 2nd Ave
Seattle, WA 98101
206.461.1010
osbornconsulting.com

LAKE WASHINGTON SCHOOL DISTRICT
KIRKLAND MS ADDITION

430 18th Ave.
Kirkland, WA 98003

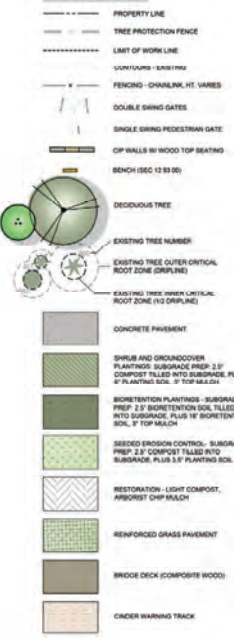
Date:	08/19/22	
Job No.:	22215.00	
Drawn By:	MLW	
Checked by:	KK	
Revisions		
#	Date	Description

TREE
PROTECTION
DETAILS

TP101



SITE PLAN LEGEND



NOTES

1. SEE SURVEY FOR EXISTING CONDITIONS.
2. SEE CIVIL FOR UTILITIES AND GRADING PLANS.
3. ALL NEW PLANTING AREA TO RECEIVE A PERMANENT IRRIGATION SYSTEM.



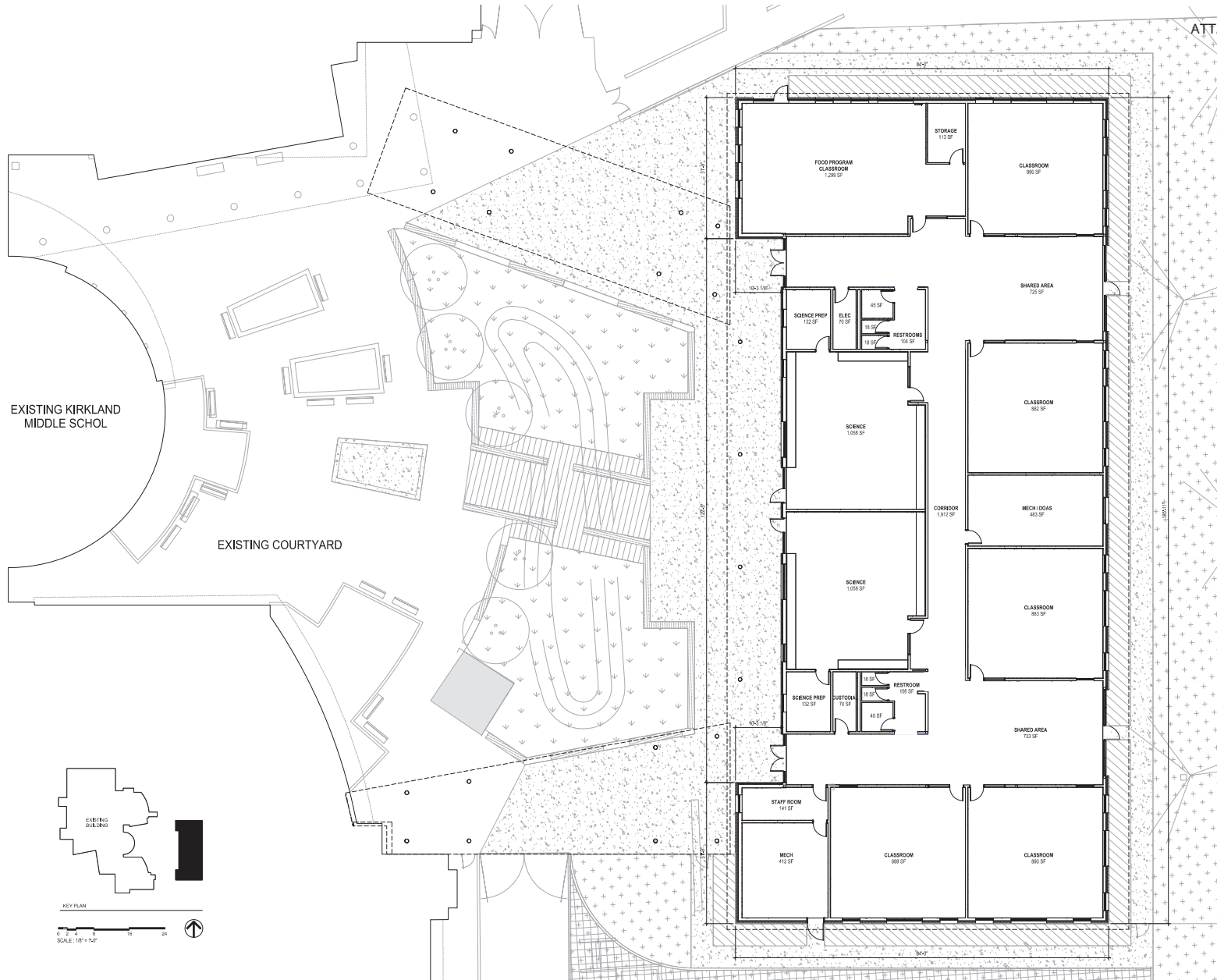
Lake Washington School District No. 414
KIRKLAND MIDDLE SCHOOL ADDITION
430 18TH AVENUE
KIRKLAND, WASHINGTON 98033

Date:	09/02/22	
Job No.:	22215.00	
Drawn By:	TH	
Checked by:	LS	
Revisions		
#	Date	Description

FLOOR PLAN

A101

MASTER PLAN UPDATE



FLOOR PLAN
SCALE: 1/8" = 1'-0"

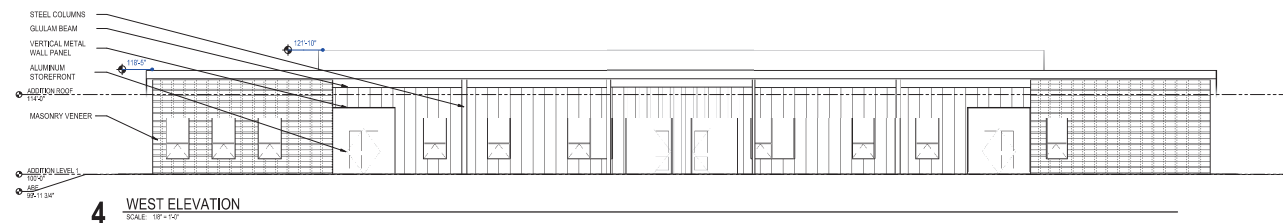
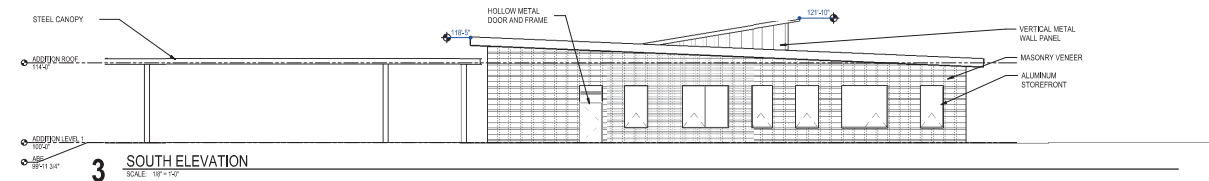
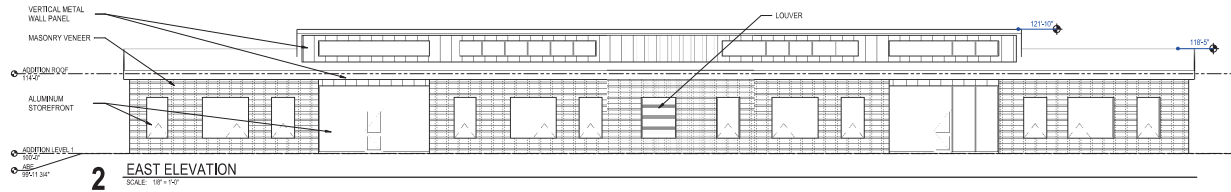
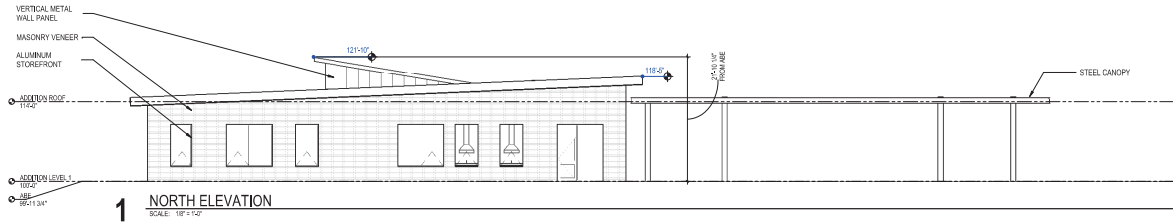
ATTACHMENT 2

ARCH ELEVATION NOTES

1. REFER TO WINDOW SCHEDULE AND FRAME TYPE ELEVATIONS FOR WINDOW SEETS AND DIMENSIONS RELATIVE TO FLOOR LEVELS.
2. REFER TO LOUVER SCHEDULE AND TYPE ELEVATIONS FOR LOUVER SEETS AND DIMENSIONS RELATIVE TO FLOOR LEVELS.
3. REFER TO STRUCTURAL AND CIVIL DRAWINGS FOR FOUNDATION AND SUBGRADE INSULATION.
4. SEE CIVIL AND LANDSCAPE FOR EXTERIOR GRADE CONDITIONS.
5. MEP SHOWN FOR REFERENCE ONLY.

integrus
ARCHITECTURE

1100 4TH AVENUE, SUITE 100
KIRKLAND, WA 98033-1000
TEL: 206.835.1100
WWW.INTEGRUSARCH.COM



Lake Washington School District No. 414
KIRKLAND MIDDLE SCHOOL ADDITION

430 18TH AVENUE
KIRKLAND, WASHINGTON 98033

Date:	02/24/23	
Job No.:	22215.00	
Drawn By:	TH	
Checked by:	PD	
Revisions		
#	Date	Description

EXTERIOR
ELEVATIONS

A201

MASTER PLAN UPDATE



City of Kirkland
Planning and Building Department
 123 5th Avenue, Kirkland, WA 98033
 425-587-3600 ~ www.kirklandwa.gov

DEVELOPMENT STANDARDS LIST

KIRKLAND MIDDLE SCHOOL MASTER PLAN AMENDMENT

FILE: ZON20-00800

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.

95.50 Tree Installation Standards. Installation of supplemental trees to be planted shall conform to Kirkland Zoning Code Section 95.50.

95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City. These plants include Himalayan and Evergreen Blackberry, English Holly, Fragrant water lily; Bindweed or Morning Glory, Bird Cherry, English and Atlantic Ivy; Herb Robert; Bohemian, Giant, Himalayan, and Japanese Knotweed; Old man's beard, Poison hemlock, Reed canary grass, Scotch broom, Spurge laurel, Yellow archangel, and Yellow flag iris. Other plants, while not prohibited, are discouraged, including Butterfly bush, Black Locust, European Mountain Ash, Tree-of-Heaven, Common Hawthorn, and English laurel.

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.

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.

115.75.2 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 Rockerries 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.

Prior to issuance of a grading or building permit:

95.32 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) displaying site plans showing approved tree retention/protection in plain view with general contractor or other responsible party's phone number; (5) 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 (6) 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



DEVELOPMENT STANDARDS

ZON22-00800

BUILDING DEPARTMENT

Building Department Conditions

Please call 425-587-3600 for Building Department questions related to this permit.

Specific Conditions

General Conditions

Permits & Codes:

1. Permit applications shall demonstrate compliance with the 2018 editions of the International Building, Residential, Mechanical Codes and the Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland. (IBC, IRC, IMC, UPC)
 2. To determine fire-rated assemblies, indicate the fire separation distances to imaginary lot lines between the residences on the site plans.
 5. The address for the proposed new lot will be off of xxxth Ave NE and a pedestrian access pathway will be required across the east lot to the new west lot. An address sign will be required at the xxxth Ave NE end of this pathway.
 6. Permit applications shall demonstrate compliance with the 2018 edition of the International Energy Conservation Code as adopted and amended by the State of Washington. (WSEC)
 7. An Electrical Permit is required to be obtained separately. Kirkland reviews, issues and inspects all electrical permits in the city. Electrical permit applications shall demonstrate compliance with the 2020 Washington Cities Electrical Code Chapters 1 and 3 as published by WABO. (WCEC)
 8. A Plumbing Permit, where required, is to be obtained separately or may be combined with the Building Permit.
 9. A Mechanical Permit, where required, is to be obtained separately or may be combined with the Building Permit.
 10. A Demolition Permit, where required for removal of existing structure(s) shall be obtained separately.
 11. Cast-in-place concrete stormwater detention vaults or retaining walls to be constructed with an LSM will require building permits. These building permits may be obtained separately or combined with the LSM.
 12. If a smoke control system per IBC Section 909 is required or provided, a separate Fire Permit for the smoke control system must be applied for. The Fire Permit consists of two separate submittals: A) The Conceptual Smoke Control Submittal (OP9a) shall be submitted prior to submittal of the Building Permit. B) The Detailed Smoke Control Submittal (OP9b) shall be submitted prior to the issuance of the Building Permit.
- Structural:
13. Fire apparatus loading may be required for the area over and around a detention vault. Fire Department Apparatus HS 20 loading is required, in addition to a point load of 45,000 pounds, due to the max reaction at stabilizer outrigger, applied to an 18 by 18-inch area (also applied as an unfactored load on a 10 by 14-inch area).
 14. Depending on the structural complexity of the project, a third-party structural review may be required.
 15. Structures and their components must be designed for seismic design category D, a wind speed of 110 miles per hour for IRC structures or a wind speed of 98 miles per hour for IBC structures and wind Exposure B or Exposure C if within 1500 feet of the shoreline of Lake Washington or Exposure D if within 600 feet of the shoreline of Lake Washington.

Accessibility:

16. If an accessible elevator is required or provided, standby power is required. A connection ahead of service disconnect is not an approved means of achieving standby power in Kirkland. See IBC 1009.2.1 and 1009.4, and NEC 701.
17. 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.
19. In parking garages where accessible van parking is provided, the minimum vertical clearance shall be 98”.

Other:

21. An area must be set aside for recyclable materials, organics and solid waste. Ref.: WAC 51-50-009 - in addition this area must be accessible to the serving utility (Waste Management) Ref.: KMC 16.08.075
22. In all Group B and R-2 occupancies and R-1 hotels and motels, electric vehicle charging infrastructure shall be provided where 20 or more on-site parking spaces are provided. See IBC 429 with Washington State Amendments.
23. 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 Land Surface Modification and subsequent structures.
24. If the parcel is comprised of multiple lots, it may need to be consolidated prior to permit issuance. A Lot Consolidation by Restrictive Covenant document will be created by the City for signature by the property owners and sent to King County for recording at the time of permit issuance.
25. 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

PUBLIC WORKS DEPARTMENT**PUBLIC WORKS CONDITIONS**

Permit #: ZON22-00800
Project Name: Kirkland Middle School
Project Address: 430 18th Ave
Date: Jan 21, 2022

Public Works Staff Contacts

Sam Lee, Development Engineer
Phone: 425-587-3809 / E-mail: slee@kirklandwa.gov

General Conditions:

1. 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. 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 licensed engineer's stamp. 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).

Water and Sanitary Sewer Conditions:

1. City of Kirkland

Surface Water Conditions:

1. Provide temporary and permanent storm water control in accordance with the 2021 King County Surface Water Design Manual (KCSWDM) and the City of Kirkland Addendum (Policy D-10). Refer to Policies D-2 and D-3 in the Public Works Pre-Approved Plans and Policies Manual for design guidance, or contact Kirkland Surface Water staff at (425) 587-3800 for

assistance. Based on the pre-submittal information provided by the applicant, this project should expect a _____ Drainage Review. The drainage review level and requirements may change based on the actual development proposal at the time of permit application.

2. A drainage report (Technical Information Report or TIR) must be submitted with the Land Use application or permit application. A downstream analysis is required for all projects (except for Basic 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. 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 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 (latest version of the software).
5. 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.
6. 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.
7. 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.
8. 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 multi-family residential, commercial, industrial projects, and single family residential projects with eight or more dwelling units per acre density.
9. 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.
10. If the total disturbed land area 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.

Transportation Conditions:

1. Address comments on TIA and construct any mitigations required under SEPA.
2. Submit a parking demand analysis for the site. Accommodate all parking demand generated by the expansion on-site.
3. Perform a street lighting analysis for streets fronting the site and existing crosswalks and ensure all lighting level requirements are met. Upgrade existing street lights to LEDs.

Tony Leavitt

From: atish agrawal <atish112@gmail.com>
Sent: Monday, March 20, 2023 8:58 AM
To: Holzer, Ina
Cc: Tony Leavitt; Ota, Ryan
Subject: Re: Query Permit no. ZON22-00800

Thank you Ina. Here are all my comments and questions before March 24 deadline.

Strategic Concern

I also struggle with the current motivation for the building. Based on current numbers, the school has 543 students enrolled and the current school already has capacity for 685 students. What is the current motivation for increasing the capacity by another 200? What problems are currently being faced for the district to invest in this now vs investing in other projects that might be of more immediate interest?

Traffic concern

I am trying to understand the impact of the KiMS project on the existing traffic in the area.

Based on <http://permits.kirklandwa.gov/WebDocs/2020121310/feb167f1-819c-488a-844c-62f1d9cf876f.pdf>, 18th Ave and 5th Pl intersection will be significantly impacted during peak hours traffic volumes. This will significantly worsen the traffic on the portion of 18th Ave where my home is located. We already see a lot of people taking U-turns on our pirate drive. Proposed traffic increase will significantly worsen the problem for us.

Concerns with existing plan.

I also had few concerns with the project that I wanted clarification on.

1 Based off <http://permits.kirklandwa.gov/WebDocs/2020121310/32443a0b-19cd-40e3-b7f8-bad1d95e4e3c.pdf>, The proposed canopy is too long. Since the proposed canopy is too long, the building that is 90 feet wide extends all the way through our house until 521 18th Ave. This means we can no longer see the field from the front door. I do not see any significant reason for it and the building location can be shifted westwards so that the east wall of the building aligns with the east wall of 513 18th. Since the front door of our house is sideways, aligning the east side of the school building with our house ensures that we do not lose the existing view of the field from the front door.

2. I do not have clarity on the proposed landscape plan. What will happen to the existing baseball field? Will it move or will it go away? If the baseball field will move, what is the proposed plan to have the balls not hitting against our house?

3. Based off <http://permits.kirklandwa.gov/WebDocs/2020121310/32443a0b-19cd-40e3-b7f8-bad1d95e4e3c.pdf> (Page 16), I do see door and windows on south side of building facing 18th Ave. The fencing is chainlink that is see through. Based on Page 14, I do not see any new trees added on the south side of the building that will give additional privacy.

4. Based off <http://permits.kirklandwa.gov/WebDocs/2020121310/32443a0b-19cd-40e3-b7f8-bad1d95e4e3c.pdf> (Page 2), the new building height is proposed to be 22 feet. Is my understanding right? What is the proposed height of the ceiling? Is it going to be 14 feet or 22 feet?

Tony Leavitt

From: Barbara Conta <bsconta@gmail.com>
Sent: Tuesday, March 14, 2023 5:07 PM
To: Tony Leavitt
Subject: Kirkland Middle School addition

Mr. Leavitt,

As a resident who lives across the street from the Kirkland Middle School, I would like to request that the city consider the extra burden of traffic on 18th Ave that this addition will bring. It is currently impossible to transit the street during student drop-off and pick up times. The street is completely clogged with the cars of parents. Please consider improvements to the routing of school traffic, such as expanding the current routes through school grounds.

Thank you,

Dr. Barbara Conta
423 18th Ave.



ATTACHMENT 4
DUWAMISH TRIBE
dx^wdəwʔabš

03/07/2023

City of Kirkland
Zon22-00800

Dear Tony Leavitt,

Thank you for the opportunity to review and comment on the Kirkland MS Expansion project located at 430 18th Ave. Based on the information provided and our understanding of the project and its APE, The Duwamish Tribe would not request an archaeological review. The DAHP WISAARD predictive model indicates that an archaeological survey ranges from a moderate to high risk for encountering cultural resources. The boring logs from AESI's geotechnical report indicate that no organic layers were identified and that no significant organic debris was encountered below fill. However, based on the proximity to a known village site at Juanita Beach and nearby Forbes Creek, the Tribe does request an inadvertent discovery plan be put in place, especially if excavation cuts below fill.

We also request that if any archaeological work or monitoring is performed, we would like notification. Cultural and archaeological resources are non-renewable and are best discovered prior to ground disturbance. The Tribe would also like the opportunity to be present if or when an archaeologist is on site in the event that an artifact or cultural resource is encountered.

In addition, the Tribe supports the native vegetation for any proposed landscaping.

Thank you,

Nancy A Sackman
Cultural Preservation



Tony Leavitt

From: Walt Jr <walt.jr@gmail.com>
Sent: Friday, March 10, 2023 11:13 AM
To: construction@lwsd.org
Cc: Tony Leavitt
Subject: Att Brian Buck

I am the property owner at 505 18th Ave, Kirkland, WA 98033,

Walter Guldi 425-305-0016

Walt.jr@gmail.com

Permit ZON22-00800 430 18th Ave

Let me begin with SEPA IS NOT THE ONLY ISSUE.

The announcement says your adding to the west of the current building, your plans shows East side in the ball field.

your going to remove a valuable and well used asset, ball field, without any explanation as to where that goes.

Your going to add 200 new students, without any plan, so far, that deals with the drop off pick up parking impact.

I'm concerned, because the failure at the last remodel has never been dealt with.

Teachers park on the street because they don't like the provided facility's, adding to the traffic congestion.

Your drop off pick up problem will, of course be impacted by 200 more customers and staff.

All of this congestion often causes your customers to help themselves to my property for a solution.

So could you please show me how you intend to address off property improvements to make your business less of a burden on the adjoining residential property.

--

Guapo

April 24, 2023

Tony Levit, Senior Planner
City of Kirkland Planning and Building Department

RE: Kirkland Middle School Addition ZON22-00800
Zoning Submittal Comments & LWSD Response Summary

Lake Washington School District (LWSD) has received several comments from neighbors regarding the Kirkland Middle School Addition project. The purpose of this letter is to summarize all the received comments and LWSD responses.

1. Public Comment: Strategic Concern

“I also struggle with the current motivation for the building. Based on current numbers, the school has 543 students enrolled and the current school already has capacity for 685 students. What is the current motivation for increasing the capacity by another 200? What problems are currently being faced for the district to invest in this now vs investing in other projects that might be of more immediate interest?”

LWSD Response: *The motivation behind the additions at our Middle Schools is to alleviate overcrowding across the District. The upcoming boundary changes will impact student enrollment projections at Kirkland Middle School to above current capacity.*

2. Public Comment: Traffic Concern

LWSD received several comments regarding traffic impacts in the area.

LWSD Response: *The District employed a traffic consultant to study the impacts of the project to the site. The findings were as follows:*

- *The increase in AM and PM peak period volume is not expected to adversely impact traffic around the immediate Kirkland Middle School site vicinity.*
- *The increase in AM and PM peak period volume is not expected to adversely impact existing single-family home driveways located within 150 feet of the Kirkland Middle School access driveways on 18th and 19th Avenues.*
- *All drop-off and pick-up queuing are anticipated to be accommodated on-site.*
- *Legal on-street parking is available on both sides of 18th Avenue and on the south side of 19th Avenue along the school frontages, however all staff are encouraged to park on-site as there is adequate on-site parking supply to accommodate all staff and visitors.*
- *The school will also continue to provide regular messaging to parents about drop-off/pick-up procedures and using legal on-street parking along the school frontages appropriately.*

3. **Public Comment: Location of the building**

Several comments and questions were received regarding the location of the new addition.

LWSD Response: *Several factors were considered in determining the optimal location and size of the building and they're listed below. The need to accommodate the existing easements influenced how far East the building needed to be moved.*

- *Equitable access to the new classrooms from north and south wing of the building*
- *Existing easement and site conditions*
- *Campus circulation and opportunities to enclose the courtyard*
- *Construction type, cost, and time*
- *Disruptions to existing campus, students, staff, and community*
- *Building massing and relation to existing building and campus features*
- *Program needs and educational specification requirements*

Note: the final building footprint and final plans will be developed as part of the building permit. The building dimensions will be approximately 68' wide x 196' long. Attached for reference is an updated floor plan and building section plan.

4. **Public Comment: Baseball Field and Landscaping**

Several comments and questions were received regarding the District's intent with the baseball field and landscaping intentions.

LWSD Response: *The final landscaping will be developed as part of the building permit. Additional trees and landscaping buffers will be a part of the plan. Regarding the baseball field, while we will be losing one ball field, we will not be losing the entirety of the green space of the ball field. We are working with the City of Kirkland Parks and Recreation regarding enhancements to the remaining field to maximize utilization for recreation activities. Baseball and softball are no longer interscholastic activities at the Middle School level and are not required for physical education purposes.*

5. **Public Comment: Doors and Windows**

"Based off <http://permits.kirklandwa.gov/WebDocs/2020121310/32443a0b-19cd-40e3-b7f8-bad1d95e4e3c.pdf> (Page 16), I do see door and windows on south side of building facing 18th Ave. The fencing is chainlink that is see through. Based on Page 14, I do not see any new trees added on the south side of the building that will give additional privacy."

LWSD Response: *Final plans will be developed as part of the building permit process. There will likely be two classrooms that will have South facing windows to allow daylight into the classrooms. There may be access doors for back-of-house/support spaces to the South, but main entry doors will be on the West. The type of fencing is still under consideration. New trees and landscaping will be added as part of the addition.*

6. **Public Comment: Building Height**

"Based off <http://permits.kirklandwa.gov/WebDocs/2020121310/32443a0b-19cd-40e3-b7f8-bad1d95e4e3c.pdf> (Page 2), the new building height is proposed to be 22 feet. Is my understanding right? What is the proposed height of the ceiling? Is it going to be 14 feet or 22 feet? "

LWSD Response: *Final design will be developed as part of the building permit. The highest point of the building is expected to be at about 20'. Attached for reference is an updated floor plan and building section plan.*

The District appreciates all the comments received and the community's interest and support of this project. Zoning submittal while accurate is conceptual in nature and final plans will be developed through the building permitting process. Updates will be posted on the District's website as they're available.

Sincerely,

A handwritten signature in blue ink, reading "Ina K. Holzer". The signature is fluid and cursive, with the first name "Ina" and last name "Holzer" clearly legible, and a middle initial "K." in between.

Ina Holzer
Senior Construction Project Manager, Support Services



2\2022 779193\Pidg\W5\Kilham Veggies Special Addition 10F\Zigmond Alerte Special Addition - 6F\175,400, 1-7, 3-3/775 3:23:25 AM



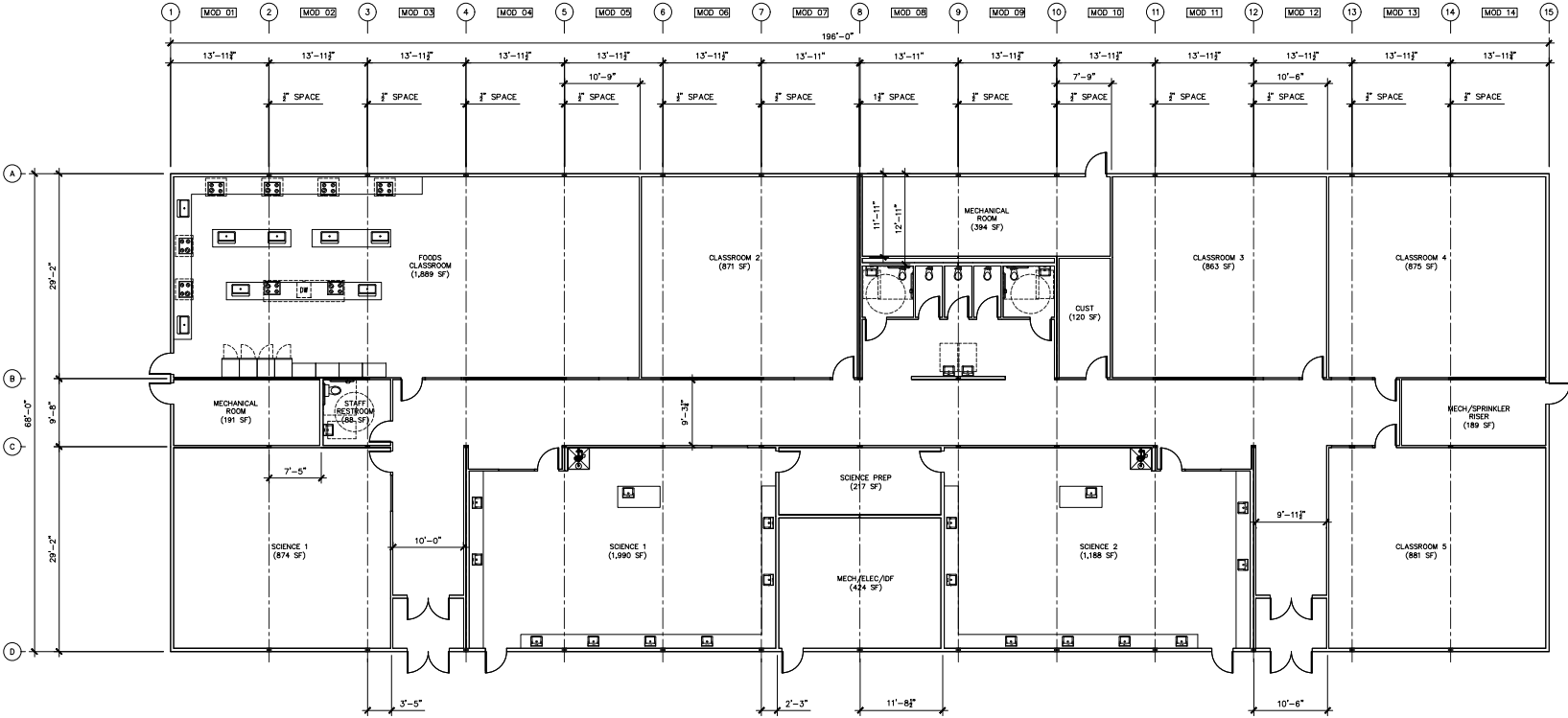
ATTACHMENT 5

Job No: —

A-2

										MODULAR 68 x 196 WA		CLASSROOMS for: KIRKLAND MIDDLE SCHOOL Pacific Mobile Kirkland, WA		Approved for Construction: File Copy: <div style="float: right;"> Job No.: Date: By: </div>	
								<small>Copyright © 2003 Blazer Industries, Inc. This material is the exclusive property of Blazer Industries, Inc. and shall not be reproduced, used or disclosed to others except as authorized by the written permission of Blazer Industries.</small>						<div style="text-align: center;">  <small>AMBL</small> <small>3/13/2003</small> </div>	

Kirkland Middle School Addition
ZON22-00800
Floor Plan - March 14, 2023



CUSTOMER APPROVAL
☐ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AS NOTED AND RESUBMIT
APPROVED By _____ Date _____

FLOOR PLAN
1/8" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION

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MODULAR	CLASSROOMS for:
68 x 196	KIRKLAND MIDDLE SCHOOL
WA	Pacific Mobile

Kirkland, WA

Approved for Const:	Job No:
File Copy:	
Drawn By:	AKL
Issue Date:	3/10/2023

A-1



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:
Kirkland Middle School Addition

SEPA FILE NUMBER:

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

Lake Washington School District is proposing the following:

- A new one-story classroom building addition to the existing Kirkland Middle School of approximately 13,635 square feet to support up to 200 students. The project will also include an exterior courtyard, walkways, and landscaping and fencing.

LOCATION OF THE PROPOSAL: LWSD Site 65
Kirkland Middle School

SITE ADDRESS: 430 18th Avenue 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 17, 2023. The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comments deadline.

Comments must be submitted by:

4:00 p.m., March 17, 2023

COMMENT PERIOD

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

DATE OF DNS ISSUANCE: March 3, 2023

RESPONSIBLE OFFICIAL: Brian Buck
Executive Director,
Support Services

Signature: _____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [HELP]

1. Name of proposed project, if applicable:

Kirkland Middle School Addition

2. Name of applicant:

Lake Washington School District No. 414

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

*15212 NE 95th St
Redmond, WA 98052*

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

4. Date checklist prepared:

February 16, 2023

5. Agency requesting checklist:

Lake Washington School District No. 414

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

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

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

No.

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

*Boundary & Limited Topographic Survey, October 4, 2022
Arborist Report, August 26, 2022
Traffic Impact Analysis, February 16, 2023
Subsurface Exploration, Geological Hazard and Geotechnical Engineering Report, July 5, 2022*

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

None known

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

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

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

The proposed project consists of a new, detached one-story classroom building addition to the existing Kirkland Middle School of approximately 13,635 square feet. The proposed 8-classroom addition will support up to 200 students. The project will also include an exterior courtyard, walkways, landscaping and fencing.

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

The project site is the existing Kirkland Middle School campus, located at 430 18th Avenue, Kirkland, WA 98033, parcel number 1245000676. The proposed one-story classroom building addition is located in the eastern edge of the existing building and will create an open courtyard between the addition and existing structures.

Legal Description: BURKE-FARRARS KIRKLAND DIV #27 E 134.49 FT OF 1 THRU 5 & ALL 6 THRU 12 OF BLK 116 TGW ALL OF VAC ST ADJ TGW ALL OF LOTS 1 THRU 12 BLK 115

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 are some existing steeper graded slopes on the south side of the site where project will match existing grade located just north of right-of-way sidewalk that are 40% or flatter. Because the sloped areas are less than 4 feet tall, they do not classify as moderate or high landslide hazard areas under the Kirkland Zoning Code.

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

According to the geotechnical engineering report for the project which is specific to the area of the proposed project, glacially consolidated Vashon advance outwash sediments were encountered below the proposed building addition. The advance outwash is suitable for shallow foundation support. The advance outwash is overlain by loose to medium dense existing fill and recessional outwash

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

No.

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

The project site (property) is roughly 15.22 acres with the anticipated construction limits being less than 3 acres. On the project site, approximately 2,100 cubic yards (cy) of excavation of soil and 1,200 cubic yards of fill will be utilized. Imported fill material to the site is anticipated to be sourced from a City approved location by the Contractor, and will be approved by the City as a clean source.

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

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

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

The project will add approximately 3% of additional impervious surface area to the property for a total of roughly 31% impervious surface coverage. Of the project site development, approximately 45% of impervious surface area will be impervious.

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

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

2. Air [\[help\]](#)

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

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

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

None known.

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

Proposed mechanical system will be efficient and environmentally conscious. Dust control via a water truck over extended dry periods.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

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

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

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

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

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

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

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

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

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

The proposal does not lie within a 100-year floodplain according to FEMA Firm Panel 53033C0354G effective 8/19/2020.

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

No waste materials will be discharged to surface waters.

b. Ground Water: [\[help\]](#)

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

Groundwater will not be withdrawn or discharged.

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

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

c. Water runoff (including stormwater):

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

Runoff sources include rainwater falling on new or replaced impervious surfaces including the redeveloped building and paved areas. The project proposes to manage all stormwater flows on-site and install a detention system that will be designed to meet the City of Kirkland stormwater code requirements. Stormwater will be held in detention system and released at a rate that will be less than existing conditions and conveyed to the existing on-site storm drainage system.

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

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

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

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

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

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

The project proposes to manage all stormwater flows on-site and install a detention system that will be designed to meet the City of Kirkland stormwater code requirements. Stormwater will be held in detention system and released at a rate that will be less than existing conditions and conveyed to the existing on-site storm drainage system.

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?

(3) Ash trees, shrub bed (approx.. 200 sf) and lawn (approx. 22,100 sf) to be removed.

- 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:

Small/medium deciduous trees such as River Birch, Paperbark Maple, or similar will be planted along the edge of the existing courtyard and medium trees such as Bowhall Maple or similar will be planted along the east edge of the new building addition. New planting to complement the existing vegetation on site and no native plants to be removed.

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

None known.

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

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

Examples include:

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

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

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

Songbirds have been observed near the site.

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

None known.

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

Western Washington is part of the Pacific Flyway Migratory Route.

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

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

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

None known.

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

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

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

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

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

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

Proposed natural gas fired boilers and water heater are high efficiency. Proposed building automation controls will feature temperature and outside air setback.

7. Environmental Health [\[help\]](#)

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

None known.

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

None known.

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

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

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

None known.

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

Not applicable.

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

Not applicable.

b. Noise

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

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

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

Construction of the project will create typical construction noise.

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

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

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

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

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

The current use of the site is the existing Kirkland Middle School. There will be no change in use. The surrounding parcels are residential as well as a city park (Crestwoods Park) at the eastern edge. The proposal will not affect those land uses or modify them from their current use.

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

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

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

No

- c. Describe any structures on the site.

Kirkland Middle School currently occupies the site. There is an existing academic building, track, tennis courts & athletic fields.

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

No structures will be demolished. The proposed classroom addition will be constructed at the east edge of the existing building. Some exterior walkways, plantings and fencing will be demolished. The proposed building is situated on an existing baseball/softball field so fencing and plantings around the fields will be revised.

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

RS 7.2

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

Public Facilities, Educational Service

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

Not applicable.

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

No.

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

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

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

None.

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

Not applicable.

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

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

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

Not applicable.

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

10. Aesthetics [\[help\]](#)

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

The addition is approximately 21'-10" high from the adjacent ground plane.. Principal exterior building material will be masonry veneer and pre-finished metal siding.

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

None.

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

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

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

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

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

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

No.

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

None.

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

Not applicable.

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

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

Kirkland Middle School has tennis courts, a track, and athletic fields. Additional recreational activities are available at Crestwoods Park Athletic Fields to the east of the project site.

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

The proposed classroom addition will revise the western-most ball field east of the project site.

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

Except at the ball field noted above, the project will continue to provide use to the existing athletic fields and recreation activities during construction.

13. Historic and cultural preservation [\[help\]](#)

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

No.

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

No.

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

Not Applicable.

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

Not Applicable.

14. Transportation [\[help\]](#)

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

The adjacent public streets that provide access to the school are 18th Ave & 19th Ave. Vehicular access to the school is currently provided via parking and drop-off accessed via two, one way drives on 18th Ave (one enter-only and one exit-only), as well as two access driveways on 19th Ave (one bus/staff parking only and one that provides access to a small parking lot). The proposed classroom addition will not affect vehicular access. Access will remain the same as it currently exists.

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

King County Metro Transit provides public transportation services in the project vicinity at the intersection of 3rd St and 18th Ave as well as 3rd St & 15th Ave. These two stops include service to routes 230, 231, 893. There is an additional transit stop at Market St and 18th Ave that also provides service to route 255. The nearest transit stop is roughly 1/4 miles from the proposed classroom addition

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

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

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

No.

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

No.

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

The 200 student addition is estimated to generate 564 new weekday daily trips with 180 new weekday AM peak hour trips, 92 new weekday afternoon peak hour trips, and 40 new weekday PM peak hour trips. Peak volumes typically occur from 7:45 to 8:45 AM and 2:45 to 3:45 PM. Truck trips are expected to account for less than 2 percent of the total daily trips. Per the traffic study, this estimated weekday daily trip rate was derived using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) for Land Use Code 522 (Middle School) by applying the ratio of peak hour Kirkland Middle School trip rates to ITE trip rates

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

No.

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

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

15. Public Services [\[help\]](#)

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

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

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

Not applicable.

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

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

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

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

C. Signature [\[HELP\]](#)

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

Signature: _____

Name of signee Brian Buck

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

Date Submitted: 3/1/2023

**CITY OF KIRKLAND****Department of Public Works**

123 Fifth Avenue, Kirkland, WA 98033 425.587.3800

www.kirklandwa.gov

MEMORANDUM

To: Amy Wasserman, TENW

From: Rochelle Starrett, Transportation Engineer

Date: November 4, 2022

Subject: Kirkland Middle School Expansion Transportation Concurrency Test Notice,
Tran22-00558

The purpose of this memo is to inform you that the proposed Kirkland Middle School Expansion has passed transportation concurrency. This memorandum will serve as the transportation concurrency test notice and allows the applicant to proceed with other development permits and the SEPA review. This test notice will expire on February 2, 2023 unless a transportation impact analysis report is submitted, or an extension of this notice is granted by February 2, 2023.

Project Description

Kirkland Middle School is located at 430 18th Ave. on parcel 1245000676, northeast of the intersection of 4th St./18th Ave. This project will construct an eight classroom addition with capacity for up to 200 students. The site access will remain as it is today with two primary one-way accesses off 18th Ave. for parent pick up and drop off and two minor accesses off 19th Ave. for bus drop off/staff parking and an additional small parking lot. Figure 1 shows the project site location. The project is currently expected to open by the start of the 2024-2025 school year.

Memorandum to Amy Wasserman
 November 4, 2022
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Figure 1. Project Location (Source: TENW)



Trip Generation

Based on the trip generation report from TENW, the proposed project will generate a net new 564 daily vehicle trips, 180 AM peak hour vehicle trips, 92 school PM peak hour vehicle trips, 40 PM peak hour vehicle trips, and 48 PM peak hour person trips.

This memo will serve as the concurrency test notice for the proposed project. Per *Section 25.10.020 Procedures* of the KMC (Kirkland Municipal Code), this Concurrency Test Notice will expire in one year (November 4, 2023) unless a development permit and

Memorandum to Amy Wasserman
 November 4, 2022
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certificate of concurrency are issued, or an extension is granted if a transportation impact analysis report is submitted within 90 days of this notice.

EXPIRATION

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

1. **A complete SEPA checklist, traffic impact analysis (TIA) and all required documentation are submitted to the City within 90 calendar days of the concurrency test notice (February 2, 2023).**
2. A Certificate of Concurrency is issued or an extension is requested and granted by the Public Works Department within one year of issuance of the concurrency test notice. (A Certificate of Concurrency is issued at the same time a development permit or building permit is issued if the applicant holds a valid concurrency test notice.)
3. A Certificate of Concurrency shall expire six years from the date of issuance of the concurrency test notice unless all building permits are issued for buildings approved under the concurrency test notice.

APPEALS

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

cc: Energov Tran22-00558
 Tony Leavitt, Senior Planner

MEMORANDUM

DATE: April 19, 2023

TO: Planning Department
City of Kirkland

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

SUBJECT: Updated Parking Analysis for Kirkland Middle School Addition
TENW Project #2022-175

This memorandum documents the parking analysis completed for the proposed *Kirkland Middle School (KiMS) Addition* project. The parking analysis evaluates parking demand and proposed parking supply in order to establish the amount of parking required for the proposed addition. This memorandum has been updated based on comments received from the City of Kirkland on April 17, 2023.

Project Description

The existing Kirkland Middle School (KiMS) is located at 430 18th Avenue (King County Parcel #1245000676) in Kirkland as illustrated in the **Attachment A** site vicinity map. As of May 2022, the existing school enrollment was 543 students and there were a total of 60 staff. However, the school is currently entitled for up to 685 students.

Based on information from the Lake Washington School District (LWSD), the proposed project would include an addition consisting of 8 new classrooms that would be in place for the start of the 2024-2025 school year. The proposed 8-classroom addition could increase the capacity of the school by up to 200 students, resulting in a total future maximum capacity of 885 students. The addition project would also result in approximately 10 to 12 new staff. A preliminary site plan is included as **Attachment B**.

Vehicular access to the site would continue to be provided via the two existing driveways to the main parking lot on 18th Avenue (one enter-only and one exit-only), and via the two existing driveways on 19th Avenue (one bus/staff parking only and one that provides access to a small parking lot).

City of Kirkland Code-Required Parking

The Kirkland Zoning Code does not establish a required parking ratio for school uses. Instead, it defers to KZC Section 105.25, which authorizes the Planning Official to establish required parking on a case-by-case basis.

Parking Supply

Existing

The existing on-site parking supply at Kirkland Middle School was field-verified by TENW in May 2022 and includes a total of 136 on-site parking stalls as follows:

- 6 ADA stalls
- 1 resource officer stall
- 34 staff stalls
- 95 general purpose stalls

Future with Addition Project

Based on the current site plan, the proposed future parking supply at Kirkland Middle School with the addition project would be 136 stalls (same as existing).

Weekday Parking Demand

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

Existing Demand

To assess current weekday parking demand during school hours, the number of parked vehicles on-site was recorded in the morning (approximately 9:00 AM after peak morning drop-off) and in the afternoon (approximately 2:30 PM prior to peak afternoon pick-up) on three weekdays (Tuesday, May 10, 2022, Tuesday, May 17, 2022 and Thursday, May 19, 2022).

Based on the results of the study, the three-day average weekday parking demand observed at KiMS was 49 vehicles and the single highest observed weekday parking demand was 52 vehicles. At the time of the parking demand counts, KiMS had 543 students enrolled. The single-highest peak weekday parking demand of 52 vehicles corresponds to a peak parking demand rate of 0.10 vehicles per student. **Attachment C** includes the existing weekday parking demand study data.

Comparison to ITE Parking Demand

Based on parking demand data provided in the ITE *Parking Generation Manual* (5th Edition, 2019), the peak parking demand for a middle school (Land Use Code 522) is **0.07 to 0.12 stalls per student** (see **Attachment D**). The observed peak parking demand at Kirkland Middle School (0.10 stalls per student) falls within the range of peak parking demand for a middle school documented by ITE.

Future Demand with Addition Project

Based on the results of the parking demand study, the existing weekday peak parking demand at KiMS is 0.10 vehicles per student.

With the proposed Addition project, up to 885 total students are expected at the school (maximum future capacity). Using the existing peak demand ratio per student, the future weekday peak parking demand with the addition project is estimated to be 89 vehicles (0.10 vehicles per student X 885 future students).

Therefore, the proposed supply of 136 on-site parking stalls would accommodate the typical weekday peak demand at the school with a surplus of 47 stalls. The future weekday parking demand calculations are included in **Attachment E**.

Neighborhood Parking Impacts

Kirkland Middle School makes every effort to reduce parking impacts to neighborhoods within the immediate vicinity of the site. Since there is adequate on-site parking supply for staff and visitors, there were no vehicles observed to be parked off-site or in adjacent neighborhoods that were clearly associated with KiMS at the time of the weekday parking demand study at KiMS in May 2022.

Event Parking

With regard to events, middle school sites are not typically sized to accommodate event-related parking on-site. Large events that may generate parking demand that would exceed the on-site parking supply at usually only occur a few times per year. During events at Kirkland Middle School, additional parking can be accommodated through the use of on-site drop-off/pick-up lane and the on-site bus lane for parking (storage for approximately 27 additional vehicles), and off-site parking is also available via legal on-street parking on 18th Avenue and 19th Avenue along the school frontages. Legal off-site parking is also available immediately east of the school in the Crestwoods Park Athletic Fields parking lot.

Conclusion

The results of the parking analysis for the *KiMS Addition* project show that the total proposed parking supply of 136 stalls is anticipated to accommodate the future weekday peak parking demand with the addition project (89 stalls), with a surplus of 47 stalls.

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

cc: Ina Holzer, LWSD

Attachments

ATTACHMENT A

Project Site Vicinity