ORDINANCE O-4917

AN ORDINANCE OF THE CITY OF KIRKLAND APPROVING ISSUANCE OF A PROCESS IIB PERMIT TO ALLOW FIELD LIGHTING AT THE LAKE WASHINGTON HIGH SCHOOL THROUGH AN AMENDED MASTER PLAN AND PLANNED UNIT DEVELOPMENT, AS APPLIED FOR IN THE PLANNING AND BUILDING DEPARTMENT FILE NO. ZON25-00668, AND SETTING FORTH CONDITIONS TO WHICH SUCH PERMIT SHALL BE SUBJECT.

WHEREAS, the Planning and Building Department received an application for a Process IIB permit filed by Forrest Jammer of DA Hogan, representing the Lake Washington School District (the "District"), the owner of said property described in said application; and

WHEREAS, the subject property is located within a Civic Mixed Use (CMU) zone, and the City previously approved the Lake Washington High School Master Plan (now referred to as a Development Plan) for the District, and this requested Process IIB permit will amend that Plan and will approve a Planned Unit Development (PUD); and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System under Title 25 of the Kirkland Municipal Code (KMC), the proposal was exempt from traffic concurrency pursuant to KMC 25.08.010; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), chapter 43.21C RCW, and the District's Administrative Policy 6890P adopted to implement it, the District, as SEPA Lead Agency, performed a SEPA review for the application, and said environmental checklist and SEPA addendum have been available and accompanied the application through the entire review process; and

WHEREAS, the application was submitted to the Hearing Examiner, who held a public hearing on November 12, 2025; and

WHEREAS, the Hearing Examiner, following the public hearing and after consideration of the recommendations of the Planning and Building Department, did adopt certain findings, conclusions, and recommendation and did recommend approval of the Process IIB permit subject to the specific conditions set forth in said recommendation; and

WHEREAS, the City Council, in a regular meeting, has considered the recommendation of the Hearing Examiner, together with the environmental documents received from the responsible official, and concludes that the proposal is consistent with all applicable development regulations, including that the substantial public benefit of increased community use of the sports fields on public property meets the PUD criteria, and is consistent with the Comprehensive Plan, and the public health, safety, and welfare.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. The findings, conclusions, and recommendation of the Hearing Examiner, as signed by the Hearing Examiner, filed in the Planning and Building Department File No. ZON25-00668, and attached as Exhibit 1 and incorporated herein by reference, are hereby adopted by the Kirkland City Council.

Section 2. The Process IIB permit amending the Lake Washington High School Master Plan (Development Plan) and approving a Planned Unit Development (PUD) for the property

shall be issued to the applicant subject to the conditions set forth in the recommendation hereinabove adopted by the City Council.

Section 3. Nothing in this ordinance shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project, other than expressly set forth herein.

Section 4. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the Process IIB permit is subject shall be grounds for revocation in accordance with the Kirkland Zoning Code.

Section 5. This ordinance shall be in full force and effect five (5) days from and after its passage by the City Council and publication as required by law.

Section 6. A copy of this ordinance, together with the findings, conclusions, and recommendation herein adopted, shall be attached to and become a part of the Process IIB permit or, if not attached to the permit, evidence of this ordinance shall otherwise be delivered to the permittee.

Passed by majority vote of the Kirkland City Council in open meeting this 9th day of December, 2025.

Signed in authentication thereof this 9th day of December, 2025.

Kelli Curtis, Mayor

Attest:

Anastasiya Warhol, City Clerk

Approved as to Form:

Darcey Eilers, City Attorney

Publication Date:
12/15/2025

PUBLICATION SUMMARY
OF ORDINANCE NO. 4917

AN ORDINANCE OF THE CITY OF KIRKLAND APPROVING ISSUANCE OF A PROCESS IIB PERMIT TO ALLOW FIELD LIGHTING AT THE LAKE WASHINGTON HIGH SCHOOL THROUGH AN AMENDED MASTER PLAN AND PLANNED UNIT DEVELOPMENT, AS APPLIED FOR IN THE PLANNING AND BUILDING DEPARTMENT FILE NO. ZON25-00668, AND SETTING FORTH CONDITIONS TO WHICH SUCH PERMIT SHALL BE SUBJECT.

SECTIONS 1-2. Adopts the findings, conclusions, and recommendation of the Hearing Examiner to grant approval of a Process IIB permit to amend the Lake Washington High School Master Plan and approve a Planned Unit Development in order to allow sports field lighting, and directing permit issuance.

SECTION 3. Noting that applicant is required to comply with federal, state, or local requirements applicable to the project, other than as expressly modified.

SECTION 4. Stating consequences of failure to strictly comply with permit requirements.

SECTION 5. Authorizes publication of the ordinance by summary and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 9th day of December 2025.

I certify that the foregoing is a summary of Ordinance No. 4917 approved by the Kirkland City Council for summary publication.

Anastasiya Warhol

Anastasiya Warhol, City Clerk

CITY OF KIRKLAND HEARING EXAMINER
FINDINGS OF FACT, CONCLUSIONS OF LAW AND RECOMMENDATION

Lake Washington High School Master Plan Amendment
and Planned Unit Development
Process IIB Review, ZON25-00668

November 18, 2025

1. FINDINGS OF FACT

1.1 Proposal. Master Plan amendment allowing field lighting for the baseball, softball, and an all-sports field at Lake Washington High School's southeast corner. The Planned Unit Development proposal requests an increase of allowable building height from 45 to 80 feet for the light poles and a modification of the Dark Sky fixture requirements in KZC 57.25.040.1.d.

Applicant	Lake Washington School District c/o Forrest Jammer, DA Hogan
Site Location	Lake Washington High School 12033 NE 80th Street, Kirkland WA

1.2 Zoning and Surrounding Uses. The 38-acre site is zoned Civic Mixed Use, which allows the High School. The current Master Plan was approved when the site was zoned RSX 7.2. Surrounding uses are largely residential.

- North: Neighborhood Mixed Use (NMU) and RS 7.2 (Low Density Residential). Condominium developments, church, shelter housing, single-family residences, and the Kirkland Cemetery.
- West: Residential Multifamily (RM) 5.0, Residential Single Family (RS) 5.0, and RS 7.2. Lakeview Estates Condominiums and single-family residences.
- South: Residential Single Family (RSX 7.2). Holy Family School and single-family residences.
- East: Residential Single Family (RSX 7.2). Single-family residences.

1.3 State Environmental Policy Act, Ch. 43.21C RCW, Review. Lake Washington School District issued a Determination of Non-significance.[1]

1.4 Hearing. An open record public hearing was held November 12, 2025. The City Planning and Building Department, through Senior Planner Leavitt, summarized the proposal. The Applicant, through Brian Buck, provided additional details and was available for questions. Several individuals representing neighbor, student, coaching, and non-profit interests spoke in support. Those comments are summarized below.

[1] Ex. 1 (Staff Report), Att. 7 (Environmental Checklist and SEPA Determination); WAC 197-11-924 (Lake Washington School District served as lead agency).

- Corky Trewin (Resident) supported lighting so students and the broader community can participate in expanded hours to practice athletic activities (including girls flag football) and in other community activities.

- Chris Roark (Resident/Project Neighbor) supported the increased field use and described the project as an important community asset.

- Bobbie Hagerman (Student) plays slow and fast pitch softball. Last year the inadequate lighting resulted in problems with scheduling practices, including reduced practice. The lighting would allow later practices so she can meet with peers after school for group work and complete homework. Lighting would also allow her parents and friends to watch games without interfering with work schedules. Lighting would be beneficial to her team and community.

- Asher Crossley (Student) plays baseball. Due to a lack of lighting when he was on the JV team he was not always able to practice on the baseball field and was moved into the dog park. With the improved lighting, games/practice could start later so he could participate in clubs and activities and make up tests, which he cannot currently do. The project would benefit him athletically and academically.

- Suzanne Hartt (Coach) explained that her teams would benefit greatly from the lighting. It would improve existing facilities and allow for extended and more flexible practice times, which is particularly important for girls' flag football, which she coaches. She emphasized the project would benefit students academically and athletically.

- Joe Whitesel (Resident; LW Jr Football Ass'n President) is involved with non-profit renting of sports fields in Kirkland. Their biggest challenge is turf (which is now being resolved at the High School) and timing. When October arrives, due to light conditions, practice must start earlier. This is a disadvantage to the program and student athletes as they miss valuable time with friends and other after school activities. He noted the importance of the project for the community.

1.5 Administrative Record. The Department submitted the Staff Report as Exhibit 1, with Attachments 1-9. At the hearing, four public comments supporting the proposal were submitted as Exhibit 2 and the Applicant provided illustrative photographs as Exhibit 3. The Examiner completed a site visit before the hearing. The visit is not evidence but provides context.

1.6 Public Comment to Department. The Department received two public comments.[2] The Staff Report further details Department responses, but to summarize:

- Dark Skies. The proposed lighting system is "recognized as Dark Sky Friendly, and the project was designed adopting the principals of the Dark Sky International Outdoor Sports

[2] Exhibit 1 (Staff Report), Attachments 5 and 6.

Lighting Guidelines." The applicant submitted photometric data showing impacts to the neighboring properties will be minimal.[3]

- Noise. The project does not significantly increase noise. Field use will end by 10:00 p.m. per established Facilities Use Rules.[4] The City's Field Use requirements allow for use until 10:00 p.m.[5]

- Parking/Traffic. The fields associated with the existing school use and users of the fields will have access to the 520 on campus parking stalls. Field lighting will not change peak parking demand beyond current levels, although this parking demand may extend for additional hours. On-street parking along NE 75th Street and 122nd Avenue NE is already limited due to the existing street design. Additional field use by the community due to the new lights will be primarily after 6 p.m. Field use by the school for athletic practices and games is already considered as part of the school's traffic impact. Additionally, the school currently hosts numerous after-school and weekend events in the lighted stadium. Traffic resulting from the project during nighttime hours would be incremental and without significant impacts.[6]

- Wildlife. The SEPA analysis determined the project would not have a significant impact on wildlife in the area. The field area is already developed and does not provide significant wildlife habitat and lighting has been designed to minimize offsite wildlife impacts.

- Excavation. The Duwamish Tribe requested an inadvertent discovery plan if excavation cuts occur below fill and that if archaeological work or monitoring is performed that they be notified. Field grading work is complete. However, the SEPA Checklist notes that the general contractor will follow requirements for notification and preservation if artifacts are found during construction.[7]

1.7 Comprehensive Plan. The site is within the NE 85th Street Station Area Subarea in the South Rose Hill Neighborhood. It has a Public Facility within a Transit Oriented Development land use designation.[8] Various Subarea policies support increasing recreational opportunities with sensitively sited projects in partnership with Lake Washington School District.

- Policy SA-39: To support urban habitat, consider design and management practices that provide dark sky environments, bird-safe construction, and adaptive management of landscapes.

- Policy SA-55: Leverage public assets and partnerships, including excess WSDOT right-of-way, for potential active recreational areas, managed natural areas, stormwater treatment, and sustainable landscape areas.

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[3] *See* Exhibit 1 (Staff Report), §§ II.C and II.F.1.c.
[4] Exhibit 1 (Staff Report), § C.
[5] *See* Exhibit 1 (Staff Report), §§ C and II.F.2.c.
[6] *See* Exhibit 1 (Staff Report), §§ C and II.F.2.c. The project is exempt from concurrency. KMC 25.08.010.
[7] Exhibit 1 (Staff Report), Attachment 7, p. 13.
[8] Exhibit 1 (Staff Report), Attachment 9.

- Policy SA-95: Continue to foster partnerships with the Lake Washington School District, the City, and the private sector to encourage shared facilities in, or near, the Station Area and/or optimize utilization of shared use agreements.

The proposed sports field lighting system is recognized by Dark Sky International. As part of the interlocal agreement, the athletic fields will be an active recreational area available to City. The proposal is consistent with the use designation, including the Subarea Plan.

1.8 Staff Report Incorporation and Conditions. The Staff Report is incorporated as supplemental findings. The Staff Report conditions, which were not objected to, should be included without substantive revision to ensure KZC requirements are met.

2. CONCLUSIONS OF LAW

2.1 The Hearing Examiner conducts a public hearing and issues a recommendation in a Process IIB review. The City Council then makes a final decision on the amended Master Plan and Planned Unit Development.[9]

2.2 Planned Unit Development. A PUD is allowed for a development that is innovative or otherwise beneficial, but which does not strictly comply with code, subject to three criteria, which focus on the benefits outweighing the impacts.[10]

2.2.1 PUD Criterion 1: "The proposed PUD meets the requirements of this chapter."[11] As the Findings detail, as the proposal has been reviewed consistent with the process established by Chapter 125 which allows for consideration of the requested code deviations, it meets PUD Criterion 1.

2.2.2 PUD Criterion 2: "Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the City."[12] The two code deviations relate to height and light. The height limit is 45 feet.[13] The poles are 60-80 feet, with a majority at 70.[14] Lighting requirements state:

> Design exterior lighting so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical footcandles (2.0 horizontal and vertical lux) at the development boundary and no greater than 0.01 horizontal footcandles (0.1 horizontal lux) 15 feet (4.5 meters) beyond the development boundary. Document that no more than five percent of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).[15]

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[9] Ch. 152 KZC.
[10] Ch. 125 KZC.
[11] KZC 125.35.1.
[12] KZC 125.35.2.
[13] KZC 57.10.030.
[14] Exhibit 1 (Staff Report), Attachment 2, p. 17, showing pole locations and heights.
[15] KZC 57.25.040.1.d.2.

The project would modify this to allow the following:

> Design sports field lighting so that all luminaires produce a maximum initial illuminance value no greater than 0.4 footcandles at residential property lines. Document that no more than 8% percent of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).[16]

These modifications could result in additional light, noise, and parking/traffic impacts on neighboring residences, but not in a substantial way.

LWSD submitted photometric data showing the horizontal lighting levels across the streets (NE 75TH Street and 122nd Avenue NE) from the fields.[17] Along the NE 75th Street south curb line, the maximum horizontal light level is 0.03 foot candles near the softball field. Along 122nd Avenue NE east curb line, the maximum horizontal light level is 0.19 foot candles near the fields' northeast corner. The greatest impact to nearby properties will be between a full moon and slightly above deep twilight. The increased lighting levels are modest.

The lighting will extend use of the fields but will not significantly increase traffic impacts beyond current levels. The campus now hosts numerous after-school and weekend events. This includes athletic events in the lighted stadium, athletic events until dusk on the non-lighted fields, events in the two gymnasiums and events in the performing arts center. The traffic resulting from the project during nighttime hours would be incremental and not significant.

Field users will have continued access to the existing 520 parking stalls on campus, which is adequate to meet parking demand. The school has had the same athletic facilities and has not received complaints regarding offsite parking associated with these events. If complaints were received, the City could request a parking managements plan. Also, (1) If the school hosts a football game, scheduling of other events is avoided; and (2) If scheduled events may have a higher parking demand than the School can accommodate onsite, it works to reschedule. If rescheduling is not feasible, the School has a "good neighbor" mutual agreement with Holy Family Church (across 75th St) to allow parking when needed and has used Rose Hill Elementary school for overflow parking during track meets.[18]

The existing baseball and softball fields have sound systems in the score booths behind home plate. For School sponsored events, they are used for public address announcements (announcing teams, batters, innings, scores, etc.) and the playing of music (pre-game national anthem, warm-up music, between inning music, etc.). When the fields are rented to outside organizations, they do not have access to the score booths and sound systems. The City has received no complaints regarding use of these sound systems.[19]

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[16] Exhibit 1 (Staff Report), p. 13.
[17] Exhibit 1 (Staff Report), Attachment 2, p. 14.
[18] Exhibit 1 (Staff Report), § F.2.c.
[19] Exhibit 1 (Staff Report), § F.2.c. For noise requirements, *see* KZC 115.95.

Noise impacts on neighboring properties will not be increased when compared to existing activities that happen on campus until 10 p.m. Noise frequency associated with the extended hours of field use will be increased, but noise levels are expected to be the same as current levels. Use of amplified noise by community organizations would be governed by the LWSD rules and policies. Noise impacts from extended use will be the same as in the summer months.

The adverse impacts have been minimized with the lighting system design, the established hours of operation, and required conditions. The proposed benefits clearly outweigh the impacts and undesirable effects of the modifications.

2.2.3 PUD Criterion 3: The applicant is required by code to provide at least one of these benefits to the City as part of the proposed PUD:

> Significant public facilities that could not be required by the City for development of the subject property without a PUD. … Other major policy objectives identified in the Comprehensive Plan or City-adopted plans identified in the Comprehensive Plan. Increased provision of usable open space or recreational facilities that provide permanent public access with required signage that invites and welcomes the public. …[20]

The proposed public benefits are increased recreational facilities with permanent public access to community members. The newly-lit fields would be publicly accessible via rental when not in school use, consistent with the City's Park, Recreation, and Open Space Element of the 2044 Comprehensive Plan.[21] The Plan provides for the City to enhance maintenance, investments, and safety of sports fields to better serve recreation users and extend playing seasons. It also provides for continuing partnerships with the Lake Washington School District and other recreation providers to explore opportunities for greater joint use of facilities.

The fields fall under the Interlocal Agreement between the Lake Washington School District and the City of Kirkland[22] addressing scheduling and field allocation. Adding lighting to the fields (which have the required signage) will significantly expand evening access for Kirkland families and youth organizations, supporting the shared public benefit the Agreement envisions.[23] The exhibits and hearing testimony demonstrated that this is a significant community benefit.

2.3 Master Plan Amendment. The Applicant must demonstrate proposal consistency with these criteria:[24]

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[20] KZC 125.35.3.
[21] Goal PR-2 ("enhance the quality of life in the community by providing services and programs that offer positive opportunities for building healthy lives"); Former Policy PR-2.7 ("Provide a Citywide system of sports fields and programs to serve field sport needs of the community, in partnership with the Lake Washington School District, local sports organizations, and other regional providers"). While the former policy applies to the analysis, the updated Policies 6.1 and 6.2, contain the same objectives, including new language on "extend[ing] playing seasons."
[22] Exhibit 1 (Staff Report), Attachment 8.
[23] *See* Public Testimony presenting information from resident, student, and sports affiliated parties.
[24] KZC 152.55 (applicant has the burden of proof).

It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and

It is consistent with the public health, safety and welfare.[25]

The project is consistent with City development regulations.[26] As detailed in the Findings and in the Staff Report, regulatory requirements are complied with. No area was identified lacking regulatory coverage, but the project also follows the Comprehensive Plan, which supports the expanded playing time the project provides. And, as detailed above, with its careful design, the Master Plan revision supports the existing school use consistent with the public health, safety, and welfare, and should be approved.

RECOMMENDATION

The Hearing Examiner, pursuant to the above Findings of Fact and Conclusions of Law, recommends approval of the Master Plan amendment and PUD, subject to these conditions:

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Staff Report, Attachment 4, Development Standards, was provided to familiarize the applicant with some of the additional development regulations. The attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 4, the condition of approval shall be followed.

2. As part of the building permit, the applicant shall confirm compliance with the following lighting requirements (*see* Staff Report, Conclusion II.G.3):

    a. Lighting controls for all exterior lighting shall comply with Section 9.4.1.3 of ANSI/ASHRAE/IESNA Standard 90.1-2007, without amendments.

    b. Design sports field lighting so that all luminaires produce a maximum initial illuminance value no greater than 0.4 foot candles at residential property lines. Document that no more than 8% percent of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).

3. To minimize noise, lighting, and traffic impacts on neighboring properties, the use of fields shall end at 10 p.m. (*see* Staff Report, Conclusion II.F.2.c.2).

[25] KZC 152.70.3.
[26] Exhibit A (Staff Report), *see also* Attachment 4, identifying various development standards.

Entered November 18, 2025.

City of Kirkland Hearing Examiner
Susan Elizabeth Drummond

Notice on Further Review

The Applicant, or any party who submitted written or oral comments to the Hearing Examiner, may challenge this recommendation within seven calendar days of distribution, if the challenge is properly made, filed, and served.[27] The City Council makes the final decision.

[27] *See* Ch. 152.85 KZC for requirements and Exhibit 1 (Staff Report), p. 15 for a summary.

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

ADVISORY REPORT
FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

To: Kirkland Hearing Examiner

From: _____ Tony Leavitt, Senior Planner

_____ Adam Weinstein, AICP, Planning and Building Director

Date: November 10, 2025

File: Lake Washington High School Master Plan Amendment [1](Development Plan) and Planned Unit Development (PUD), ZON25-00668

Hearing Date and Place: November 12, 2025; 6:00 p.m.
City Hall Council Chamber
123 Fifth Avenue, Kirkland

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[1] The City has changed some of its nomenclature for planning documents. One change is that the terminology "Development Plan" is used in lieu of "Master Plan." However, because the City's Zoning Code has not yet been updated to reflect this change in terminology, and to avoid confusion, this staff report refers to "Master Plan."

I. INTRODUCTION

A. APPLICATION

1. Applicant: Forrest Jammer of DA Hogan for Lake Washington School District
2. Site Location: Lake Washington High School Campus at 12033 NE 80th Street (see Attachment 1)
3. Request: The applicant has submitted a request for approval of a Master Plan Amendment, Preliminary Planned Unit Development (PUD) and Final PUD. The Master Plan Amendment application proposes the installation of field lighting for the baseball, softball, and an all-sports field in the southeast corner of the Lake Washington High School campus (see Attachment 2). The PUD application requests an increase of allowable height to 80 feet to accommodate the proposed light poles and a modification of the Dark Sky fixture requirements in KZC Section 57.25.040.1.d (see Attachment 3).
4. Review Process: Process IIB, Hearing Examiner conducts public hearing and makes recommendation; City Council makes final decision.
5. Summary of Key Issues and Conclusions:
   - Compliance with Master Plan Amendment Zoning Permit Approval Criteria (see Section II.F.1)
   - Compliance with Planned Unit Development Approval Criteria (see Section II.F.2)

B. RECOMMENDATIONS

Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, we recommend approval of this application subject to the following conditions:

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 4, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 4, the condition of approval shall be followed.
2. As part of the building permit, the applicant shall confirm compliance with the following lighting requirements (see Conclusion II.G.3):
   a. Lighting controls for all exterior lighting shall comply with Section 9.4.1.3 of ANSI/ASHRAE/IESNA Standard 90.1-2007, without amendments.
   b. Design sports field lighting so that all luminaires produce a maximum initial illuminance value no greater than 0.4 foot candles at residential property lines. Document that no more than 8% percent of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).
3. To minimize noise, lighting, and traffics impacts on neighboring properties, the use of fields shall end at 10 p.m. (see Conclusion II.F.2.c.2).

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

1. Site Development and Zoning:

   a. Facts:

      (1) Size: Approximately 38 acres

      (2) Land Use: The subject property contains the existing Lake Washington High School campus that includes buildings, parking lots, athletic fields, and a lighted sports stadium.

      (3) Zoning: The subject property is currently zoned Civic Mixed Use. Institutional use is a permitted use in this zone. The current Master Plan for the campus was approved when the site was zoned RSX 7.2 and permitted a school use through a Master Plan review process.

      (4) Vegetation: The subject property contains numerous significant trees; however no trees are being impacted by the proposed lighting project.

   b. Conclusions:

      (1) The size of the campus and existing vegetation are not relevant factors in the review of this application.

      (2) Zoning and land use are relevant factors in the review of this application as the proposal must comply with the Master Plan requirements and the underlying zoning regulations (see Sections II.F and G).

2. Neighboring Development and Zoning:

   a. Facts: The neighboring properties are zoned as follows and contain the following uses:

      North: Zoned Neighborhood Mixed Use (NMU) and RS 7.2 (Low Density Residential). Condominium developments, church, shelter housing, single-family residences, and the Kirkland Cemetery.

      West: Zoned Residential Multifamily (RM) 5.0, Residential Single Family (RS) 5.0, and RS 7.2. Lakeview Estates Condominiums and single-family residences.

      South: Zoned Residential Single Family (RSX 7.2). Holy Family School and single-family residences.

      East: Zoned Residential Single Family (RSX 7.2). Single-family residences.

   b. Conclusion: The neighboring development and zoning are factors in the review of the proposed Master Plan application. The potential impacts to the neighboring residential uses should be considered as part of this permit. Further discussion of this issue is provided in Section II.F.1.

B. HISTORY

1. Facts:

   a. The Lake Washington High School Campus opened on the current site in the mid 1950's. At the time, the campus was located in Unincorporated King County. The property was annexed into the City of Kirkland in 1988.

b. In 1991, the City approved a Master Plan for the existing campus. This Master Plan approval was needed to permit a major addition to the school.

c. In July of 2008, the City approved a Master Plan and Planned Unit Development (PUD) for the existing campus. The 2008 Master Plan and PUD approval was required to permit the current campus redevelopment. The Planned Unit Development approval increased the allowable height of the main building to 49 feet.

d. In May of 2019, the City approved a Master Plan Minor Modification to allow the installation of an additional parking lot in the northwest portion of the site, adding on to the existing surface grade lot.

e. In June of 2019, the City approved a Master Plan Amendment to permit an additional 45,000 square feet of classroom space, a new gymnasium totaling 13,000 square feet and a 4,000 square foot commons addition.

f. In January of 2020, the City approved a Master Plan Minor Modification to reallocate 4,000 square feet of the commons addition to the new gymnasium and increase the size of the new gymnasium by 3,000 square feet.

2. Conclusion: The approved 2008 Master Plan, 2019 Master Plan Amendment and minor modifications are relevant factors in the review of this Master Plan Amendment. The applicant is proposing an amendment to the existing Master Plan that would allow the proposed field lighting.

C. PUBLIC COMMENT

The published/noticed public comment period ran from September 30 until October 20, 2025. The Planning & Building Department received two public comments during the comment period. One letter is from a neighbor (see Attachment 5) and the other letter is from the Duwamish Tribe (see Attachment 6). The issues raised in the letters along with staff responses and conclusions are summarized below.

Light Pollution and Environmental Impacts

The neighbor is concerned about the light impacts on neighboring residences and preservation of dark sky principles. The Duwamish Tribe also requests compliance with Dark Sky requirements.

Staff Response: The project narrative states that the proposed lighting system being used on the fields is "recognized as Dark Sky Friendly, and the project was designed adopting the principals of the Dark Sky International Outdoor Sports Lighting Guidelines.". Additionally the applicant submitted photometric data that shows impacts to the neighboring properties will be minimal (see Section II.F).

Increased Noise and Late Night Activity

The neighbor is concerned about late night use of the fields and noise associated with the use.

Staff Response: The applicant states in their project narrative that the use of the fields will end by 10:00 p.m. per established Facilities Use Rules (see Attachment 2). The City's Field Use requirements allow for use until 10:00 p.m.. Staff addresses the hours of operation and potential noise impacts of the project in Section II.F.

Impacts on Neighborhood Character

The neighbor is concerned about the impacts of having a lighted field next to residential properties and impacts on neighborhood character and property values.

Staff Response: Staff addresses the potential impact of the lights on residential properties in Section II.F.

Parking, Traffic and Transportation Safety Impacts

The neighbor is concerned about parking, traffic, and transportation safety impacts associated with the extended use of the fields.

Staff Response: The fields are associated with the existing school use and users of the fields will have access to the 520 parking stalls on the campus. The lighting of the fields will not change peak parking demand beyond current levels, although this parking demand may extend for additional hours. On-street parking along NE 75th Street and 122nd Avenue NE is already limited due to the existing street design.

From a traffic impact perspective, the additional use of the fields by the community due to the new lights will be primarily after 6 p.m. The use of the field by the school for athletic practices and games is already considered as part of the school's traffic impact. Additionally, the school currently hosts numerous after-school and weekend events in the lighted stadium. As a result, the traffic resulting from the project during nighttime hours would be incremental in nature and would not result in significant impacts.

Staff further addresses potential traffic and parking impacts in Section II.F.2.c.

Impacts on Wildlife

The neighbor is concerned about impacts on wildlife.

Staff Response: As part of the SEPA review, LWSD determined that the project would not have a significant impact on wildlife in the area. Additionally the field area has already been developed and does not provide significant wildlife habitat. Finally, the proposed lighting has been designed to minimize offsite impacts on wildlife.

Potential Impacts of Excavation Work

A letter submitted by the Duwamish Tribe requests that the applicant put in place an inadvertent discovery plan if excavation cuts occur below fill and that if any archaeological work or monitoring is performed that they be notified.

Staff Response: The grading work on the fields has already been completed as that work did not require approval of a zoning permit. It was noted in the SEPA checklist (see Attachment 4, Page 13) that the general contractor would follow all State and federal requirements for notification and preservation if artifacts are to be found during construction.

D. STATE ENVIRONMENTAL POLICY ACT (SEPA)

1. Facts: Pursuant to WAC 197-11-924, the Lake Washington School District assumed Lead Agency status for the project. A Determination of Non-significance (DNS) was issued by the Lake Washington School District on May 5, 2025. The Environmental Checklist and Determination are included as Attachment 7.

2. Conclusion: The Lake Washington School District has satisfied the requirements of SEPA.

E. CONCURRENCY

1. Facts: The proposal is exempt from traffic concurrency pursuant to KMC Section 25.08.010.

2. Conclusion: The applicant and City have satisfied concurrency requirements.

F. APPROVAL CRITERIA

1. General Zoning Code Criteria

   a. Facts: Zoning Code section 152.70.3 states that a Process IIB application may be approved if:

      - It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
      - It is consistent with the public health, safety, and welfare.

   b. Conclusions: The proposal complies with the criteria in KZC Section 152.70.3. It is consistent with all applicable development regulations (see Section II.G) and the Comprehensive Plan (see Section II.H). The proposal is consistent with the public health, safety, and welfare requirements. The project will allow the Lake Washington School District to extend the hours that the fields are available for use by the community, while minimizing impacts on the surrounding neighborhood.

2. Planned Unit Development

   a. KZC Chapter 125 Requirements

      (1) Facts:

      - KZC Chapter 125 establishes a mechanism for an applicant to propose a development that is innovative or otherwise beneficial, but which does not strictly comply with the provisions of the code. This mechanism, which is called a Planned Unit Development or PUD, is intended to allow developments which benefit the City to deviate from the specific requirements of this code.
      - KZC Chapter 125 establishes three decisional criteria with which the proposed PUD request must comply in order to be granted. The applicant's response to these criteria can be found in Attachment 3. Sections II.F.2.b through 2.d contain staff's findings of fact and conclusions based on these three criteria.

   b. PUD Criterion 1: The proposed PUD meets the requirements of this chapter.

      (1) Facts:

      - KZC Chapter 125 sets forth the procedures by which a PUD is to be reviewed, criteria for PUD approval, and the Zoning Code provisions that may be modified through a PUD.
      - The proposal is being reviewed through the process established by Chapter 125.
      - The proposal meets the criteria for PUD approval (see the following sections).
      - The proposed modifications are allowed through the PUD process.

      (2) Conclusion: The proposed PUD is consistent with the requirements of KZC Chapter 125.

c. PUD Criterion 2: Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the City.

(1) Facts:

- The proposed PUD seeks the following modifications:
  - Increase the maximum allowable building height from 45 feet to 80 feet to allow for the proposed light pole structures.
  - Modify Dark Sky fixture requirements in KZC Section 57.25.040.1.d.
- The proposed light poles are located along the perimeter of the sports fields (see Attachment 2, Page 17). Most of the light poles are 70 feet in height. Light poles A3 and A4 (located in the southeast corner the site) are 60 feet in height. Light poles B2 and B1A (located in the northwest corner of the site) are 80 feet in height. Light fixture details have also been provided in Attachment 2.
- The proposed modifications could result in additional light and noise impacts on the neighboring residential properties. The proposal could also result in parking, traffic and traffic safety impacts to the neighborhood. However, as noted below, these impacts would not be substantial.
- Users of the fields will have access to the existing 520 parking stalls on campus.
- During the 2019 Master Plan Amendment, after school event parking for the campus was reviewed and the City determined that there would be adequate parking for to meet the parking demand for these events. At the time, the school had the lighted stadium, baseball field, softball field, an existing gymnasium, a proposed gymnasium and the performing arts center. It was noted that the City had not received any complaints regarding offsite parking associated with these events. It was also noted that if the City received any complaints during these events, the City could request a parking managements plan.
- According to the applicant, the School Administration takes the following measures to minimize event parking and traffic impacts on the neighborhood:
  - If the school hosts a football game, scheduling of other events is avoided.
  - If they anticipate scheduled events may have a higher parking demand than the school is able to accommodate onsite, they will work to reschedule.
  - If rescheduling is not feasible, they have other proactive solutions they have used in the past: They have a "good neighbor" mutual agreement with Holy Family Church (directly across 75th St) to allow parking when needed. They have also used Rose Hill Elementary school for overflow parking during track meets.

- Due to limited parking availability on neighboring streets, it is expected that most vehicles will pick up and drop off on campus. This will help to minimize traffic and pedestrian safety concerns on neighboring streets.
- The proposed lighting of the sports fields will not have a significant traffic impact on the neighborhood. The lighting will extend the use of the fields but will not significantly increase the traffic impacts beyond current levels. The campus currently hosts numerous after-school and weekend events on the campus. This includes athletic events in the lighted stadium, athletic events until dusk on the non-lighted fields, events in the two gymnasiums and events in the performing arts center. As a result, the traffic resulting from the project during nighttime hours would be incremental in nature and would not result in significant impacts.
- As noted in Section II.G.3, The proposed lighting system will meet the lighting control requirements for exterior lighting but will not meet the illumination requirements.
- The applicant has submitted photometric data showing the horizontal lighting levels across the streets (NE 75TH Street and 122nd Avenue NE) from the fields (see Attachment 2, Page 14). Along the NE 75th Street south curb line, the maximum horizontal light level is 0.03 foot candles near the softball field. Along 122nd Avenue NE east curb line, the maximum horizontal light level is 0.19 foot candles near the northeast corner of the fields.
- The following chart provides an example of outdoor light levels in terms of foot candles. The greatest impact to nearby properties from the proposed project will be between a full moon and slightly above deep twilight – relatively modest levels of increased lighting that would not be considered significant.

Condition	Illumination (foot candles)
Sunlight	10,000
Full Daylight	1,000
Overcast Day	100
Very Dark Day	10
Twilight	1
Deep Twilight	0.1
Full Moon	0.01
Quarter Moon	0.001
Starlight	0.0001
Overcast Night	0.00001
Source: www.EngineeringToolBox.com	

- According to the applicant, the hours of availability for community use of the fields will be between 6 p.m. and 10 p.m. on weekdays and between 8 a.m. and 10 p.m. on weekends.

- KZC Section 115.95.1.a establishes the maximum environmental noise levels. The City has adopted by reference the State's maximum environmental noise levels in WAC Chapter 173.60. The maximum levels during the day for the school are 55 dBA and reduced to 45 dBA at 10 p.m. Unamplified human voices are exempt from the maximum noise levels during the same time period.
- KZC Section 115.95.2 states that any noise which injuries, 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 and considered a public nuisance.
- The applicant states on Page 2 of Attachment 3 that "per LWSD Rules and Policies, all field use (school-sponsored and community) must follow all applicable laws, ordinances and LWSD policies, including noise ordinances. Users who are found to have violated laws, or ordinances, or LWSD policies may be denied use."
- The existing baseball and softball fields currently have sounds systems that are located in the score booths located behind home plate. For LWHS school sponsored events, the sound systems are used for public address announcements (announcing teams, batters, innings, scores, etc.) and the playing of music (pre-game national anthem, warm-up music, between inning music, etc.). When the fields are rented to outside organizations, they do not have access to the score booths and sound systems. The City has not received any complaints regarding the previous use of these sound systems.
- The plans include the installation of an all-sports field that will be located in the outfield of the existing baseball field. As a result, these two fields will not be used at the same time.
- Since the early 2000's, the existing baseball and softball fields have been used during the summer months until dusk (around 10 p.m.). The City has received no noise complaints regarding evening use of the fields. The new lighting system will allow the fields to be used during the spring, summer and winter months. The noise impacts associated with extended use will be the same as in the summer months.

(2) Conclusions:

- The proposed lighting system and the associated use of the fields will not have a significant impact on the neighboring properties. The proposal includes the installation of a lighting system that will minimize impacts on neighboring properties.
- Traffic and parking impacts are mitigated by the amount of parking onsite to accommodate event attendees and the existing school policy regarding the scheduling of campus events.

- Noise impacts on neighboring properties will not be increased when compared to existing activities that happen on campus until 10 p.m. Noise frequency associated with the extended hours of field use will be increased, but noise levels are expected to be the same as current levels. Use of amplified noise by community organizations would be governed by the LWSD rules and policies. Additionally, LWSD and the City have policies and regulations to address potential noise impacts to neighboring properties if they occur.
- As part of the building permit, the applicant should confirm compliance with the lighting requirements outlined in Section II.G.3.
- To minimize noise, lighting, and traffics impacts on neighboring properties, the use of fields should end at 10 p.m.
- The adverse impacts or undesirable effects of the requested PUD modifications have been minimized by the proposed lighting system, the established hours of operation and required conditions. Additionally, the proposed benefits that the applicant has identified in Subsection 2.d(1) below clearly outweigh the impacts and undesirable effects of the modifications.

d. PUD Criterion 3: The applicant is required by code to provide at least one of the following benefits to the City as part of the proposed PUD:

- *Significant public facilities that could not be required by the City for development of the subject property without a PUD.*
- *Preservation, enhancement, or rehabilitation of natural features of the subject property such as woodlands, wildlife habitats, streams and wetlands and their buffers, and steep slope areas that the City could not require the applicant to preserve, enhance or rehabilitate through development of the subject property without a PUD.*
- *Any of the following housing types within a project: cottage, carriage or two/three-unit homes. The applicable use zones and parameters for these uses are identified in Chapter 113 KZC, Cottage, Carriage and Two/Three-Unit Homes. In addition, when determining the allowed density, a lot that meets the minimum lot area specified in an RS or RSX zone or the maximum units per acre in the RSA zone may propose a 3-unit home through the PUD process.*
- *Other major policy objectives identified in the Comprehensive Plan or City-adopted plans identified in the Comprehensive Plan.*
- *Increased provision of usable open space or recreational facilities that provide permanent public access with required signage that invites and welcomes the public.*

- *Incorporation of renewable energy systems (e.g., solar, geothermal or wind) designed to create as much energy as the project uses on an annual basis also known as Net Zero or Carbon Neutral projects, or achievement of the high performing standards described in KZC 115.62. Other sustainability certification programs or carbon sequestration programs not mentioned here can also be considered.*
- *Public art.*

(1) Facts:

- The proposal identifies the public benefit as increased recreational facilities that will provide permanent public access to community members.
- LWSD currently has signs posted on the campus that provide information about renting campus fields and facilities. Additionally, the LWSD and the City's Park Department provide information on their websites about field rentals. The newly-lit fields that are the subject of this memo would be accessible to the public (via a rental) when not being used the LWSD.
- Staff has also identified a 2044 Comprehensive Plan goal and policy in the Park, Recreation and Open Space Element that the proposal would qualify as a benefit.
- Within the City's Park, Recreation, and Open Space Element of the 2044 Comprehensive Plan, Goal PR-2 strives to "enhance the quality of life in the community by providing services and programs that offer positive opportunities for building healthy lives."
- Under this goal, Policy PR-2.7 states "Provide a Citywide system of sports fields and programs to serve field sport needs of the community, in partnership with the Lake Washington School District, local sports organizations, and other regional providers".
- Language associated with this policy states that the City should enhance maintenance, investments, and safety of sports fields to better serve recreation users and extend playing seasons. The City should assess overall sports fields' needs on a regular basis, based on existing inventories and local participation trends. The City should continue its active partnerships with the Lake Washington School District and other recreation providers and actively explore opportunities for greater joint use of facilities.
- The applicant states that "adding lighting to these fields will significantly expand evening access for Kirkland families and youth organizations, directly supporting the shared public benefit envisioned in the (2009 Interlocal) agreement".

- The fields fall under the 2009 Interlocal Agreement between the Lake Washington School District and the City of Kirkland (see Attachment 8). The agreement outlines responsibilities for field scheduling. Additionally, it includes a tiered applicant system that prioritizes field allocation for City of Kirkland and LWSD community programs/events and local non-profit organizations.

(2) Conclusions: The proposed PUD application provides the required number of benefits as part of the proposed PUD. The lighting of the fields will allow Lake Washington School District to extend the hours that the fields are available for school and community activities.

G. DEVELOPMENT REGULATIONS

1. Required Review Process

a. Facts:

(1) KZC Section 152.125.2 states that if a specific use or site plan is approved through a Process IIB review, the applicant is not required to apply for and obtain approval through this process for a subsequent change in use or site plan unless:

- There is a change in use, and this code establishes different or more rigorous standards for the new use than for the existing use; or
- The Planning and Building Director determines that there will be substantial changes in the impacts on the neighborhood or the City as a result of the change.

(2) The existing Master Plan was approved through the Process IIB permit process.

(3) The Master Plan Amendment application proposes the installation of field lighting for the baseball, softball, and all-sports field in the southeast corner of the Lake Washington High School campus.

(4) The PUD application requests an increase of allowable height to 80 feet to accommodate the proposed light pole and a modification of the Dark Sky fixture requirements in KZC Section 57.25.040.1.d (see Attachment 3).

b. Conclusions: Staff determined that the proposal does not meet the requirements for an administrative modification approval of the existing Master Plan due to the potential for substantial changes on the neighborhood due to the lighting of the fields. As a result, the proposed change to the Master Plan requires approval of a Process IIB zoning permit. Additionally, since the proposal includes modifications to height and lighting regulations, approval of a Process IIB PUD zoning permit is needed.

2. Structure Height

a. Facts:

(1) KZC Section 57.10.030 limits the height of structures to a maximum of 45 feet above average building elevation.

(2) The proposed light pole structures will be up to 80 feet in height. The poles range in height from 60 feet to 80 feet with a majority of them being 70 feet. Attachment 2, Page 17 shows the specific locations and heights of the poles.

b. Conclusions: The applicant is proposing to increase the maximum building height to 80 feet for the proposed light pole structures through the PUD application.

3. Dark Sky Requirements

a. Facts:

(1) KZC Section 57.25.040.1.d requires that all developments shall meet light and light trespass requirements for all exterior luminaires located inside the development boundary to support a nighttime habitat friendly environment.

a. Lighting controls for all exterior lighting shall comply with Section 9.4.1.3 of ANSI/ASHRAE/IESNA Standard 90.1-2007, without amendments.

b. Design exterior lighting so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical footcandles (2.0 horizontal and vertical lux) at the development boundary and no greater than 0.01 horizontal footcandles (0.1 horizontal lux) 15 feet (4.5 meters) beyond the development boundary. Document that no more than five percent of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).

(2) The proposed lighting system will meet the lighting control requirements for exterior lighting in subsection a.

(3) The proposed lighting system will not meet the illumination requirements in subsection b.

(4) The applicant is proposing the following modification to the illumination requirement: Design sports field lighting so that all luminaires produce a maximum initial illuminance value no greater than 0.4 footcandles at residential property lines. Document that no more than 8% percent of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).

b. Conclusions:

(1) The applicant is proposing a modification of the Dark Sky fixture requirements in KZC Section 57.25.040.1.d through the PUD application.

(2) As part of the building permit, the applicant should confirm compliance with the following lighting requirements:

- Lighting controls for all exterior lighting shall comply with Section 9.4.1.3 of ANSI/ASHRAE/IESNA Standard 90.1-2007, without amendments.

- Design sports field lighting so that all luminaires produce a maximum initial illuminance value no greater than 0.4 foot candles at residential property lines. Document that no more than 8% percent of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).

H. COMPREHENSIVE PLAN

1. Facts:
   a. The subject property is located within the NE 85th Street Station Area subarea within the South Rose Hill Neighborhood. The land use map designates the subject property as a Public Facility within a Transit Oriented Development land use (see Attachment 9).
   b. Policy SA-39: To support urban habitat, consider design and management practices that provide dark sky environments, bird-safe construction, and adaptive management of landscapes.
   c. The applicant is proposing a sports field lighting system that is recognized by Dark Sky International.
   d. Policy SA-55: Leverage public assets and partnerships, including excess WSDOT right-of-way, for potential active recreational areas, managed natural areas, stormwater treatment, and sustainable landscape areas.
   e. Policy SA-95: Continue to foster partnerships with the Lake Washington School District, the City, and the private sector to encourage shared facilities in, or near, the Station Area and/or optimize utilization of shared use agreements.
   f. The proposed fields will be an active recreational area available to City residents as part of the interlocal agreement.
2. Conclusion: The proposal, as conditioned, is consistent with the use designation and policies within the NE 85th Street Station Area Plan.

I. DEVELOPMENT STANDARDS

1. Fact: Additional comments and requirements placed on the project are found on the Development Standards, Attachment 4.
2. Conclusion: The applicant should follow the requirements set forth in Attachment 4.

III. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

IV. CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges. Any person wishing to file or respond to a challenge should contact the Planning and Building Department for further procedural information.

A. CHALLENGE

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning and Building Department by 5:00 p.m., _____, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning and Building Department within seven (7) calendar days after the challenge letter was filed with the Planning and Building Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning and Building Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning and Building Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

B. JUDICIAL REVIEW

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

V. LAPSE OF APPROVAL

Under KZC 152.115 of the Zoning Code, the applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years after the final approval of the City of Kirkland on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per KZC, KZC 152.110, the running of the five (5) years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions.

The applicant must substantially complete construction for the development activity, use of land, or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within seven (7) years after the final approval on the matter, or the decision becomes void.

VI. APPENDICES

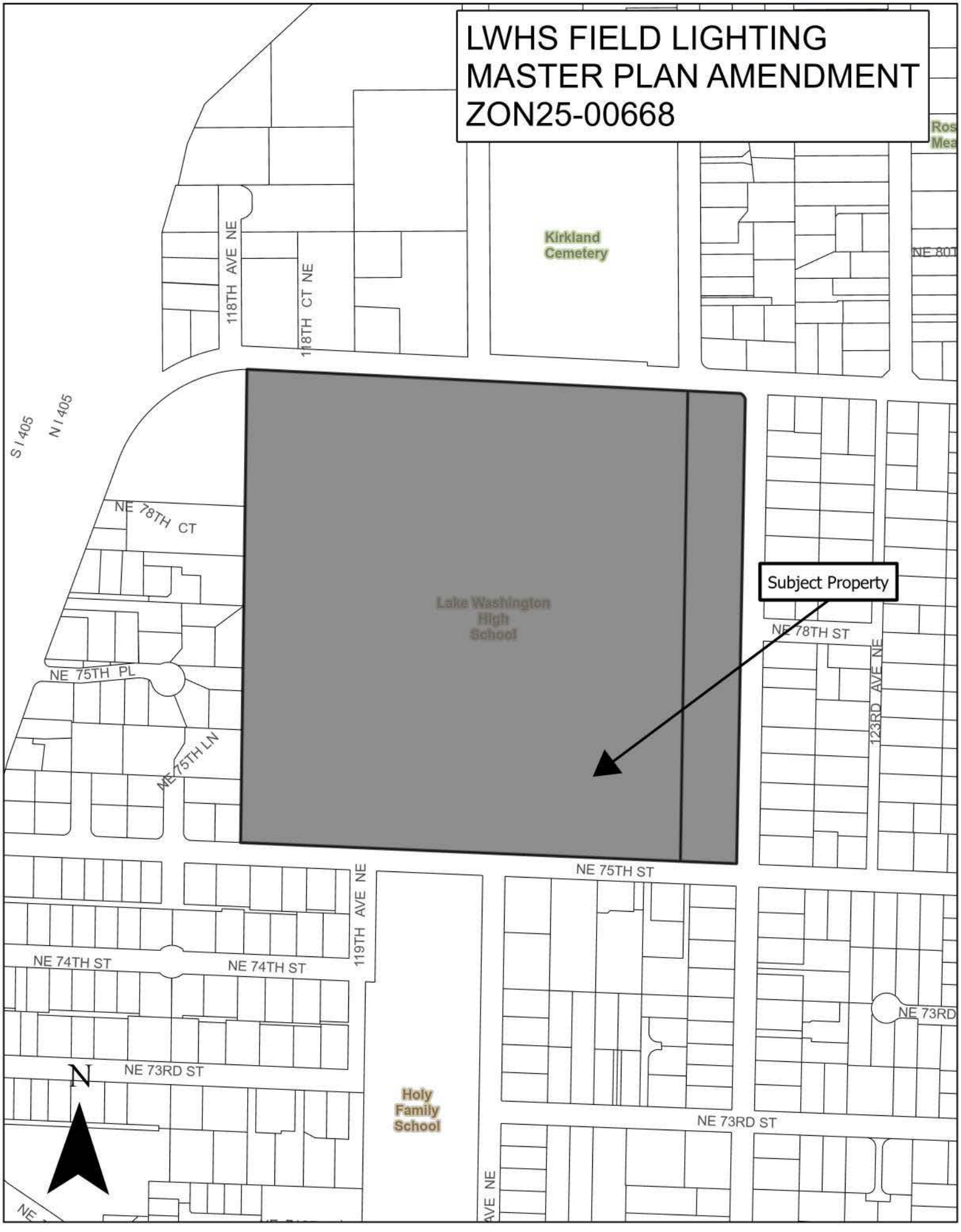
Attachments 1 through 9 are attached.

1. Vicinity Map
2. Proposed Plans
3. Project Narrative
4. Development Standards
5. Public Comment Letter
6. Public Comment Letter
7. SEPA Determination and Environmental Checklist
8. Interlocal Agreement for Use of Facilities
9. South Rose Hill Comprehensive Plan Map

VII. PARTIES OF RECORD

Applicant
Parties of Record
Planning and Building Department
Department of Public Works
A written recommendation will be issued by the Hearing Examiner within eight calendar days of the date of the open record hearing.

ZON25-00668
ATTACHMENT 1



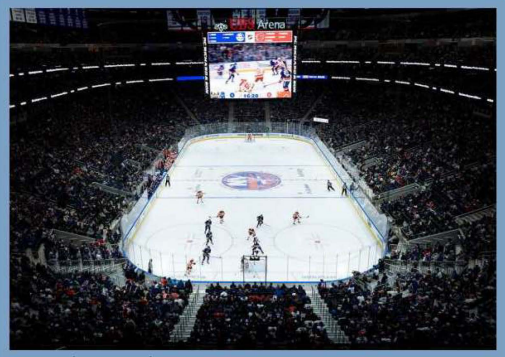
Lighting Design

ZON25-00668
ATTACHMENT 2

We Make It Happen.



Sports Illustrated Stadium, Harrison, New Jersey, USA



UBS Arena, Elmont, New York, USA



Iowa Women of Achievement Bridge, Des Moines, Iowa, USA



Tottenham Hotspur FC Training Ground, Tottenham, London, UK

Lake Washington High School Baseball Softball

Kirkland,WA

Sales Representative: Tim Butz · Designed By: William Isiminger · Design No.: 240342-pr1 · August 18, 2025

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Lake Washington High School Baseball Softball

Kirkland,WA

LIGHTING SYSTEM

Structure/Fixture Summary

Structure ID	Structure Height	Fixt. Attachment Ht.	Fixture Qty	Fixture Type	Design Load	Circuit
A1-A2	70'	70'	4	TLC-LED-900	3.52 kW	A
		30'	1	TLC-LED-550	0.31 kW	D
		16'	1	TLC-BT-575	0.57 kW	E
A3-A4	60'	60'	4	TLC-LED-900	3.52 kW	C
		30'	1	TLC-LED-550	0.31 kW	D
		16'	1	TLC-BT-575	0.57 kW	C
B1	70'	70'	6	TLC-LED-900	5.28 kW	C
		30'	1	TLC-LED-550	0.31 kW	D
		16'	1	TLC-BT-575	0.57 kW	C
B1A	80'	80'	1	TLC-LED-900	0.88 kW	B
		80'	9	TLC-LED-1200	10.53 kW	B
		30'	1	TLC-LED-550	0.31 kW	D
		16'	2	TLC-BT-575	1.15 kW	E
B1B	70'	70'	3	TLC-LED-550	1.62 kW	B
		30'	1	TLC-LED-550	0.31 kW	D
		16'	1	TLC-BT-575	0.57 kW	E
B2	80'	80'	5	TLC-LED-1200	5.85 kW	A
		80'	2	TLC-LED-900	1.76 kW	A
		30'	1	TLC-LED-550	0.31 kW	D
		16'	2	TLC-BT-575	1.15 kW	E
B3	70'	70'	1	TLC-LED-550	0.54 kW	C
		70'	6	TLC-LED-900	5.28 kW	C
		30'	1	TLC-LED-550	0.31 kW	D
		16'	1	TLC-BT-575	0.57 kW	C
C1	70'	70'	3	TLC-LED-550	1.62 kW	B
		30'	1	TLC-LED-550	0.31 kW	D
		16'	1	TLC-BT-575	0.57 kW	E
C2A	70'	70'	3	TLC-LED-900	2.64 kW	A
		30'	1	TLC-LED-550	0.31 kW	D
		16'	1	TLC-BT-575	0.57 kW	E
C2B	70'	70'	2	TLC-LED-900	1.76 kW	C
		70'	5	TLC-LED-900	4.40 kW	A
		30'	1	TLC-LED-550	0.31 kW	D
		16'	1	TLC-BT-575	0.57 kW	E
D1	70'	70'	7	TLC-LED-900	6.16 kW	B
		30'	1	TLC-LED-550	0.31 kW	D
		16'	1	TLC-BT-575	0.57 kW	E
D2	70'	70'	6	TLC-LED-900	5.28 kW	A
		30'	1	TLC-LED-550	0.31 kW	D
		16'	1	TLC-BT-575	0.57 kW	E
14			**105**		**81.26 kW**	

*Fixtures in this design have dimmed output values to meet design specific needs.

Circuit Summary

Circuit	Description	Design Load	Fixture Qty
A	Baseball	26.97 kW	29
B	Baseball/Practice	20.81 kW	23
C	Softball	22.20 kW	27
D	Security	4.38 kW	14
E	BB Uplights	6.90 kW	12

Fixture Type Summary

Type	Circuit	Source	Avg. Wattage	Avg. Lumens	L90	L80	L70	Quantity
TLC-BT-575	C	LED 4500K - 75 CRI	575W	51,480	>120,000	>120,000	>120,000	4
TLC-BT-575	E	LED 4500K - 75 CRI	575W	51,480	>120,000	>120,000	>120,000	12
TLC-LED-1200	A	LED 4500K - 75 CRI	1170W	148,500	>120,000	>120,000	>120,000	5
TLC-LED-1200	B	LED 4500K - 75 CRI	1170W	148,500	>120,000	>120,000	>120,000	9
TLC-LED-550	B	LED 4500K - 75 CRI	540W	66,330	>120,000	>120,000	>120,000	6
TLC-LED-550	C	LED 4500K - 75 CRI	540W	66,330	>120,000	>120,000	>120,000	1
TLC-LED-550	D	LED 4500K - 75 CRI	313W	41,375	>120,000	>120,000	>120,000	14
TLC-LED-900	A	LED 4500K - 75 CRI	880W	102,960	>120,000	>120,000	>120,000	24
TLC-LED-900	B	LED 4500K - 75 CRI	880W	102,960	>120,000	>120,000	>120,000	8
TLC-LED-900	C	LED 4500K - 75 CRI	880W	102,960	>120,000	>120,000	>120,000	22

Single Fixture Amperage Draw Chart

Driver Specifications (.90 min power factor)	Line Amperage Per Fixture (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8	3.0
TLC-LED-900	5.2	4.9	4.5	3.9	3.1	2.9	2.3
TLC-BT-575	3.3	3.2	2.9	2.5	2.0	1.8	1.5
TLC-LED-550	3.2	3.0	2.8	2.4	1.9	1.8	1.4

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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Lake Washington High School Baseball Softball

Kirkland,WA

*Amp draw based on 100% fixture output, consult design specific datasheet for adjusted amperage draw chart

Light Level Summary

Calculation Grid Summary

Grid Name	Calculation Metric	Illumination Ave					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
BB Batting Cage	Horizontal	35.06	27	41	1.53	1.31	A,B	52
BB LF Bullpen	Horizontal	33.11	31	34	1.10	1.06	A,B	52
BB RF Bullpen	Horizontal	30.05	26	41	1.60	1.17	A,B	52
Baseball (Infield)	Horizontal Illuminance	51.99	44	59	1.34	1.18	A,B,E	64
Baseball (Outfield)	Horizontal Illuminance	32.73	22	45	2.01	1.46	A,B,E	64
Neighboring PL Cd	Max Candela (by Fixture)	911.96	13	2084	165.60	72.46	A,B,C,D	93
Neighboring PL Spill	Horizontal	0.04	0	0	-	-	A,B,C,D	93
Neighboring PL Spill	Max Vertical Illuminance Metric	0.06	0	0	1960.36	406.53	A,B,C,D	93
Practice BB/SB (Infield)	Horizontal Illuminance	34.59	24	44	1.81	1.44	B,E	35
Practice BB/SB (Outfield)	Horizontal Illuminance	27.13	18	39	2.21	1.54	B,E	35
Practice FB	Horizontal	33.80	23	51	2.24	1.48	A,B,E	64
SB Batting Cage	Horizontal	36.52	33	43	1.31	1.12	C	27
SB LF Bullpen	Horizontal	24.37	19	29	1.47	1.25	C	27
SB RF Bullpen	Horizontal	25.44	22	30	1.35	1.13	C	27
Softball (Infield)	Horizontal Illuminance	52.49	37	59	1.59	1.40	C	27
Softball (Outfield)	Horizontal Illuminance	34.01	24	47	1.94	1.42	C	27

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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Equipment List For Areas Shown

Structure				Fixtures			
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	70'	TLC-LED-900	4	4	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	B1A	80'	-	80'	TLC-LED-1200	9	9	0
				80'	TLC-LED-900	1*	1	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	2	2	0
2	B1B C1	70'	-	70'	TLC-LED-550	3	3	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	B2	80'	-	80'	TLC-LED-1200	5	5	0
				80'	TLC-LED-900	2	2	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	2	2	0
1	C2A	70'	-	70'	TLC-LED-900	3	3	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	C2B	70'	-	70'	TLC-LED-900	5/2*	5	2
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	D1	70'	-	70'	TLC-LED-900	7	7	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	D2	70'	-	70'	TLC-LED-900	6	6	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
10	Totals					76	64	12

Above Field Level is height of fixtures above area shown
*This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 80
0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: William Isiminger • File #240342-pr1 • 18-Aug-25

Lake Washington High School Baseball Softball

Kirkland,WA

Grid Summary

Name:	Baseball
Size:	Irregular 310'/398'/299'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	51.99	32.73
Maximum:	59	45
Minimum:	44	22
Avg/Min:	1.18	1.46
Guaranteed Max/Min:	2	2.5
Max/Min:	1.34	2.01
UG (adjacent pts):	1.20	1.88
CU:	0.61	
No. of Points:	25	93
FIXTURE INFORMATION		
Applied Circuits:	A,B,E	
No. of Fixtures:	64	
Total Load:	54.68 kW	

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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ILLUMINATION SUMMARY

Equipment List For Areas Shown

Structure				Fixtures			
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	70'	TLC-LED-900	4	4	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
1	B1A	80'	-	80'	TLC-LED-1200	9	9	0
				80'	TLC-LED-900	1*	1	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	2	0	2
2	B1B C1	70'	-	70'	TLC-LED-550	3	3	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
1	B2	80'	-	80'	TLC-LED-1200	5	5	0
				80'	TLC-LED-900	2	2	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	2	0	2
1	C2A	70'	-	70'	TLC-LED-900	3	3	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
1	C2B	70'	-	70'	TLC-LED-900	5/2*	5	2
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
1	D1	70'	-	70'	TLC-LED-900	7	7	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
1	D2	70'	-	70'	TLC-LED-900	6	6	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
10	Totals					76	52	24

Above Field Level is height of fixtures above area shown

*This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 30

0' 30' 60'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: William Isiminger • File #240342-pr1 • 18-Aug-25

Lake Washington High School Baseball Softball

Kirkland,WA

Grid Summary

Name:	BB RF Bullpen
Size:	Irregular 310'/398'/299'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	30.05
Maximum:	41
Minimum:	26
Avg/Min:	1.17
Max/Min:	1.60
UG (adjacent pts):	1.33
CU:	0.01
No. of Points:	7
FIXTURE INFORMATION	
Applied Circuits:	A,B
No. of Fixtures:	52
Total Load:	47.78 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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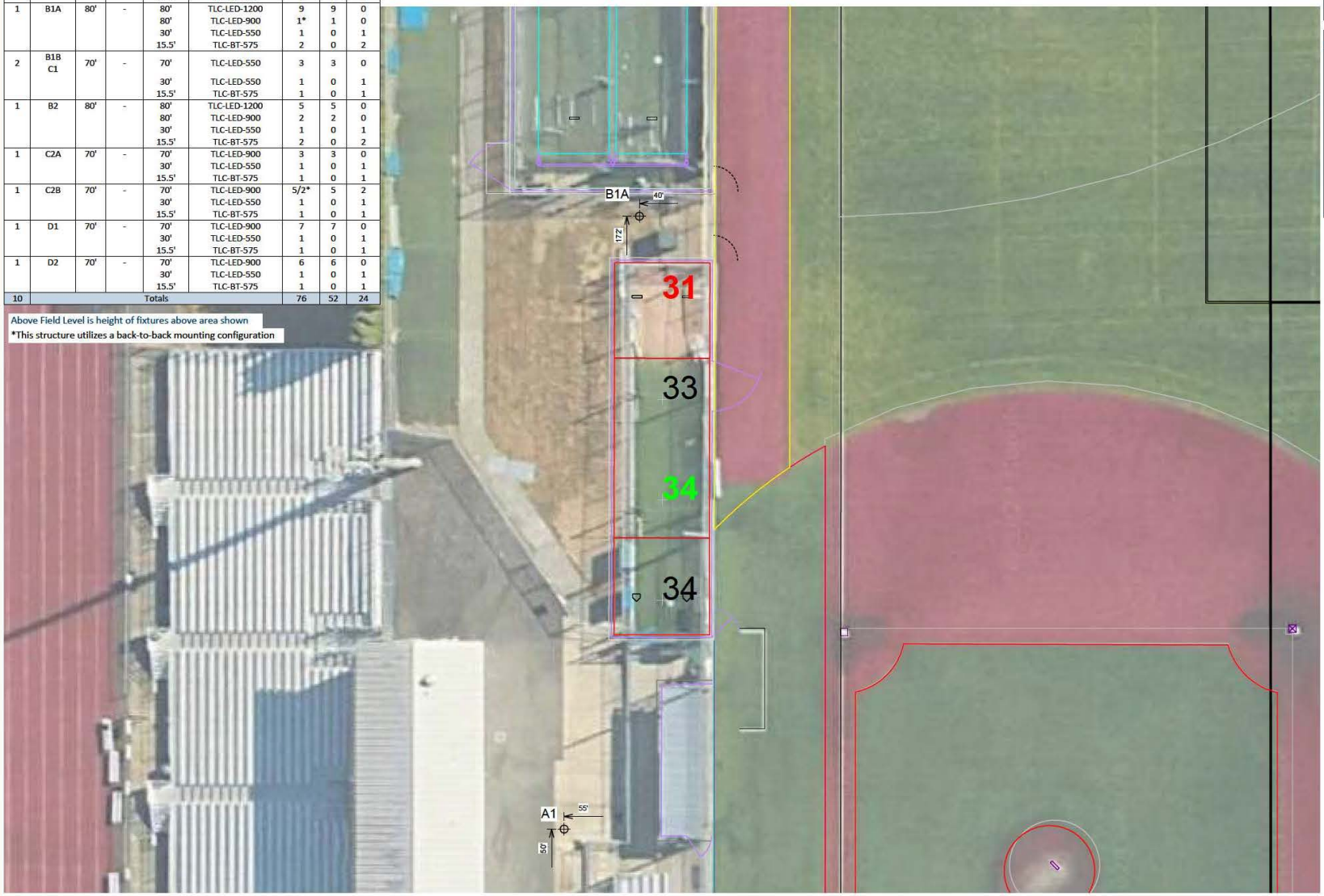
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ILLUMINATION SUMMARY

Equipment List For Areas Shown

Structure				Fixtures			
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	70'	TLC-LED-900	4	4	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
1	B1A	80'	-	80'	TLC-LED-1200	9	9	0
				80'	TLC-LED-900	1*	1	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	2	0	2
2	B1B C1	70'	-	70'	TLC-LED-550	3	3	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
1	B2	80'	-	80'	TLC-LED-1200	5	5	0
				80'	TLC-LED-900	2	2	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	2	0	2
1	C2A	70'	-	70'	TLC-LED-900	3	3	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
1	C2B	70'	-	70'	TLC-LED-900	5/2*	5	2
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
1	D1	70'	-	70'	TLC-LED-900	7	7	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
1	D2	70'	-	70'	TLC-LED-900	6	6	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
10	Totals					76	52	24

Above Field Level is height of fixtures above area shown
*This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 20
0' 20' 40'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: William Isiminger • File #240342-pr1 • 18-Aug-25

Lake Washington High School Baseball Softball

Kirkland,WA

Grid Summary

Name:	BB LF Bullpen
Size:	Irregular 310'/398'/299'
Spacing:	10.0' x 20.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	33.11
Maximum:	34
Minimum:	31
Avg/Min:	1.06
Max/Min:	1.10
UG (adjacent pts):	1.07
CU:	0.00
No. of Points:	4
FIXTURE INFORMATION	
Applied Circuits:	A,B
No. of Fixtures:	52
Total Load:	47.78 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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ILLUMINATION SUMMARY

Equipment List For Areas Shown

Structure				Fixtures			
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	70'	TLC-LED-900	4	4	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
1	B1A	80'	-	80'	TLC-LED-1200	9	9	0
				80'	TLC-LED-900	1*	1	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	2	0	2
2	B1B C1	70'	-	70'	TLC-LED-550	3	3	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
1	B2	80'	-	80'	TLC-LED-1200	5	5	0
				80'	TLC-LED-900	2	2	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	2	0	2
1	C2A	70'	-	70'	TLC-LED-900	3	3	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
1	C2B	70'	-	70'	TLC-LED-900	5/2*	5	2
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
1	D1	70'	-	70'	TLC-LED-900	7	7	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
1	D2	70'	-	70'	TLC-LED-900	6	6	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
10	Totals					76	52	24

Above Field Level is height of fixtures above area shown
*This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 20
0' 20' 40'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: William Isiminger • File #240342-pr1 • 18-Aug-25

Lake Washington High School Baseball Softball

Kirkland,WA

Grid Summary

Name:	BB Batting Cage
Size:	Irregular 310'/398'/299'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	35.06
Maximum:	41
Minimum:	27
Avg/Min:	1.31
Max/Min:	1.53
UG (adjacent pts):	1.37
CU:	0.02
No. of Points:	8
FIXTURE INFORMATION	
Applied Circuits:	A,B
No. of Fixtures:	52
Total Load:	47.78 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

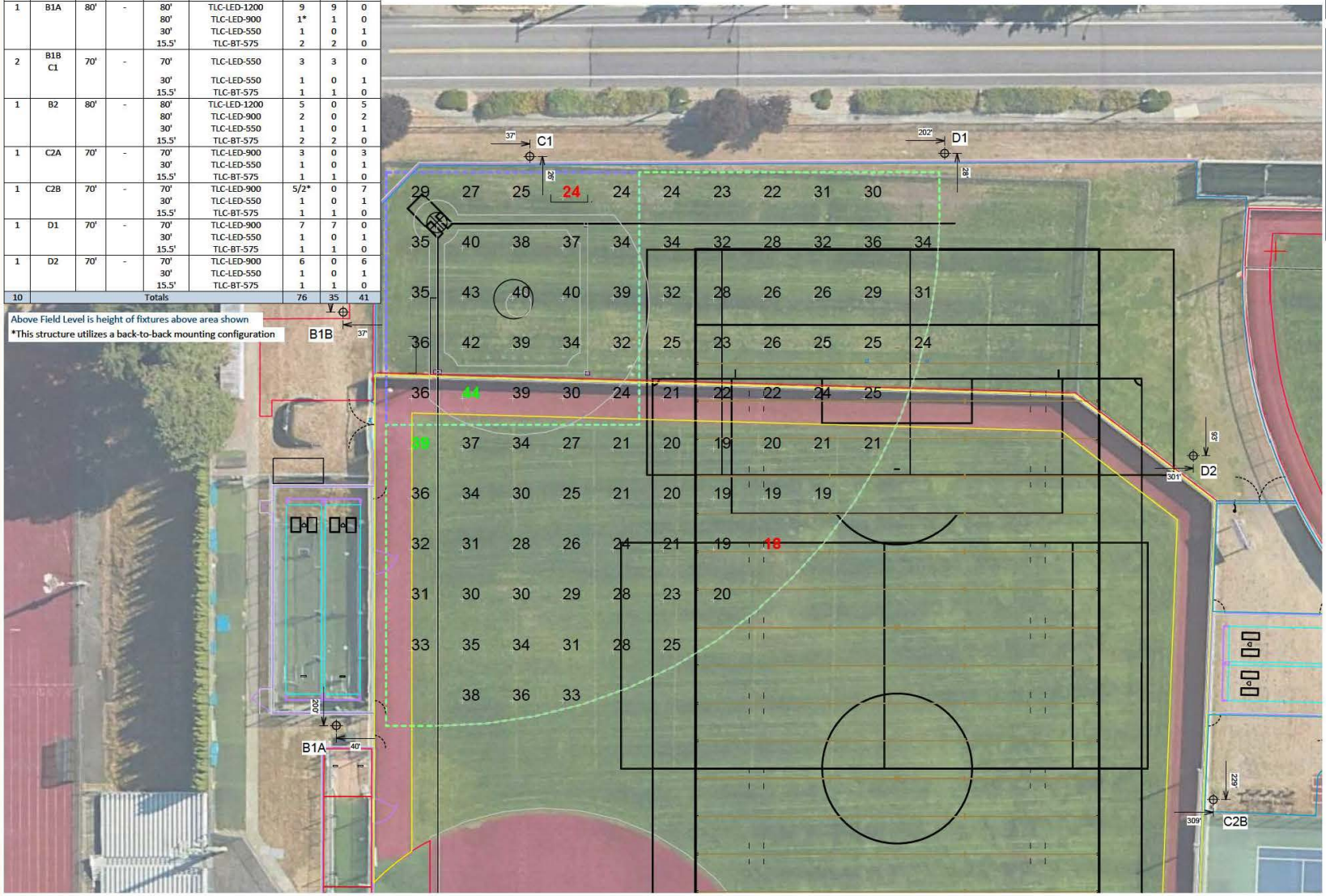
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Equipment List For Areas Shown

Structure				Fixtures			
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	70'	TLC-LED-900	4	0	4
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	B1A	80'	-	80'	TLC-LED-1200	9	9	0
				80'	TLC-LED-900	1*	1	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	2	2	0
2	B1B C1	70'	-	70'	TLC-LED-550	3	3	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	B2	80'	-	80'	TLC-LED-1200	5	0	5
				80'	TLC-LED-900	2	0	2
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	2	2	0
1	C2A	70'	-	70'	TLC-LED-900	3	0	3
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	C2B	70'	-	70'	TLC-LED-900	5/2*	0	7
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	D1	70'	-	70'	TLC-LED-900	7	7	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	D2	70'	-	70'	TLC-LED-900	6	0	6
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
10	Totals					76	35	41

Above Field Level is height of fixtures above area shown
*This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 40
0' 40' 80'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: William Isiminger • File #240342-pr1 • 18-Aug-25

Lake Washington High School Baseball Softball

Kirkland,WA

Grid Summary

Name:	Practice BB/SB
Size:	200'/200'/200' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	30	20
Scan Average:	34.59	27.13
Maximum:	44	39
Minimum:	24	18
Avg/Min:	1.44	1.54
Guaranteed Max/Min:	2.5	3
Max/Min:	1.81	2.21
UG (adjacent pts):	1.54	1.41
CU:	0.35	
No. of Points:	25	71
FIXTURE INFORMATION		
Applied Circuits:	B,E	
No. of Fixtures:	35	
Total Load:	27.71 kW	

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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Equipment List For Areas Shown

Structure				Fixtures			
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	70'	TLC-LED-900	4	4	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	B1A	80'	-	80'	TLC-LED-1200	9	9	0
				80'	TLC-LED-900	1*	1	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	2	2	0
2	B1B C1	70'	-	70'	TLC-LED-550	3	3	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	B2	80'	-	80'	TLC-LED-1200	5	5	0
				80'	TLC-LED-900	2	2	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	2	2	0
1	C2A	70'	-	70'	TLC-LED-900	3	3	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	C2B	70'	-	70'	TLC-LED-900	5/2*	5	2
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	D1	70'	-	70'	TLC-LED-900	7	7	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	D2	70'	-	70'	TLC-LED-900	6	6	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
10	Totals					76	64	12

Above Field Level is height of fixtures above area shown
*This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 80
0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: William Isiminger • File #240342-pr1 • 18-Aug-25

Lake Washington High School Baseball Softball

Kirkland,WA

Grid Summary

Name:	**Practice FB**
Size:	200'/200'/200' - basepath 60'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	30
Scan Average:	33.80
Maximum:	51
Minimum:	23
Avg/Min:	1.48
Guaranteed Max/Min:	2.5
Max/Min:	2.24
UG (adjacent pts):	1.41
CU:	0.40
No. of Points:	84
FIXTURE INFORMATION	
Applied Circuits:	A,B,E
No. of Fixtures:	64
Total Load:	54.68 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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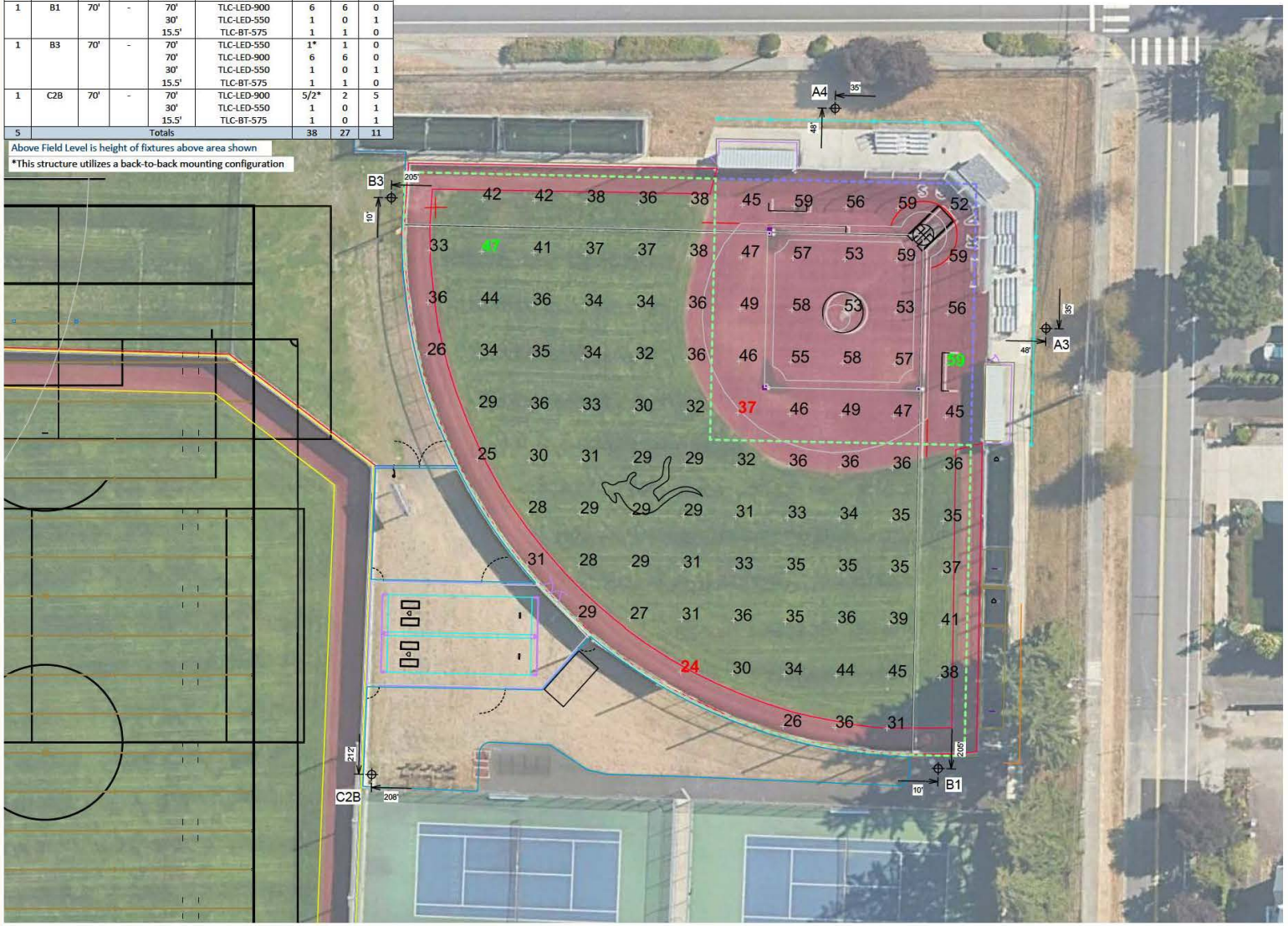
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Equipment List For Areas Shown

Structure				Fixtures			
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	A3-A4	60'	-	60'	TLC-LED-900	4	4	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	B1	70'	-	70'	TLC-LED-900	6	6	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	B3	70'	-	70'	TLC-LED-550	1*	1	0
				70'	TLC-LED-900	6	6	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	C2B	70'	-	70'	TLC-LED-900	5/2*	2	5
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
5	Totals					38	27	11

Above Field Level is height of fixtures above area shown

*This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 40

0' 40' 80'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: William Isiminger • File #240342-pr1 • 18-Aug-25

Lake Washington High School Baseball Softball

Kirkland,WA

Grid Summary

Name:	Softball
Size:	200'/200'/200' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	52.49	34.01
Maximum:	59	47
Minimum:	37	24
Avg/Min:	1.40	1.42
Guaranteed Max/Min:	2	2.5
Max/Min:	1.59	1.94
UG (adjacent pts):	1.33	1.48
CU:	0.61	
No. of Points:	25	73
FIXTURE INFORMATION		
Applied Circuits:	C	
No. of Fixtures:	27	
Total Load:	22.20 kW	

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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Equipment List For Areas Shown

Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	A3-A4	60'	-	60'	TLC-LED-900	4	4	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	B1	70'	-	70'	TLC-LED-900	6	6	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	B3	70'	-	70'	TLC-LED-550	1*	1	0
				70'	TLC-LED-900	6	6	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	C2B	70'	-	70'	TLC-LED-900	5/2*	2	5
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
5	Totals					38	27	11

Above Field Level is height of fixtures above area shown

*This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 20

0' 20' 40'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: William Isiminger • File #240342-pr1 • 18-Aug-25

Lake Washington High School Baseball Softball

Kirkland,WA

Grid Summary

Name:	SB RF Bullpen
Size:	200'/200'/200' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	25.44
Maximum:	30
Minimum:	22
Avg/Min:	1.13
Max/Min:	1.35
UG (adjacent pts):	1.21
CU:	0.02
No. of Points:	5
FIXTURE INFORMATION	
Applied Circuits:	C
No. of Fixtures:	27
Total Load:	22.20 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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ILLUMINATION SUMMARY

Equipment List For Areas Shown

Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	A3-A4	60'	-	60'	TLC-LED-900	4	4	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	B1	70'	-	70'	TLC-LED-900	6	6	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	B3	70'	-	70'	TLC-LED-550	1*	1	0
				70'	TLC-LED-900	6	6	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	C2B	70'	-	70'	TLC-LED-900	5/2*	2	5
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
5	Totals					38	27	11

Above Field Level is height of fixtures above area shown

*This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 30

0' 30' 60'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: William Isiminger • File #240342-pr1 • 18-Aug-25

Lake Washington High School Baseball Softball

Kirkland,WA

Grid Summary

Name:	SB LF Bullpen
Size:	200'/200'/200' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	24.37
Maximum:	29
Minimum:	19
Avg/Min:	1.25
Max/Min:	1.47
UG (adjacent pts):	1.44
CU:	0.02
No. of Points:	5
FIXTURE INFORMATION	
Applied Circuits:	C
No. of Fixtures:	27
Total Load:	22.20 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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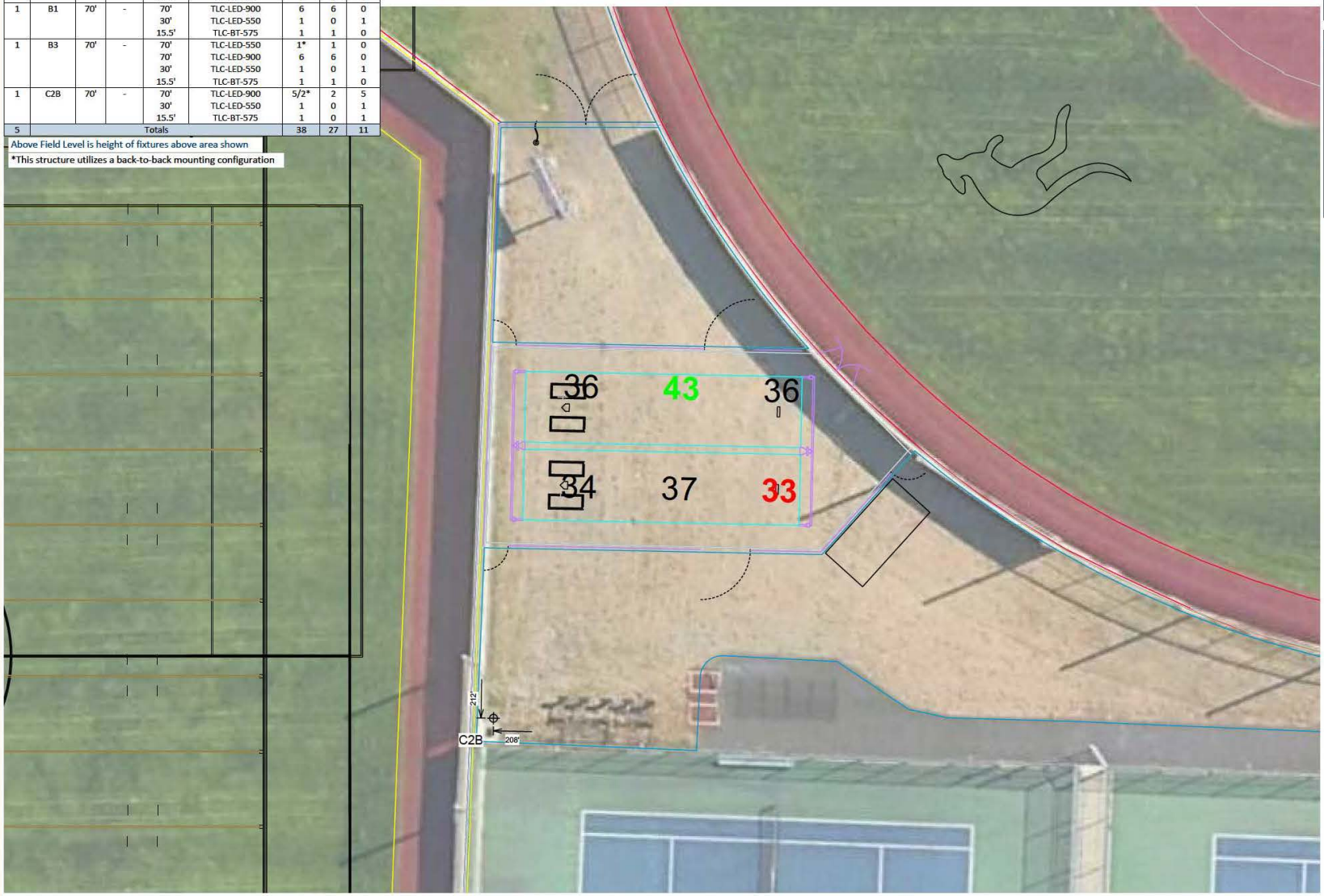
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Equipment List For Areas Shown

Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	A3-A4	60'	-	60'	TLC-LED-900	4	4	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	B1	70'	-	70'	TLC-LED-900	6	6	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	B3	70'	-	70'	TLC-LED-550	1*	1	0
				70'	TLC-LED-900	6	6	0
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	1	0
1	C2B	70'	-	70'	TLC-LED-900	5/2*	2	5
				30'	TLC-LED-550	1	0	1
				15.5'	TLC-BT-575	1	0	1
5	Totals					38	27	11

Above Field Level is height of fixtures above area shown

*This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 20

0' 20' 40'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: William Isiminger • File #240342-pr1 • 18-Aug-25

Lake Washington High School Baseball Softball

Kirkland,WA

Grid Summary

Name:	SB Batting Cage
Size:	200'/200'/200' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	36.52
Maximum:	43
Minimum:	33
Avg/Min:	1.12
Max/Min:	1.31
UG (adjacent pts):	1.19
CU:	0.04
No. of Points:	6
FIXTURE INFORMATION	
Applied Circuits:	C
No. of Fixtures:	27
Total Load:	22.20 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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Lake Washington High School Baseball Softball

Kirkland,WA

Grid Summary

Name:	Neighboring PL Spill
Spacing:	30.0' x 10.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	0.04
Maximum:	0
Minimum:	0
Avg/Min:	-
Max/Min:	-
UG (adjacent pts):	0.00
CU:	0.00
No. of Points:	41
FIXTURE INFORMATION	
Applied Circuits:	A,B,C,D
No. of Fixtures:	93
Total Load:	74.36 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 100

0' 100' 200'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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Lake Washington High School Baseball Softball

Kirkland,WA

Grid Summary

Name:	Neighboring PL Spill
Spacing:	30.0' x 10.0'
Height:	3.0' above grade

Illumination Summary

MAINTAINED MAX VERTICAL FOOTCANDLES

	Entire Grid
Scan Average:	0.06
Maximum:	0
Minimum:	0
Avg/Min:	406.53
Max/Min:	1960.36
UG (adjacent pts):	0.00
CU:	0.00
No. of Points:	41
FIXTURE INFORMATION	
Applied Circuits:	A,B,C,D
No. of Fixtures:	93
Total Load:	74.36 kW



SCALE IN FEET 1 : 100

0' 100' 200'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

ENGINEERED DESIGN By: William Isiminger • File #240342-pr1 • 18-Aug-25

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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Lake Washington High School Baseball Softball

Kirkland,WA

Grid Summary

Name:	Neighboring PL Cd
Spacing:	30.0' x 10.0'
Height:	5.0' above grade

Illumination Summary

MAINTAINED MAX CANDELA (PER FIXTURE)

	Entire Grid
Scan Average:	911.96
Maximum:	2084
Minimum:	13
Avg/Min:	72.46
Max/Min:	165.60
UG (adjacent pts):	0.00
CU:	0.00
No. of Points:	41
FIXTURE INFORMATION	
Applied Circuits:	A,B,C,D
No. of Fixtures:	93
Total Load:	74.36 kW



SCALE IN FEET 1 : 100

0' 100' 200'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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SCALE IN FEET 1 : 80

0' 80' 160'

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Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

Lake Washington High School Baseball Softball

Kirkland,WA

Equipment Layout

INCLUDES:
- Baseball
- Practice BB/SB
- Softball

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Equipment List For Areas Shown

Structure				Fixtures		
QTY	STRUCTURE ID	SIZE	GLOBAL ELEVATION	ABOVE GLOBAL LEVEL	FIXTURE TYPE	QTY/POLE
2	A1-A2	70'	-	15.5'	TLC-BT-575	1
				70'	TLC-LED-900	4
				30'	TLC-LED-550	1
2	A3-A4	60'	-	60'	TLC-LED-900	4
				30'	TLC-LED-550	1
				15.5'	TLC-BT-575	1
2	B1 D2	70'	-	15.5'	TLC-BT-575	1
				70'	TLC-LED-900	6
				30'	TLC-LED-550	1
1	B1A	80'	-	80'	TLC-LED-1200	9
				80'	TLC-LED-900	1*
				30'	TLC-LED-550	1
				15.5'	TLC-BT-575	2
2	B1B C1	70'	-	70'	TLC-LED-550	3
				30'	TLC-LED-550	1
				15.5'	TLC-BT-575	1
1	B2	80'	-	80'	TLC-LED-1200	5
				80'	TLC-LED-900	2
				30'	TLC-LED-550	1
				15.5'	TLC-BT-575	2
1	B3	70'	-	70'	TLC-LED-550	1*
				70'	TLC-LED-900	6
				30'	TLC-LED-550	1
				15.5'	TLC-BT-575	1
1	C2A	70'	-	70'	TLC-LED-900	3
				30'	TLC-LED-550	1
				15.5'	TLC-BT-575	1
1	C2B	70'	-	70'	TLC-LED-900	5/2*
				30'	TLC-LED-550	1
				15.5'	TLC-BT-575	1
1	D1	70'	-	70'	TLC-LED-900	7
				30'	TLC-LED-550	1
				15.5'	TLC-BT-575	1
14	Totals					105

*This structure utilizes a back-to-back mounting configuration

Above Global Level is height of fixtures above design (0,0,0)

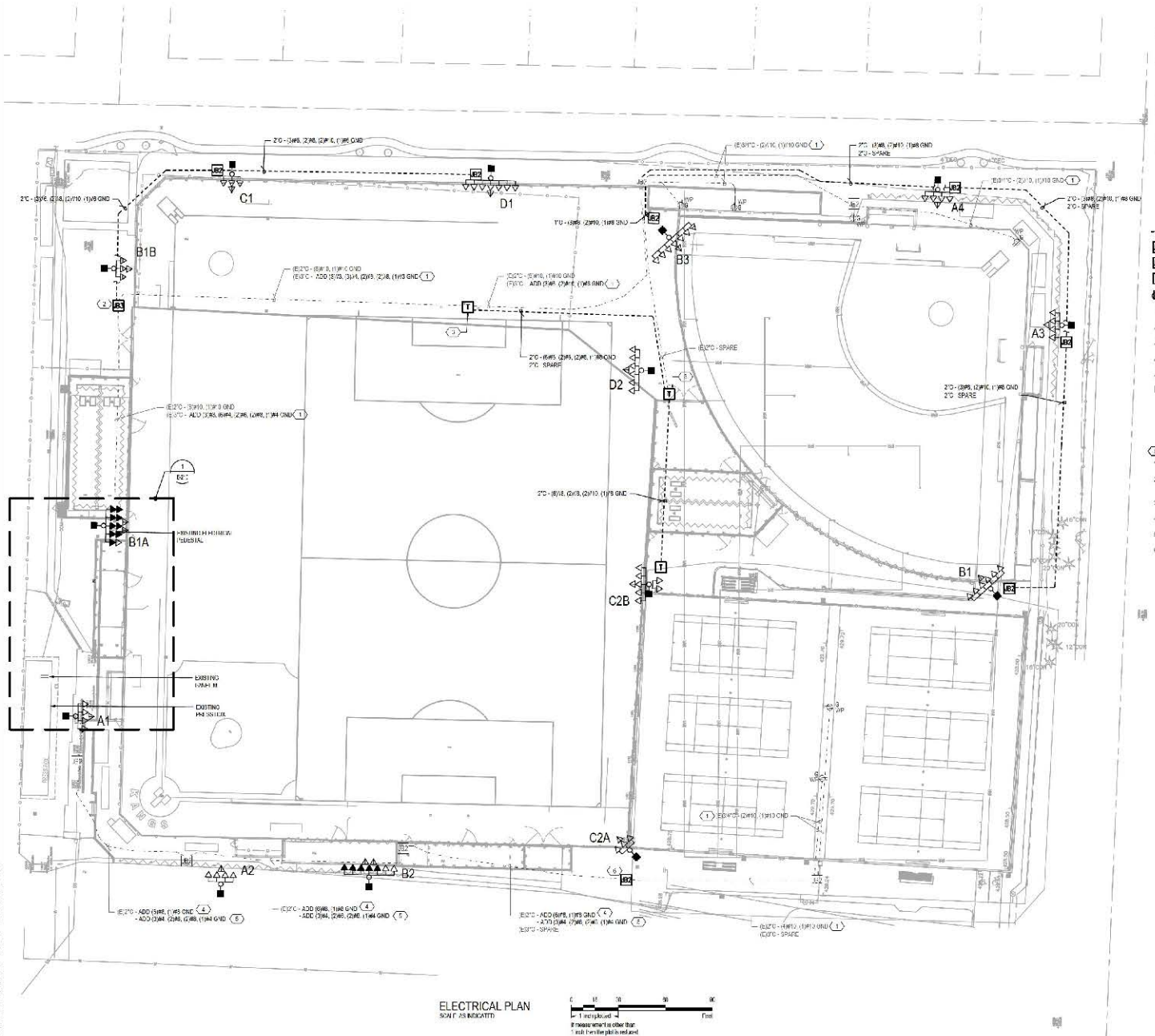
Single Fixture Amperage Draw Chart

Driver Specifications (.90 min power factor)	Line Amperage Per Fixture (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8	3.0
TLC-LED-900	5.2	4.9	4.5	3.9	3.1	2.9	2.3
TLC-BT-575	3.3	3.2	2.9	2.5	2.0	1.8	1.5
TLC-LED-550	3.2	3.0	2.8	2.4	1.9	1.8	1.4

*Amp draw based on 100% fixture output, consult design specific datasheet for adjusted amperage draw chart

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ELECTRICAL PLAN
SCALE: AS INDICATED

0 15 30 60
1" = 1 inch(es) Feet
If measurement is other than 1 inch then the plot is resized

GENERAL NOTES:

1. JUNCTION BOX LOCATIONS AND CONDUIT ROUTING ARE SCHEMATIC. ALIGN JUNCTION BOXES WITH PAVEMENT EDGES. CONDUIT ROUTING SHALL AVOID TREES. SUBMIT CONDUIT AND JUNCTION BOX LAYOUT PLAN TO ENGINEER PRIOR TO INSTALLATION.
2. MAINTAIN AND PROTECT ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO PROVIDE LOCATES PRIOR TO ANY EXCAVATION PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL CALL "ONE-CALL" FOR UTILITY LOCATIONS.
3. ALL SPARE/EMPTY CONDUIT TO BE PROVIDED WITH NYLON PULL STRINGS.
4. ALL JUNCTION BOXES AND CONDUITS ARE SHOWN IN APPROXIMATE LOCATIONS. VERIFY LOCATION OF PROPERTY LINE, EASEMENTS, AND UTILITIES PRIOR TO PLACEMENT.
5. ALL CONDUIT LENGTHS ARE APPROXIMATE. REFER TO CIVIL FOR EXACT LENGTHS.
6. CAP ALL UNUSED CONDUITS WHERE CONDUITS ARE CAPPED, MARK LOCATION WITH AN ELECTRICAL MARKER.

LEGEND:

- EXISTING UNDERGROUND RACEWAY
- EXISTING JUNCTION BOX TYPE III, CHRISTY #JB30 WITH H30 COVER
- EXISTING JUNCTION BOX TYPE III, CHRISTY #JB36 WITH PLSBT COVER
- JUNCTION BOX WITH SYNTHETIC TURF COVER: SPORTS FIELD SPECIAL TFS-HDR-T1830
- EXISTING DUPLEX RECEPTACLE: 120 VOLT, 20A, GFI WITH WEATHERPROOF COVER
- GALVANIZED STEEL FLOODLIGHT POLE
- SHIELDED LED FLOODLIGHT: 680 WATT, 4500K, 480 VOLT
- SHIELDED LED FLOODLIGHT: 900 WATT, 4500K, 480 VOLT
- SHIELDED LED FLOODLIGHT: 1200 WATT, 4000K, 480 VOLT
- SHIELDED LED BALL TRACKING LIGHT: 525 WATT, 4500K, 480 VOLT
- AREA LUMINAIRE: 104 WATT LED, 4000K, 480 VOLT

KEY NOTES:

1. PROVIDE LOCATE OF EXISTING CONDUIT AND CONDUCTORS. MAINTAIN AND PROTECT.
2. INTERCEPT EXISTING CONDUIT AND CONDUCTORS AND TURN UP INTO NEW TYPE 3 JUNCTION BOX.
3. PROVIDE NEW TURF COVERED JUNCTION BOX.
4. REPLACE REMOVED CONDUCTORS WITH #3/0 AND #1/0 GROUND IN EXISTING CONDUIT.
5. ADD NEW CONDUCTORS IN EXISTING CONDUIT.
6. INTERCEPT EXISTING CONDUIT AND PROVIDE NEW JUNCTION BOX.

POLE AND FLOOD LIGHT SCHEDULE

POLE	HEIGHT	FLOODLIGHTS	BT LIGHTS	AREA LIGHTS
A1	70'-0"	4	1	1
A2	70'-0"	4	1	1
A3	60'-0"	4	1	1
A4	60'-0"	4	1	1
B1	70'-0"	6	1	1
B1A	60'-0"	10	2	1
B1B	70'-0"	3	1	1
B2	80'-0"	7	2	1
B3	70'-0"	7	1	1
C1	70'-0"	3	1	1
C2A	70'-0"	3	1	1
C2B	70'-0"	7	1	1
D1	70'-0"	7	1	1
D2	70'-0"	6	1	1
TOTAL		76	16	14

REVISION	DATE

Stantec

3400 188th Street SW, Suite 250
Lynnwood, Washington 98037-4772
(206) 667-0555

LAKE WASHINGTON HIGH SCHOOL TENNIS COURTS & SOFTBALL IMPROVEMENTS

DA HOGAN

NORTH

PERMIT SET

DATE	03.21.25
SCALE	AS NOTED
DRAWN	AAU
CHECKED	JW/CSF

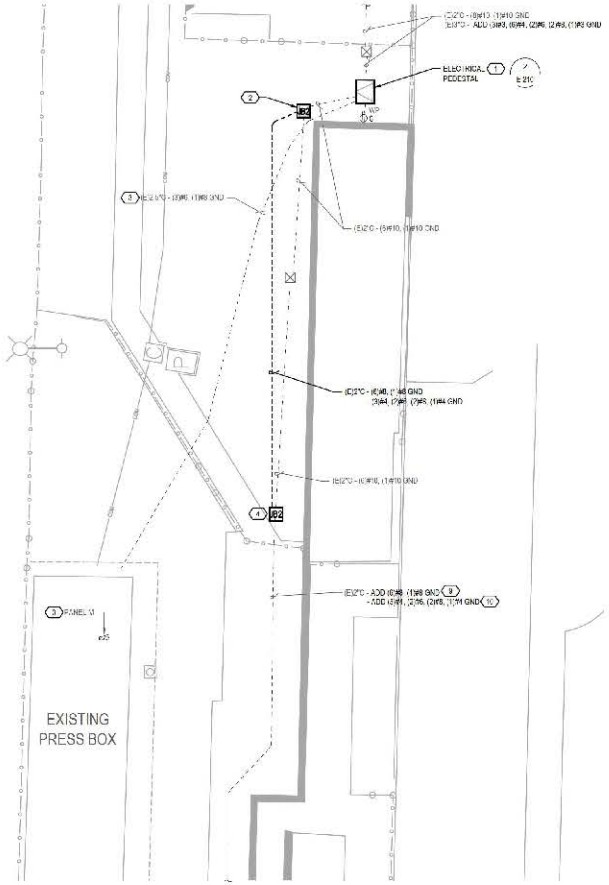
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ELECTRICAL PLAN

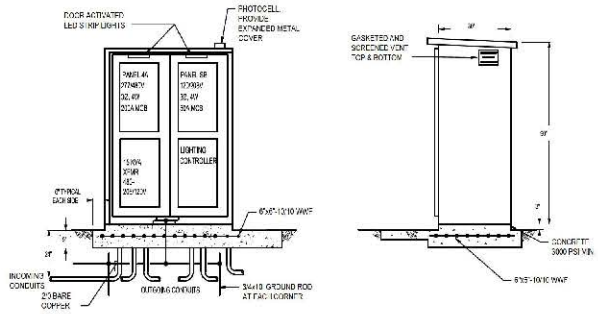
SHEET

E-111

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Date: 24 - May - 25 12:48:15 pm
Plotted by: aaurman



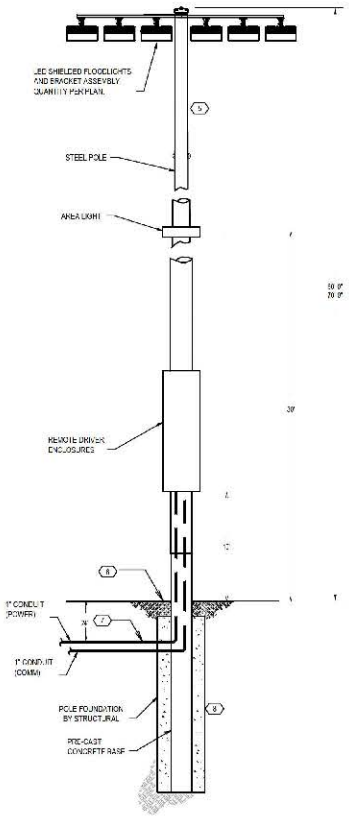
ENLARGED PRESSBOX DETAIL PLAN



ELECTRICAL PEDESTAL DETAIL

KEY NOTES:

1. IDENTIFY AND MAINTAIN EXISTING CIRCUITS. PROVIDE NEW ELECTRICAL PEDESTAL. RECONNECT EXISTING CIRCUITS
2. PROVIDE NEW TYPE 2 JUNCTION BOX.
3. EXISTING 2-1/2" CONDUIT. DEMO EXISTING CONDUCTORS AND PROVIDE (3)#4/0, 1"#4 GROUND. CONNECT NEW ELECTRICAL PEDESTAL.
4. INTERCEPT EXISTING CONDUIT AND CIRCUITS. EXTEND INTO NEW JUNCTION BOX
5. SUPPLIER OF GALVANIZED STEEL POLE TO PROVIDE STRUCTURAL CALCULATIONS FROM A LICENSED STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. CALCULATION TO INCLUDE WIND AND SEISMIC LOADS PER ISC 2012.
6. MATCH EXISTING SHADE.
7. PROVIDE CONDUITS THROUGH ACCESS HOLE AND TURN UP INSIDE FLOODLIGHT POLE. EXTEND CONDUIT TO ADJACENT JUNCTION BOX. (POWER AND COMM).
8. REFER TO STRUCTURAL DRAWINGS.
9. REPLACE REMOVED CONDUCTORS WITH (3)#8 AND (1)#8 GROUND IN EXISTING CONDUIT
10. ADD NEW CONDUCTORS IN EXISTING CONDUIT.



FLOODLIGHT POLE DETAIL

REVISION | DATE

Stantec

3400 188th Street SW Suite 550
Lynnwood, Washington 98037-4772
(206) 667-0555

LAKE WASHINGTON HIGH SCHOOL TENNIS COURTS & SOFTBALL IMPROVEMENTS

DA HOGAN

NORTH

PERMIT SET

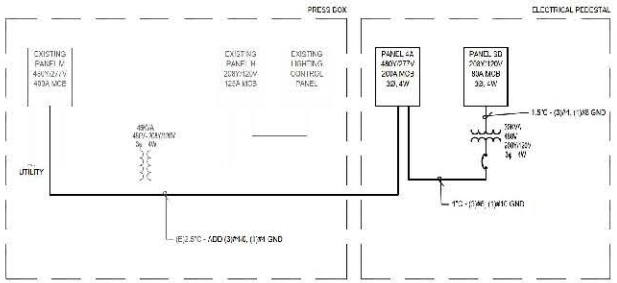
DATE	03.21.25
SCALE	AS NOTED
DRAWN	AAU
CHECKED	JW/CBF

DA HOGAN & ASSOCIATES

DETAILS

SHEET

E-210



1 E-211 ONE-LINE DIAGRAM
SCALE: NONE

KEY NOTES:

1. DEMO EXISTING 3P-200A CIRCUIT BREAKER AND REPLACE WITH NEW 3P-200A CIRCUIT BREAKER.
2. DEMO EXISTING PANEL. MAINTAIN AND PROTECT EXISTING CIRCUITS.
3. CONNECT EXISTING CIRCUITS TO NEW PANEL. 5D LOCATED AT NEW ELECTRICAL PEDESTAL.
4. PREVIOUS FOUR YEARS OF PEAK METER DEMAND REVIEWED. PEAK METER DEMAND RECORDED IN OCTOBER 2021.

Stantec — Panel

Name: (E)M — 277/480V — 3 PH — 4W — 400A — Main CB — Type: Panelboard
Location: Press Box — Surface Mounted — 42,000 AIC
Serves: Football Stadium — Single Lugs

#	Description	Load	CB	*	A	B	C	CB	*	Load	Description	#
1#	Lighting Football Field	10.80	50/3	CB	X			50/3	CB	10.80	Lighting Football Field	2#
3#	------Football Field	10.80	------	---		X		------	---	10.80	------Football Field	4#
5#	------Football Field	10.80	------	---			X	------	---	10.80	------Football Field	6#
7#	Space	0.00	0/1		X			50/3	CB	10.80	Lighting Football Field	8#
9#	Space	0.00	0/1			X		------	---	10.80	------Football Field	10#
11#	Space	0.00	0/1				X	------	---	10.80	------Football Field	12#
13#	Space	0.00	50/3	CB	X			50/3	CB	0.00	Space	14#
15#	------	0.00	------	---		X		------	---	0.00	------	16#
17#		0.00					X	------	---	0.00	------	18#
19#	Lighting Football Field	10.80	50/3	CB	X			30/3		2.90	Panel (E)SB	20#
21#	------Football Field	10.80	------	---		X		------	---	1.00	------(E)SB	22#
23#	------Football Field	10.80	------	---			X	------	---	1.00	------(E)SB	24#
25#	Equip Portables	6.00	50/3	CB	X			50/3	CB	8.07	Equip Panel H	26#
27#	------Portables	6.00	------	---		X		------	---	8.07	------Panel H	28#
29#	------Portables	6.00	------	---			X	------	---	8.07	------Panel H	30#
31#	Lighting Flagpole	0.20	20/1		X			50/3	CB	0.00	Spare	32#
33#	Spare	0.00	20/1	CB	X			------	---	0.00	------	34#
35#	Spare	0.00	20/1	CB		X		------	---	0.00	------	36#
37#	Lighting Security	0.80	30/3		X			100/3	CB	14.07	Equip XFMR Panel P	38#
39#	------Security	0.80	------	---		X		------	---	14.07	------XFMR Panel P	40#
41#	------Security	0.80	------	---			X	------	---	14.07	------XFMR Panel P	42#
Rev:					PH A	PH B	PH C				* Circuit Breaker Code	
Revised Ckts Marked: * Existing Ckts Marked #		Connected KVA			74.85	74.03	73.13				G = GFCI H = HID Rated	
819174											S = Shunt Trip C = HACR Rated	
File: U:\204822868\d_working_files\10_electrical\05_sched\Panel M.PNL											D = Switching Duty # = See Note	
											A = AFCI	

Notes: Existing panel

Load Type	Conn KVA	NEC Demand Factor	Dem. KVA	Dem. Amp	NEC Feed %	NEC Feed Amps
Recorded Demand	131.00	x 125%	163.75	127	x 100%	127

* Recorded Demand calculated as 131.00KVA x 100% S.A.F. x 100% O.A.F.
131.00 — 158 Amps — 163.75 — 127 — 127

Stantec — Panel

Name: SB — 120/208V — 3 PH — 4W — 50A — Main CB — Type: Panelboard
Location: — Surface Mounted — 14,000 AIC
Serves: — Single Lugs

#	Description	Load	CB	*	A	B	C	CB	*	Load	Description	#
1#	Recept BB Batting cage	0.50	20/1	CB	X			20/1	CB	1.00	Equip Future Scoreboard	2#
3#	Recept BB Batting cage	0.50	20/1	CB		X		20/1	CB	1.00	Equip Future Scoreboard	4#
5#	Recept SB Batting cage	0.50	20/1	CB			X	20/1	CB	0.00	Spare	6#
7#	Recept SB Batting cage	0.50	20/1	CB	X			20/1	CB	0.00	Spare	8#
9#	Recept SB Backstop	0.20	20/1	CB		X		20/1	CB	0.00	Spare	10#
11#	Recept Tennis	0.50	20/1	CB	X			C/1		0.00	Space	12
13#	Recept Tennis	0.50	20/1	CB		X		C/1		0.00	Space	14
15#	Recept Pedestal	0.20	20/1	CB	X			C/1		0.00	Space	16
17	Space	0.00	0/1				X	C/1		0.00	Space	18
19	Space	0.00	0/1					C/1		0.00	Space	20
21	Space	0.00	0/1				X	C/1		0.00	Space	22
23	Space	0.00	0/1					C/1		0.00	Space	24
Rev:					PH A	PH B	PH C				* Circuit Breaker Code	
Revised Ckts Marked: * Existing Ckts Marked #		Connected KVA			2.50	1.90	1.00				G = GFCI H = HID Rated	
819174											S = Shunt Trip C = HACR Rated	
File: U:\204822868\d_working_files\10_electrical\05_sched\Panel M.PNL											D = Switching Duty # = See Note	
											A = AFCI	

Notes:

Load Type	Conn KVA	NEC Demand Factor	Dem. KVA	Dem. Amp	NEC Feed %	NEC Feed Amps
Equip	2.00	x 100%	2.00	6	x 100%	6
Recept	3.40	10 KVA @ 100%, rest @ 50%	3.40	9	x 100%	9
	5.40	15 Amps	5.40	15		15

2 E-211 EXISTING PANEL SCHEDULES
SCALE: AS INDICATED

Stantec — Panel

Name: (NEW)M — 277/480V — 3 PH — 4W — 400A — Main CB — Type: Panelboard
Location: Press Box — Surface Mounted — 42,000 AIC
Serves: Football Stadium — Single Lugs

#	Description	Load	CB	*	A	B	C	CB	*	Load	Description	#
1#	Lighting Football Field	5.40	50/3	CB	X			50/3	CB	5.40	Lighting Football Field	2#
3#	Football Field	5.40				X				5.40	Football Field	4#
5#	------Football Field	5.40	------	---			X	------	---	5.40	------Football Field	6#
7#	Space	0.00	0/1		X			50/3	CB	5.40	Lighting Football Field	8#
9#	Space	0.00	0/1			X				5.40	Football Field	10#
11#	Space	0.00	0/1				X			5.40	Football Field	12#
13#	Space	0.00	50/3	CB	X			50/3	CB	0.00	Spare	14#
15#		0.00				X				0.00		16#
17#	------	0.00	------	---			X	------	---	0.00	------	18#
19#	Lighting Football Field	5.40	50/3	CB	X			200/3	CB	25.28	Panel 4A	20*
21#	------Football Field	5.40	------	---		X		------	---	28.68	------4A	22*
23#	------Football Field	5.40	------	---			X	------	---	27.05	------4A	24*
25#	Equip Portables	6.00	50/3	CB	X			50/3	CB	8.07	Equip Panel H	26#
27#	------Portables	6.00	------	---		X		------	---	8.07	------Panel H	28#
29#	------Portables	6.00	------	---			X	------	---	8.07	------Panel H	30#
31#	Lighting Flagpole	0.20	20/1		X			50/3	CB	0.00	Spare	32#
33#	Spare	0.00	20/1	CB	X			------	---	0.00	------	34#
35#	Spare	0.00	20/1	CB		X		------	---	0.00	------	36#
37#	Lighting Security	0.80	30/3		X			100/3	CB	14.07	Equip XFMR Panel P	38#
39#	Security	0.80				X				14.07	XFMR Panel P	40#
41#	------Security	0.80	------	---			X	------	---	14.07	------XFMR Panel P	42#
Rev:					PH A	PH B	PH C				* Circuit Breaker Code	
Revised Ckts Marked: * Existing Ckts Marked #		Connected KVA			89.00	79.22	77.57				G = GFCI H = HID Rated	
819174											S = Shunt Trip C = HACR Rated	
File: U:\204822868\d_working_files\10_electrical\05_sched\Panel M.PNL											D = Switching Duty # = See Note	
											A = AFCI	

Notes: Existing panel

Load Type	Conn KVA	NEC Demand Factor	Dem. KVA	Dem. Amp	NEC Feed %	NEC Feed Amps
Lighting	79.60	x 100%	79.60	96	x 125%	120
Recorded Demand	131.00	x 125%	163.75	197	x 100%	197
	210.60		243.35	293		317

* Recorded Demand calculated as 131.00KVA x 100% S.A.F. x 100% O.A.F.

Stantec — Panel

Name: 6A — 277/480V — 3 PH — 4W — 200A — Main CB — Type: Panelboard
Location: PEDESTAL — Surface Mounted — 35,000 AIC
Serves: — Single Lugs

#	Description	Load	CB	*	A	B	C	CB	*	Load	Description	#
1	Lighting SB FIELD - A3,A4,B1,B3	6.78	50/3	CB	X			20/2	CB	0.75	lighting AREA LIGHTS	2
3	------SB FIELD - A3,A4,B3,B4,C3	6.78	------	---		X		------	---	0.75	------AREA LIGHTS	4
5	------SB FIELD - A3,A4,B3,B4,C3	6.78	------	---			X	0/1		0.00	Space	6
7	Lighting BB FIELD - A1,A2,B2,C2A	5.90	40/3	CB	X			0/1		0.00	Space	8
9	------B3 FIELD - A1,A2,B2,C2A	5.90	------	---		X		0/1		0.00	Space	10
11	------B3 FIELD - A1,A2,B2,C2A	5.90	------	---			X	0/1		0.00	Space	12
13	Lighting BB FIELD - B1A,B1B,C1,D1	6.28	50/3	CB	X			0/1		0.00	Space	14
15	------B3 FIELD - B1A,B1B,C1,D1	6.28	------	---		X		0/1		0.00	Space	16
17	------B3 FIELD - B1A,B1B,C1,D1	6.28	------	---			X	0/1		0.00	Space	18
19	Lighting BB CTR FIELD - C2B,D2	3.30	30/3	CB	X			0/1		0.00	Space	20
21	BB CTR FIELD - C2B,D2	3.30				X		0/1		0.00	Space	22
23	------BB CTR FIELD - C2B,D2	3.30	------	---			X	0/1		0.00	Space	24
25	Lighting BB RAILTRK LTS	2.30	30/3	CB	X			30/3		2.53	Panel SB	26
27	------BB RAILTRK LTS	2.30	------	---		X		------	---	1.93	------SB	28
29	------BB RAILTRK LTS	2.30	------	---			X	------	---	1.03	------SB	30
Rev:					PH A	PH B	PH C				* Circuit Breaker Code	
Revised Ckts Marked: * Existing Ckts Marked #		Connected KVA			27.72	27.32	23.47				G = GFCI H = HID Rated	
819174											S = Shunt Trip C = HACR Rated	
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											A = AFCI	

Notes:

Load Type	Conn KVA	NEC Demand Factor	Dem. KVA	Dem. Amp	NEC Feed %	NEC Feed Amps
Equip	2.00	x 100%	2.00	2	x 100%	2
Lighting	74.90	x 100%	74.90	90	x 125%	113
Recept	3.40	10 KVA @ 100%, rest @ 50%	3.40	4	x 100%	4
	80.30	97 Amps	80.30	97		119

3 E-211 NEW PANEL SCHEDULES
SCALE: AS INDICATED

Stantec — Panel

Name: SB — 120/208V — 3 PH — 4W — 80A — Main CB — Type: Panelboard
Location: NEW PEDESTAL — Surface Mounted — 14,000 AIC
Serves: — Single Lugs

#	Description	Load	CB	*	A	B	C	CB	*	Load	Description	#
1#	Receipt BB Batting cage	0.50	20/1	CB	X			20/1	CB	1.00	Equip Scoreboard	2#
3#	Receipt BB Batting cage	0.50	20/1	CB		X		20/1	CB	1.00	Equip Scoreboard	4#
5#	Receipt SB Batting cage	0.50	20/1	CB			X	20/1	CB	0.00	Spare	6#
7#	Receipt SB Batting cage	0.50	20/1	CB	X			20/1	CB	0.00	Spare	8#
9#	Receipt SB Backstop	0.20	20/1	CB		X		20/1	CB	0.00	Spare	10#
11#	Receipt Tennis	0.50	20/1	CB			X	20/1	CB	0.00	Spare	12#
13#	Receipt Tennis	0.50	20/1	CB	X			0/1		0.00	Space	14#
15#	Receipt Pedestal	0.20	20/1	CB		X		0/1		0.00	Space	16#
17	Space	0.00	0/1				X	0/1		0.00	Space	18
19	Space	0.00	0/1		X			0/1		0.00	Space	20
21	Space	0.00	0/1			X		0/1		0.00	Space	22
23	Space	0.00	0/1				X	0/1		0.00	Space	24
Rev:					PH A	PH B	PH C				* Circuit Breaker Code	
Revised Ckts Marked: * Existing Ckts Marked #		Connected KVA			2.50	1.90	1.00				G = GFCI H = HID Rated	
819174											S = Shunt Trip C = HACR Rated	
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											A = AFCI	

Notes:

Load Type	Conn KVA	NEC Demand Factor	Dem. KVA	Dem. Amp	NEC Feed %	NEC Feed Amps
Equip	2.00	x 100%	2.00	6	x 100%	6
Recept	3.40	10 KVA @ 100%, rest @ 50%	3.40	9	x 100%	9
	5.40	15 Amps	5.40	15		15

REVISION | DATE

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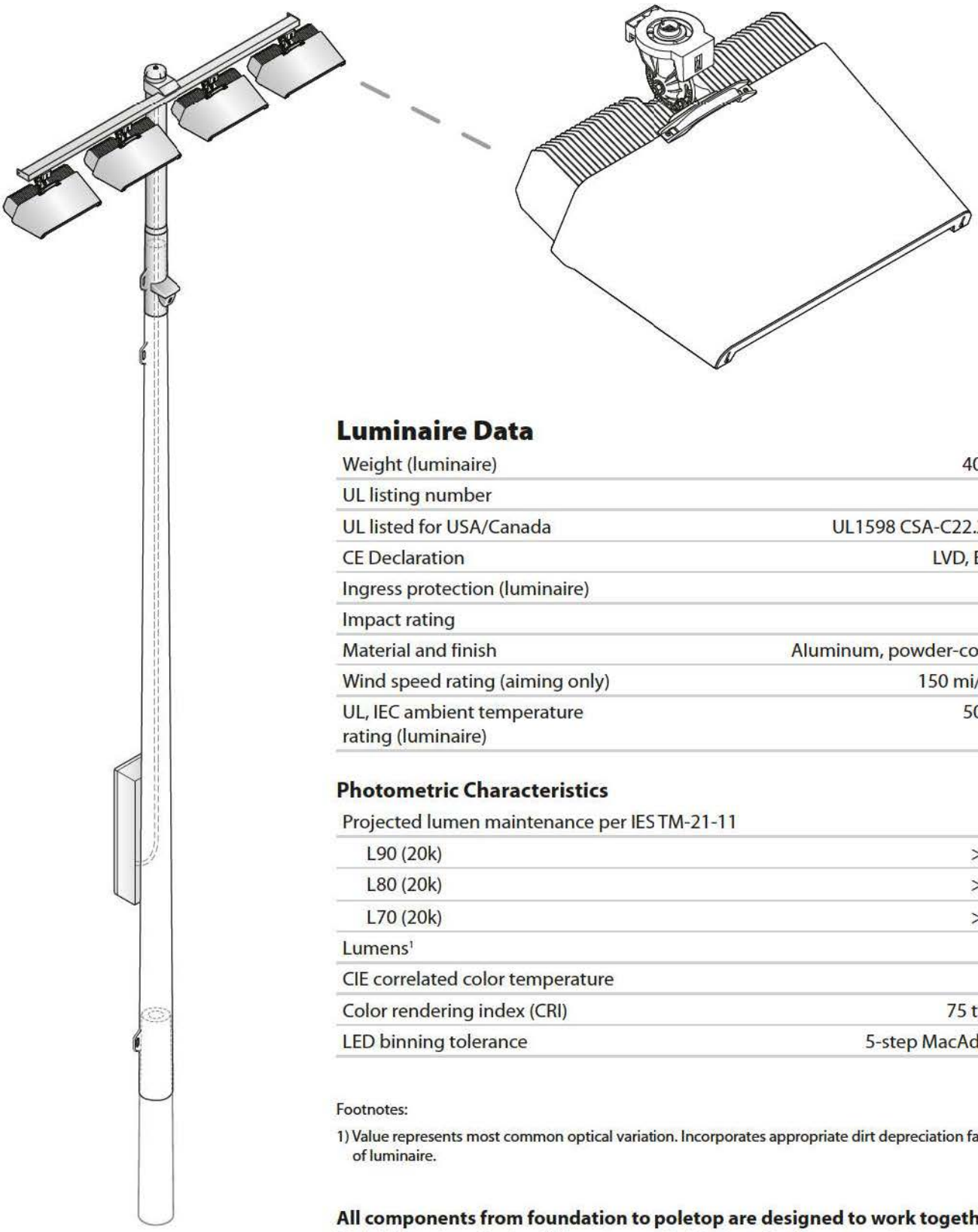
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ELECTRICAL ONE-LINE & PANEL SCHEDULES

SHEET
E-211

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TLC-LED-900 Luminaire and Driver



Luminaire Data

Weight (luminaire)	40 lb (18 kg)
UL listing number	E338094
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP66
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens[1]	102,960
CIE correlated color temperature	4500 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	5-step MacAdam Ellipse

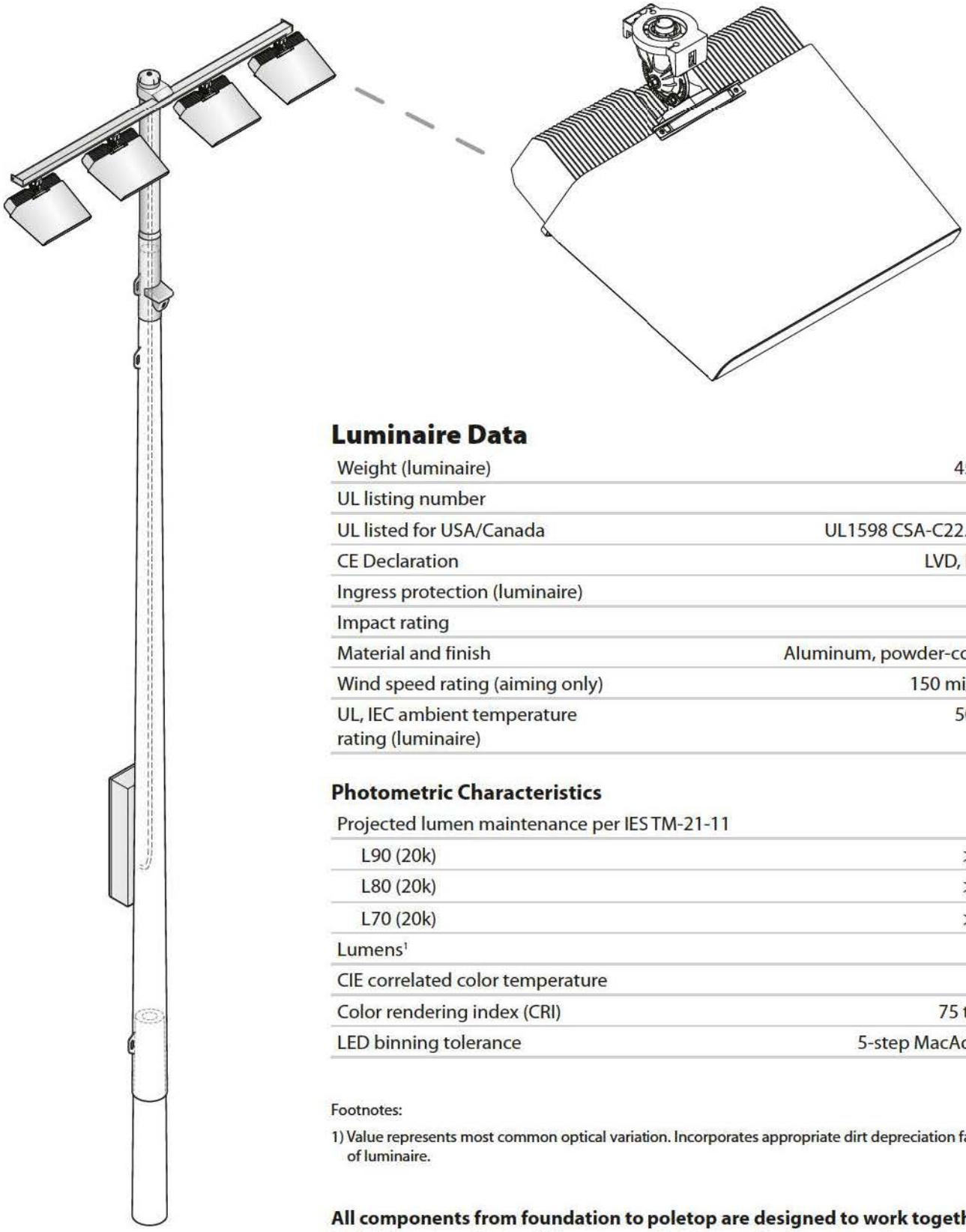
Footnotes:

1) Value represents most common optical variation. Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

U.S. and foreign patent(s) issued and pending • ©2018, 2024 Musco Sports Lighting, LLC. • TLC-LED-900 4500 K 75 CRI Typ • M-2635-en04-8

TLC-LED-1200 Luminaire and Driver



Luminaire Data

Weight (luminaire)	45 lb (20 kg)
UL listing number	E338094
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP66
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens[1]	148,500
CIE correlated color temperature	4500 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	5-step MacAdam Ellipse

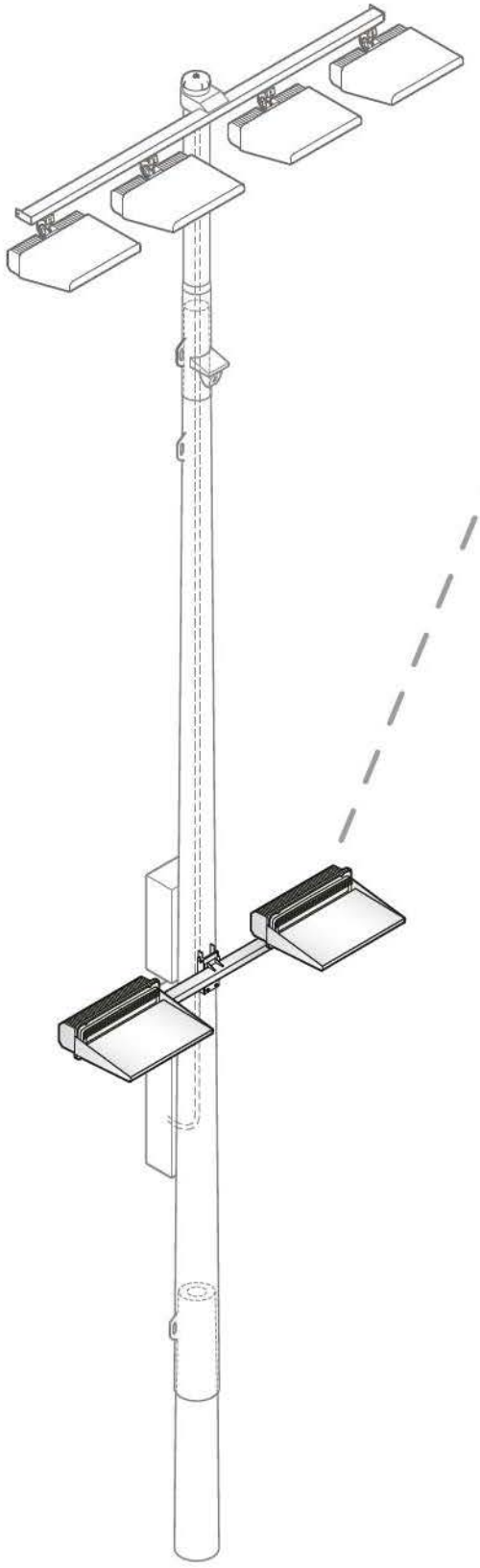
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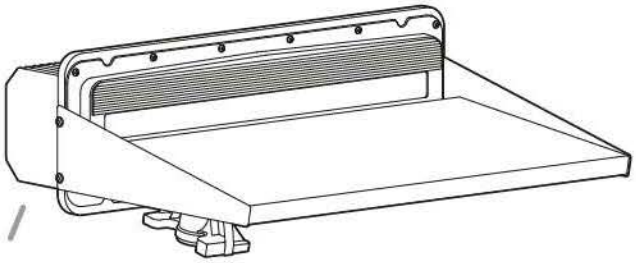
1) Value represents most common optical variation. Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

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Luminaire and Driver – TLC-BT-575





Luminaire Data

Weight (luminaire)	34 lb (15 kg)
UL listing number	E338094
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F)

Photometric Characteristics

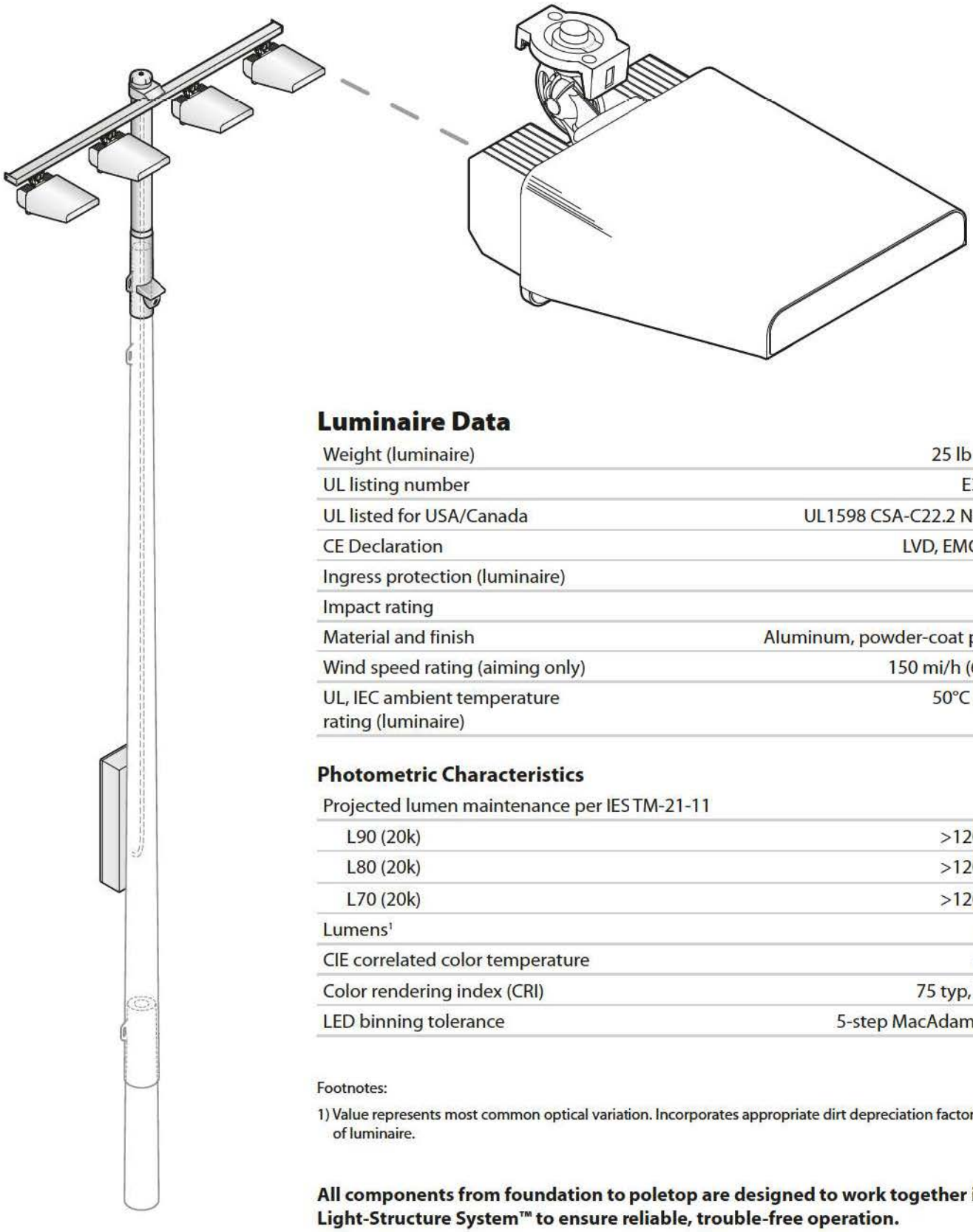
Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens[1]	51,480
CIE correlated color temperature	4500 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	7-step MacAdam Ellipse

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

TLC-LED-550 Luminaire and Driver



Luminaire Data

Weight (luminaire)	25 lb (11 kg)
UL listing number	E338094
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP66
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens[1]	66,330
CIE correlated color temperature	4500 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	5-step MacAdam Ellipse

Footnotes:

1) Value represents most common optical variation. Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

U.S. and foreign patent(s) issued and pending • ©2018, 2024 Musco Sports Lighting, LLC. • TLC-LED-550 4500 K 75 CRI Typ • M-4737-en04-2

Sports Field Lighting for Lake Washington High School Baseball and Softball Fields

Introduction

Lake Washington School District (LWSD) is seeking a Master Plan Amendment to permit the installation of sports field lighting for the baseball and softball fields located at Lake Washington High School (LWHS). This project aims to enhance access to athletic facilities for both LWSD students and the broader Kirkland community, while prioritizing safety and usability.

Background

The baseball and softball fields at LWHS support a wide range of programming—including physical education, softball (slow and fast pitch), baseball, soccer, and flag football—with activities occurring year-round. The current hours of operation are:

Weekdays: 6:00 PM until dusk
Weekends: 8:00 AM until dusk

The absence of field lighting at Lake Washington High School significantly limits the usability of the baseball and softball fields, especially during the months from late fall to early spring. The limited daylight poses the following challenges and concerns:

- Reduced use of the field by the school and community.
- Practices and games must be scheduled earlier in the day. This can present barriers for working parents trying to attend practices, games and events.
- Field use can extend into hours with suboptimal lighting conditions creating safety concerns.

Adding sports field lighting would significantly increase the amount of field time available, allow for more flexibility in scheduling to accommodate students and parents, eliminate safety concerns associated with lighting conditions, and provide more opportunities for the community to utilize the fields.

Lighting System

The selected lighting system is manufactured by Musco, a nationally recognized leader in sports field illumination. The system proposed for our project includes 14 poles, varying in height from 60 to 80 feet, and utilizes state-of- the-art LED fixtures with full extensive shielding to minimize glare and off-site light trespass. Photometric data confirms that illumination is concentrated on the fields of play, with light levels diminishing rapidly at the property boundary. Specifically, light trespass only exceeds 0.1 foot candles (FC) (the

equivalent of hallway nightlight) at three points along the curb. This level is much less than what streetlights generate.

DarkSky International

Dark Sky International is a private advocacy group who establish stringent criteria for exterior lighting to protect the night sky, reduce light trespass, and limit impacts to community and the local ecosystem. The proposed Musco lighting system is recognized as Dark Sky Friendly, and the project was designed adopting the principals of the Dark Sky International Outdoor Sports Lighting Guidelines.

Community Field Use

The baseball and softball fields at LWHS are governed by the 2009 Interlocal Agreement between LWSD and the City of Kirkland, which was established to ensure that school athletic facilities serve the broader public. Under this agreement, the City of Kirkland receives priority for non-school scheduling, ensuring meaningful public access. Adding sports field lighting to these fields will significantly expand evening access for Kirkland families and youth organizations, directly supporting the shared public benefit envisioned in the agreement.

In accordance with the Interlocal Agreement between The City and LWSD, with the addition of field lighting, the hours of operation would be:

Weekdays: 6:00 PM until 10:00 PM
Weekends: 8:00 AM until 10:00 PM

Community members can visit the "Facility Use" page at lwsd.org and submit a Facility Use request through the "Facilitron" system. Facilitron was recently adopted by LWSD to provide a more efficient user experience that provides real time field availability, estimated cost quotes, electronic payment, and streamlined submission of insurance certificates and non-profit verification.

LWSD takes seriously its responsibility to its community and neighbors. Per LWSD Rules and Policies, all field use – school-sponsored and community – must follow all applicable laws, ordinances and LWSD policies, including noise ordinances. Users who are found to have violated laws, ordinances, or LWSD policies may be denied use.

Public Unit Development (PUD)

This Master Plan Amendment includes a PUD request to:

1. Increase the maximum pole height from 45 feet to 80 feet. For reference, the existing light poles in the LWHS stadium are up to 90 feet in height.
2. Modify the requirements in KZC 57.25.040.d.2 as follows:

   Design sports field lighting so that all luminaires produce a maximum initial illuminance value no greater than 0.4 footcandles at residential property lines. Document that no

more than 8% percent of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).

The requirements in KZC 57.25.040.d are appropriate for residential, commercial, and institutional site lighting, where safety and wayfinding can be achieved with low illumination levels, but not for sports field lighting, which is a specialized application with fundamentally different performance requirements. For example, for sports field lighting, governing bodies such as the NFHS, NCAA, and IES RP-6 require light levels ranging from 30 to 100 footcandles across large playing surfaces, with strict uniformity ratios to ensure safe play and officiating accuracy. These levels are several orders of magnitude higher than those contemplated under KZC 57.25.040.d.2, making full numerical compliance impracticable. The City of Kirkland has not adopted any specific codes or policies that we could cite for sports field lighting, but the limits proposed by this PUD, fall well within the limits of codes and policies adopted by City of Seattle for sports field lighting at public schools in residential zones.

This proposed PUD would provide increased provision of usable open space or recreational facilities that provide permanent public access with required signage that invites and welcomes the public – an important criterion of KZC 125.35.

Conclusion

The proposed sports field lighting improvements at the LWHS baseball and softball fields will provide a safe and functional environment for school and community athletics, increasing school and community access to playfields. While there are impacts associated with this proposal, such as limited light trespass onto neighboring properties, and potential noise resulting from increased field use in the evenings, we hope that we have demonstrated that these are limited in nature and very much outweighed by the significant benefit to residents of the City of Kirkland. Thank you for your consideration of this proposal.

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

DEVELOPMENT STANDARDS LIST
LAKE WASHINGTON HS MASTER PLAN AMENDMENT AND PUD PLAN AMENDMENT, ZON24-00896

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.

95.52 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.

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 complywith these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

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.

Tony Leavitt

From: Janice Law <janicelaw26@gmail.com>
Sent: Wednesday, October 8, 2025 9:15 PM
To: Tony Leavitt
Subject: Opposition to Proposed Sports Field Lighting Zoning Permit for LWHS Field Lightning

CAUTION/EXTERNAL: This email originated from outside the City Of Kirkland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Tony,

I am writing as a part of the Kirkland community to express my strong opposition to the proposed zoning permit for new sports field lighting across from my home. As a new parent and invested resident, I'm deeply concerned about the lasting impacts this project would have. While I value recreational spaces, the proposed lighting would significantly and negatively affect neighborhood livability, safety, and environmental quality. There are several reasons why I urge the City to not grant the zoning permit:

1. Severe Light Pollution and Glare
The proposed field lights would face directly toward my home and several neighboring houses. These are high-intensity sports lights designed to illuminate large fields, and their installation would most certainly result in constant, intrusive light spill into our homes and yards. This would not only disrupt evening visibility and sleep quality but also conflict with the City's commitment to minimizing light pollution and preserving dark-sky principles in residential areas.

2. Increased Noise and Late-Night Activity
The existing field already generates significant noise from games and gatherings, often extending beyond designated curfew hours. Adding bright lighting will likely encourage longer evening use, increasing noise and disturbances late into the night. As this area is a residential zone with strict noise limits, such changes would worsen existing impacts. I have a newborn baby who's already been impacted by the existing noise pollution, and I imagine other families have been as well.

3. Negative Impact on Neighborhood Character and Property Value
This neighborhood is primarily residential, peaceful, and quiet, which is why it's such a lovely community. Introducing powerful field lighting will create a commercial or sports-complex atmosphere, fundamentally altering the area's character and reducing the sense of peace that drew many of us to this community. Homes facing the lights will likely decrease in property value due to reduced privacy and increased visual intrusion.

4. Environmental and Safety Concerns
Bright field lighting (artificial lighting) disrupts wildlife that depend on natural darkness—including birds, insects, amphibians, and bats—within Kirkland's vital wildlife corridors.These effects directly conflict with Kirkland's Sustainability Strategic Plan and its commitment to minimize light pollution and protect local ecosystems. Additionally, extended field hours will worsen traffic and parking congestion on nearby residential streets, increasing safety risks for pedestrians and families. I see speeding cars daily during

school drop-off and pick-up times, and extending field hours will only increase these community safety concerns.

I respectfully ask the City to reconsider the zoning permit for this lighting project to preserve Kirkland's balance between community amenities and neighborhood livability. Please ensure it doesn't come at the expense of residents' quality of life. Feel free to contact me if there's anything I can do to advocate for my stance.

Thank you for your time. I'd appreciate being informed of any future hearings or opportunities to share input.

Sincerely,
Janice Law
Resident at 7532 122nd Ave NE
206-886-8029

DUWAMISH TRIBE dxʷdəwʔabš

Oct 6, 2025
City of Kirkland
ZON25-00668
Dear Tony Leavitt,

Thank you for the opportunity to comment on the LWHS Field Lighting to allow the installation of field lighting for the baseball, softball and all sports field in the southeast corner of the Lake Washington High School located at 12033 NE 80th St in Kirkland. Based on the information provided and our understanding of the project and its APE, the Duwamish Tribe would recommend an archaeological or cultural resources assessment to determine whether archaeological monitoring and/or an inadvertent discovery plan is appropriate, especially if any groundbreaking activity occurs below fill, topsoil or other impervious surfaces into native soil. This is an area that the Duwamish Tribe considers culturally significant and has a Moderate probability to have unknown archaeological deposits. We note that there are 2 ancestral place names within about a mile of the project location. The DAHP WISAARD predictive model indicates that an archaeological survey is recommended with a moderate risk for encountering cultural resources.

The Duwamish Tribe requests 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.

Lastly we request that lighting associated with the project be dark sky compliant to reduce light pollution. Darkened skies were favorable conditions to practice traditional life pathways.

Thank you,

Duwamish Tribal Historic Preservation

Duwamish Tribal Historic Preservation

Duwamish Tribe | 4705 W. Marginal Way SW, Seattle, WA 98106 | 206-431-1582
www.duwamishtribe.org

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

A. Background [HELP]

1. Name of proposed project, if applicable:

Lake Washington High School Baseball / Softball Field Upgrades

2. Name of applicant:

Lake Washington School District No. 414

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

15212 NE 95th Street
Redmond, WA 98052

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

4. Date checklist prepared:

04/30/2025

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 June 2025 through December 2025.

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.

Layout/ grading/ Drainage Plans - March 2025
Geotech Report - May 2015
Stormwater Report - March 2025

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.

Building permit for Ball Control Netting/Backstop/Chain Link Fence
Electrical Permit - Field Lighting
City of Kirkland Clear & Grading & Drainage Permit, Washington DOE NPDES 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 project will be a renovation of the existing baseball/softball field complex. Enhancements will include upgrading the existing baseball and softball fields with a synthetic turf playing surface and expanding the baseball field to accommodate a multipurpose field and softball practice area. The project will also include updated batting cages, bullpens, dugouts, fencing, ball control netting, field lighting and underground stormwater mitigation.

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

Address: 12033 NE 80th Street in Kirkland, WA 98033.

Parcel Number: 0925059012.

Located between NE 80th Street (north Boundary) & NE 75th Street (South Boundary) and 122nd Ave NE (East Boundary). Located within the Rose Hill residential neighborhood.

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)?

Less than 2%.

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

The site consists primarily of fill soils as documented in Geotech report from 2015. Baseball & Softball fields will consist primarily of a permeable aggregate base that is under drained where synthetic turf (infield) exists to root zone sand over loose to medium dense fill soils subgrade for the natural grass outfields in both Baseball and Softball fields.

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

Documentation has been provided within the Geotech report from 2015, during the backfilling of the GSHE trench system unsatisfactory soils were encountered and imported structural fill was brought into backfill these areas. This project does not anticipate to disturb these areas where this infrastructure exists, which is adjacent to the tennis courts, directly South & West of the project.

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 sports field renovation will utilize storm water detention, it will require cutting existing grade to establish the area for detention. The average cut depth across both fields is approximately -0.71' (-8.5"). The baseball field west has a cut depth of -1.19' (-14.3"); Baseball field east average cut -0.07' (-0.8"); The Softball field average cut is -1.49' (-17.9"). The quantities for each of these areas: BB West - 1905 cy; BB east - 195 cy; SB - 1931 cy. The project anticipates the maximum cut depth for subgrade establishment will be -2.16' (-25.9"); Maximum fill depth for subgrade establishment: 0.57' (6.8").

Total Disturbed area: 209,086 sf (4.80 ac).

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

The cut and fill activities may produce a small potential for erosion given the minimal slope within the project boundary. The project will implement City of Kirkland TESC requirements for erosion prevention on the project site.

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

This site will be approximately 65% impervious after project construction.

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

Our TESC measures, referenced from City of Kirkland resources will be employed until reasonable vegetation or stable surfaces have been established per the guidelines of WA Dept of Ecology. The temporary erosion control measures including: filter fabric encircling the project boundary, on site temporary storm water tanks, and straw wattles are to be incorporated to manage storm water on the project site during construction.

2. Air [help]

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

Emissions associated with this project will be primarily related to heavy equipment for earth moving. The heavy equipment use would be early in the project sequence of construction. Additionally, occupant vehicular emissions will be present as users commute to and from the field. Because the natural grass is being replaced with artificial turf, and mowing will no longer be necessary, exhaust emissions from regular maintenance will be significantly reduced.

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

No.

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

Contractors will comply with NWCAA regulations. Contractors are required to take all reasonable precautions to avoid emissions during construction including water trucks for dust control. We anticipate minimal off-site impacts from on-site construction air quality, during construction.

3. Water

a. Surface Water: [help]

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

No.

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

No.

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

None.

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

No.

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

No.

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

No.

b. Ground Water: [help]

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

No.

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

No waste material will be discharged into the ground.

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.

The proposed artificial turf fields with underdrain systems are the primary sources of runoff. The collected stormwater is treated in two water quality systems, one for each drainage basin. The treated water is conveyed towards Lake Washington via two separate drainage basins.

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

This project does not anticipate waste material entering ground water. We do not have any adjacent surface waters to impact and the construction for the project will be creating layers of permeable aggregate and detention aggregate with under drains to capture rain and irrigation water prior to entering the sub grade. Our SWPPP for the project would be implemented to minimize and capture our construction generated waste materials prior to entering the ground.

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

No.

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

Our project has prepared a SWPPP for the construction to address the control of erosion, sedimentation, pollution controls, and flow control during construction. In addition to the SWPPP, our project has designed an under drain system for both the baseball and softball field with an aggregate detention system below.

4. *Plants* [help]

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

__X__ **deciduous tree**: alder, maple, aspen, other
__X__ **evergreen tree**: fir, cedar, pine, other
__X__ **shrubs**
__X__ **grass**
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

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

Natural turf grass is the only vegetation in this project we will be removing from the campus. It is currently located in the outfields of both the baseball and softball fields, including the area between both fields.

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

There are no threatened or endangered vegetation species identified or known to exist on or adjacent to the site.

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

The use of restorative landscape will be used when considering areas that are not to be covered with synthetic turf or concrete. Primary restoration approach will be natural turf grass as that is the adjacent vegetation to the fields that will be restored due to construction activity impacts.

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 are evident in the treed landscape of the school campus and the surrounding neighborhood. The project area while surrounded by street trees, on the adjacent streets do not provide habitat due to the nature of activity for a highly utilized area.

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.

The project site is within the Pacific Flyway Migratory Route which covers this area to the continental divide, where birds cover some or all of this area on their way to breeding or over wintering grounds. We have not found this project site provides any specific migratory value to bird species during their journey.

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

The project site is an existing high use sport facility that has little habitat currently for wildlife.

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.

Additional electricity will be required to power the sports field lighting for baseball and softball fields.

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

No.

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

The project will remove the natural grass outfields from the baseball and softball fields. This will reduce fuel usage for mowing, fertilizing the grass and transporting maintenance equipment, as well as eliminating water usage for irrigation. The lighting will utilize LED which is industry standard to increase lighting efficiency, and reduce energy usage.

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.

The construction activities for this project require the use of petroleum and other petroleum based products that can cause environmental hazards during construction. The completed project would not generate any environmental hazards.

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

No past contamination is known to be present on campus or within the project site.

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

No known hazardous conditions.

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

Petroleum fuel for construction equipment will be the primary hazardous element properly stored in limited quantities on site. Other items considered hazardous will be synthetic turf seam glue and pipe joint glue for the under drain pipe network. These items again will be properly stored on site in limited quantities due to the limited quantity of work required. These items will be removed from the site once that sequence of work has been completed. No other chemicals shall be required to operate the field outside of twice annual maintenance using fuel for the machinery.

4) Describe special emergency services that might be required.

None are known to be required for the replacement of the synthetic turf surfaces for both fields.

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

The potentially hazardous materials listed above are will be stored in limited quantity according to all applicable regulations and removed from the site when no longer needed.

b. Noise

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

The established neighborhood where the high school campus exists has primarily residential traffic impacts. This is an existing condition that has little impact to the project.

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.

During the construction period, expected June 2025 – December 2025, heavy machinery and construction will occur most weekdays, with additional weekend and evening hours on occasion. Construction crews will comply with City of Kirkland noise regulations.

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

During construction, short-term noise from construction activity can be anticipated and will be limited to the hours of operaton regulated by the City of Kirkland. The nature of this project will not require the operation of excessively noisy equipment. Typically diesel motors will be utilized by contractors for equipment.

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 existing site is for education. The site is surrounded by residential development, in the Rose Hill neighborhood of Kirkland. The synthetic turf replacement will not impact the current land uses of nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe.

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

The project site has not been converted from farmland. It is a part of the existing high school campus.

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 impact of that kind is anticipated as there isn't a land operation of that type adjacent to the campus or nearby.

c. Describe any structures on the site.

The site is an existing high school campus with multiple campus buildings. Directly adjacent to the project site is a press box for the track and field stadium to the north. There are classroom buildings along the west of the project site. Behind the backstop for each field is an enclosed scorer's table and announcer's booth. These remain untouched and protected during construction.

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

The structures impacted during construction are batting cages and dugouts for both baseball and softball. The dugouts will be made 2' deeper to 10' and new batting cages are being provided. The existing softball batting cage will be renovated into pitching bullpens, since the new batting cage will be located beyond the outfield fence.

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

Civic Mixed Use - Transit Oriented Development

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

Civic Mixed Use - Transit Oriented Development

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 part of the project site has been classified a critical area by city of Kirkland or King County.

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

The sports field is a high use active recreation part of the high school campus. It is currently used by students during physical education and after school team sports for practice and games through out the school year.

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

None.

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

No displacements anticipated.

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

The project is re-surfacing an existing sports facility. No change to land use anticipated.

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

There are none of these facilities located near this project site.

9. Housing [help]

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

None.

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

None.

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

None.

10. Aesthetics [help]

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

40' Ball control netting using steel posts and nylon netting.

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

No views will be obstructed with project. Ball control netting exists currently on the baseball outfield. This project is adding netting for safety of observers at both fields along first and third bases, which is not site obscuring netting.

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

The netting is at least 20' above the playing surface.

11. Light and Glare [help]

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

Sports field lighting is proposed to help illuminate the field of play during practice and games for student and community activities. The lights would be on for scheduled practices and games in the late afternoon and evening.

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

No, the fixtures are strategically placed around the facility to optimize the light levels and safety for the playing surface. The fixtures are designed to limit light leakage to 1.5 candles at the property line.

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:

All fixtures on the perimeter have cut off shields for glare control. They limit the light leakage to 1.5 candles at the property line. Also, the fixtures will only be on when activity is scheduled.

12. Recreation [help]

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

Rose Hill Elementary School approximately 6 blocks to the east, Rose Hill Middle School approximately 1/4 mile away has sports fields for active recreation. South Rose Hill Park, Everest Park, and Ohde Avenue Park are three close parks also within 1/4 mile of the high school campus.

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

No, these are established parks and schools with communities associated with them. This project will not impact any of those facilities.

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

The educational opportunity the renovation provides for the students of the high school is a benefit to the students and community.

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. If encountered the project would follow all requirements for cultural studies of artifacts found on construction sites. The general contractor will follow all state and federal requirements for notification and preservation if artifacts are to be found during construction.

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. There are no established cultural or historical elements identified on the project site. If such items were to be found, WA State Historical Preservation Officer would be notified and elements would be preserved.

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 project site is surrounded by public streets. NE 80th Street is the main bus & vehicular travel route for access to the site. Additional access from NE 75th Street is provided. Construction access would be from 122nd Ave. NE.

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?

NE 80th Street is the main bus route for the site. It has two (2) transit stops for E/W bound travel.

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

The existing number of parking spaces will be maintained.

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?

There will not be an increase in vehicular trips per day by the completed project proposal. Neighborhood traffic volumes are not anticipated to change post construction, as this is an existing facility with established high school sports activities.

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:

Construction traffic related to onsite material and equipment deliveries are anticipated. The general contractor will maintain control of these items during construction per city of Kirkland guidelines.

15. Public Services [help]

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

No.

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

The application does not anticipate additional impact to existing services. The additional ball control netting proposed increases public safety for viewers during an event at the baseball or softball field.

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.

No new utilities, or changes to existing suppliers.

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: Laura DeGooyer

Name of signee Laura DeGooyer

Position and Agency/Organization Capital Program Manager, Support Services (LWSD)

Date Submitted: 05/01/2025

SEPA Ad

Lake Washington School District

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

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

PROJECT INFORMATION

PROJECT NAME: Lake Washington School District: Lake Washington High School Baseball / Softball Field Upgrades

SEPA FILE NUMBER: 202501792

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

Lake Washington High School Baseball / Softball Field Upgrades: The project will be a renovation of the existing baseball/softball field complex. Enhancements will include upgrading and expanding the existing baseball and softball fields with a synthetic turf playing surface and expanding the baseball field to a multipurpose field. The project will also include updated batting cages, bullpens, dugouts, fencing, ball control netting, field lighting and underground utilities.

PROJECT LOCATION: LWSD Site 84, Lake Washington High School

SITE ADDRESS: 12033 NE 80th St, Kirkland, WA 98033

PROPONENT: Lake Washington School District

LEAD AGENCY: Lake Washington School District

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

DISTRICT CONTACT INFORMATION

NAME: Brian Buck

EMAIL: construction@lwsd.org

IMPORTANT DATES

COMMENT PERIOD

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

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

__X__ This Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 calendar days from the date of issuance. Comments must be submitted by 4:00 p.m., May 19, 2025. 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., May 19, 2025

COMMENT PERIOD

You may comment on this determination in writing by 4:00 p.m. on May 19, 2025. 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: May 5, 2025

RESPONSIBLE OFFICIAL: Brian Buck
Executive Director,
Support Services

Signature: 

SEPA Comment

Outlook

FW: LWHS Renovation (SEPA File #: 202501792)

From Construction <construction@lwsd.org>
Date Mon 5/12/2025 8:36 AM
To Ryan Ota <c-rota@lwsd.org>

LWHS SEPA question for you.
Melissa

From: Anar Veliyev <anarveli30@gmail.com>
Sent: Friday, May 9, 2025 11:24 AM
To: Construction <construction@lwsd.org>
Subject: LWHS Renovation (SEPA File #: 202501792)

*** External Email Warning! This email originated from outside of Lake Washington School District. Use caution responding or opening attachments and links. ***
Hello,

I'm writing in response to the recent letter I received regarding the renovations that will be taking place for the softball/baseball fields at Lake Washington High School.

For many years now, the softballs have been going over the fence, and we have had damage to our previous home (window), prior to building our new home. We now have softballs hitting our garage doors, as well as cars that are parked in our driveway. Not to mention, the danger of a softball landing on a car while driving past the field on 122nd Ave.

I ask that the fence/net be raised significantly higher to avoid balls going over, therefore avoiding the potential damages to property and/or dangers of hitting stationary/moving vehicles.

It should be noted that I have contacted John Applegate regarding this matter due to past instances, but I never received a response.

Thank You,

Anar Veliyev, DPT, COS-C
425-894-6441

SEPA DNS Final

NOTICE OF DETERMINATION OF NONSIGNIFICANCE

The Lake Washington School District No. 414 has issued a determination of nonsignificance (DNS) under the State Environmental Policy Act Rules (Chapter 197-11 WAC) for the following project:

> **Lake Washington High School Baseball / Softball Field Upgrades: The project will be a renovation of the existing baseball/softball field complex. Enhancements will include upgrading and expanding the existing baseball and softball fields with a synthetic turf playing surface and expanding the baseball field to a multipurpose field. The project will also include updated batting cages, bullpens, dugouts, fencing, ball control netting, field lighting and underground utilities.**

After review of a completed environmental checklist and other information on file with the agency, the Lake Washington School District has determined this proposal will not have a probable significant adverse impact on the environment.

Copies of the DNS and checklist are available at no charge upon request from Brian Buck, Executive Director, Support Services, either by email (construction@lwsd.org) or by mail (sent to Brian Buck, Lake Washington School District, Support Services Center, 15212 NE 95th Street, Redmond, WA 98052). The lead agency will not act on this proposal for 14 calendar days from the date of issue. Comments regarding this determination may be submitted no later than 4:00 PM on May 19, 2025, either by email (construction@lwsd.org) or by way of mail sent to Brian Buck, Executive Director, Support Services, Lake Washington School District, Support Services Center, 15212 NE 95th Street, Redmond, WA 98052.

Interlocal Agreement for Use of Facilities
between Lake Washington School District and the City of Kirkland

This Interlocal Agreement for the Development, Maintenance, Scheduling and Operations of Facilities ("Agreement"), is made and entered into this 10th day of August, 2009 by and between the Lake Washington School District No. 414, a Washington municipal corporation (the "District") and the City of Kirkland, a Washington municipal corporation (the "City").

WITNESSETH:

WHEREAS, the District and the City are mutually interested in supporting programs for the community in the areas of athletics, recreation and education; and

WHEREAS, the governing bodies of the City and District are authorized pursuant to RCW 39.34 to make the most efficient use of their powers by enabling them to cooperate and enter into agreement with each other; and

WHEREAS, the City has established the Department of Parks and Community Services (the "Department") for carrying out the purpose of developing and maintaining community athletic and recreation programs; and

WHEREAS, the District is responsible for the public education of the students in the community, including physical education and athletic activities related to the educational program; and

WHEREAS, the City and District own athletic fields and facilities in the City and because it is in the interest of the community, the City and the District to provide the best service with the least possible expenditure of public funds, cooperation between the City and District is beneficial; and

WHEREAS, the City and the District have recognized for many years that through cooperation, these publicly-owned athletic fields and facilities can be used to meet broader community needs for education, recreation and athletic activities than either party can provide separately; and

WHEREAS, the City and District have previously entered into agreements that address joint use of athletic fields and facilities and intend that, except as provided herein, that this Agreement shall supersede all previous agreements; and

WHEREAS, the City has concluded the recreation needs of the community could be better met if the development and maintenance of certain District facilities were enhanced to levels beyond that needed for the educational requirements of the District; and

WHEREAS, the City and the District are mutually interested by means of this Agreement in improving the existing conditions of certain District athletic fields and facilities to expand and enhance their use for both the schools and the overall community; and

WHEREAS, the City shall act as the coordinator for scheduling of non-District use of District owned athletic fields in the City and in the City's Proposed Annexation Area ("PAA"), which is further described on ***Exhibit A*** which is attached hereto and incorporated herein by reference, except for the stadiums at Lake Washington High School and Juanita High School; and

WHEREAS, the District shall act as the coordinator for scheduling of all use of District gymnasiums in the City; and

WHEREAS, the City shall act as coordinator for scheduling of use of City owned athletic fields and facilities which the District may request to use ("City Facilities"); and

WHEREAS, the District and the City have entered into amendments to the August 2002 Joint Use Agreement for the purpose of capital improvement and maintenance as further set forth in amendments for the following schools: Juanita Elementary, Lakeview Elementary, Franklin Elementary, Rose Hill Elementary, Kirkland Junior High School, B.E.S.T. High School and Twain Elementary (collectively the "Amendments") and each of these Amendments shall continue and be considered as amendments to this Agreement.

NOW THEREFORE, in consideration of the mutual promises and covenants herein contained, the City and District hereby agree to cooperate with each other in carrying out the above-stated purposes, and to that end agree as follows:

AGREEMENT

Section 1: Purpose and Subject Matter

The Recitals set forth above are an important and integral part of this Agreement and are hereby incorporated by reference. The subject of this Agreement is the City's and District's development, maintenance, scheduling, and use of both parties' athletic fields and facilities, located within the City of Kirkland and the PAA, with the exception of the stadiums at Lake Washington High School and Juanita High School.

This Agreement also addresses use by the City and District of each other's indoor facilities. These include gymnasiums at schools located within the City. These also include the City's community centers, Heritage Hall, fire station meeting rooms, and City Hall.

The parties agree that District athletic fields and facilities are intended primarily for school and educational purposes and are for the benefit of students and the school age population that reside within the District. Any conflicts under this Agreement regarding use of District athletic fields and facilities shall be resolved with the objective of meeting this primary purpose of use by District students and school age children.

In planning programs and scheduling activities on school grounds, the security, academic, athletic and recreational needs and opportunities of school age children shall be the highest priority and adequately protected.

The City may request use of other District facilities outside this Agreement consistent with the District's facility use policy.

This Agreement restates, amends completely and takes precedence over the Interlocal Agreement dated October 1, 1991, which initially established the joint use of District and City owned facilities, and the Lake Washington School District and Kirkland Joint Use Agreement for Development, Maintenance, Scheduling and Operations of Athletic Facilities dated August 2, 2000.

Section 2: City and District Use

a. The City agrees that the first priority for the use of the District owned athletic fields and facilities shall be given to District sponsored programs. District programs and activities shall have the right to preempt other users upon giving advance notice, except in extraordinary circumstances when advance notice is not possible.

b. The District agrees that first priority for the use of the City owned athletic fields and facilities shall be given to City sponsored programs. City programs and activities shall have the right to preempt other users upon giving advance notice, except in extraordinary circumstances when advance notice is not possible.

Section 3: Scheduling Use of Fields

a. The City shall act as scheduling coordinator for the District owned athletic fields during the times that are not in conflict with the District's own use of its fields. The District may modify the below schedule based upon changes in the time required for its own use of athletic fields and facilities. The current guidelines of available times for use of District athletic fields and facilities which do not conflict with school use are:

Elementary Schools Athletic Fields:

September-June	Mon-Fri:	4:00 p.m. to Dusk
(Academic year)	Sat:	8:00 a.m. to Dusk
	Sun:	9:00 a.m. to Dusk
July-August	Mon-Sat:	8:00 a.m. to Dusk
	Sun:	9:00 a.m. to Dusk

Secondary Schools Athletic Fields:

September-June	Mon-Fri:	6:00 p.m. to Dusk (unlighted)
		6:00 p.m. to 10:00pm (lighted)
	Sat:	8:00 a.m. to Dusk (unlighted)
		8:00 a.m. to 10:00pm (lighted)
	Sun:	9:00 a.m. to 6:00pm

b. The City shall be responsible for holding scheduling conferences with user groups to ensure an equitable distribution of available time for the Fields which is consistent with the use priorities set forth on ***Exhibit B***. To permit the District adequate time to plan for its own use of its athletic fields and facilities, the City agrees to hold these scheduling conferences not later than January 31st and October 31st of each year and to promptly inform the District of time requested by community user groups.

Section 4: Scheduling Use of Gymnasiums

a. The District shall act as scheduling coordinator for use of gymnasiums during times that are not in conflict with the District's own use of its gymnasiums as anticipated below.

b. The District may modify the below schedule based upon changes in the times required for its own use of its facilities.

c. The District agrees to allocate remaining gymnasium time according to the Guidelines and Procedures for Use of School District Facilities, which includes a priority use schedule which is attached hereto as ***Exhibit B*** and incorporated herein by reference. In allocating gymnasium time, the District agrees to work with the City and use reasonable efforts to consider requests for gymnasium time and do so consistent with ***Exhibit B***. The District shall make the final decision with respect to scheduling of gymnasium time. The process and timelines for the City and other parties to request gymnasium time are set forth on ***Exhibit C*** which is attached hereto and incorporated herein by reference. With notice to the City, Exhibit C may be modified by the District.

Elementary Gymnasiums:

September-June	Mon-Fri:	4:30 p.m. to 9:30 p.m.
(Academic year)	Sat:	8:00 a.m. to 9:30 p.m.
	Sun:	9:00 a.m. to 9:30 p.m.
July-August	Mon-Sat:	9:00 a.m. to 9:30 p.m.

Secondary Gymnasiums:

September-June	Mon-Fri:	4:30 p.m. to 9:30 p.m.
(Academic Year)	Sat:	8:00 p.m. to 9:30 p.m.
	Sun:	9:00 p.m. to 9:30 p.m.
July-August	Mon-Fri:	8:00 a.m. to 9:30 p.m.
	Sun:	9:00 a.m. to 9:30 p.m.

The above times may be extended by mutual agreement of the parties.

Section 5: Fees and Charges

a. The City may charge fees to community users of District owned athletic fields and facilities to cover administrative and maintenance costs the District or City may incur. The parties' objective with respect to charging fees is that such fees will cover the actual cost of using the facilities and that fees will not result in a profit for the City.

b. In addition, the City may charge community users of District athletic fields and facilities for extra material, labor, energy and supply costs and appropriate overhead costs that either the City or the District may incur because of the use of the athletic fields and facilities, including but not limited to property damage, unsecured gates and locks, security response, leftover trash and garbage.

c. The District shall be responsible for the same expenses that the City is responsible for under this Agreement when it uses the District facilities and the City may charge the District for use of Heritage Hall and the field lights at Peter Kirk Park on the same basis that it charges the general public.

d. The District and City may charge each other for hourly rental rates, energy surcharge fees, supplies, utilities and other expenses incurred solely by the use of each others' facilities as would be charged by other users and as set forth in District or City policy.

Section 6: District Policies Regarding Use

a. In using District and City athletic fields and facilities, the applicant group's policies and practices shall not discriminate against any person on the basis of any individual differences and/or characteristics including for example, but not necessarily limited to, race, gender, age, disability, physical condition, sexual orientation, ethic group or religion As a part of his/her/its application to the District or City, the applicant shall attest and certify with regard to his/her/its non-discrimination practices.

b. In addition, the applicant group shall have policies in place to provide individuals with disabilities the opportunity to participate in activities contemplated by this Agreement and the City will provide the District with notice if such accommodations are required.

c. This Agreement shall be consistent with and subject to all District and City policies and other guidelines concerning athletic field and facilities use. The parties have provided each other with copies of their respective policies and guidelines.

d. The City shall comply with the State of Washington's "Fair Play in Community Sports Act" (Chapter 467, 2009 Laws, effective date July 26, 2009) that prohibits discrimination against any person in a community athletics program on the basis of sex.

Section 7: Security

a. Except as provided in this section, the District shall provide general site security for the athletic fields and facilities it uses to the same extent it does for all District field and facilities. If the City enters into a long-term lease with the District for District owned athletic fields and facilities, the City shall assume security requirements similar to that found at other City-operated athletic fields and facilities. However, school personnel shall remain responsible for the proper supervision and protection of students under their care.

b. Security, parking control, and crowd control are the responsibilities of the user of the athletic fields and facilities. The user shall assure the City that all vehicles are kept off District athletic fields and facilities and away from unauthorized places. The user shall ensure that good order is maintained at all times. For District athletic fields and facilities, the user shall also certify in writing to the City that the user will comply with all of the District's policies which prohibit tobacco, smoking, alcoholic beverages and weapons and any other District policies that are communicated to the City. The user assumes full responsibility for the conduct of persons involved in the user's activity or who are present with the consent of or invitation of the user, or as a result of the user's activity. Such responsibility also includes the cost of repair to or replacement of property damaged or destroyed by the act or omissions of the user, its agents, or invitee. Either the City or District may require, as a condition of use, the hiring of security personnel and/or commissioned police officers.

c. Security of gate and locks are also the responsibility of the party using the District athletic field or facility. The user may be assessed an extra fee for any gates and/or locks left unsecured after their use, including paying for any additional labor cost incurred by the District or for charges assessed to the District by its security company, police, fire or other third party if such party is required to respond to an alarm, locked door or other security situation at a District facility.

d. The City will ensure adequate supervision of user groups utilizing District athletic fields or facilities under this Agreement so that regular school activities are not compromised.

Section 8: Clean-up and Maintenance

a. Trash and garbage cleanup of athletic fields and facilities is the responsibility of the party using the athletic field or facility. The user shall ensure that fields, gymnasiums and other facilities are left clean immediately after use. Extra trash and garbage pickup fees may be assessed by the City for any party using the property and not leaving it in a clean condition. If an athletic field or facility is not left in a clean condition suitable for use by the District, the District may accomplish the cleaning and charge the City.

b. All user-owned equipment, materials and gear shall be removed from the site after each use. Failure to do so may result in the City or District removing and storing the equipment with the cost of the removal being assessed to the user.

c. For District owned and operated athletic fields and facilities, the District is responsible for the primary maintenance to the standard traditionally provided to serve its educational athletic programs. The City may augment at its sole expense, but with the prior approval of the District, the District facilities that the City has renovated beyond the level normally provided by the District. The City's maintenance responsibilities will be covered on such sites by separate agreements.

Section 9: Advertising

The City shall allow no advertising or signage, temporary or permanent, on District athletic fields or facilities without the prior written consent of the District.

Section 10: Joint Improvements and Renovations

a. The District reserves the right to improve, renovate and install equipment on District owned and athletic fields and gymnasiums as necessary to support its academic, and/or athletic programs without restriction. The District will keep the City informed of significant improvements prior to their occurrence.

b. For all District athletic fields and facilities improved and maintained by the City, the District may propose District funded improvements. The design, plans, specifications, type of construction, safety features, placement and maintenance costs shall be submitted to the City for review and approval. The City shall not unreasonably withhold, delay or condition its approval of such District-initiated efforts.

c. For all City-initiated improvements and City-initiated equipment installation on District owned athletic fields and facilities under this Agreement, the design, plans, specifications, type of construction, safety features, placement and maintenance requirements are subject to written approval from the District prior to any development, construction, or installation by the City. The District shall not unreasonably withhold, delay or condition its approval of such City-initiated efforts.

d. The cost of maintaining and operating such athletic fields and facilities, and the improvements and equipment installations thereon, shall be mutually agreed to by the City and District and further the City and District agree to maintain such areas in good condition during the periods of their respective responsibility.

e. Any City initiated renovations and improvements to District owned athletic fields and facilities will be coordinated with the District's Director of Support Services. Care will be taken to ensure renovation activities do not unreasonably interfere with the educational environment of the school and do not close facilities critical to the school, school activities, school recess, lunch periods, physical education and/or athletic program requirements.

Section 11: Conflict Resolution

a. If either party believes that the other party is not fulfilling the obligations established by this Agreement, that party shall give written notice of its complaint to the other party. The party receiving the complaint shall, within 15 calendar days, correct the situation and confirm the correction in writing or reject the complaint and why a remedy cannot be achieved.

b. If the City and District representatives are unable to resolve the complaint, the District's Director of Support Services and the City's Deputy Director of Parks and Community Services agree to meet to resolve the complaint. If they are unable to do so, the issue shall be referred to the District's Deputy Superintendent and the City's Director of Parks and Community Services for resolution.

c. If the City and the District representatives are unable to resolve the complaint, the District's Superintendent and the City's City Manager agree to meet to resolve the complaint.

d. If the parties are unable to resolve the conflict after engaging in the above process after ninety (90) days or upon a mutually agreed upon date, then either party may terminate the Agreement as provided for herein.

Section 12: Terms of Agreement

a. The initial term of this Agreement shall commence on final approval by the governing bodies of the District and the City and the term shall end five (5) years thereafter. Either party may unilaterally, with or without cause, terminate this Agreement by providing not less than three (3) months written notice.

b. If the parties fail to mutually extend this Agreement prior to sixty (60) days before the end of the initial five (5) term or any subsequent term by a writing signed by the parties, and neither party has terminated the Agreement, the terms of this Agreement, or such other terms as the parties have agreed upon in writing, shall be renewed automatically for one-year periods thereafter unless terminated by either party in the manner provided in this Agreement.

c. Should the Agreement be terminated prior to the expiration of the applicable term, the terminating party will be responsible for reimbursing the terminated party for any improvements made by the terminated party to the terminating party's property. The reimbursement shall be based on the straight line depreciated value of the improvement unadjusted for inflation based on the following schedule:

1.	Field improvements:	10 year schedule
2.	Equipment improvements:	5 year schedule
3.	Building construction:	40 year schedule

Section 13: Operating Rules

The District and the City shall jointly promulgate athletic field and facilities operating rules consistent with adopted District policies, regulations, procedures and adopted City ordinances, policies and resolutions to ensure the safety and welfare of all athletic field and facilities users.

Section 14: Indemnification

The City agrees to protect, defend, hold harmless, indemnify, and save harmless the District, its officers, employees, and agents from any costs, claims, judgments, and/or awards for damages, arising out of or in any way resulting from the use, maintenance or operation of District-owned athletic filed or facilities used by the City except for (i) the sole negligence of the District, or (ii) where the District is using such athletic fields or facilities pursuant to a District sponsored or controlled program and such injury or damage is not attributable to some act or omission of the City. If the District incurs any fees, expenses and/or costs, including reasonable attorney's fees, to enforce the provisions of this article, all such fees, expenses and costs shall be recoverable from the City.

The District agrees to protect, defend, hold harmless, indemnify the City, its officers, employees, and agents from any costs, claims, judgments, awards or liability for damage caused by any act or omission by the District that arises out of the use, maintenance or operation of District-owned athletic fields or facilities when community users are using such athletic fields or facilities pursuant to a City program or assignment as contemplated in this Agreement, where such injury or damage is not attributable to some act or omission of the City. If the City incurs any fees, expenses and/or costs, including reasonable attorney's fees, to enforce the provisions of this article, all such fees, expenses and costs shall be recoverable from the District.

Section 15: Insurance

a. District Liability Coverage. This Section shall apply: (1) when the District is using District owned facilities leased by the City under a separate Agreement that references and incorporates this Agreement, and (2) to liabilities or incidents arising out of acts or omissions by the District from the use, maintenance or operation of District owned facilities pursuant to a City program or assignment as contemplated in this Agreement, where such injury or damage is not attributable to some act or omission of the City.

    1. Nature of Coverage.

        (a) The District shall maintain commercial general liability coverage or shall obtain a coverage agreement through a Risk Pool authorized by Chapter 39.34 RCW which shall provide liability coverage to the District for the liabilities contractually assumed by the District in this Agreement, and arising out of the activities pertaining to this Agreement.

(b) By requiring such liability coverage, the City shall not be deemed to, or construed to, have assessed the risks that may be applicable to the District in this Agreement. The District shall assess its own risks and, if it deems appropriate and/or prudent, maintain greater limits or broader coverage than is herein specified.

2. Scope and Limits of Liability Coverage. Coverage shall be at least as broad as:

(a) General Liability: Commercial General Liability, with a limit of not less than: $5,000,000 combined single limit per occurrence, $5,000,000 aggregate

The policy or coverage agreement shall include but not be limited to:

(i) coverage for premises and operations;

(ii) contractual liability (including specifically liability assumed herein);

(iii) Employers Liability or "Stop-Gap" coverage.

(b) Automobile Liability: Business Automobile Coverage, for a limit of not less than $1,000,000 combined single limit per occurrence.

(c) Workers' Compensation: Workers' Compensation coverage, as required by the Industrial Insurance Act of the State of Washington, statutory limits.

3. Deductibles and Self-Insured Retentions. Any deductible and/or self-insured retention shall be the sole responsibility of the District.

4. Other Provisions. The coverages required by this Agreement are to contain or be endorsed to contain the following provisions where applicable.

(a) Liability Coverages. To the extent of the District's negligence as herein assumed, the District's liability coverage shall be primary coverage as respects the City, its officers, officials, employees, and agents. Any insurance and/or self-insurance maintained by the City, its officers, officials, employees, and agents shall not contribute with the District's Coverage or benefit the District in any way.

(b) All Coverage Agreements. Coverage shall not be suspended, voided, canceled, materially reduced in coverage or in limits except by the reduction of the applicable aggregate limit by claims paid, until after forty-five (45) days prior written notice, sent by registered mail, has been given to the City.

(c) Acceptability of Insurers. Unless otherwise accepted by the City, insurance coverage is to be placed with a Risk Pool authorized by Chapter 39.34 RCW or insurers with a Best's rating of no less than A: VIII, or, if not rated by Best's, with minimum surplus the equivalent of Best's surplus size VIII.

(d) Verification of Coverage. The District shall furnish the City with evidence of general liability coverage to be received and accepted by the City prior to the commencement of activities associated with this Agreement. Acceptance hereunder shall be presumed unless otherwise notified by the City.

b. City Liability Coverage. This Section shall apply in all circumstances when the City is leasing, using or operating District owned facilities or assigning the right to use such facilities to members of the community.

1. Nature of Coverage.

(a) The City shall maintain liability coverage via the membership in the Washington Cities Insurance Authority, a Municipal Pool, for the liabilities contractually assumed by the City in this Agreement, and, arising out of the activities pertaining to this Agreement.

(b) By requiring such liability coverage, the District shall not be deemed to, or construed to, have assessed the risks that may be applicable to the City in this Agreement. The City shall assess its own risks and, if it deems appropriate and/or prudent, maintain greater limits or broader coverage than is herein specified.

2. Scope and Limits of Liability Coverage. Coverage shall be at least as broad as:

(a) General Liability: Commercial General Liability, with a limit of not less than: $5,000,000 combined single limit per occurrence, $5,000,000 aggregate

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(ii) contractual liability (including specifically liability assumed herein);

(iii) Employers Liability or "Stop-Gap" coverage.

(b) Automobile Liability: Business Automobile Coverage, for a limit of not less than $1,000,000 combined single limit per occurrence.

(c) Workers' Compensation: Workers' Compensation coverage, as required by the Industrial Insurance Act of the State of Washington, statutory limits.

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4. Other Provisions. The coverages required by this Agreement are to contain or be endorsed to contain the following provisions where applicable.

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(b) All Coverage Agreements. Coverage shall not be suspended, voided, canceled, materially reduced in coverage or in limits except by the reduction of the applicable aggregate limit by claims paid, until after forty-five (45) days prior written notice, sent by registered mail, has been given to the District.

(c) Acceptability of Insurers. Unless otherwise accepted by the District, and if the City obtains commercial insurance, insurance coverage is to be placed with a Best's rating of no less than A: VIII, or, if not rated by Best's, with minimum surplus the equivalent of Best's surplus size VIII.

(d) Verification of Coverage. The City shall furnish the District with evidence of general liability coverage to be received and accepted by the District prior to the commencement of activities associated with this Agreement. Acceptance hereunder shall be presumed unless otherwise notified by the District.

Section 16: Assignment

Neither party will assign its rights or responsibilities under this Agreement without written authorization of the other party.

Section 17: Severability

If any term or clause of this Agreement is held invalid or unenforceable, the remainder of the Agreement will not be affected, but shall continue in full force.

Section 18: Notice

Each notice or other communication which may be or is required to be given under this Agreement, shall be in writing and shall be deemed to have been properly given when delivered personally during normal working hours to the party to whom such communication is directed, or three (3) working days after being sent by regular mail, to the appropriate one of the following addresses as may be designated by the appropriate party:

If to the City:
Carrie Hite
Deputy Director, Parks and Community Services
City of Kirkland
505 Market Street
Kirkland, WA 98033
Phone: 425-587-3320
E-mail: chite@ci.kirkland.wa.us

If to the District:
Forrest W. Miller, CFM
Director of Facilities
Support Services Center
Lake Washington School District
15212 NE 95th Street
Redmond, WA 98052

Business Phone: (425) 882-5102
Fax: (425) 882-5146

Section 19: Non-Waiver

Failure of either party to insist upon the strict performance of any term of this Agreement will not constitute a waiver or relinquishment of any party's right to thereafter enforce such term.

Section 20: Integration

This writing contains all terms of the parties' agreement on this subject matter. Except for the Amendments for certain District facilities described in this Agreement, which expressly survive, it replaces all prior negotiations and agreements. Modifications must be in writing and be signed by each party's representative.

Section 21: Filing

Pursuant to RCW 39.34.040, this Agreement will either be filed with the County Auditor or listed by subject on the City and District's web-site or other electronically retrievable public source.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed on their behalf.

Lake Washington School District

Dr. Chip Kimball, Superintendent

City of Kirkland

~~David Ramsay, City Manager~~
Marilynne Beard, Assistant City Manager

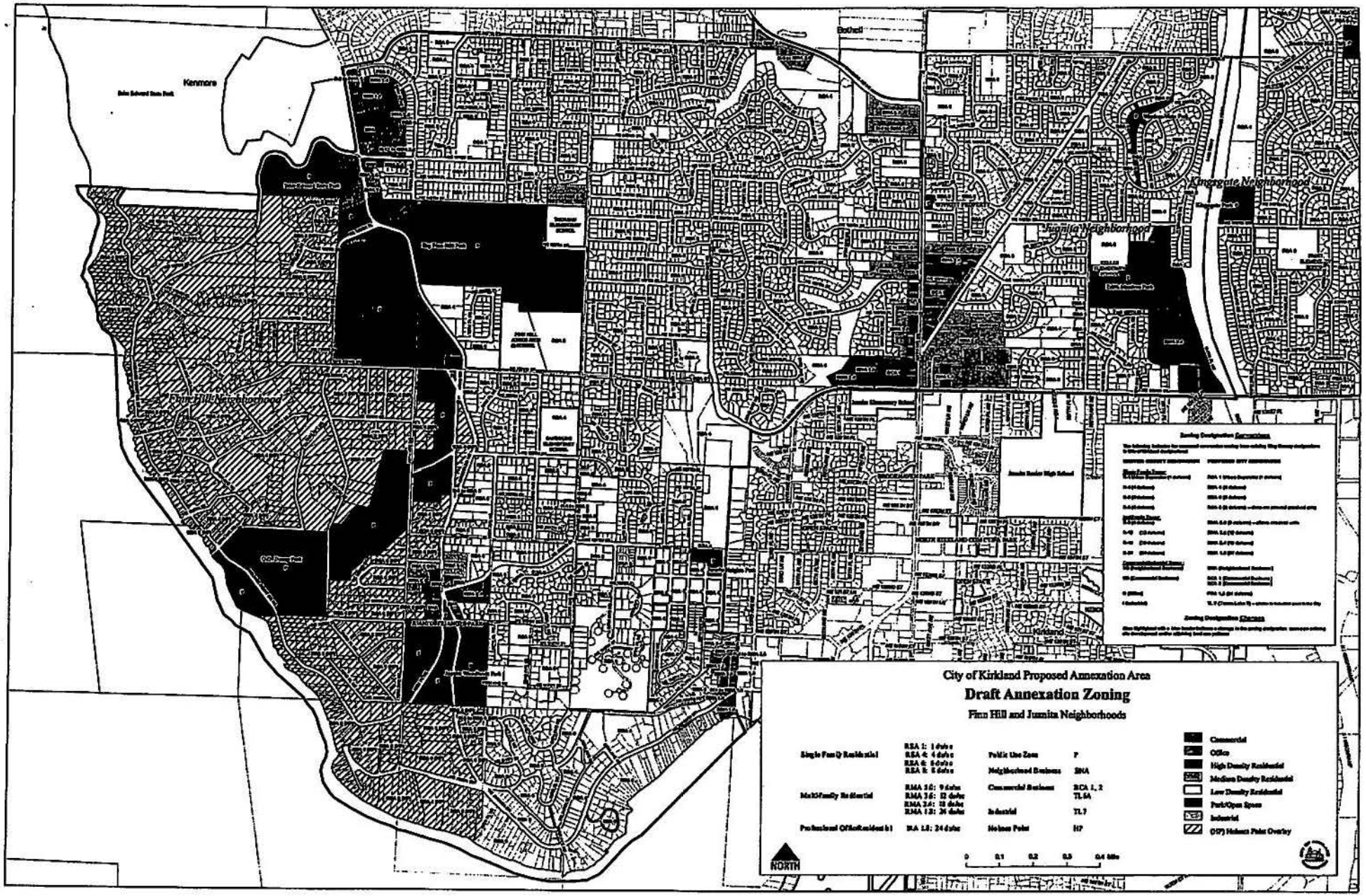

Kenmore
Bothell
Kingsgate Neighborhood
Juanita Neighborhood
Finn Hill Neighborhood
Juanita High School
Kirkland
City of Kirkland Proposed Annexation Area
Draft Annexation Zoning
Finn Hill and Juanita Neighborhoods
Single Family Residential
RSA 1: 1 du/ac
RSA 4: 4 du/ac
RSA 6: 6 du/ac
RSA 8: 8 du/ac
Multi-Family Residential
RMA 3.6: 9 du/ac
RMA 3.6: 12 du/ac
RMA 2.4: 18 du/ac
RMA 1.8: 24 du/ac
Professional Office/Residential
RMA 1.8: 24 du/ac
Public Use Zone
P
Neighborhood Business
BNA
Commercial Business
BCA 1, 2
TL 9A
Industrial
TL 7
Nelsons Point
NP
Commercial
Office
High Density Residential
Medium Density Residential
Low Density Residential
Park/Open Space
Industrial
OSP) Nelsons Point Overlay
NORTH
0 0.1 0.2 0.3 0.4 Miles

EXHIBIT A

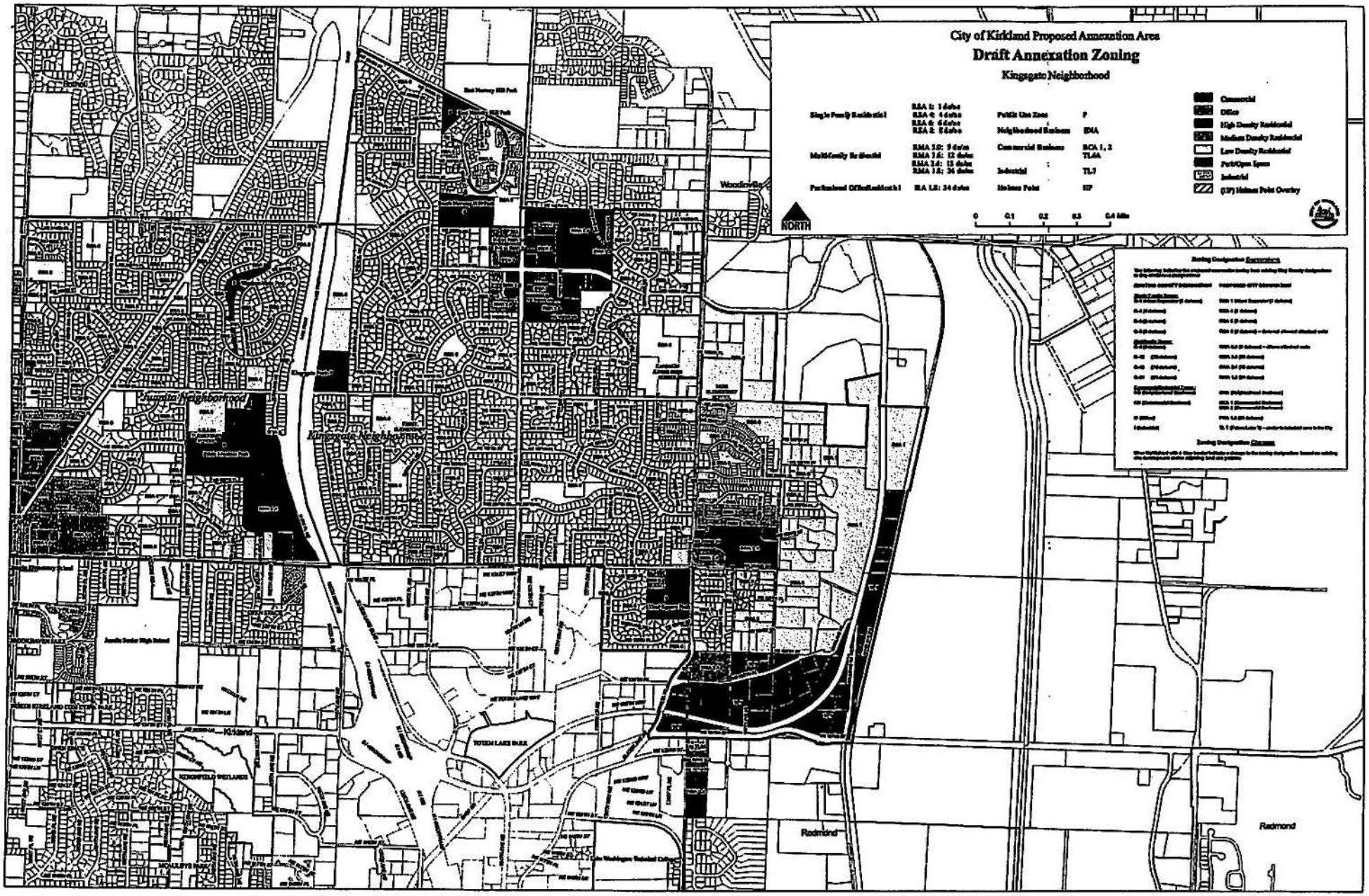

City of Kirkland Proposed Annexation Area
Draft Annexation Zoning
Kingsgate Neighborhood
NORTH
Commercial
Office
High Density Residential
Medium Density Residential
Low Density Residential
Park/Open Space
Industrial
Juanita Neighborhood
Kingsgate Neighborhood
Woodinville
Kirkland
Redmond
Redmond

EXHIBIT A

Facility use shall be allowed within the following six user classifications. The classifications listed are in priority order for use of the District's facilities.

Group I – District or School-Oriented Groups

- **First Priority:** District or school-related programs or activities and District or school-oriented groups that exist primarily because of the school program shall have this classification. They will be given first priority for the use of the District's facilities. This group includes all curricular or extra-curricular student groups, associated student body, as well as PTSA, School Booster's Clubs, LWEA/classified unions, staff groups, and district convened citizen advisory groups.

Group II – City Sponsored Youth Activities via Cities/School District Interlocal Agreements

- **Second Priority:** Cities with whom the District has a joint-use interlocal agreement shall be given second priority for the use of the District's facilities. City adult recreation programs will be allowed based on annual approval by the district.

Group III –Non-Profit Youth Organizations with Memberships Residing Within the District

- **Third Priority:** Local community non-profit youth organizations with a roster of at least 65% of members residing within the boundaries of the District will have third priority for the use of the District's facilities. Examples include: Boys & Girls Club, YMCA, YWCA, Youth Soccer Leagues, Little Leagues, Lake Washington Youth Ski Council, 4-H, Boy Scouts, Girl Scouts and Camp Fire.

Group IV - Non-Profit Adult Organizations with Members Residing Within the District; Other City and State Agencies

- **Fourth Priority:** Adult non-profit organizations that have as their prime focus the interest and needs of the local community and whose membership roster demonstrates at least 65% of its members reside within the boundaries of the District shall have fourth priority. This group also includes state and local agencies with which the District does not have a joint-use interlocal agreement. Examples include: community clubs, League of Women Voters, service clubs and senior citizens groups, and churches.

Group V - Other Non-Profit Organizations

- **Fifth Priority:** Other non-profit organizations where less than 65% of its members reside within the boundaries of the District will have fifth priority.

Group VI - Other Adult Organizations

- **Sixth Priority:** Private organizations and commercial groups including semi-professional groups or private social groups.

  Private groups are <u>not</u> permitted to use any District facilities without the prior approval of the Superintendent. Commercial or semi-professional groups must receive approval of the Board of Directors.

Timeline for applications for Gym Use:

Applications for use of up to 10 consecutive or non-consecutive days of Gym use must be completed and submitted to the District's facility administrator or designee **not less than 20 school days in advance of the intended use**, with the exception of Group VI users which must make request 45 days in advance.

Requests for use of more than 10 consecutive or non-consecutive days must be submitted as follows:

Facility Use Requests for:	Submitted by:	Decision by:
Sept/Oct/Nov	May 15	June 15
Dec/Jan/Feb	Sept 1	October 1
Mar/Apr/May	Jan 1	February 1
Jun/Jul/Aug	Mar 1	April 1

Applications will be considered for approval based on facility availability and the requestor's priority classification. Additional applications will be required if extended usage is anticipated beyond that initially approved with an application. All applications must be renewed annually.

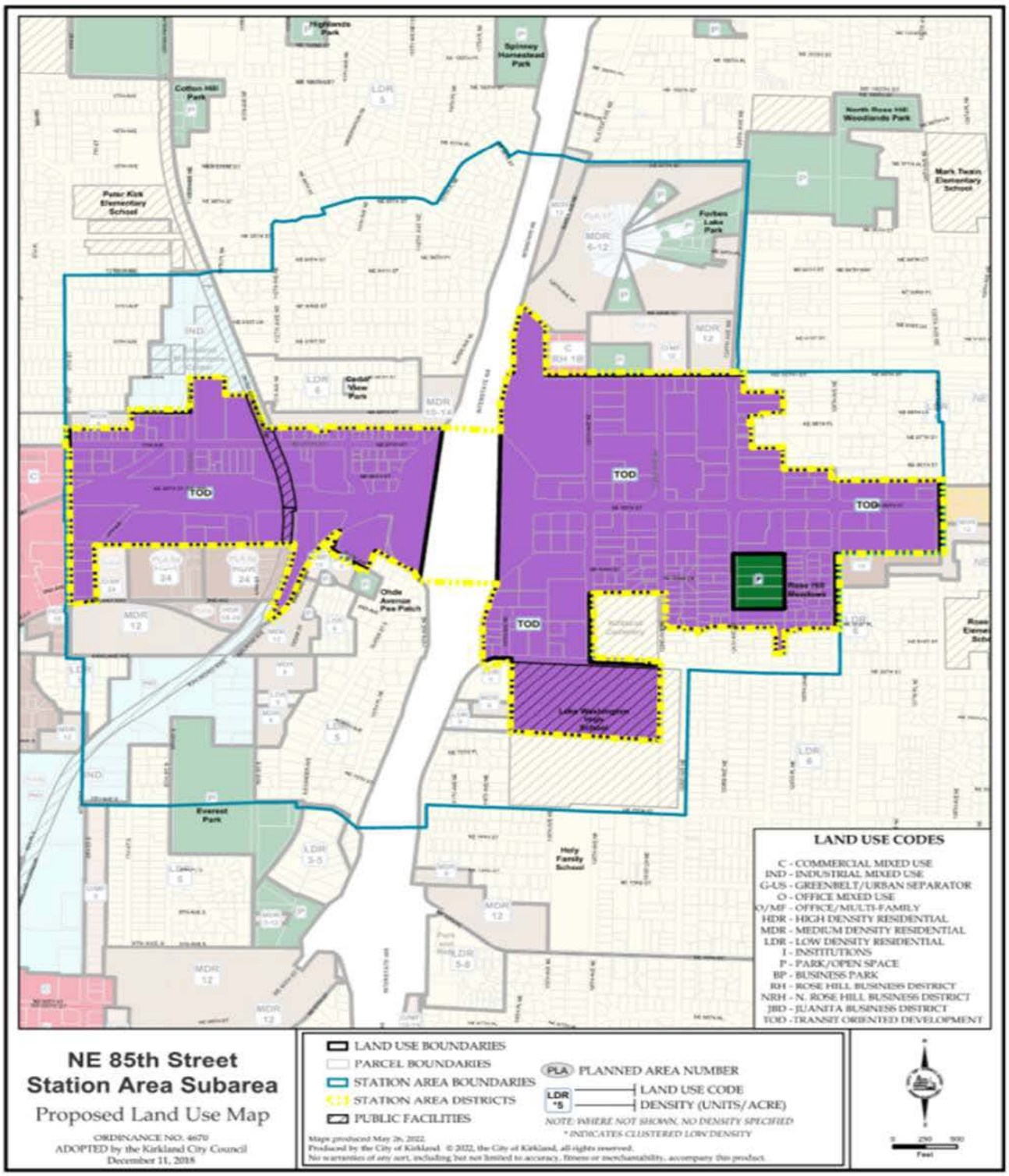


Figure 6: Station Area Land Use Map

City of Kirkland Planning and Building Department,

I am writing to express my strong support for the proposed **LWHS Field Lighting Project (Case No. ZON25-00668)** at Lake Washington High School (LWHS). This initiative will provide meaningful benefits for LWHS student-athletes, their families, and the broader Kirkland community.

The proposed lighting system uses modern, directional technology to reduce light spill and glare, minimizing neighborhood impact and preserving community comfort.

Benefits for LWHS Student-Athletes and Families

- **Extended practice availability** for LWHS sports teams, including baseball, softball, girls flag football, and boys/girls soccer, allowing for improved skill development and more flexible scheduling.
- **Increased attendance and community engagement** at home games by scheduling them after normal work hours, enabling more parents and community members to attend and support our athletes.
- **Additional revenue opportunities** for Lake Washington School District (LWSD) through field rentals to local organizations, made possible by the extended availability and improved playability of the fields.

Benefits for the Kirkland Community

- **Strengthens Kirkland's role as a hub for youth sports** by providing high-quality athletic facilities accessible to the broader community.
- **Expands access to rentable, lighted turf fields** for local organizations such as Kirkland American Little League, Junior Kangs Football, and Lake Washington Youth Soccer for practices, games, and tournaments.
- **Reduces weather-related disruptions**, as lighted turf fields provide extended availability, reduces rainouts, and minimize the need for rescheduling practices and games—ensuring consistency for players, coaches, and families.

This initiative aligns with our community's shared goals of promoting student wellness, encouraging engagement, and ensuring responsible facility use. It represents an investment in both the academic and athletic success of LWHS students and in the enrichment of youth sports opportunities across Kirkland.

I enthusiastically recommend approval of this proposal and look forward to the positive impact it will have on our students, families, and the entire Kirkland community.

Sincerely,

Erik C Nielsen

Erik C. Nielsen
11020 NE 104th St
Kirkland, WA 98033
erikcnielsen@outlook.com

Tony Leavitt

From: mmkelly418@gmail.com
Sent: Friday, November 7, 2025 7:26 AM
To: Tony Leavitt
Cc: 'Megan Kelly'
Subject: Strong Support for Lighting the Lake Washington HS Softball Field

CAUTION/EXTERNAL: This email originated from outside the City Of Kirkland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Leavitt,

I'm writing to express my full support for the initiative to add lights to the softball field at Lake Washington High School. As someone who lives directly across the street from the field, I see every day what an incredible resource it is for our families and young people in the greater Kirkland area.

Adding lights would make this wonderful community asset even better. Here's why:

- **More opportunities for kids and teens:** With lights, students and youth programs could practice, play, and stay active later in the day—especially in the winter months when it gets dark before 4:30 p.m.
- **Maximizing voter investment:** Lighting enhances the value of the bond measure that funded these fields. Our community voted to build spaces for play and connection—lighting ensures they can be fully used.
- **Encouraging healthy community use:** A well-lit field and greenbelt area will draw more walkers, bikers, and families to enjoy the space safely and responsibly.
- **Deterring unsafe behavior:** Increased visibility can help reduce unwanted activity in and around the park, including fireworks or other disturbances on holidays.
- **Creating safer neighborhoods:** Lighting promotes both safety and a sense of community pride.

As immediate neighbors of the field, my family and I are wholeheartedly in support of this project. Though we don't currently have children in the LWSD, we care deeply about providing positive, safe, and active spaces for the next generation and for our community as a whole.

Please feel free to reach out to me at 425.503.5074 if you'd like to discuss further.

Sincerely,
Michael Kelly
12045 NE 75th Street
Kirkland, WA. 98033

Cc: Megan Kelly (spouse)

Tony Leavitt

From: Chris Roark <croark2@msn.com>
Sent: Wednesday, November 5, 2025 9:40 AM
To: Tony Leavitt
Cc: Erik Nielsen
Subject: Support for Adding Lights to LWHS Fields

CAUTION/EXTERNAL: This email originated from outside the City Of Kirkland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission,

My name is Chris Roark, and I live immediately south of the Lake Washington High School (LWHS) softball field. I understand the school is considering adding lights to the baseball and softball fields, and I want to express my strong support for this initiative.

Both of my sons attended Lake Washington and have been active in youth sports for many years. As a parent, I know firsthand how challenging it can be to secure fields with lighting during the late fall and winter seasons. Adding lights to the LWHS softball field will significantly increase field availability and allow kids more time to play.

Enhanced utilization and opportunities for community engagement are key reasons to move forward with this change. Lights will make these fields an even more valuable asset for our community.

Thank you for your time and consideration.

Sincerely,

Chris Roark
12131 NE 75th ST
Kirkland, WA 98033

November 9, 2025

To: Tony Leavitt – VIA Email
City of Kirkland Planning and Building Department

RE: Case #ZON25-00668 Lake Washington High School Field Lighting

As a longtime Kirkland homeowner and parent of three student athletes, I am writing to you in strong support of the Lake Washington High School field lighting proposal. This project, combined with the newly turfed fields at LWHS, will greatly expand and enhance the availability of outdoor athletics not just at LWHS, but for Kirkland residents of all ages.

As you know, field access is a hot commodity in Kirkland. Geographically, we are constrained by the amount of daylight available for much of the school year as well as our wet climate. This is further complicated by the later school release times that were implemented a couple years ago which compressed the amount of daylight available for scheduling outdoor sports practices and games even further. As a result, high school students who choose to play these sports at LWHS must regularly be dismissed from school early and miss valuable class time to participate in afternoon games. The negative impacts don't stop here. Often, if a game is scheduled, this means there is limited or no practice for the team without a game (i.e. junior varsity team), as the game must take field priority during the limited daylight hours, a competitive disadvantage to our athletes.

Lighted fields at LWHS will greatly increase the flexibility of scheduling games, increase accessibility of the fields for both practices and games, and allow our students to maximize their class time to prioritize being a student first. As my daughter always says, the "student comes first in student athlete". Students should be able to pursue both their academics and athletics with minimal academic disruption.

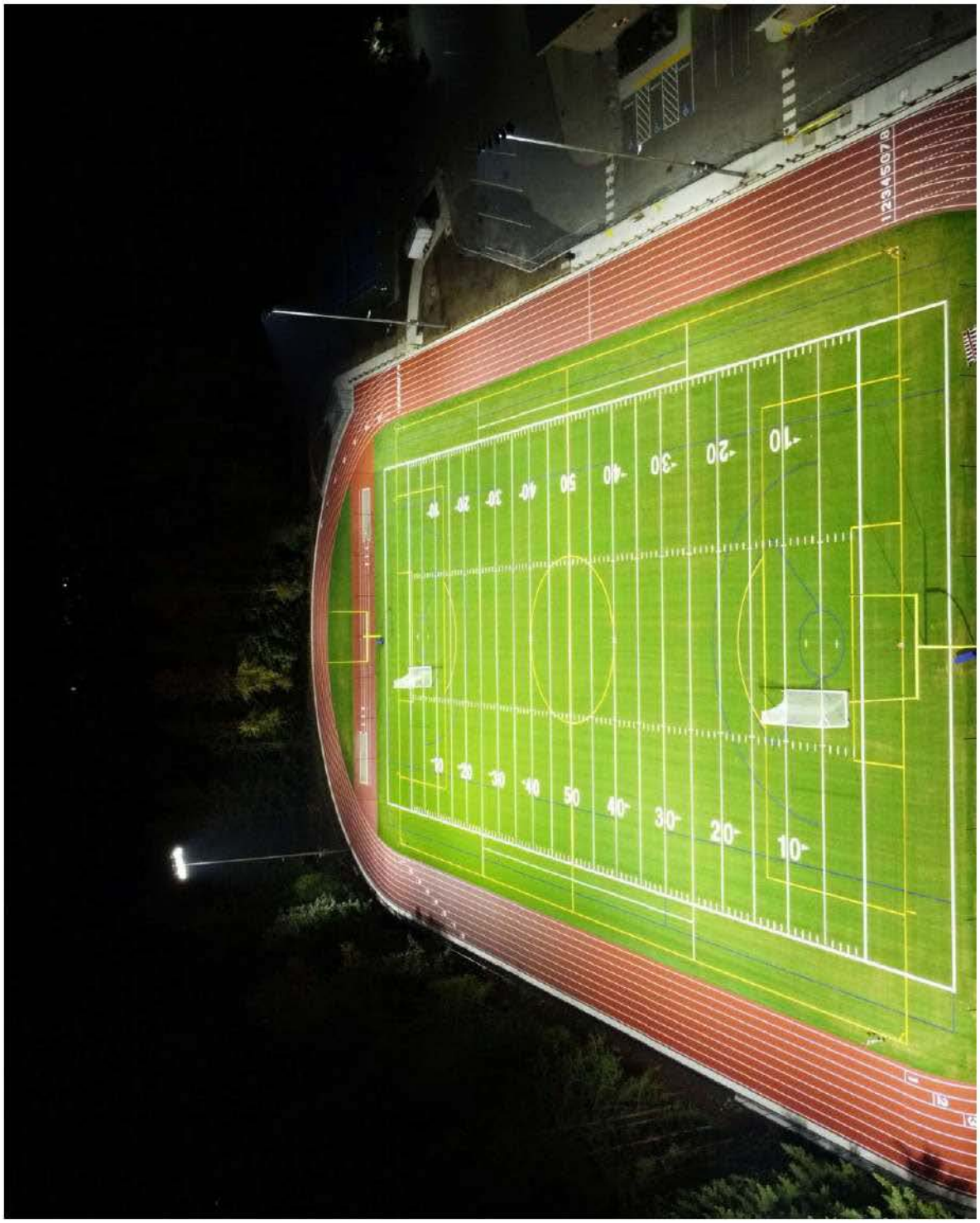
These benefits extend beyond just Kirkland high school athletics. Kirkland continues to be an active community, with residents engaged in an active lifestyle at all ages. The medical community regularly touts an active lifestyle is synonymous with healthier outcomes. Any increase in access to playable fields benefits and supports the youth, club, adult, and senior leagues/teams who all have many of the same struggles related to field use. As lighting expands field accessibility, it opens up opportunities for greater community participation in these activities.

I am excited about the work the City of Kirkland has already approved for the current turf projects at Lake Washington High School and the two parks in conjunction with the Kirkland Little Leagues to expand field access. A yes vote on this lighting proposal is a yes in support of our student athletes academics as well as continued support for an active and healthy Kirkland community.

Sincerely,

Sarah Stone
13101 NE 110th Pl.
Kirkland, WA 98033
sjbactad@gmail.com




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