

RESOLUTION NO. 2246

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND ISSUING A CONDITIONAL USE PERMIT AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. CUP-74-5(P) BY LAKE WASHINGTON SCHOOL DISTRICT NO. 414 FOR THE LOCATION AND CONSTRUCTION OF A NEW JUNIOR HIGH SCHOOL TO REPLACE THE EXISTING NORKIRK ELEMENTARY SCHOOL.

WHEREAS, Section 23.08.030(11) of Ordinance No. 2183, the Kirkland Zoning Ordinance, does require the issuance of a Conditional Use Permit prior to allowing a public junior high school to locate in an RS (single family) zone, and

WHEREAS, the Kirkland Department of Community Development has received an application for a Conditional Use Permit filed by the Lake Washington School District No. 414, owner of the real property and located within an RS zone, for construction of a new junior high school, and

WHEREAS, the application has been assigned for identification File No. CUP-74-5(P) and submitted to the Kirkland Planning Commission, who held public hearing thereon on April 11, 1974, and

WHEREAS, pursuant to City of Kirkland Resolution No. 2181 dealing with environmental policy and the State Environmental Policy Act, an Environmental Assessment has been submitted to the City, reviewed by the Responsible Official of the City of Kirkland, and a Negative Declaration reached, and

WHEREAS, the Kirkland Planning Commission, on April 11, 1974, during public hearing and after consideration of the Recommendations of the Department of Community Development, and having available to it the Environmental Assessment and Negative Declaration, did adopt certain Findings, Conclusions and Recommendations approving issuance of the Conditional Use Permit,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The Conditional Use Permit applied for by the above named applicant, being Conditional Use Permit No. CUP-74-5(P), shall issue, subject to the conditions set forth in the Findings, Conclusions and Recommendations of the Kirkland Planning Commission as signed by the Chairman thereof and filed in said file, which Findings, Conclusions and Recommendations are by this reference adopted by the Kirkland City Council as though fully set forth herein. All recommendations in said report are to be considered conditions for the issuance of this Conditional Use Permit application.

Section 2. A certified copy of this Resolution, together with the Findings, Conclusions and Recommendations herein adopted, shall attach to and become a part of the Conditional Use Permit, or evidence thereof delivered to the permittee.

Section 3. Failure on the part of the holder of the Conditional Use Permit to initially meet or maintain strict compliance with said standards and conditions shall be grounds for revokation in accordance with Section 23.56.110 of Ordinance No. 2183, the Kirkland Zoning Ordinance.


Section 4. Certified or conformed copies of this Resolution shall be delivered to the following:

- (a) Applicant
- (b) Department of Community Development of the City of Kirkland
- (c) Kirkland Building Official
- (d) Department of Public Services for the City of Kirkland
- (e) Department of Fire Services for the City of Kirkland
- (f) Police Department of the City of Kirkland

ADOPTED in regular meeting of the Kirkland City Council on the 6th day of May , 1974.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Director of Administration and Finance  
(ex officio City Clerk)

Resolution No. 2246



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT  
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 RECOMMENDED BY \_\_\_\_\_ DATE April 11, 1974  
ADOPTED BY \_\_\_\_\_ DATE \_\_\_\_\_

STAFF \_\_\_\_\_

BOARD OF ADJUSTMENT \_\_\_\_\_

HOUGHTON COMMUNITY COUNCIL \_\_\_\_\_

PLANNING COMMISSION \_\_\_\_\_  
Vice-Chairman *John Lewis*

CITY COUNCIL AS INCORPORATED IN \_\_\_\_\_

RESOLUTION \_\_\_\_\_  ORDINANCE

NUMBER 2246

DATE \_\_\_\_\_

FILE NUMBER CUP-74-5(P)

APPLICANT Lake Wash. School Dist. No. 414

PROPERTY LOCATION Between 18th & 19th Avenues, between 4th and 6th Sts.

SUBJECT Conditional Use Permit to locate the new Kirkland Junior High School in an RS-7.2 zone.

HEARING/MEETING DATE May 6, 1974

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED (1) Environmental Assessment (2) Negative Declaration

FINDINGS:

1. An environmental assessment has been submitted and a negative declaration reached.
2. The zoning on the proposed site is RS-7.2 (Single Family), which does allow a junior high school upon the issuance of a Conditional Use Permit. A Conditional Use Permit is to assure, by means of imposing special conditions and requirements on the development, that the compatibility of uses, and the purpose of the Kirkland Zoning Ordinance, will be maintained, considering other existing and potential uses within the general area of the proposed use. Also, the conditions imposed are to be those which will reasonably assure that the nuisance or hazard to life or property will not develop. (Reference: Section 23.56.050 of the Kirkland Zoning Ordinance).
3. The proposed school site is located on the majority of two blocks of property lying between 4th and 6th Streets and 18th and 19th Avenues.
4. The junior high school facility proposed for this site will replace an existing elementary school. It is designed to accommodate 791 students; a full size junior high facility accommodates 830 students.
5. The site is a 15.2 acre rectangular piece of property. The existing Norkirk Elementary School has 6.3 acres.
6. A street vacation application was submitted by the School District for 5th Street between 18th and 19th Avenue. At this point this has been approved by the Kirkland City Council by Ordinance No. 2254.
7. The soils are Ragnar fine sandy loam and Kitsap silt.
8. The property is not located within any hazardous geologic or soils areas.
9. The proposed building site will need approximately 3,000 cubic yards excavated. The deepest cut in the excavation will be approximately 10 feet. The material will be used to fill the adjacent field areas to establish finished grades as shown on the attached site plans in the environmental assessment.
10. The site does have a scattering of native evergreen and deciduous trees up to 30" in caliper.
11. The School District has indicated they will provide public meeting rooms in the school facility during off-hours and that playfields could be used for scheduled or unscheduled sporting events in the off-hours.

12. The school facility will have a staff of 52 and there will be eight school buses arriving and leaving daily between the hours of 7:30 and 9:00 A.M. and between 2:00 and 4:00 P.M. The total parking requirement is  $1\frac{1}{2}$  per teacher or staff.
13. Sidewalks or walkways in the following areas would minimize a potential safety hazard:
  - a. North side of 18th Ave. between 6th St. and Market St.
  - b. East side of 4th St. between 15th Ave. and 18th Ave.
  - c. South side of 15th Ave. between 4th St. and 6th St.
  - d. East side of 6th St. between 14th Pl. and 12th Ave.
  - e. South side of 19th Ave. between 4th St. and 6th St.
14. Crosswalks along with the appropriate standardized sign placement at the following intersections would minimize a potential safety hazard:
  - a. 4th St. and 19th Ave.
  - b. 4th St. and 18th Ave.
  - c. 4th St. and 15th Ave.
  - d. 6th St. and 13th Ave.
  - e. 6th St. and 10th Ave.
15. Greater pedestrian safety and smoother traffic flows would occur in the vicinity of the proposed school if stop signs were placed at the following intersections:
  - a. Four-way stops at 4th St. and 18th Ave. and also at 4th St. and 15th Ave.
  - b. Two-way stops should be provided on 1st, 2nd, 3rd and 4th Sts. as they intersect with 19th Ave. and on 1st, 2nd and 3rd Sts. as they intersect with 18th Ave.
16. The portion of 19th Ave. adjacent to the school has an asphalt overlay with an open ditch for drainage from 4th St. to 6th St. and 18th Ave. has the same improvements from 4th St. to approximately the center of the block between 5th and 6th Sts. with a dirt path east to 6th Street.
17. The site development plans for the proposed school calls for a complete internal tight-line collection system to be designed to handle storm water on the site.
18. Existing fire hydrants are located in 18th and 19th Avenues on the east and west sides of the proposed site and on the corner of 4th Place and 19th Avenue.
19. There is an 18 month construction schedule on this project. During this time there may be disturbances from construction noises and traffic.

20. There may be some atmospheric pollutants from dust as a result of the grading action on the proposed playfields.
21. The proposed junior high school will be an undersized school designed for a 791 student capacity. Provisions are included for future expansion to a full size facility accommodating 830 students.
22. The proposed site plan does show parking spaces in required yards without specifications on landscaping.

CONCLUSIONS:

1. Since the Responsible Official has reached a negative declaration, a full environmental impact statement is not required.
2. Section 23.08.030(11) of the Kirkland Zoning Ordinance does allow a junior high school to locate in a single family zone on the issuance of a Conditional Use Permit. This application does appear to meet the standards for the granting of Conditional Use Permits as required by Section 23.56.080 of the Kirkland Zoning Ordinance.
3. The proposed site will cover all of Blocks 115 and 116, Burke and Farrar's Addition, Division No. 27 with the exception of those homes fronting directly on 4th Street.
4. The proposed Kirkland Junior High School will serve as a needed replacement for the discontinued fire damaged facility on Market Street by providing classrooms for students living in the Kirkland area.
5. The proposed site area of 15.2 acres is less than the normal size for a junior high school. An agreement with the City of Kirkland for some school use of Crestwoods Park to supplement the proposed school athletic fields has been agreed upon by the City of Kirkland.
6. The fact that 5th Street has been vacated between 18th and 19th Avenues makes the total site more desirable for user safety and provides a direct tie-in to the athletic fields.
7. The soils classifications do not pose any foundation stability problems for this site. A technical determination should be made, however, by a qualified soils or geologic engineer to determine a suitable foundation design.
8. Since the property is not located within any hazardous soils or geologic areas, further review on this subject by the City should not be necessary.
9. All excavations over 3 feet in depth require an Unclassified Use Permit from the City of Kirkland. This can be approved under this Conditional Use Permit.

10. All trees on the periphery of the site or not in a required field area with a caliper of more than 6" should be saved if they are not a safety hazard.
11. It is felt that best utilization of the school facility and Crestwoods Park can be realized through the cooperative efforts of the City of Kirkland and the Lake Washington School District. A joint agreement should be entered into by the City of Kirkland and the Lake Washington School District for the sharing of facilities at Kirkland Junior High School and Crestwoods Park.
12. The environmental assessment states that there will be over 100 parking spaces. This exceeds the parking requirement of 79 needed for the 52 full-time staff persons and would be adequate for most off-hour uses. The proposed site plan does show parking room for the 8 buses that will be used by the school. Additional parking during off-hours could also occur on a portion of the vacated 5th Street.
13. The Lake Washington School District should be required to construct a five foot concrete sidewalk adjacent to school property on 18th and 19th Avenues between 4th and 6th Streets. The City and School District should also come to a specific agreement as to who should pay for and who should install sidewalks in the following areas:
  - a. North side of 18th Avenue between 4th St. and Market St.
  - b. East side of 4th St. between 15th Ave. and 18th Ave.
  - c. South side of 15th Ave. between 4th St. and 6th St.
  - d. East side of 4th St. between 14th Pl. and 12th Ave.
14. The City and School District should come to a specific agreement on who will pay for and who will install crosswalks and signing to federal standards at the following intersections:
  - a. 4th St. and 19th Ave.
  - b. 4th St. and 18th Ave.
  - c. 4th St. and 15th Ave.
  - d. 6th St. and 13th Ave.
  - e. 6th St. and 10th Ave.
15. The City of Kirkland and the Lake Washington School District should come to a specific agreement on who will pay for and who will install stop signs in the following areas:
  - a. Four-way stops at 4th St. and 18th Ave. and at 4th St. and 15th Ave.
  - b. Two-way stops on 1st, 2nd, 3rd and 4th Sts. as they intersect with 19th Ave. and also on 1st, 2nd and 3rd Sts. as they intersect with 18th Ave.

16. The School District should be required to make the following street improvements:
  - a. Improve a one-half street of a 36 foot road section including curb, gutters and storm sewer adjacent to 18th Ave. and 19th Ave. along their entire property and,
  - b. Construct a turn-around at the east end of 18th Ave. and 19th Ave. where those streets intersect with 108th Ave. N.E., to City specifications.
17. The School District should retain qualified personnel to review the soils and geologic conditions and design a storm water drainage system for the entire property. This storm water system should be designed so it will recharge some run-off back into the ground to minimize the impact on the surrounding areas, including Crestwoods Park. It should be reviewed by the City of Kirkland's Public Service Director to determine how it conforms to the City of Kirkland's drainage system plan.
18. A fire hydrant loop system should be designed and installed in compliance with requirements set forth by the City of Kirkland Fire Department and other appropriate authorities to assure adequate fire protection to the new school. At the present time fire flows do not appear to be adequate for the new building. This new building is estimated to need 4,500 gallons per minute for emergency needs. This should be resolved by one of the following methods:
  - a. Building separations,
  - b. Sprinklering of the buildings,
  - c. Increasing the water flow.
19. Compliance with Chapter 23.36 of the Kirkland Zoning Ordinance relating to performance standards on air pollution, water pollution, noise levels, construction and equipment activities, exterior lighting, etc. will be enforced during the construction phase. Of special note should be the limitation on construction and equipment activities as follows: "In areas where noise and vibration from construction activities is an irritant or nuisance to surroundings, those activities shall be limited to the hours between 7:00 A.M. and 8:00 P.M. on weekdays and prohibited on Sundays, unless permission to do so is explicitly granted by the Planning Department in which case the Police Department shall be immediately notified." (23.36.080)
20. During those times that dust becomes a problem during the construction phase, water tanks should be used for dust control.
21. The difference between this facility and a full size facility is only a 39 student capacity. Space has been reserved for three portables which will meet higher enrollment needs.



22. Since parking is proposed in certain required yards on the school site, specific landscape plans should be provided prior to the issuance of a building permit in accordance with Section 23.34.100 of the Kirkland Zoning Ordinance.

RECOMMENDATIONS:

Based upon the above Findings and Conclusions, we hereby recommend the Conditional Use Permit to locate the proposed Kirkland Junior High School in an RS-7.2 Single Family zone to be granted as requested subject to the following conditions:

1. All trees with a caliper of 6" or more are to be saved if they are on the periphery of the site or not in a field area if they do not constitute a safety hazard.
2. A specific joint use agreement is to be entered into by the City of Kirkland and the Lake Washington School District prior to the issuance of a building permit for the sharing of facilities at the Kirkland Junior High School and Crestwoods Park. The City Manager and Park Director shall have the responsibility of negotiating this agreement.
3. The Lake Washington School District shall construct 5 foot concrete sidewalks adjacent to the school property between 4th and 5th Sts. on 18th and 19th Avenues.
4. Prior to the issuance of an occupancy permit, the City of Kirkland shall pay for and install sidewalks in the following areas: (Said money could be taken from street vacation funds from the Peter Kirk project.)
  - a. ~~North~~ <sup>one</sup> side of 18th Ave. between 4th St. and Market St.
  - b. ~~East~~ <sup>one</sup> side of 4th St. between 16th Ave. and 18th Ave.
  - c. ~~North~~ <sup>one</sup> side of 15th Ave. between 4th St. and 6th St.
  - d. ~~East~~ <sup>one</sup> side of 6th St. between 14th Pl. and 12th Ave except the area within the Peter Kirk School grounds.
5. Prior to the issuance of an occupancy permit, the City of Kirkland shall pay for and install crosswalks as follows:
  - a. 4th St. and 19th Ave.
  - b. 4th St. and 18th Ave.
  - c. 4th St. and 15th Ave.
  - d. 6th St. and 13th Ave.
  - e. 6th St. and 10th Ave.
6. Prior to the issuance of an occupancy permit, the City of Kirkland shall pay for and install stop signs as follows:
  - a. Four-way stops at 4th St. and 18th Ave. and also at 4th St. and 15th Ave.
  - b. Two-way stop signs on 1st, 2nd, 3rd and 4th Sts. as they intersect with 19th Ave. and also on 1st, 2nd, and 3rd Sts. as they intersect with 18th Ave.

7. The Lake Washington School District shall make the following improvements:
  - a. Construct a one-half street of a 36 foot road section including curb, gutters and storm sewer adjacent to 18th Ave. and 19th Avenue between 4th and 5th Streets (to the entrance of the school).
  - b. Construct a turn-around at the east end of 18th Avenue and 19th Avenue where these streets intersect with 108th Ave. N.E. subject to standards as agreed upon between the City and the School District.
  - c. A pedestrian pathway shall be installed along 18th and 19th Avenues between 5th and 6th Streets with landscaping.
8. The school shall retain a qualified person to review the soils and geologic conditions and design a storm water drainage system which will not impact the area or Crestwoods Park and will conform to the drainage system of the City of Kirkland.
9. Fire hydrants and the related water system shall be designed and installed in accordance with the standards of the Kirkland Fire Department, Public Service Department, and other appropriate agencies. Since there is not adequate waterflow at the present time for the new building, conformance to the necessary 4,500 gallons per minute for emergency needs shall be satisfied by means of building separations, sprinklering of the buildings, or increasing the waterflow to the required standard.
10. The performance standards of Chapter 23.36 of the Kirkland Zoning Ordinance shall be complied with.
11. If dust becomes a problem during the construction phase, water trucks shall be used to control the dust.
12. Specific landscape plans must be submitted in accordance with Section 23.34.100 of the Kirkland Zoning Ordinance prior to the issuance of the building permit.

E N V I R O N M E N T A L A S S E S S M E N T

SUMMARY SHEET

Nature of Report: Environmental Assessment (incorporates February 26, 1974 draft and April 1, 1974 Addendum).

Sponsor: City of Kirkland, 210 Main Street, Kirkland, Washington

Type of Proposed Action: Application for a Conditional Use Permit to locate a new junior high school in an RS-7.2 zone.

Official Title of the Proposed Action: Kirkland Junior High School

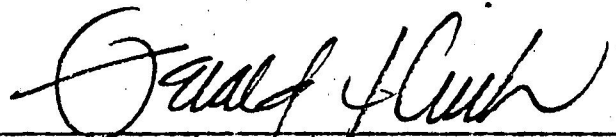
Maps: All maps and site plans are located in the back portion of this document.

This assessment has been prepared for public and governmental review and comments pursuant to:

"The State Environmental Policy Act of 1971"

Chapter 109, Washington Laws of 1971

First Extraordinary Session



Gerald F. Link, Director  
DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY OF KIRKLAND

April 5, 1974