



City of Kenmore - 18120 68th Avenue NE - P.O. Box 82607 - Kenmore, WA 98028
Phone: 425-398-8900 - Fax: 425-481-3236 - E-mail: cityhall@kenmorewa.gov

City of Kenmore
City Council Special Meeting Agenda
7:00 p.m., Thursday, March 27, 2014
Northshore Fire Department Headquarters
7220 NE 181st Street, Kenmore

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please call the City Clerk at 425-398-8900. You may also stop by City Hall at 18120 68th Avenue NE, Kenmore. Council agendas are also available on our website at www.kenmorewa.gov.

I. CALL SPECIAL MEETING TO ORDER

II. BUSINESS AGENDA

- A. Adopt Ordinance No. 14-0377, Kenmore Montessori School Site Plan - Bryan Hampson, Development Services Director, and Andrew Bauer, Associate Planner

[Agenda Bill and Attachments](#)

[Exhibit List.](#)

[Exhibit 1](#)

[Exhibit 2](#)

[Exhibit 3](#)

[Exhibit 4 - A1.1](#)

[Exhibit 5 - A2.1](#)

[Exhibit 5 - A3.1](#)

[Exhibit 5 - L1.1](#)

[Exhibit 6](#)

[Exhibit 7](#)

[Exhibit 8](#)

[Exhibit 9](#)

[Exhibit 10](#)

[Exhibit 11](#)

[Exhibit 12](#)

[Exhibit 13](#)

[Exhibit 14](#)

[Exhibit 15](#)

[Exhibit 16](#)

[Exhibit 17](#)

[Exhibit 18](#)

[Exhibit 19](#)

[Exhibit 20](#)

[Exhibit 21](#)

[Exhibit 22](#)

[Exhibit 23](#)

[Exhibit 24](#)

[Exhibit 25](#)

[PowerPoint Presentation](#)

- B. Northshore Summit Park Budget Amendment, Contract No. 13-C1212
Amendment No. 1 - Marc Connelly, Parks Manager

[Agenda Bill](#)

[Attachment 1](#)

III. COUNCILMEMBER REPORTS & COMMENTS

IV. EXECUTIVE SESSION

Pursuant to RCW 42.30.110(1)(b), Property Acquisition, and RCW 42,30,110(1)(c),
Property Disposition

V. ADJOURNMENT



**Business of the City Council
City of Kenmore, WA**

Subject/Topic: Site Plan Review for proposed Kenmore Montessori School located at 18030 73rd Avenue NE (former Northshore Fire Station)

For Council Meeting Agenda of: ^{March 27,} ~~March 24,~~ 2014

Department: Development Services

Prepared by: Andrew Bauer, Associate Planner

Initial & Date

Approved by Department Head: BA 3/14/14

Approved by City Attorney: VIA EMAIL D.R.

Approved by Finance Director: 3/14/14

Approved by City Manager: PBK 3-14

Proposed Council Action/Motion: Motion to adopt an ordinance accepting the Hearing Examiner's recommendation to City Council relating to the proposed Kenmore Montessori School Site Plan, and approving the Site Plan subject to conditions.

Exhibits/Attachments:

1. Kenmore Montessori School Site Plan
2. City staff report and recommendation to Hearing Examiner with Exhibit list (note: exhibits to staff report are not included, but will be available upon request and at the front desk of City Hall for review prior to the March 24th meeting)
3. Hearing Examiner recommendation to City Council, to be provided prior to City Council meeting date (note: exhibits to Hearing Examiner's report are not included but will be available upon request and at the front desk of City Hall for review prior to the March 24th meeting)
4. Ordinance 14-0377

Expenditure Required N/A

Amount Budgeted N/A

Appropriation Required N/A

INFORMATION/BACKGROUND: In 2011 the Northshore Fire District relocated to its new facility located at 7220 NE 181st Street. The relocation has left the former fire station site and its 13,276 square foot building vacant (located at 7220 NE 181st Street). The Fire District subsequently deemed the site surplus and is under contract with a buyer of the property proposing to establish a Montessori School in the existing structure.

The property is zoned "Public/Semi-Public" (PSP). The Montessori School is classified as a "daycare II" facility pursuant to the zoning code definition which includes nursery schools for children under minimum age for education in public schools, privately conducted kindergartens or pre-kindergartens when not a part of a public or parochial school, and programs covering after-school care for children. These establishments are sub-classified as "daycare I" (maximum of 12 children) and "daycare II" (over 12 children) pursuant to KMC 18.20.650.

In accordance with KMC 18.27.060, project sponsors in the PSP zone shall undergo Site Plan Review for purposes of establishing classified land uses or activities not otherwise established in KMC 18.27.020. The proposed daycare II is classified within the Zoning Code, but is not otherwise established as "permitted" "conditionally permitted" or "prohibited" in the PSP zone.

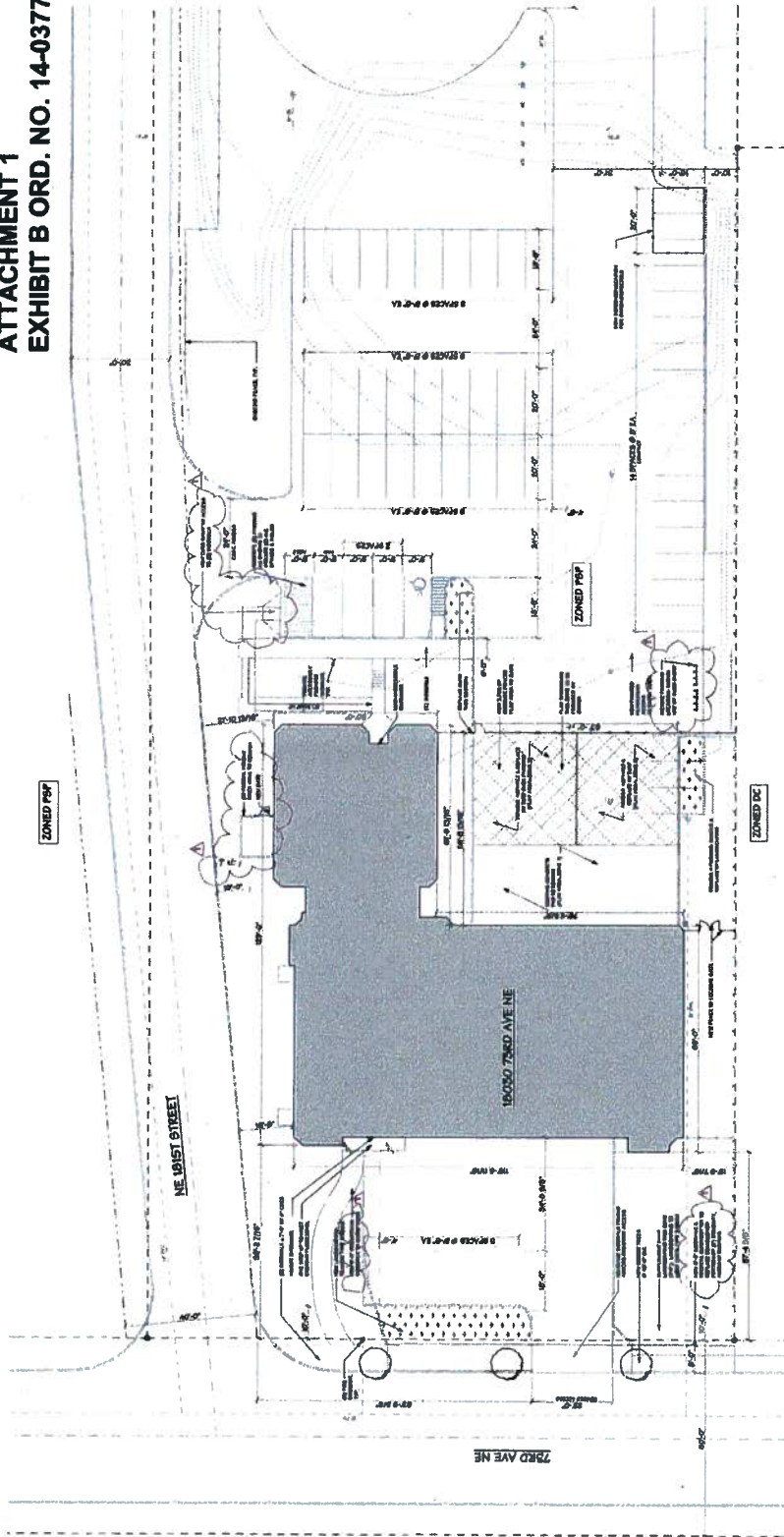
The Site Plan Review to establish the proposed land use in the PSP zone has been processed as a Type 4 land use decision. A Type 4 land use decision requires:

- 1) Staff recommendation to Hearing Examiner: A public hearing was held at Kenmore City Hall on 3/11/14. Public notification was provided in advance of the hearing. Staff recommended the Hearing Examiner issue a recommendation to approve the Kenmore Montessori School Site Plan with conditions.
- 2) Hearing Examiner recommendation to City Council: The Hearing Examiner will issue a recommendation to the City Council prior to the 3/24/13 City Council meeting.
- 3) Decision by City Council: The final decision on the Kenmore Montessori School Site Plan shall be made by the City Council based on the record created by the Hearing Examiner.

FISCAL CONSIDERATION: The former Fire District property will be sold to a private entity for purposes of establishing a Montessori School. Upon sale of the property the City will receive real estate excise tax, construction permit review fees (for improvements to the building and site), and ongoing future property tax assessments (whereas there are currently no taxes as public agencies are exempt).

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED: Economic development.

ATTACHMENT 1
EXHIBIT B ORD. NO. 14-0377

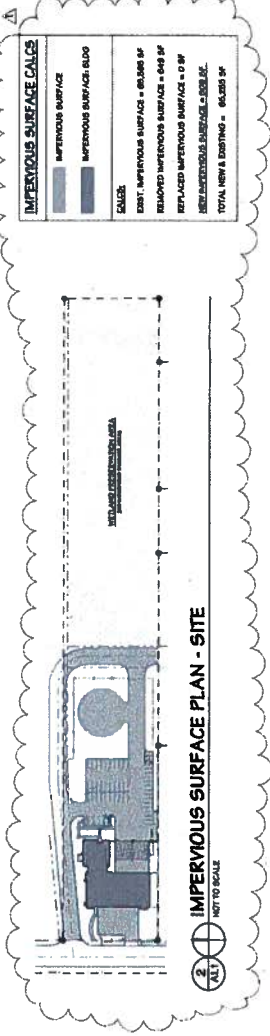


1 ALL
ENLARGED SITE PLAN
SWP - 7'x7'

SITE PLAN LEGEND

REMOVED TO BE REMOVED	NEW ITEM/ADJECT
REMOVED TO REMAIN	UTILITIES - WATER
UTILITIES - WATER	ADJACENT LANDSCAPING, (REFER TO L1)

NOTES:
1) EXISTING ASSUMED LUMP ASSESSMENT, NO IMPROVEMENTS PROPOSED.



KENMORE MONTESSORI SCHOOL
TENANT IMPROVEMENT
18030 73RD AVE NE • KENMORE, WA 98028

BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

DATE	DESCRIPTION
7/1/17	ENLARGED SITE PLAN

A1.1



ATTACHMENT 2

City of Kenmore Development Services Department

Findings, Conclusions, and

Recommended Approval with Conditions to the Hearing Examiner

Report Date – February 25, 2014

Public Hearing Date – March 11, 2014

Kenmore Montessori School at Former Northshore Fire Station – File CSP2013-085

I. SUMMARY OF PROPOSAL:

Proposed tenant improvements and change of use of a former fire station to a Montessori school (day care facility). The existing building is 13,276 square feet in size. The remodeled area will be approximately 8,730 square feet over two floors and will consist of 7 classrooms serving up to 135 children with indoor and outdoor play areas. The site is zoned Public/Semi-Public (PSP).

II. PROJECT INFORMATION:

Applicant	Broderick Architects, Kevin Broderick 55 S Atlantic Street, Suite 301 Seattle, WA 98134
Property Owner	Northshore Fire District 7220 NE 181 st Street Kenmore, WA 98028
Site Address	18030 73 rd Avenue NE
Parcel Number	011410-0950
Size of Site	4.67 acres (203,425 square feet)
Zoning	Public/Semi-Public (PSP)
Environmentally Critical Areas	Class 1 Wetlands Flood Hazard (100 year floodplain; floodway) Habitat of Importance (Heron Habitat) Seismic Hazard
Existing Land Use	Fire Station (vacant)
Proposed Land Use	Private Montessori School "Day Care II" (per zoning definition)
Surrounding Land Uses	Park-and-Ride (south) Former Sheriff Precinct, vacant (north) Retail (west) Fire Station (west)
Water/Sewer	Northshore Utility District
Fire District	Northshore Fire – King County District #16
School District	Northshore School District

III. REVIEW PROCESS:

Pursuant to Kenmore Municipal Code (KMC) 18.27.060, project sponsors in the Public/Semi-Public (PSP) zone shall undergo Site Plan Review for purposes of establishing classified land uses or activities not otherwise established in KMC 18.27.020, pursuant to the process in KMC 18.105. The proposed use is classified within the Zoning Code (KMC Title 18), but not otherwise established as “permitted” “conditionally permitted” or “prohibited” in the PSP zone in KMC 18.27.020.

The necessary Site Plan Review to establish the land use in the PSP zone shall be processed as a Type 4 land use decision, pursuant to KMC 18.105.030. In accordance with KMC 19.25, a Type 4 land use decision process requires: 1) Director recommendation to Hearing Examiner; 2) Public hearing and Hearing Examiner recommendation to City Council; 3) Decision by City Council on the record.

The Site Plan Review application has been processed as a Type 4 land use decision pursuant to KMC 19.25. The key milestones on the application to date are as follows:

- 11/18/13: Application filed (exhibits 1-8).
- 12/4/13: Application determined complete pursuant to KMC 19.25.050 (exhibit 9).
- 12/12/13: Notice of Application and Optional SEPA Notice with 21 day comment period issued pursuant to KMC 19.25.060 (exhibit 10).
- 12/16/13: City’s first review comments sent to applicant (exhibit 12).
- 1/2/14: Notice of Application and SEPA comment period ended.
- 1/14/14: Applicant’s second submittal received (exhibit 13).
- 1/29/14: City’s second review comments sent to applicant (exhibit 14).
- 2/12/14: Notice of Hearing and SEPA Determination of Non-Significance issued (exhibits 17, 18).
- 3/5/14: SEPA appeal period ends.

IV. FINDINGS AND CONCLUSIONS:

The Site Plan application has been reviewed for compliance with the Kenmore Zoning Code (KMC Title 18), the 2009 King County Surface Water Design Manual (KCSWDM) as adopted in KMC 13.35, the 1993 King County Road Standards (KCRS) as adopted in KMC 12.50, and other applicable City regulations. The following are findings and conclusions:

1. Site Characteristics

The site is rectangular shaped and is located at the southeast corner of the intersection at 73rd Avenue NE and NE 181st Street (exhibit 4). Bordering the site is an existing former sheriff precinct to the north, park-and-ride lot to the south, retail and fire station to the west, and Swamp Creek and associated wetlands to the east. NE 181st Street, a private road, is partially located on the northern portion of the site and bisects the site at the mid-point where it connects south to the park-and-ride. The road serves as a physical barrier between the developed portion of the site and Swamp Creek and wetlands to the east. The site is developed with a former fire station (13,276 square feet in size) and associated surface parking. Access to the parking lot serving the site is from NE 181st Street on the north, while access to the apparatus bays is from 73rd Avenue NE (and connecting through the structure to the parking on the eastern side of the building).

2. Kenmore Comprehensive Plan

- a. The application was reviewed for compliance with the adopted policies of the Kenmore Comprehensive Plan. KMC Title 18 “Zoning,” and other applicable City development regulations have been adopted to ensure consistency with, and implement, the Kenmore Comprehensive Plan.

The application is consistent with the following goals and policies (among others) of the Kenmore Comprehensive Plan:

- i. Policy LU-1.4.2 of the Land use Element states: "Ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community, and regional levels." The PSP zone provides a process to establish classified land uses not otherwise established as permitted in the PSP zone through a Type 4 Site Plan Review ensuring a wide range of potential uses may be considered.
- ii. Policy LU-25.2.6 of the Economic Development Sub-Element states: "Encourage adequate child care and adult care facilities to support a diverse work force." The application proposes to establish a Montessori school which also provides childcare.

CONCLUSION: The application has been reviewed for consistency with the goals and policies of the Kenmore Comprehensive Plan and determined to be consistent.

3. SEPA (RCW 43.21C, KMC 19.35)

- a. The Site Plan application exceeds the categorical exemptions from the State Environmental Policy Act (SEPA) pursuant to KMC 19.35.060 and WAC 197-11-800. A SEPA Environmental Checklist was prepared by the applicant and filed with the application (exhibit 8).
- b. The Optional Determination of Non-Significance (DNS) process was used to combine the 21 day Notice of Application comment period and SEPA comment period pursuant to WAC 197-11-355 (exhibit 10). The comment period ended 1/2/14. One agency comment/inquiry from the King County Wastewater Treatment Division was received during the comment period, but was determined to be not applicable (exhibit 11).
- c. A SEPA DNS was issued concurrently with the Notice of Hearing on 2/12/14 (exhibits 17, 18). The SEPA Environmental Checklist was attached to the SEPA DNS and mailed to SEPA agencies. SEPA appeals must be filed by 3/5/14. Should an appeal of the City's SEPA DNS be filed, the SEPA appeal hearing would be consolidated with the public hearing.

CONCLUSION: The application exceeds the SEPA exemption thresholds. A SEPA Environmental Checklist has been completed and reviewed by the City. A SEPA DNS has been issued in accordance with KMC 19.35 and WAC 197-11.

4. Environmentally Critical Areas (KMC 18.55)

- a. The eastern portion of the site contains class 1 wetlands, flood hazard area (100 year floodplain, floodway), seismic hazard area, and is protected by a permanent conservation easement (exhibits 2, 4). No improvements or alterations are proposed on the eastern portion of the site which would impact environmentally critical areas or conflict with the conservation easement.
- b. The site is located less than 900 feet from a heron rookery. Heron habitat is protected as a habitat of importance pursuant to KMC 18.55.500. In accordance with KMC 18.55.530.B.2, between January 1st and July 31st no clearing, grading, or land disturbing activity shall be allowed within 900 feet of a heron rookery unless approved by the City and the Washington Department of Fish and Wildlife (WDFW). The application does not include any clearing, grading, or land disturbing activity which would be prohibited. The final construction permits should be reviewed to confirm construction activities do not warrant further review for compliance with heron rookery

protection standards.

CONCLUSION: The environmentally critical areas on site will not be impacted. The final construction permits should be reviewed to confirm construction activities within 900 feet of the heron rookery do not warrant further review and/or approval of a habitat management plan.

5. Public/Semi-Public Zone & General Development Standards (KMC 18.27 & KMC 18.30)

- a. The site is zoned PSP (Public/Semi-Public). The proposed Montessori school is classified as a "day care II" pursuant to the zoning code definition which includes nursery schools for children under minimum age for education in public schools, privately conducted kindergartens or pre-kindergartens when not a part of a public or parochial school, and programs covering after-school care for school children. These establishments are sub-classified as "day care I" (maximum of 12 children in any 24-hour period) and "day care II" (over 12 children in any 24-hour period) pursuant to KMC 18.20.650.
- b. While a "day care" is classified in the zoning code, it is not specifically listed as being permitted, conditionally permitted, or prohibited in the PSP zone use allowances in KMC 18.27.020, Table A. Pursuant to KMC 18.27.020.B, classified land uses not listed or prohibited in Table A may be allowed through completion of a Site Plan Review process in accordance with KMC 18.27.060 and KMC 18.105. As noted above, the Site Plan Review is required to go through a Type 4 land use review process. An approval of the Site Plan application would establish the proposed Montessori school (day care II) as a permitted use on the site.
- c. The proposed re-use of the existing structure on site will not alter any physical dimensions of the existing structure. Any future alterations to the site or the structure's size, shape, or height will be reviewed for compliance with the PSP development standards pursuant to KMC 18.27.040.
- d. Trash/recycle storage space for development shall comply with the size, location, and screening standards in KMC 18.30.250. The proposed storage location has been reviewed for the size, location, and screening standards and determined to comply. The application will be conditioned for construction permits to be reviewed for compliance with these provisions.

CONCLUSION: The application complies with applicable standards of the PSP zone and general development standards as provided in KMC 18.27 and KMC 18.30. The application should be conditioned for all applicable standards to be confirmed during construction permit review.

6. Landscaping (KMC 18.35)

- a. The application has been reviewed for compliance with the landscape standards in KMC 18.35. The proposed use is a "commercial development" for landscape screening purposes pursuant to KMC 18.35.030.
- b. In accordance with KMC 18.35.045, commercial development requires a minimum 10 feet of type 3 landscaping on the street frontage. New landscaping will be required in areas of new improvements or alterations, and may also be required in locations where necessary to bring the existing landscaping up to type 3 standards, as identified in KMC 18.35.040.C. The site plan (exhibit 4) identifies areas of new landscape improvements on the 73rd Avenue NE frontage. A final landscape plan will be required at the time of construction permit review.
- c. Parking lot landscaping is required at a rate of 25 square feet per parking stall, in accordance with

KMC 18.35.045. Parking lot landscaping is required in areas where alterations to the existing parking area are proposed. The site plan (exhibit 4) depicts areas of new parking lot landscaping. A final landscape plan will be required at the time of construction permit review.

CONCLUSION: The application complies with the landscaping requirements outlined in KMC 18.35. The application will be conditioned to ensure all landscape requirements are met prior to completion of the project.

7. Downtown Design Standards (KMC 18.52)

- a. The site is subject to the Downtown Design Standards because it is zoned PSP and is abutting properties zoned Downtown Commercial, pursuant to KMC 18.27.050.D. The site is subject to "Standard 1" of the design standards as shown on Figure KMC 18.52.070.A.1.
- b. For proposed existing structure exterior remodels or other activities that are less than new construction, the City shall determine the extent of compliance with the design standards as appropriate to recognize current conditions and further the intent of the design standards. The required design or development standards shall be related to the improvement proposed pursuant to KMC 18.52.070.G.
- c. Compliance with applicable design standards have been reviewed based on the scope of the alterations to the existing site and building. The application meets applicable design standards based on the following:
 - i. Pedestrian Walkways (KMC 18.52.100): Pedestrian walkways are proposed to connect the 73rd Avenue NE sidewalk to the new entrance on the western side of the building and to provide pedestrian walkways within the parking lots on both the east and west of the building (exhibit 4). These internal pedestrian walkways will also supplement the new sidewalk adjacent to NE 181st Street. Compliance with specific pedestrian walkway standards will be verified during construction permit review.
 - ii. Parking Lot Screening (KMC 18.52.180): The application will re-configure the former apparatus bays and driveway on 73rd Avenue NE and establish a surface parking lot for up to 5 parking stalls (exhibit 4). A new 10 foot landscape strip will be provided adjacent to the parking stalls and will be planted with vegetation to meet parking lot screening requirements. Final screening and landscape requirements will be verified during construction permit review.
 - iii. Location of Driveways (KMC 18.52.190): The existing driveway on 73rd Avenue NE will be re-configured and reduced in width to 25 feet (exhibit 4). The sidewalk abutting the street will be restored and will provide continuous paving across the driveway, furthering the intent of KMC 18.52.190.
 - iv. Outdoor Service and Storage Areas (KMC 18.52.200): The proposed location and screening of the trash/recycle collection area meet the required screening requirements. The final screening of the collection area will be reviewed for compliance during construction permit review.
 - v. Building Design Standards: Five existing fire apparatus bays exist on the building's west facade. The application proposes to permanently remove 2 of the bay doors on the west façade and replace them with a new building entrance and windows. The proposed

alterations to the west façade further the intent of the following building design standards: “visible building entrances,” “ground floor facades,” and “ground floor transparency and visibility.” Construction plans will be reviewed to verify final compliance with these standards.

CONCLUSION: The application was reviewed for compliance with KMC 18.52. The application complies with the applicable standards provided in the Downtown Design Standards, KMC 18.52.

8. Surface Water (KMC 13.35 & 2009 KCSWDM)

- a. The application is subject to compliance with the 2009 King County Surface Water Design Manual (KCSWDM), as adopted and amended in KMC 13.35
- b. Based on the scope of proposed improvements, the project is a “redevelopment” as defined by the KCSWDM. The application will create less than 5,000 square feet of new plus replaced impervious surfaces and is exempt from drainage review pursuant to KMC 13.35 and KCSWDM 1.1.1.

CONCLUSION: The application is exempt from drainage review per the 2009 KCSWDM and KMC 13.35.

9. Road Standards, Traffic, & Parking (KMC 12.50, 1993 KCRS, & KMC 18.40)

- a. The application is subject to compliance with the design standards outlined in the 1993 King County Road Standards (KCRS) and KMC 12.50, Street Standards. The 2007 King County Road Design and Construction Standards shall be referenced for newer construction standards, when appropriate, pursuant to KMC 12.50.010.
- b. 73rd Avenue NE is classified as a minor arterial road pursuant to KCRS 2.02. Minor arterial streets typically require a minimum roadway/pavement width of 44 feet and a right-of-way width of 84 feet.
- c. The existing 73rd Avenue NE roadway is approximately 40-42 feet wide and the right-of-way width is 60-62 feet wide along the subject property. To satisfy minor arterial street and right-of-way standards, the application would be required to widen the roadway 2-4 feet and dedicate 12 feet of property frontage to the City for right-of-way purposes.
- d. The applicant submitted a road standards variance request to deviate from the requirement to widen the 73rd Avenue NE roadway and dedicate right-of-way. The request was reviewed for compliance with the criteria in KCRS 1.08 and was approved (exhibit 7).
- e. The existing driveway cut on 73rd Avenue NE exceeds the typical commercial driveway width standards, based on the previous use of the building as a fire station with multiple fire apparatus bays. The application will be required to restore the existing frontage by removing the commercial driveway on 73rd Avenue NE and replacing it with a new driveway consistent with the commercial driveway standards in KMC 12.50 and 2007 KCRS 3.1. The replacement shall include new vertical curb and gutter, 8 foot sidewalk, and street trees in grates at the back of curb spaced at 40 foot centers within the limits of the existing driveway curb cut.
- f. NE 181st Street along the project frontage is a private road and is classified as a commercial minor access street pursuant to KCRS 2.04. Commercial minor access streets typically require 24

feet of pavement width with sidewalk on both sides.

- g. The current travel way for NE 181st Street is approximately 22-26 feet wide, with no sidewalks on either side. The existing NE 181st Street improvements abutting the project site does not comply with commercial minor access street standards.
- h. The primary building entrance and parking lot entrance serving the new day care use is located on the eastern side of the building and is accessed from NE 181st Street. As noted in the applicant's trip generation assessment (exhibit 6), the new use will result in a net increase of vehicle trips to the site, thereby impacting the segment of NE 181st Street between the intersection with 73rd Avenue NE and the parking lot entrance serving both staff and students. No sidewalks or pedestrian walkway currently exists on this affected portion of NE 181st Street (exhibit 20).
- i. In accordance with KCRS 1.03.B, any land development abutting and impacting existing roads shall improve the frontage of those roads in accordance with the adopted road standards. The extent of improvements shall be based on an assessment of the impacts of the proposed land development.
- j. Staff has assessed the scope of traffic impact on the existing road directly serving the use (NE 181st Street) as well as the existing roadway improvements and has determined the application shall provide a 5 foot wide, Americans with Disabilities Act (ADA) compliant, concrete sidewalk along the existing back of curb on NE 181st Street between 73rd Avenue NE and the existing walkway adjacent to the existing parking lot entrance on NE 181st Street (exhibit 19). The sidewalk is the minimum necessary improvement in order to provide pedestrian access on the portion of the impacted road as well as to provide pedestrian access to the building's main entrance. The new sidewalk shall connect to the existing sidewalk on 73rd Avenue NE in a manner that meets current ADA standards.
- k. A trip generation assessment was submitted as part of the application (exhibit 6). The trip assessment assumes a maximum of 135 students and 20 staff members and is based on morning day care provided from 7:00 a.m. to 9:00 a.m., morning pre-school provided 9:00 a.m. to 11:30 a.m., afternoon preschool provided 12:45 p.m. to 3:15 p.m., and afternoon day care provided 3:15 p.m. to 6:30 p.m. The trip distribution is based on the applicant's experience managing other similar facilities. The final result of the trip generation assessment suggests 16 p.m. peak-hour trips resulting from the proposed use.
- l. Based on the "New Northshore Fire Station Updated Level 1 Traffic Analysis" submitted under project CSP2008-026, the previous fire station use created 14 p.m. peak-hour trips.
- m. Based on the trip generation assessment for the proposed use (day care II), and the traffic study available from the previous use (fire station), the project will result in a traffic increase of 2 p.m. peak-hour trips. The traffic increase exceeds 5 percent of the total previous trips and therefore the project shall be assessed traffic impact fees for the 2 new p.m. peak-hour trips created by the project, consistent with KMC 20.47.030. Traffic impact fees are assessed at the time of building permit application at the rates in effect at that time.
- n. If any of the assumed variables of the trip generation assessment are altered during future operations on the site, including but not limited to increased students over the assumed maximum value, increased staffing above the assumed maximum value, changes in the operating hours, and changes in the services offered, or if the City observes traffic patterns inconsistent with the trip distribution model, a re-assessment of traffic impacts may be required by the City and traffic

impact fees may be assessed based on the updated traffic impacts.

- o. The number of existing parking stalls on site exceeds the requirements of KMC 18.4.030. The site shall maintain the minimum parking stalls required.
- p. In accordance with KMC 18.40.030.E, any development providing 6 or more parking stalls shall provide bicycle parking. The site plan depicts a proposed bike rack on the southern portion of the site and complies with the bicycle parking requirements (exhibit 4). The application will be conditioned such that bike parking standards are verified prior to construction permit issuance.

CONCLUSION: With incorporation of the recommended conditions, the application meets minimum road and access standards as required per the KCRS and KMC. Staff recommends the application be conditioned so that minimum necessary improvements are completed prior to issuance of a final certificate of occupancy.

10. Fire Protection & Emergency Access (KMC Title 15 & KMC 18.45)

- a. Fire protection and emergency access requirements are outlined in KMC 18.45.080 and KMC Title 15. The Northshore Fire Marshal reviewed the application for compliance with applicable requirements and provided conditions necessary to satisfy fire protection and emergency access requirements.
- b. Fire Marshal conditions have been incorporated into the Recommended Conditions of Approval section below.

CONCLUSION: The application meets the requirements for fire protection and emergency access provided the application is required to comply with the Fire Marshal conditions.

11. Water & Sewer (KMC Title 13 & KMC 18.45)

- a. The site is served with water and sewer services by the Northshore Utility District. The application was reviewed for compliance with KMC 18.45.030 and 18.45.040 for adequate water and sewer services (exhibit 12). Certificates of water and sewer availability were provided by the Northshore Utility District (exhibit 3).
- b. The site currently has a 1.5 inch domestic water meter which can be re-used for the proposed day care II facility. The applicant should also verify the meter size versus the proposed use and fixtures to determine if the existing meter is adequate. A 1.5 inch meter has a typical operating range of 2.5-120 GPM (gallons per minute) with a maximum continuous operation of 80 GPM.
- c. If irrigation is provided, a separate meter and backflow assembly will be required.
- d. A Double Check Valve Assembly (DCVA) will be required directly behind the domestic water meter.
- e. The site currently is connected to sewer located in the 73rd Avenue NE right-of-way and will likely not require any revisions to the side sewer stub.

CONCLUSION: The application meets the water and sewer requirements in KMC Title 13 and KMC 18.45. Staff recommends that the application be conditioned to ensure all requirements related to water and sewer are met prior to completion of the project.

V. RECOMMENDED CONDITIONS OF APPROVAL:

Based upon the above Findings and Conclusions, City staff concludes the above referenced Site Plan application complies with KMC Title 18, as well as other adopted City regulations. In accordance with Type 4 land use permit procedures, the Hearing Examiner shall prepare a recommendation to the City Council pursuant to KMC 19.30.050. City staff respectfully recommends the Hearing Examiner prepare a recommendation to the City Council to approve the Site Plan application, subject to the following conditions of approval:

1. All subsequent permit applications and plans shall comply with the approved site plan (exhibit 4), conditions of approval provided herein, applicable zoning regulations of the PSP zone, general development standards in KMC 18.30, and shall incorporate all required features and elements associated with compliance with the Downtown Design Standards in KMC 18.52, or specifically conditioned otherwise. Any modifications to design features shall require City approval.
2. Site Plan approval shall be subject to the time limitations stated in KMC 18.105.060.
3. Site Plan approval does not limit the applicant's responsibility to obtain any required permit or license from the State or other regulatory body.
4. Separate permits are required for building improvements and fire sprinkler/alarm improvements and modifications as identified by the City of Kenmore and Northshore Fire Marshal.
5. An engineering permit shall be obtained for construction of all required site improvements and roadway improvements. Engineering plans for all improvements shall be submitted for review and approval by the City prior to engineering permit issuance.
6. A final landscape plan complying with KMC 18.35 shall be filed for review as part of engineering/building permit review.
7. Construction permits shall be reviewed for compliance with applicable heron habitat protection standards in KMC 18.55.530.
8. The project shall be assessed traffic impact fees, consistent with KMC 20.47, for 2 new p.m. peak-hour trips. The traffic impact fees shall be assessed at the time of building permit application at the impact fee rates in effect at that time. Traffic impact fees shall be due upon building permit issuance.
9. If any variables of the submitted trip generation assessment are altered during future operations on the site, including but not limited to increased students over the assumed maximum value, increased staffing above the assumed maximum value, changes in the operating hours, and changes in the services offered, or if the City observes traffic patterns inconsistent with the submitted trip distribution model, a reassessment of traffic impacts will be required by the City and traffic impact fees may be assessed based on the updated traffic impacts.
10. The site shall maintain the minimum parking stalls required per KMC 18.40.030.
11. Compliance with the bike parking provisions in KMC 18.45.030.E shall be verified prior to final certificate of occupancy for the site.
12. Quick-response sprinklers shall be installed in all light-hazard occupancies as defined by NFPA

13. Light hazard occupancies or portions thereof are areas where the quantity and/or combustibility of contents is low and fires with relatively low rates of heat release are expected. The areas include: educational, offices, libraries, etc. All sprinklers in light hazard areas shall be replaced with quick-response sprinklers.
13. The existing fire alarm system shall be replaced with a system that meets the requirements of the International Fire Code (IFC) Section 907.2.3. According to IFC Section 907.2.3: A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communications system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E occupancies. The presence of an approved sprinkler system allows the installation of a manual pull in a normally occupied location in lieu of pull stations at each exit door.
14. An emergency access key box (Knox box) will be required to be installed on the building.
15. Approved walkways will be required outside of each exit. The walkways shall extend from the exit door to an approved yard, court, or public way.
16. All fire department conditions shall be verified and approved prior to final certificate of occupancy for the site.
17. The applicant shall coordinate directly with the Northshore Utility District for applicable water/sewer permits and permit requirements.
18. If irrigation is provided, a separate meter and backflow assembly shall be required.
19. A Double Check Valve Assembly (DCVA) will be required directly behind the domestic water meter.
20. Prior to issuance of certificate of occupancy, the applicant shall remove the existing driveway on 73rd Avenue NE and restore the existing frontage by constructing a new driveway consistent with the commercial driveway standards of KMC 12.50 and 2007 KCRS 3.1, and constructing new vertical curb & gutter, 8 foot wide sidewalk, street trees in grates at the back of curb spaced at 40 foot centers within the limits of the existing driveway curb cut.
21. Prior to issuance of certificate of occupancy, the applicant shall provide a 5 foot wide, ADA compliant, concrete sidewalk along the existing back of curb of NE 181st Street between 73rd Avenue NE and the existing walkway adjacent to the existing parking lot entrance on NE 181st Street. The new sidewalk shall connect with the existing sidewalk on 73rd Avenue NE and be ADA compliant.

TRANSMITTED TO:

Ted Hunter, Sound Law Center (Hearing Examiner)
Kevin Broderick, Broderick Architects (applicant)
Northshore Fire District (property owner)



City Of Kenmore, Washington

EXHIBIT LIST

Kenmore Montessori School at Former Northshore Fire Station File No. CSP2013-085

1. Permit application dated received 11/18/13.
2. Title report and attachments dated received 11/18/13.
3. Certificates of water and sewer availability dated received 11/18/13.
4. Site plan (Sheet A1.1) prepared by Broderick Architects, dated received 1/14/14.
5. Conceptual landscape plan (Sheet L1.1), floor plan (Sheet A2.1), and building elevations (Sheet A3.1) prepared by Broderick Architects, dated received 11/18/13.
6. Trip generation assessment prepared by TENW, dated received 1/14/14 (previous version dated received 11/18/13).
7. Road standards variance request, dated received 11/18/13.
8. SEPA environmental checklist, dated received 11/18/13.
9. Letter of complete application from City of Kenmore, dated 12/4/13.
10. Notice of Application and Optional SEPA Notice issued 12/12/13 with attached mailing list, affidavit of publication, affidavit of posting, and affidavit of mailing.
11. Public comment received during Notice of Application and City response.
12. City's first review comments (combined planning, drainage, traffic/street standards, fire, water/sewer) dated 12/16/13.
13. Applicant response letter to City's first review comments dated received 1/14/14.
14. City's second review comments (combined planning, drainage, traffic/street standards) dated 1/29/14.
15. Applicant's objection to sidewalk improvement, dated 1/15/14.
16. City sidewalk requirements memo, dated 1/29/14.
17. Notice of Hearing and SEPA Determination of Non-Significance (DNS) issued 2/12/14 with attached mailing list, affidavit of posting, and affidavit of mailing.
18. SEPA Determination of Non-Significance issued 2/12/14.
19. NE 181st Street sidewalk exhibit.
20. Photos of NE 181st Street existing conditions.
21. Staff recommendation and conditions of approval.
22. Site photos of proposed sidewalk location.
23. Aerial with ¼ mile radius.
24. "Birds-eye" aerial of site.
25. Surrounding land use map.

ATTACHMENT 3

BEFORE THE HEARING EXAMINER
FOR THE CITY OF KENMORE

In the Matter of the Application of	)	NO. CSP2013-085
	)	
Kevin Broderick, on behalf of	)	Kenmore Montessori School at Former
Ravinder and Sarabjit Thind	)	Northshore Fire Station
	)	
	)	FINDINGS, CONCLUSIONS,
<u>For a Site Plan Review</u>	)	AND RECOMMENDATION

SUMMARY OF RECOMMENDATION

The Hearing Examiner recommends that the request for a Site Plan Review to make improvements and change the use of a former fire station to a Montessori school/day care facility located at 18030 73rd Avenue NE, be **APPROVED**. Conditions are necessary to mitigate impacts of the proposed project and comply with the City code.

SUMMARY OF RECORD

Hearing Date:

The Hearing Examiner held an open record hearing on request on March 11, 2014.

Testimony:

At the open record hearing the following individuals presented testimony under oath:

Andrew Bauer, City Planner
Kevin Broderick, Applicant's Architect
Zack Richardson, City Civil Engineer
Ravinder Thind, Applicant
Sarabjit Thind, Applicant

Attorney Dawn Reitan represented the City.

Exhibits:

The following exhibits were admitted into the record:

1. Permit application, dated November 18, 2013
2. Title report and attachments, dated November 18, 2013
3. Certificates of water and sewer availability, dated November 7, 2013
4. Site plan (Sheet A1.1), prepared by Broderick Architects, dated January 14, 2014
5. Conceptual landscape plan (Sheet L1.1), floor plan (Sheet A2.1), and building elevations (Sheet A3.1), prepared by Broderick Architects, dated November 18, 2013

*Findings, Conclusions, and Recommendation
City of Kenmore Hearing Examiner
Kenmore Montessori School Site Plan Review
No. CSP2013-085*

6. Trip generation assessment, prepared by Transportation Engineering North West, dated January 10, 2014
7. Road standards variance request, conditional approval, dated December 9, 2013
8. SEPA environmental checklist, dated November 18, 2013
9. Letter of complete application from City of Kenmore, dated December 4, 2013
10. Notice of Application and Optional SEPA Notice, dated December 12, 2013 with attached mailing list, affidavit of publication, affidavit of posting, and affidavit of mailing
11. Public comments received during Notice of Application and City response
12. City's first review comments (combined planning, drainage, traffic/street standards, fire, water/sewer), dated December 16, 2013
13. Applicant response letter to City's first review comments, dated January 14, 2014
14. City's second review comments (combined planning, drainage, traffic/street standards), dated January 29, 2014
15. Letter from Kevin Broderick to City, dated January 15, 2014
16. Memorandum from Zack Richardson to Bryan Hampson, dated January 29, 2014
17. Notice of Hearing and SEPA Determination of Non-Significance (DNS), dated February 12, 2014, with attached mailing list, affidavit of posting, and affidavit of mailing
18. SEPA Determination of Non-Significance, dated February 12, 2014
19. Enlarged Site Plan (Sheet A1.1), dated January 14, 2014
20. Six photos of NE 181st Street existing conditions, dated February 25, 2014
21. Staff Report, City of Kenmore Development Services Department, dated February 25, 2014
22. Kenmore Montessori School (five photos by Broderick Architects), dated March 11, 2014
23. Kenmore Montessori School (aerial photo by Broderick Architects), dated March 11, 2014
24. Kenmore Montessori School (aerial photo by Broderick Architects), dated March 11, 2014
25. Aerial photo of project site and vicinity, undated

The Hearing Examiner enters the following Findings and Conclusions based upon the testimony and exhibits admitted at the open record hearing:

FINDINGS

Application and Notice

1. Kevin Brodrick, on behalf of Ravinder and Sarabjit Thind (Applicant), requested a Site Plan Review to make improvements and change the use of a former fire station to a Montessori school/day care facility serving up to 135 children.¹ The property is located at 18030 73rd Avenue NE.² *Exhibit 1; Exhibit 4; Exhibit 21, page 1.*

¹ Kevin Broderick is listed as the Applicant in the Permit application, the Road Standards Variance application, and Environmental Checklist. Mr. Broderick testified that Ravinder and Sarabjit Thind are the Applicant. *Exhibit 1; Exhibit 7; Exhibit 8; Testimony of Mr. Broderick.*

2. The City of Kenmore (City) determined that the application was complete on December 4, 2013. The City provided notice of the application and SEPA review by mailing the notice to all adjacent property owners on December 9, 2013. The City published notice in the *Seattle Times* on December 12, 2013. Larry Ormbrek certified that notice was posted on site on December 7, 2013. The City provided notice of the open record hearing and SEPA threshold determination by mailing to all parties who submitted comments or requested to be a party of interest and to adjacent property owners within 1,000 feet on February 10, 2014. The City published notice in the *Seattle Times* on February 12, 2014. Ravinder Thind certified that notice was posted on-site on February 11, 2014. *Exhibit 9; Exhibit 10; Exhibit 17; Exhibit 21, page 2.*

State Environmental Policy Act

3. The City acted as lead agency and analyzed the environmental impact of the proposal, as required by the State Environmental Policy Act (SEPA), chapter 43.21C RCW. The City reviewed the Applicant's SEPA Checklist and other available information, and determined that the proposal would not have a probable significant adverse impact on the environment. The City found that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and Comprehensive Plan. The City issued a Determination of Nonsignificance (DNS) on February 12, 2014. The City used the optional DNS process under WAC-197-11-355, and provided notice as part of the Notice of Application, dated December 12, 2013. The DNS was not appealed. *Exhibit 8; Exhibit 10; Exhibit 17; Exhibit 18; Exhibit 21, Staff Report, page 3.*

Comprehensive Plan, Zoning, and Surrounding Property

4. The property is designated Public/Private Facilities by the City Comprehensive Plan. The purpose of the Public/Private Facilities designation is to identify and retain public and private lands primarily utilized for parks, recreation, schools, medical facilities (e.g. hospitals, clinics, medical districts etc.), non-profit service uses and organizations, utilities, government buildings, and other administrative or institutional uses. *Comprehensive Plan, Land Use Element, page 4A-17.* City staff identified the following Comprehensive Plan polices as relevant to the proposed project:
 1. Land Use Element, Policy LU-1.4.2: "Ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community, and regional levels;" and
 2. Economic Development Sub-Element, Policy LU-25.2.6 "Encourage adequate child care and adult care facilities to support a diverse work force."

² The subject property is identified by Tax Assessor Account No. 011410-0950. A legal description is provided with the application. *Exhibit 1; Exhibit 21, Staff Report, page 1.*

Surrounding property to the north is designated Public/Private Facilities. Property to the east is designated Residential R-1. Property to the south is designated Downtown Commercial, Public/Private Facilities, and Residential R-24. *Comprehensive Plan, Kenmore Land Use Plan (December 2009), Figure LU-3; Exhibit 21, Staff Report, page 3; Exhibit 25.*

5. The property is zoned Public/Semi-Public (PSP). The purpose of this zoning district is to recognize that public and semi-public facilities and institutions provide necessary services to the community and have their own unique set of circumstances. *KMC 18.15.030.* Property to the west across 73rd Avenue NE is included within the City's commercial core and includes retail uses and a fire station. Property to the south contains a Park-and-Ride lot. Property to the north is a former Sheriff Precinct, while Swamp Creek and associated wetlands are located to the east. *Exhibit 21, Staff Report, pages 1 and 2; Exhibit 25.*

Existing Conditions

6. The site is rectangular shaped and is located at the southeast corner of the 73rd Avenue NE and NE 181st Street intersection. NE 181st Street, a private road, is partially located on the northern portion of the site and bisects the site at the mid-point where it connects south to the park-and-ride. The road serves as a physical barrier between the developed portion of the site and class 1 wetlands on the eastern portion of the site. The site is developed with a former 13,276 square foot fire station and associated surface parking. *Exhibit 4; Exhibit 21, Staff Report, page 2.*

Proposed Project, General Development Standards, and Design Standards

7. The Applicant proposes to convert the former fire station to a Montessori school/day care facility. Approximately 8,730 square feet over two floors of the building would be remodeled into seven classrooms and play areas. Ravinder and Sarabjit Thind (Applicant) testified that the proposed use would provide for up to 135 children. The City has classified the proposed Montessori school as a "Day Care II," as defined in *KMC 18.20.650. B.* A day care is not specifically listed as permitted, conditionally permitted, or prohibited in the PSP zone. *KMC 18.27.020, Table A.* The proposed re-use would not alter the physical dimensions of the existing structure. *Exhibit 21, Staff Report, page 4; Testimony of Mr. and Mrs. Thind.*
8. The site is subject to the Downtown Design Standards in Chapter 18.52 KMC and the "Standard 1" design standards shown in Figure KMC 18.52.070.A.1. The Applicant would provide pedestrian walkways to connect the 73rd Avenue NE sidewalk to the western building entrance. Internal pedestrian walkways would be provided within the parking lots on both the east and west sides of the building. The Applicant would screen the re-configured parking lot. The existing driveway off 73rd Avenue NE would be re-configured and reduced in width to 25 feet. The trash/recycling collection area would be screened. The Applicant would remove two of the five fire apparatus bays on the

*Findings, Conclusions, and Recommendation
City of Kenmore Hearing Examiner
Kenmore Montessori School Site Plan Review
No. CSP2013-085*

building's west side and replace them with a new building entrance and windows.
Exhibit 4; Exhibit 21, Staff Report, pages 5 and 6.

Critical Areas

9. The eastern portion of the site contains class 1 wetlands, a flood hazard area (100 year floodplain, floodway), a seismic hazard area, and is protected by a permanent conservation easement. No improvements or alterations are proposed on the eastern portion of the site. The site is located less than 900 feet from a heron rookery. Heron habitat is protected as a habitat of importance in KMC 18.55.500. The proposed tenant improvements and change of use would not include any clearing, grading, or land disturbing activity that would disturb critical areas or habitat. The City would review the final construction permits to confirm that construction activities comply with heron rookery protection standards. *Exhibits 2; Exhibit 4; Exhibit 21, Staff Report, pages 3 and 9.*

Stormwater

10. The Applicant's Environmental Checklist identified existing roof and pavement areas as primary stormwater sources. The building has multiple downspouts that are tightlined to an existing stormpipe running to existing catch basins. The site also contains existing detention ponds. The Applicant does not propose any changes to the existing stormwater system. The Applicant's site plan calculated 65,395 square feet of existing impervious surface. The Applicant would remove 649 square feet of impervious surface and create 509 square feet of new impervious service. The City determined that, because the project would create less than 5,000 square feet of new plus replaced impervious surfaces, the proposal is exempt from drainage review under chapter 13.35 KMC and the 2009 King County Surface Water Design Manual (KCSWDM) 1.1.1. *Exhibit 4.a; Exhibit 8; Exhibit 21, page 6.*

Access, Traffic, and Parking

11. Access to the parking lot serving the site is from NE 181st Street on the north, while access to the fire station bays is from 73rd Avenue NE. Transportation Engineering NorthWest prepared an updated Trip Generation Assessment, dated January 10, 2014. After taking account of the trip generation from the previous fire station, the proposed project is estimated to generate 404 net new weekday daily trips, with 163 net new AM peak hour trips and two net new PM peak trips. The City would assess the Applicant traffic impact fees at the time of building permit application at the impact fee rates in effect at that time. *Exhibit 6; Exhibit 21, Staff Report, pages 2 and 9.*
12. The Applicant submitted a Road Standards Variance Request from right-of-way and pavement widths of 84 feet and 44 feet for 73rd Avenue NE, an urban minor arterial, to maintain the existing right-of-way and pavement widths of 60 feet and 40 feet. The City Road Engineer conditionally approved the variance request on December 9, 2013, requiring the existing driveway to be reconstructed to a maximum width of 25 feet and

*Findings, Conclusions, and Recommendation
City of Kenmore Hearing Examiner
Kenmore Montessori School Site Plan Review
No. CSP2013-085*

replaced with vertical curb, gutter, and sidewalk consistent with surrounding improvements. The Applicant would submit engineering plans for all improvements for City review and approval prior to engineering permit issuance. *Exhibit 7; Exhibit 21, Staff Report, pages 6 and 9.*

13. NE 181st Street runs along the north side of the property. It is a private road classified as a commercial minor access street under KCRS 2.04. A commercial minor access street typically requires 24 feet of pavement width and sidewalks on both sides. NE 181st Street is approximately 22-26 feet wide, with no sidewalks on either side. *Exhibit 21, Staff Report, pages 6 and 7.*
14. The number of existing parking stalls on site exceeds the requirements of KMC 18.4.030. The Applicant would maintain the minimum parking stalls required. In accordance with KMC 18.40.030.E, any development providing six or more parking stalls must provide bicycle parking. The site plan depicts a proposed bike rack on the southern portion of the site that complies with the bicycle parking requirements. Bike parking standards would be verified prior to construction permit issuance. At the hearing, the Applicant agreed to re-design the west entrance to comply with Americans with Disabilities Act (ADA) by removing a step to the entrance. ADA parking stalls would be provided, with access to both the west and east entrances. *Exhibit 4; Exhibit 21, Staff Report, page 8; Testimony of Mr. Broderick.*
15. The primary building entrance and parking lot entrance serving the new school/day care use is located on the east side of the building, which is accessed from NE 181st Street. The City has adopted King County Road Standards (KCRS) and directed City staff to apply them within the City of Kenmore. KCRS 1.03.B requires that any land development abutting and impacting existing roads must improve the frontage of those roads in accordance with the adopted road standards. The extent of improvements must be based on an assessment of the impacts of the proposed land development. *Chapter 12.50 KMC; Exhibit 21, Staff Report, page 7.*

City staff assessed the scope of traffic impact on the existing road directly serving the proposed use (NE 181st Street), as well as the existing roadway improvements. City staff determined that the Applicant should construct a five- foot wide concrete sidewalk along the existing curb on NE 181st Street between 73rd Avenue NE and the existing walkway adjacent to the existing parking lot entrance on NE 181st Street. *Exhibit 19; Exhibit 20; Exhibit 21, Staff Report, page 7.*

At the hearing, the Applicant questioned the need for a sidewalk along NE 181st Street. Mr. Broderick testified that the cost of installing a sidewalk would exceed \$25K. He stated that the sidewalk would not be used, as the primary parking is on the east side and there is an entrance to the building on the east side which means it is unlikely that anyone would park in the primary parking lot and then wish to go to the west entrance. Those that park in the smaller west parking lot would enter through the west entrance adjacent

to that lot, and would not desire to go to the east entrance from that lot. Those that walk to school would do so along 73rd Avenue NE and would enter from the west entrance, and would not likely wish to go around the north side of the building to enter from the east. He noted that there is only seven feet between the building and the curb on some areas along NE 181st Street, so that the construction of a sidewalk would be extremely difficult. He also noted that there is a slope along the north side of the building such that extensive grading would be required to construct a sidewalk and some underpinning or a retaining wall would be necessary in some areas. He asked that the Applicant be relieved from the requirement of a sidewalk along NE 181st Street. *Testimony of Mr. Broderick.*

In response to questions from the City Attorney, Mr. Broderick admitted that the entrance on the east side is identified as “Main/Accessible” on site plans, but stated that pedestrians would enter from the west side and would not need to walk along the north side of the building to enter the building. He testified that the west entrance would consist of an outside door to enter a reception area, and a locked inside door which would prevent unwanted persons from entering the building without assistance of staff. The east door would also be locked, except for 15 minutes prior to and after identified times to drop off children. A buzzer or bell would be installed on both entrances so that staff can be alerted to visitors and respond by opening the door when needed. He stated that the east door is identified as the main entrance, as that is where the primary parking exists. He testified that the west parking lot is primarily for visitors, who would access the building from the west side and would not need or desire to enter the building from the east. *Testimony of Mr. Broderick.*

Zack Richardson, City Civil Engineer, testified that proposed use would be a ‘public use’ in a ‘public building’ such that the City must consider how the public would access the building. He stated that a walking path such as a sidewalk is needed along the north side of the building to provide a safe pedestrian path for those that park on the west and desire to enter from the east and those that park on the east and wish to enter from the west. He also noted that pedestrians using 73rd to arrive at the building may wish to continue along NE 181st Street to enter the building from the east, and that there is no safe walking path along NE 181st Street. In closing, the City Attorney summarized City staff concerns that those who arrive at the west side of the building on foot or in a vehicle will want to enter on the east side of the building, identified as a main entrance. The Applicant responded by stating anyone who arrives on foot or by vehicle to the west side of the building will enter through the west door. *Testimony of Mr. Richardson; Statement of Ms. Reitan; Testimony of Mr. Broderick.*

Landscaping, Tree Retention, and Open Space

16. Chapter 18.35 KMC provides landscape standards for commercial developments. The Applicant would provide a minimum 10 foot width of type 3 landscaping on the street frontage and 25 square feet of parking lot landscaping per parking stall as required in KMC 18.35.045. The Applicant would provide new landscaping in areas of

improvements or alterations. The Applicant's site plan (Exhibit 4) identifies areas of new landscape improvements on the 73rd Avenue NE frontage and areas of new parking lot landscaping. A final landscape plan would be submitted at the time of construction permit review. *Exhibit 4; Exhibit 21, pages 6, 7 and 9.*

Utilities

17. The Northshore Utility District serves the site with water and sewer services. The site has a 1.5 inch domestic water meter. The site is connected to a sewer located in the 73rd Avenue NE right-of-way. The Northshore Utility District issued a Certificate of Sewer Availability and a Certificate of Water Availability dated November 7, 2013. *Exhibit 3; Exhibit 11; Exhibit 12; Exhibit 21, page 8.*
18. The Northshore Fire Marshal reviewed the application and requested conditions to require quick-response sprinklers in all light-hazard occupancies, replacement of the existing fire alarm system, installation of an emergency access key box, and approved walkways outside of each exit. *Exhibit 21, page 8.*

City Staff Recommendation

17. City staff reviewed the application and determined that, with conditions, the above referenced Site Plan Review application would comply with the City Comprehensive Plan and City ordinances. City staff requested the Hearing Examiner recommend that the City Council approve the Site Plan Review application with conditions. *Exhibit 21, Staff Report, pages 3 and 9.*

CONCLUSIONS

Jurisdiction

The development is proposed for a classified use that is neither permitted, nor conditionally permitted, nor prohibited in the P, GC or, PSP zones. *KMC 18.105.020.A.3.* Such developments require a Site Plan Review, a Type 4 land use decision pursuant to *KMC 18.105.030.* The Hearing Examiner is authorized by chapter *KMC 19.25* to hold an open record hearing and make a recommendation to the City Council. *KMC 19.25.020; KMC 19.30.050.*

Criteria for Review

KMC 18.105.030.B provides that Type 4 land use decision are processed as outlined in chapter 19.25 *KMC.* Although *KMC 19.25.020.A.4* does not contain review criteria, the City staff testified that the Site Plan Review criteria in *KMC 18.105.050.A* are applicable, and the Applicant concurred.³ These criteria require that the Hearing Examiner make the following conclusions before recommending approval to the City Council:

³ City Attorney Dawn Reitan stated that the Site Plan Review criteria in *KMC 18.105.050* should be applied to this recommendation. *Statement of Ms. Reitan.* Mr. Broderick agreed with the City's analysis of the Hearing Examiner's jurisdiction and criteria. *Testimony of Mr. Broderick.*

1. Conformity with adopted City and State rules and regulations in effect on the date the complete application was filed;
2. Consideration of the recommendations or comments of interested parties and those agencies having pertinent expertise or jurisdiction, consistent with the requirements of this title;
3. Compatibility with the character and appearance of existing or proposed development in the vicinity of the subject property;
4. Compatibility with plans for existing and proposed pedestrian and vehicular traffic in the vicinity of the subject property; and
5. Conformity with the City's comprehensive plan.

Conclusions Based on Findings

1. **With conditions, the proposed tenant improvements and change of use would conform with adopted City and State rules and regulations in effect on the date the complete application was filed.** Critical areas on the eastern portion of the site would not be disturbed. The City reviewed the Applicant's environmental checklist and other information on record and determined that there would be no probable, significant adverse environmental impacts. The Applicant would provide landscaping, parking, stormwater control, and fire protection and emergency access. Water and sewer are available on-site. The Applicant would meet Downtown Design standards. The City conditionally approved a road standards variance from widening 73 Avenue NE and dedicating right-of-way.

The City and the Applicant disagree on the need for a sidewalk along NE 181st Street to provide a connection between the east and west entrances. The road standards of the City allow some discretion as to whether a sidewalk is required. The City Council should determine if a sidewalk is consistent with its view of how development should occur in this area, considering the proposed use as a school/day care and the fact that NE 181st is a private street with limited traffic. The Hearing Examiner recommendation for a revision to Condition 21, as recommended by City staff, is discussed in detail in Conclusion 4 below. With a condition of approval, the Applicant can comply with applicable road standards.

Conditions are also necessary to ensure that the Applicant complies with the approved site plan, submits a final landscape plan, complies with fire safety requirements, and obtains an engineering permit for construction of all required site and roadway improvements. *Findings 1-3, 5 – 17.*

2. **Consideration has been given to the recommendations or comments of interested parties and those agencies having pertinent expertise or jurisdiction, consistent with the requirements of this title.** The City has incorporated conditions requested by other City agencies, as well as the Northshore Fire Marshal and Northshore Utility District. The City provided an open record hearing to receive comments from the public. No

*Findings, Conclusions, and Recommendation
City of Kenmore Hearing Examiner
Kenmore Montessori School Site Plan Review
No. CSP2013-085*

members of the public testified. Conditions are necessary to ensure that the Applicant complies with the approved site plan, submits a final landscape plan, complies with fire safety requirements, and obtains an engineering permit for construction of all required site and roadway improvements. *Findings 1, 2, 7 – 17.*

3. **The proposed tenant improvements and change of use would be compatible with the character and appearance of existing or proposed development in the vicinity of the subject property.** Prior use of the site was as a fire station. The proposed use would not significantly alter the existing building and would remain compatible with surrounding properties. The wetlands identified in the eastern portion of the property would remain protected. The Applicant would provide landscape screening for the proposed parking reconfiguration. *Findings 1, 3, 6 – 17.*
4. **With conditions, the proposed tenant improvements and change of use would be compatible with plans for existing and proposed pedestrian and vehicular traffic in the vicinity of the subject property.** The Applicant submitted a traffic generation assessment that projected 404 net new weekday daily trips, with 163 net new AM peak hour trips and two net new PM peak trips. Traffic impact fees would be assessed at the time of building permit approval to mitigate any impacts that may occur with the proposed use of the building. The Applicant would provide a new driveway on 73rd Avenue NE consistent with commercial driveway standards in the City code and the King County Road Standards.

The City and the Applicant disagree on the need for a sidewalk along NE 181st Street to provide a connection between the east and west entrances. The road standards of the City allow some discretion as to whether a sidewalk is required. The City Council should determine if a sidewalk is consistent with its view of how development should occur in this area, considering the proposed use as a day care and the fact that NE 181st is a private street with limited traffic. The Hearing Examiner recommends that the City Council consider granting a deviation from the City's recommendation of a full sidewalk along NE 181st Street. A full sidewalk is not needed for handicap access, as there would be handicap parking stalls on both the east and west sides of the building. Those that wish to walk from one side of the building to the other could do so along an improved path adjacent to the south side of the existing curb along NE 181st Street. There is adequate room to provide a flat walking area, perhaps with a graveled walking surface, to allow those who wish to go from one side of the building to the other without having to walk in the street or along its shoulder. A condition is needed to require a safe walking path along the north side of the building adjacent to the south curb of NE 181st Street. A full sidewalk is not necessary to accommodate the potential limited use along the north side of the building. The specific dimensions and materials of a safe walking path should be left to the Applicant and the City Engineer to determine prior to issuance of a building permit.

Conditions are also necessary to ensure that the Applicant complies with the approved site plan, submits a final landscape plan, complies with fire safety requirements, and obtains an engineering permit for construction of all required site and roadway improvements. *Findings 1, 3, 6 – 8, 11 – 15.*

5. **With conditions, the proposed tenant improvements and change of use would conform with the City's Comprehensive Plan.** The proposed project would allow a Montessori school/day care to occupy a former fire station. The school would provide a child care facility to support a diverse work force consistent with the Land Use Element and the Economic Development Sub-Element in the City's Comprehensive Plan, which expressly encourages development of day care facilities. Conditions are necessary to ensure that the Applicant complies with the approved site plan, submits a final landscape plan, complies with fire safety requirements, and obtains an engineering permit for construction of all required site and roadway improvements. *Findings 1, 4, 7 – 17.*

RECOMMENDATION

Based on the preceding Findings and Conclusions, the Hearing Examiner recommends that the request for a Site Plan Review Permit to make improvements and change the use of a former fire station to a Montessori school and day care facility by converting an existing building to include seven classrooms serving up to 135 children be **APPROVED**, with the following conditions:

1. All subsequent permit applications and plans shall comply with the approved site plan (Exhibit 4), conditions of approval provided herein, applicable zoning regulations of the PSP zone, general development standards in KMC 18.30, and shall incorporate all required features and elements associated with compliance with the Downtown Design Standards in chapter 18.52 KMC, or specifically conditioned otherwise. Any modifications to design features shall require City approval.
2. The site plan review shall be null and void if the Applicant fails to file a complete building permit application(s) for all buildings within three years of the site plan review approval date and fails to have all valid building permits issued within four years of the site plan review approval date.
3. Site Plan approval does not limit the applicant's responsibility to obtain any required permit or license from the State or other regulatory body.
4. Separate permits are required for building improvements and fire sprinkler/alarm improvements and modifications as identified by the City of Kenmore and Northshore Fire Marshal.
5. An engineering permit shall be obtained for construction of all required site improvements and roadway improvements. Engineering plans for all improvements shall be submitted for review and approval by the City prior to engineering permit issuance.

*Findings, Conclusions, and Recommendation
City of Kenmore Hearing Examiner
Kenmore Montessori School Site Plan Review
No. CSP2013-085*

6. A final landscape plan complying with chapter 18.35 KMC shall be filed for review as part of engineering/building permit review.
7. Construction permits shall be reviewed for compliance with applicable heron habitat protection standards in KMC 18.55.530.
8. The project shall be assessed traffic impact fees, consistent with chapter 20.47 KMC, for 2 new PM peak-hour trips. The traffic impact fees shall be assessed at the time of building permit application at the impact fee rates in effect at that time. Traffic impact fees shall be due upon building permit issuance.
9. If any variables of the submitted trip generation assessment are altered during future operations on the site including hours of operation, increase in number of students over 135, increased staffing, changes in the services offered, or if the City observes traffic patterns inconsistent with the submitted trip distribution model (such as longer queues), then a reassessment of traffic impacts will be required by the City and traffic impact fees may be assessed based on the updated traffic impacts.
10. The site shall maintain the minimum parking stalls required per KMC 18.40.030.
11. Compliance with the bike parking provisions in KMC 18.45.030.E shall be verified prior to final certificate of occupancy for the site.
12. Quick-response sprinklers shall be installed in all light-hazard occupancies as defined by NFPA 13. Light hazard occupancies or portions thereof are areas where the quantity and/or combustibility of contents is low and fires with relatively low rates of heat release are expected. The areas include: educational, offices, libraries, etc. All sprinklers in light hazard areas shall be replaced with quick-response sprinklers.
13. The existing fire alarm system shall be replaced with a system that meets the requirements of the International Fire Code (IFC) Section 907.2.3. According to IFC Section 907.2.3: A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communications system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E occupancies. The presence of an approved sprinkler system allows the installation of a manual pull in a normally occupied location in lieu of pull stations at each exit door.
14. An emergency access key box (Knox box) shall be installed on the building, prior to issuance of a Certificate of Occupancy.
15. Approved walkways will be required outside of each exit. The walkways shall extend from the exit door to an approved yard, court, or public way.

*Findings, Conclusions, and Recommendation
City of Kenmore Hearing Examiner
Kenmore Montessori School Site Plan Review
No. CSP2013-085*

16. All fire department conditions shall be verified and approved prior to final certificate of occupancy for the site.
17. The Applicant shall coordinate directly with the Northshore Utility District for applicable water/sewer permits and permit requirements.
18. If irrigation is provided, a separate meter and backflow assembly shall be required.
19. A Double Check Valve Assembly (DCVA) will be required directly behind the domestic water meter.
20. Prior to issuance of certificate of occupancy, the applicant shall remove the existing driveway on 73rd Avenue NE and restore the existing frontage by constructing a new driveway consistent with the commercial driveway standards of chapter 12.50 KMC and 2007 KCRS 3.1, and constructing new vertical curb & gutter, 8 foot wide sidewalk, street trees in grates at the back of curb spaced at 40 foot centers within the limits of the existing driveway curb cut.
21. Prior to issuance of certificate of occupancy, the Applicant shall provide a safe walking path along the existing back of curb of NE 181st Street between 73rd Avenue NE and the existing walkway adjacent to the existing parking lot entrance on NE 181st Street. The new walking path shall connect with the existing sidewalk on 73rd Avenue NE and shall provide a flat walking surface covered with a suitable material to provide a walkway along NE 181st to connect the east and west entrances of the building without having to walk in the street or along its paved shoulder. The exact dimensions and materials shall be agreed to by the Applicant and the City Engineer prior to issuance of a building permit. In the event they are unable to agree, the hearing may be re-opened and the hearing examiner may act as arbitrator to make a final decision.
22. The Applicant shall make the west entrance ADA accessible and shall provide one ADA parking stall. Exhibit 4 (Site Plan) shall be modified to include these features.

Recommended this 24th day of March 2014.


THEODORE PAUL HUNTER
Hearing Examiner
Sound Law Center

*Findings, Conclusions, and Recommendation
City of Kenmore Hearing Examiner
Kenmore Montessori School Site Plan Review
No. CSP2013-085*

ATTACHMENT 4

CITY OF KENMORE WASHINGTON ORDINANCE NO. 14-0377

AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON, APPROVING WITH CONDITIONS THE KENMORE MONTESSORI SCHOOL SITE PLAN (FILE CSP2013-085) LOCATED AT 18030 73RD AVENUE NE, KENMORE, WASHINGTON.

WHEREAS, the Northshore Fire District relocated the Northshore Fire Station to 7220 NE 181st Street, Kenmore; and

WHEREAS, the relocation of the Northshore Fire District has left vacant the former fire station site, located at 18030 73rd Avenue NE, Kenmore (parcel 011410-0950) ("Property"); and

WHEREAS, the Property is zoned "Public/Semi-Public" ("PSP"); and

WHEREAS, a Site Plan Review application (File CSP2013-085) has been filed to establish a Private Montessori School at the Property; and

WHEREAS, the Site Plan Review application has been reviewed and processed pursuant to KMC 18.105.030(B), KMC 18.105.020(A)(3), and Chapter 19.25 KMC, as the proposed use is neither permitted, nor conditionally permitted, nor prohibited in the PSP zone; and

WHEREAS, on March 11, 2014, the Hearing Examiner held a public hearing on the proposed development and issued his Findings, Conclusions and Recommendation to the City Council ("Hearing Examiner's Recommendation"); and

WHEREAS, the City Council has duly reviewed and considered the administrative record and Hearing Examiner's Recommendation in this matter;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Recitals adopted. The recitals set forth above are incorporated herein as if set forth in full.

Section 2. Adoption of Recommendation – Site Plan Approved with Conditions. The City Council adopts the Findings and Conclusions of the *Findings, Conclusions and Recommendation* issued by the Hearing Examiner in "*In the Application of Broderick Architects, on behalf of the Kenmore Montessori School for Approval of a Site Plan,*" No. CSP2013-085, attached to this Ordinance as Exhibit A ("Hearing Examiner's Recommendation"), which is hereby incorporated by reference as if set forth in full. The City Council further accepts the recommendation of the Hearing Examiner's Recommendation, and approves the Site Plan for the Kenmore Montessori School located at 18030 73rd Avenue NE, Kenmore, Washington ("Property"), as conditioned in Exhibit A. The approved Site Plan is shown on Exhibit B attached to this Ordinance, which is hereby

incorporated by reference as if set forth in full.

Section 2. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

APPROVED by the City Council this 24th day of March, 2014.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Patty Safrin, City Clerk

Approved as to form:

Rod Kaseguma, City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO. 14-0377



EXHIBIT LIST

Kenmore Montessori School at Former Northshore Fire Station File No. CSP2013-085

1. Permit application dated received 11/18/13.
2. Title report and attachments dated received 11/18/13.
3. Certificates of water and sewer availability dated received 11/18/13.
4. Site plan (Sheet A1.1) prepared by Broderick Architects, dated received 1/14/14.
5. Conceptual landscape plan (Sheet L1.1), floor plan (Sheet A2.1), and building elevations (Sheet A3.1) prepared by Broderick Architects, dated received 11/18/13.
6. Trip generation assessment prepared by TENW, dated received 1/14/14 (previous version dated received 11/18/13).
7. Road standards variance request, dated received 11/18/13.
8. SEPA environmental checklist, dated received 11/18/13.
9. Letter of complete application from City of Kenmore, dated 12/4/13.
10. Notice of Application and Optional SEPA Notice issued 12/12/13 with attached mailing list, affidavit of publication, affidavit of posting, and affidavit of mailing.
11. Public comment received during Notice of Application and City response.
12. City's first review comments (combined planning, drainage, traffic/street standards, fire, water/sewer) dated 12/16/13.
13. Applicant response letter to City's first review comments dated received 1/14/14.
14. City's second review comments (combined planning, drainage, traffic/street standards) dated 1/29/14.
15. Applicant's objection to sidewalk improvement, dated 1/15/14.
16. City sidewalk requirements memo, dated 1/29/14.
17. Notice of Hearing and SEPA Determination of Non-Significance (DNS) issued 2/12/14 with attached mailing list, affidavit of posting, and affidavit of mailing.
18. SEPA Determination of Non-Significance issued 2/12/14.
19. NE 181st Street sidewalk exhibit.
20. Photos of NE 181st Street existing conditions.
21. Staff recommendation and conditions of approval.
22. Site photos of proposed sidewalk location.
23. Aerial with ¼ mile radius.
24. "Birds-eye" aerial of site.
25. Surrounding land use map.

101	CITY OF KENMORE, WA PERMIT APPLICATION	 CSP/SEP2013-085 Firestation Daycare Received 11/18/2013
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18120 68th Ave NE, Kenmore, WA 98028 425-398-8900 w

Permit Type: <u>SITE PLAN REVIEW PERMIT</u> Project Name: <u>KENMORE MONTESSORI SCHOOL</u> Project Description: <u>CHANGE OF USE: COMMERCIAL TENANT IMPROVEMENT FROM A FIRE STATION W/ OFFICES TO A MONTESSORI SCHOOL/DAYCARE FACILITY. THE FACILITY WILL HAVE (7) CLASSROOMS WHICH WILL SERVE APPROXIMATELY (135) CHILDREN. INDOOR & OUTDOOR PLAY AREAS ARE ALSO PLANNED. THE REMODELED AREA WILL BE APPROXIMATELY 8,730 SF OVER (2) FLOORS.</u>	STAFF USE AREA NOV 18 2013 CITY OF KENMORE Date stamp
--	---

Property Address: <u>18030 73RD AVE NE KENMORE, WA 98028</u>	
Floor and Suite #: <u>N/A</u>	
Parcel Number: <u>011410-0950</u>	
Legal Description: <u>LOT 47, BLOCK 13, ALDERWOOD NO. 14, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE(S) 4, IN KING COUNTY, WASHINGTON; EXCEPT THOSE PORTIONS THEREOF CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 7612080442</u>	

Applicant: <u>KEVIN BRODERICK</u>	Phone: <u>206.682.7525</u>
Address: <u>55 S ATLANTIC ST, SUITE 301</u>	City, St, Zip: <u>SEATTLE, WA 98134</u>
e-mail address: <u>kevin@broderickarchitects.com</u>	Fax: _____

Property Owner: <u>KENMORE FIRE DEPARTMENT</u>	Phone: <u>425.354.1780</u>
Address: <u>7220 NE 181ST ST.</u>	City, St, Zip: <u>KENMORE, WA 98028</u>
e-mail address: _____	Fax: _____

Contractor's Company Name: <u>CONSTANTINE BUILDERS, INC.</u>	Phone: <u>206.957.4400</u>
Address: <u>18486 BALLINGER WAY NE</u>	City, St, Zip: <u>LAKE FOREST PARK, WA 98155</u>
e-mail address: <u>georgec@constantinebuilders.com</u>	Fax: <u>206.957.4411</u>
Contractor's Lic. #: <u>CB1COCC897QA</u>	Expiration Date: _____ State UBI#: _____

Contact Person: <u>KEVIN BRODERICK</u>	Phone: <u>206.682.7525</u>
Address: <u>55 S ATLANTIC ST, SUITE 301</u>	City, St, Zip: <u>SEATTLE, WA 98134</u>
e-mail address: <u>kevin@broderickarchitects.com</u>	Fax: _____

Interim Construction Loan Lender OR Payment Bond Issuer: _____	
Address: _____	City, St, Zip: _____
Phone: _____	Fax: _____

For projects costing more than \$5,000; If not available at time of application the applicant shall so state and provide as soon as the information is obtained. (KMC 15.30.225.B.4.b)

All provisions of laws and ordinances governing this type of work will be complied with. I certify under penalty of perjury that the information provided on this application is true and correct and, further that I am authorized by the owner of the above premises to perform the work for which the permit application is made. I further agree to hold harmless the City of Kenmore as to any claim (including costs, expenses, and attorney's fees incurred in investigation and defense of such claim), which may be made by any person, including the undersigned, and filed against the City of Kenmore, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information supplied to the City as part of this application.

OWNER/APPLICANT: <u></u> signature	Date: <u>11/18/2013</u>
I hereby authorize the City representatives to inspect my property Monday-Friday between the hours of 8:00 a.m. and 5:00 p.m. during this permit application process for verifying site conditions.	



Chicago Title Insurance Company

Page 34 of 236

FILE COPY

RECEIVED
NOV 18 2013

CITY OF KENMORE

CSP/SEP2013-085
Firestation Daycare
Received 11/18/2013

COMMITMENT FOR TITLE INSURANCE

BY

Chicago Title Insurance Company

Chicago Title Insurance Company, a Missouri corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Chicago Title Insurance Company



By:

[Signature]

President

ATTEST:

[Signature]

Secretary

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amounts of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.*

CHICAGO TITLE COMPANY

701 FIFTH AVENUE, #2300, SEATTLE, WA 98104

**A.L.T.A. COMMITMENT
SCHEDULE A**

Order No.: 1327014

Title Unit: U-06 Customer Number: 18030 73RD AVENUE N.E., KENMORE, WA
Phone: (206)628-5610 Buyer(s):
Fax: (206)628-9717
Officer: SAVIDIS/CAMPBELL/EISENBREY/HARRIS

Commitment Effective Date: AUGUST 3, 2011 at 8:00 A.M.

1. Policy or Policies to be issued:

ALTA Owner's Policy	Amount: \$0.00
STANDARD POLICY (6/17/2006)	Premium:
NON-RESIDENTIAL PRIOR POLICY RATE	Tax:

Proposed Insured:

Policy or Policies to be issued:

ALTA Loan Policy	Amount: \$0.00
	Premium:
	Tax:

Proposed Insured:

Policy or Policies to be issued:

ALTA Loan Policy	Amount: \$0.00
	Premium:
	Tax:

Proposed Insured:

2. The estate or interest in the land which is covered by this Commitment is:

FEE SIMPLE

3. Title to the estate or interest in the land is at the effective date hereof vested in:

KING COUNTY FIRE PROTECTION DISTRICT NO. 16, A MUNICIPAL CORPORATION
ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON

4. The land referred to in this Commitment is described as follows:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT

CHICAGO TITLE COMPANY
A.L.T.A. COMMITMENT
SCHEDULE A
(Continued)

Order No.: 1327014
Your No.:

LEGAL DESCRIPTION EXHIBIT
(Paragraph 4 of Schedule A continuation)

LOT 47, BLOCK 13, ALDERWOOD MANOR NO. 14, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 26 OF PLATS, PAGE(S) 4, IN KING COUNTY, WASHINGTON;
EXCEPT THOSE PORTIONS THEREOF CONVEYED TO KING COUNTY BY DEED RECORDED UNDER
RECORDING NUMBER 7612080442.

CLTACMA6/RDA/0999

CHICAGO TITLE COMPANY

A.L.T.A. COMMITMENT
SCHEDULE B

Order No.: 1327014

Your No.:

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto; reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- H. Water rights, claims or title to water.
- I. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

SPECIAL EXCEPTIONS FOLLOW

CHICAGO TITLE COMPANY
A.L.T.A. COMMITMENT
SCHEDULE B
(Continued)

Order No.: 001327014
Your No.:

SPECIAL EXCEPTIONS

C 1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: MUNICIPALITY OF METROPOLITAN
SEATTLE
PURPOSE: ROADWAY FOR INGRESS AND EGRESS FROM
A PARK-AND-RIDE LOT
AREA AFFECTED: PORTIONS OF SAID PREMISES
RECORDED: FEBRUARY 4, 1977
RECORDING NUMBER: 7702040587

D 2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: KING COUNTY
PURPOSE: SLOPES
AREA AFFECTED: A WESTERLY PORTION OF SAID PREMISES
AS DESCRIBED IN DOCUMENT
RECORDED: JUNE 7, 1982
RECORDING NUMBER: 8206070522

E 3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY,
A WASHINGTON CORPORATION
PURPOSE: POLES, GUY WIRES AND ANCHORS
AREA AFFECTED: A WESTERLY PORTION OF SAID PREMISES
AS DESCRIBED IN DOCUMENT
RECORDED: JUNE 3, 1983
RECORDING NUMBER: 8306030608

F 4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: NORTHEAST LAKE WASHINGTON SEWER AND
WATER DISTRICT, A MUNICIPAL
CORPORATION
PURPOSE: WATER LINES WITH NECESSARY
APPURTENANCES
AREA AFFECTED: PORTION OF SAID PREMISES LYING
WITHIN A STRIP OF LAND 10 FEET IN
WIDTH AS DESCRIBED IN DOCUMENT

CLTACMB1/RDA/0999

CHICAGO TITLE COMPANY
A.L.T.A. COMMITMENT
SCHEDULE B
(Continued)

Order No.: 1327014
Your No.:

SPECIAL EXCEPTIONS

RECORDED: JANUARY 5, 1988
RECORDING NUMBER: 8801050885

G SAID EASEMENT HAS BEEN MODIFIED BY AGREEMENT RECORDED UNDER RECORDING NUMBER 8801050898.

H 5. LICENSE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: KING COUNTY FIRE PROTECTION DISTRICT
NO. 16, A MUNICIPAL CORPORATION
AND: SARVIS MOBILE ESTATE, A UNIT OF
TAFCO TERRA, LLC, A WASHINGTON
LIMITED LIABILITY COMPANY
RECORDED: MARCH 2, 2007
RECORDING NUMBER: 20070302000428
REGARDING: ENCROACHMENT ONTO SAID PREMISES FROM
ADJOINING LANDS

I 6. DECLARATION AND COVENANT FOR WETLANDS PRESERVATION (OFF-SITE), INCLUDING THE TERMS AND PROVISIONS THEREOF:

EXECUTED BY: KING COUNTY FIRE PROTECTION DISTRICT
NO. 16, A MUNICIPAL CORPORATION
RECORDED: MARCH 11, 1994
RECORDING NUMBER: 9403111752

J 7. POSSESSION AND USE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: KING COUNTY FIRE PROTECTION DISTRICT
NO. 16
AND: CITY OF KENMORE
RECORDED: OCTOBER 19, 2007
RECORDING NUMBER: 20071019001042
REGARDING: CONSTRUCTION OF A ROADWAY
IMPROVEMENT PROJECT

K 8. RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES,

CLTACMB2/RDA/0999

CHICAGO TITLE COMPANY
A.L.T.A. COMMITMENT
SCHEDULE B
(Continued)

Order No.: 1327014
Your No.:

SPECIAL EXCEPTIONS

ALLEYS AND ROADS AS DEDICATED IN THE PLAT OF ALDERWOOD MANOR NO. 14.

- L* 9. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED IN DEED:

GRANTEE:	KING COUNTY
RECORDED:	DECEMBER 8, 1976
RECORDING NUMBER:	7612080442

- M* 10. TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBER 9207300895.

- N* 11. PAYMENT OF THE REAL ESTATE EXCISE TAX, IF REQUIRED.

THE PROPERTY DESCRIBED HEREIN IS SITUATED WITHIN THE BOUNDARIES OF LOCAL TAXING AUTHORITY OF CITY OF KENMORE. PRESENT RATE IS 1.78%.

ANY CONVEYANCE DOCUMENT MUST BE ACCOMPANIED BY THE OFFICIAL WASHINGTON STATE EXCISE TAX AFFIDAVIT. THE APPLICABLE EXCISE TAX MUST BE PAID AND THE AFFIDAVIT APPROVED AT THE TIME OF THE RECORDING OF THE CONVEYANCE DOCUMENTS.

(NOTE: A DEED EXEMPT FROM EXCISE TAX IS STILL SUBJECT TO THE \$5.00 TECHNOLOGY FEE AND AN ADDITIONAL \$5.00 AFFIDAVIT PROCESSING FEE).

- O* 12. THE PROPERTY HEREIN DESCRIBED IS CARRIED ON THE TAX ROLLS AS EXEMPT. HOWEVER, IT WILL BECOME TAXABLE ON THE DATE OF THE EXECUTION OF A CONVEYANCE TO A TAXABLE ENTITY AND SUBJECT TO THE LIEN OF REAL PROPERTY TAXES FOR THE BALANCE OF THE YEAR FROM THAT DATE.

TAX ACCOUNT NUMBER:	011410-0950-01
LEVY CODE:	1442
ASSESSED VALUE-LAND:	\$ NOT DISCLOSED
ASSESSED VALUE-IMPROVEMENT:	\$ NOT DISCLOSED

- P* 13. SPECIAL TAXES FOR SURFACE WATER MANAGEMENT AND/OR OTHER SPECIAL CHARGES: 1ST HALF DELINQUENT MAY 1ST, 2ND HALF DELINQUENT NOVEMBER 1ST:

CLTACMB2/RDA/0999

CHICAGO TITLE COMPANY
A.L.T.A. COMMITMENT
SCHEDULE B
(Continued)

Order No.: 1327014
Your No.:

SPECIAL EXCEPTIONS

YEAR:	2011
AMOUNT BILLED:	\$ 1,978.50
AMOUNT PAID:	\$ 989.25
AMOUNT DUE:	\$ 989.25
TAX ACCOUNT NUMBER:	011410-0950-01
LEVY CODE:	1442

- Q 14. ANY INSTRUMENT TO BE EXECUTED BY KING COUNTY FIRE PROTECTION DISTRICT NO. 16, A MUNICIPAL CORPORATION, MUST BE IN ACCORDANCE WITH STATUTE. SATISFACTORY EVIDENCE OF AUTHORITY MUST BE SUBMITTED.
- R 15. TITLE IS TO BE VESTED IN PERSONS NOT YET REVEALED AND WHEN SO VESTED WILL BE SUBJECT TO MATTERS DISCLOSED BY A SEARCH OF THE RECORDS AGAINST THEIR NAMES.
- S 16. THE LEGAL DESCRIPTION IN THIS COMMITMENT IS BASED ON INFORMATION PROVIDED WITH THE APPLICATION AND THE PUBLIC RECORDS AS DEFINED IN THE POLICY TO ISSUE. THE PARTIES TO THE FORTHCOMING TRANSACTION MUST NOTIFY THE TITLE INSURANCE COMPANY PRIOR TO CLOSING IF THE DESCRIPTION DOES NOT CONFORM TO THEIR EXPECTATIONS.
- T NOTE 1:
A SURVEY HAS BEEN RECORDED UNDER RECORDING NUMBER 7612159001.
- U NOTE 2:
A SURVEY HAS BEEN RECORDED UNDER RECORDING NUMBER 8608049009.
- V NOTE 3:
EFFECTIVE JANUARY 1, 1997, DOCUMENT FORMAT AND CONTENT REQUIREMENTS HAVE BEEN IMPOSED BY WASHINGTON LAW. FAILURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS MAY RESULT IN REJECTION OF THE DOCUMENT BY THE COUNTY RECORDER OR IMPOSITION OF A \$50.00 SURCHARGE.

FOR DETAILS OF THESE STATEWIDE REQUIREMENTS PLEASE VISIT THE KING COUNTY RECORDER'S OFFICE WEBSITE AT WWW.KINGCOUNTY.GOV/BUSINESS/RECORDERS.ASPX AND SELECT ONLINE FORMS AND DOCUMENT STANDARDS.

THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED TO COMPLY WITH THE REQUIREMENTS OF RCW 65.04. SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE FOR A COMPLETE

CLTACMB2/RDA/0999

CHICAGO TITLE COMPANY
A.L.T.A. COMMITMENT
SCHEDULE B
(Continued)

Order No.: 1327014
Your No.:

SPECIAL EXCEPTIONS

LEGAL DESCRIPTION WHICH MUST ALSO APPEAR IN THE BODY OF THE DOCUMENT:

PORTION OF LOT 47, BLOCK 13, VOLUME 26 OF PLATS, PAGE 4.

END OF SCHEDULE B

NOV 18 2013

Page 44 of 236

FILE COPY

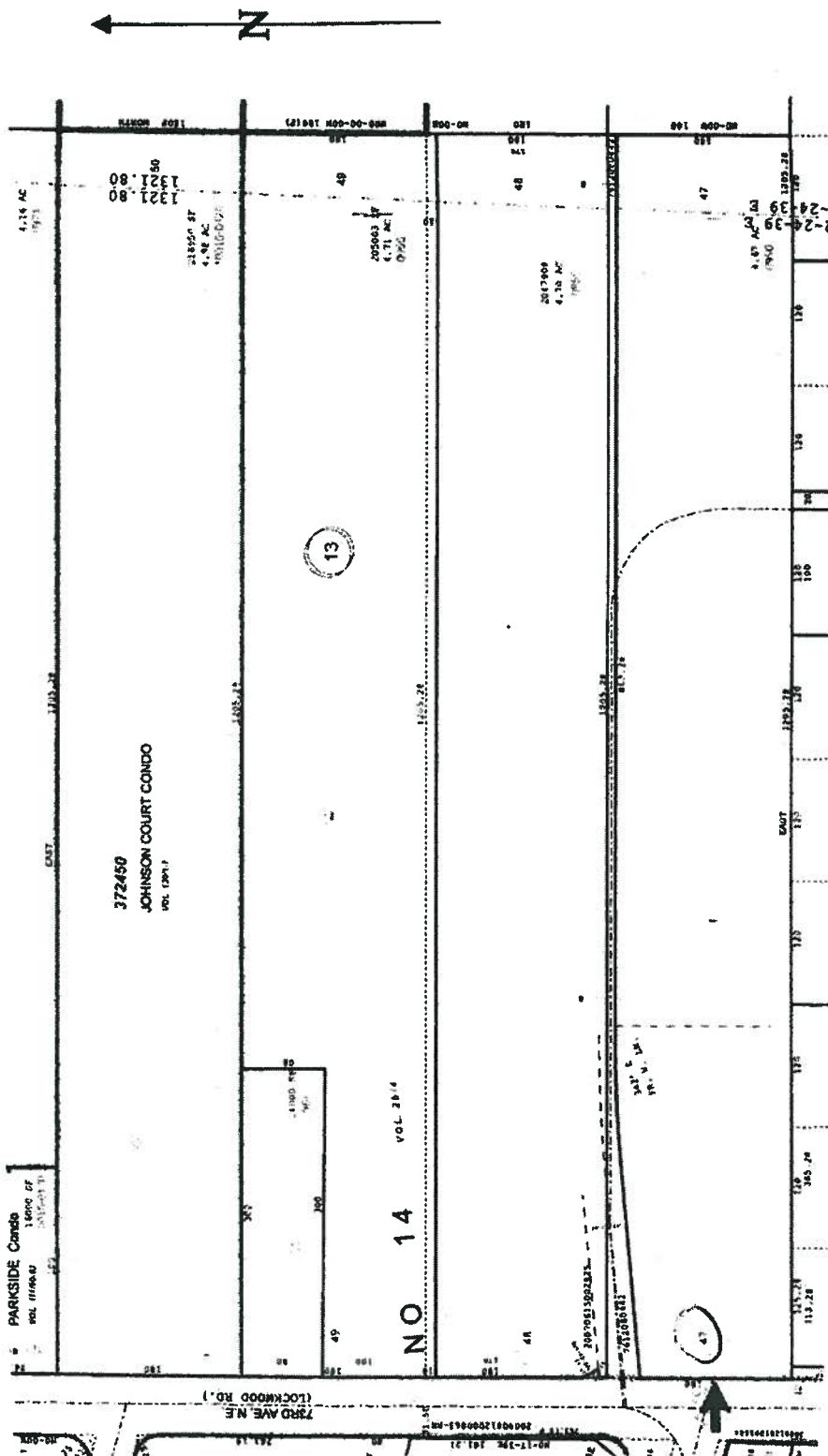
26/4

ATTLE COMPANY

701 FIFTH AVENUE, #2300, SEATTLE, WA 98104

PHONE: (206)628-5610
FAX: (206)628-9717

IMPORTANT: This is not a Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.



MAP/RDA/0999

200

PIONEER NATIONAL
TITLE INSURANCE

A TICO COMPANY

Filed for Record at Request of

A R

AFTER RECORDING MAIL TO:

WILLIAM L. WILLIAMS

P.O. BOX 401 485-8138

KENMORE, WASHINGTON 98028

THIS SPACE RESERVED FOR RECORDER'S USE

REVENUE STAMPS

APR 4 11 13 AM '76

RECORDED KC RECORDS

FORM 1387

Statutory Warranty Deed

THE GRANTOR S, WATSON M. SWIRSKY, aka WATSON SWIRSKY, and HELEN M. SWIRSKY, his wife,

for and in consideration of TEN DOLLARS and other valuable consideration,

in hand paid, conveys and warrants to KING COUNTY FIRE PROTECTION DISTRICT NO. 16, a municipal corporation organized under the laws of the State of Washington, the following described real estate, situated in the County of King, State of Washington:

Lot 47, Block 13, of Alderwood Manor No. 14, according to the plat recorded in Volume 26 of Plats, page 4, in King County, Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated March 28, 1975, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on April 30, 1975, Asc. No. E300120

Dated this 24th day of March, 1976.

138 EXCISE TAX PAID

Deputy

STATE OF WASHINGTON,

County of KING

Watson M. Swirsky (REAL)

Helen M. Swirsky (REAL)

On this day personally appeared before me WATSON M. SWIRSKY and HELEN M. SWIRSKY, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of March, 1976.

William L. Williams
Notary Public in and for the State of Washington,
residing at Seattle



UTILITY EASEMENT

The King County Fire Protection District No. 16, a municipal corporation of the State of Washington, its successors and assigns (hereinafter together referred to as "Grantor"), for and in consideration of the sum of THREE THOUSAND THREE HUNDRED EIGHTY-FOUR AND NO/100 DOLLARS (\$3,384.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and grants to the MUNICIPALITY OF METROPOLITAN SEATTLE, its successors and assigns (hereinafter together referred to as "Municipality"), from the following-described property:

Lot 47, Block 13, Alderwood Manor No. 14,
according to plat thereof recorded in Volume 26
of Plats, page 4, records of King County,
Washington

two permanent easements over, across, along, in, upon, and under
the following-described portions of the above-described
property:

1. All that portion of said Lot 47 lying south of the north line thereof and north of the following described line: Beginning at a point on the east line of 73rd Avenue N.E. in the Northwest Quarter of Section 12, Township 26 North, Range 4 East, W.M., distant 146.26 feet northerly along said east line from the intersection thereof with the south margin of said Lot 47; thence North 84° 48' 00" East 197.00 feet; thence northeasterly along a tangent curve concave to the south through a central angle of 5° 27' 30" with a radius of 1,545.41 feet an arc distance of 147.23 feet; thence South 89° 44' 30" East 207.17 feet, to point of terminus;

ALSO,

2. A strip of land 40 feet in width lying 20 feet on each side of the following described centerline: Beginning at a point on the south margin of said Lot 47 distant 45 feet easterly from the intersection of said south margin with the east margin of Lot 42, Block 13, Alderwood Manor No. 14; thence North 00° 15' 30" East 172 feet, plus or minus, to intersection with the south margin of the permanent easement described in paragraph 1 above;

said easement being for the purpose of installing, constructing, operating, maintaining, removing, repairing, replacing, and using a roadway for ingress to and egress from a Park-and-Ride Lot the Municipality is installing on adjacent property; said use to be by both buses and all private vehicles.

The Grantor hereby and the Municipality, by accepting and recording this easement, mutually covenant and agree as follows:

1. Municipality shall upon completion of any construction or repairs to said roadway remove all debris and leave the property in a neat and clean condition.
2. Municipality shall protect and save harmless Grantor from any and all claims, demands, loss, damage, expense, and liability of every kind and description, including personal injury and for any damage to or loss or destruction of

Deput



property whatsoever suffered by Grantor, their successors and assigns, or by any persons, firms, or corporations, because of the construction and/or maintenance of said roadways until said roadways are accepted by King County as public rights-of-way.

3. All right, title, and interest which may be used and enjoyed without interfering with the easement rights herein conveyed are reserved to the Grantor. The construction, installation, or maintenance, after the date of this agreement, however, of structures of a permanent nature within the above-described permanent easement area shall be deemed an interference with said easement rights and as to such structures the provisions of Paragraphs 1 and 2 shall not apply.

4. Municipality shall pay up to \$200.00 for expenses incurred by Grantor for the expert evaluation of this easement under the terms of R.C.W. 8.25.020.

5. The Municipality shall have the right to use the existing roadway previously installed in the westerly portion of said Lot 47 and included in the easement. As soon as that portion or any other portion of the east-west roadway is dedicated and accepted for public right-of-way, this easement shall cease and be extinguished as to that portion or portions. The Municipality shall dedicate all of the above-described roadways as County Roads as soon as said roadways are completed by the Municipality and accepted by King County.

Dated this 13 day of January, 1977.

KING COUNTY FIRE PROTECTION
DISTRICT NO. 16

By Robert W. Nelson
Chairman of the Board of Commissioners

By William L. Williams
Secretary

STATE OF WASHINGTON)
County of King) ss.

On this 13th day of JANUARY, 1977, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ROBERT W. NELSON and WILLIAM L. WILLIAMS, to me known to be CHAIRMAN OF THE BOARD OF COMMISSIONERS and SECRETARY TO THE BOARD OF COMMISSIONERS, respectively, of the KING COUNTY FIRE PROTECTION DISTRICT NO. 16, the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that they were authorized to execute the said instrument.

WITNESSED my hand and official seal hereto affixed the day and year in this certificate above written.

Reginald D. Quinn
NOTARY PUBLIC, in and for the State of
Washington, residing at Seattle

King County Fire Protection District 16

R/W 2063 - 7

EASEMENT FOR SLOPES

THIS AGREEMENT made this _____ day of _____, 19____, by and between
King County Fire Protection District No. 16
 hereinafter called the Grantor and King County, Washington, hereafter called the Grantee;

WITNESSETH: That whereas the Grantor herein is the owner of that certain parcel
 of land described as follows, to-wit:

Lot 47, Block 13, Alderwood Manor No. 14, Volume 26 of Plats, page 4, records
 of King County, Washington;

EXCEPT that portion conveyed to King County for public road and highway by
 deed recorded under Recording No. 761208-0442.,

AND, WHEREAS, it has been found necessary in the construction and improvement of

73rd Avenue Northeast

to make slopes on the said property of Grantor for cuts and fills, as follows:

A strip of land, lying Easterly of and adjoining the Easterly right of way
 line of 73 Avenue N.E., as surveyed by King County (Survey No. 12-26-4-3j),
 described as follows:

Beginning at the Southerly property line at 0 ft. in width; thence increasing
 in width to 1 ft. at Engineer's Station 5+00; thence increasing in width to
 2 ft. in width at Engineer's Station 5+50; thence decreasing in width to 1 ft.
 at Engineer's Station 6+00; thence increasing in width to 2 ft. at the North-
 erly property line.

Contains an area of 210 Sq. Ft. or 0.005 Acres, M/L,

32 06 07

#0522 10

RECT F

CASHED

1111.00

12

Just compensation - \$315.00.

Now, therefore, in consideration of the premises, the said Grantor hereby agrees
 that the said slopes may be made on his property as hereinbefore set forth, in conform-
 ity with standard plans and specifications for highway purposes and to the same extent
 and purposes as if the rights herein granted had been acquired by condemnation proceed-
 ings under Eminent Domain statutes of the State of Washington.

It is mutually agreed and understood by the parties hereto that this easement
 has been given to and accepted by Grantee subject to and upon the following conditions,
 to-wit:

A. If any part of said right of way shall be abandoned or shall cease to be
 used or maintained as a public highway by Grantee, or the route thereof changed, then
 as to such part all rights under this easement shall thereafter be null and void, and
 such portions of such rights of way shall automatically revert to the Grantor, suc-
 cessors or assigns, without any notice being required.

B. All those conditions listed on Attached ADDENDUM NO. 1 of even date, by this
 reference incorporated herein and made a part hereof.

In witness whereof, the said Grantor has hereunto signed its name the day and
 year first above written.

100 LAUREL, N.W.

CHAIRMAN OF THE BOARD:

(King Co. Records Unit 1)

GRANTOR

By

Deputy SECRETARY TO THE BOARD:

GRANTOR

STATE OF WASHINGTON)
 COUNTY OF KING) ss

On this day personally appeared before me Rein Kelle and Gail Steward-
O'Meara Chairman and Secretary respectively
of King County Fire Protection District No. 16 to me known to be the individuals
 described in and who executed the within instrument and acknowledged to me that they
 signed the same as their free and voluntary act and deed for the uses and purpose
 therein mentioned.

Given under my hand and official seal this 27th day of May,
 1982.

Filed for Record At the Request of:

Chris J. Lantieri
 King County Assessor

William J. Halpin
 NOTARY PUBLIC in and for the State of Washington
 residing at Seattle



ADDENDUM NO. 1 to Easement for Slopes R/W 2063 - 7

1. Traffic Signals.

1.1 If at any future time, King County installs traffic control devices in the intersection or approximate vicinity of 73 Avenue N.E. and N.E. 181st Street, there shall be installed, at County expense, additional signaling devices and equipment as approved by King County Fire Protection District No. 16, including overriding controls so as to make possible a clear and unobstructed exiting capability from the front of the Fire Station apparatus apron for emergency vehicle movement.

1.2 If, in the future, King County Fire Protection District No. 16 requests traffic signal control devices that are not associated with any project of alteration or redesign or installation of signaling devices by King County in the close proximity of 73rd Avenue N.E. and N.E. 181st Street, then King County Fire Protection District No. 16 shall be liable for the cost of installation of such signaling devices that it deems necessary.

2. Curb and Gutter Driveway Cut.

The driveway section of the apparatus apron shall be cut, and open for vehicle movement to a distance to equal or be greater, but not less, than that which is currently in use by the Fire District.

3. Excess Street Water.

If, for any reason, the proposed and installed curb and gutter section allows for any excess street drainage water to enter Fire District property over and above what they are already receiving, the County shall be responsible to correct the situation in a manner meeting sound engineering practices with review and corrections to be made by the Fire District.

4. Maintain Open Way.

During all phases of construction north or south of the Fire Station located at 18030 - 73 Ave. N.E., there shall be provided clear and unobstructed egress for emergency equipment movement.

5. Plans and Construction.

King County has furnished the Fire District with preliminary construction plans, including profile maps indicating a minimal difference between the District's existing apron and the finished curb and gutter grade of the proposed improvement. This easement shall not be valid unless constructed substantially according to such plan, including grades, and unless construction is completed within 2 years of this date.

IN WITNESS WHEREOF, the Grantor has hereunto signed its name this 27th day of

May, 1982.

CHAIRMAN:

SECRETARY:

ATTEST:

KING COUNTY REPRESENTATIVE

NOTARIAL SEAL

MAY 7 3 52 PM '82

NOTARY PUBLIC

**PUGET
POWER**

RECEIVED

JAN 29 1983

EASEMENT

ORIGINAL

REAL ESTATE
DEPARTMENT

For and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged.

KING COUNTY FIRE PROTECTION DISTRICT NO. 16, a Municipal Corporation

("Grantor" herein), hereby grants, conveys and warrants to PUGET SOUND POWER & LIGHT COMPANY, a Washington corporation ("Grantee" herein), for the purposes hereinafter set forth, a perpetual easement over, across and under the following described real property (the "Property" herein) in King County, Washington:

Lot 47, Block 13, Plat of ALDERWOOD MANOR NO. 14, as recorded in Volume 26 of Plats, page 4, Records of King County, Washington.

Being a portion of the Northwest quarter of Section 12, Township 26 North, Range 4 East, W.M.

RECORDED THIS DAY

1% EXCISE TAX NOT REQUIRED
King Co. Records Division

JAN 3 11 05 AM '83

By D. McIlaid, DeputyBY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY

83/06/03

RECD F
CASHSL

#0608 A

4.00
*****4.00

8306030608

Except as may be set forth herein Grantee's rights shall be exercised upon that portion of the Property (the "Right of Way" herein) described as follows:

A right of way 24 feet in width having 2 feet of such width on each side of a centerline described as follows:

Commencing at the Southwest corner of the above described property; thence northerly along the westerly margin of said Property 121 feet to the TRUE POINT OF BEGINNING of the above referenced line; thence easterly, perpendicular to said westerly margin, a distance of 10 feet and the terminus of said line.

1. Purpose. Grantee shall have the right to construct, maintain, repair, replace and enlarge ^{poles} wires and anchors over, on and / or under the Right of Way together with all necessary or convenient appurtenances therein.

2. Access. Grantee shall have the right of access to the Right of Way over and across the Property to enable Grantee to exercise its rights hereunder, provided, that Grantee shall compensate Grantor for any damage to the Property caused by the exercise of said right of access.

R-1275
0882424
JM-31
264/46

FILED FOR RECORD AT REQUEST OF:
PUGET POWER
REAL ESTATE DIVISION
PUGET POWER BLDG.
BELLEVUE, WASHINGTON 98008

ATTENTION: GUS ERIKSON



TDS:J 5/79 JAC:DP

3. Grantor's Use of Right of Way. Grantor reserves the right to use the Right of Way for any purpose not inconsistent with the rights herein granted, provided, that Grantor shall not construct or maintain any building or other structure on the Right of Way and Grantor shall do no blasting within 300 feet of Grantee's facilities without Grantee's prior written consent.

4. Successors and Assigns. The rights and obligations of the parties shall inure to the benefit of and be binding upon their respective successors and assigns.

DATED this 17th day of MAY, 1983

GRANTOR

KING COUNTY FIRE PROTECTION DISTRICT

By: [Signature]

By: _____

STATE OF WASHINGTON)
COUNTY OF _____) ss.

On this day personally appeared before me _____ to me known to be the individual _____ described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 19____.

Notary Public in and for the State of
Washington, residing at: _____

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this 24 day of May, 1983, before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ to me known to be the Chief of King County Fire District #16 of the municipal corporation that executed the foregoing instrument and acknowledged the same to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that He is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

[Signature]
Notary Public in and for the State of
Washington, residing at: _____

Approved as to form:

Assistant City Attorney

EASEMENT

THIS INSTRUMENT made this 18th day of June, 198-7
 by and between KING COUNTY FIRE PROTECTION DISTRICT 16 and;
 _____ and _____ and;
 _____ and _____,
 herein called the "Grantor", and NORTHEAST LAKE WASHINGTON SEWER
 AND WATER DISTRICT, a municipal corporation of King County,
 Washington, herein called "Grantee".

W I T N E S S E T H:

That said Grantor for and in consideration of value paid by
 said Grantee, and other good and valuable consideration, the
 adequacy and receipt of which is hereby acknowledged, does by
 these presents grant, bargain, sell, convey, and confirm unto
 the said Grantee, a perpetual right-of-way or easement for water
 lines with necessary appurtenances over, through, across and
 upon the following described property in King County,
 Washington, more particularly described as follows:

See Attached Exhibit "A"

88/01/05 10805 A
 RECD F 8.00
 CASHSL *****8.00
 11

This Easement consists of all that portion of the above
 described property as follows:

See Attached Exhibit "A"

EXCISE TAX NOT REQUIRED
 King Co. Records Division
 By [Signature] Deputy



And also granting to the Grantee and to those acting under said Grantee the use of such additional area immediately adjacent to said easement as shall be required for the construction of the water lines in the above described easement, such additional area to be held to a minimum and returned to its original state by the Grantee or its agents.

Said temporary construction easement shall remain in force during construction and until such time as the water lines and appurtenances have been accepted for maintenance and operation by the Northeast Lake Washington Sewer and Water District.

That said Grantee shall have the right without prior institution of any suit or proceeding at law, at times as may be necessary, to enter upon said property for the purpose of operating, constructing, repairing, altering, or reconstructing said water lines and appurtenances, or making any connections therewith, without incurring any legal obligation or liability therefor; provided that such operating, constructing, repairing, altering, or reconstructing of said water lines and appurtenances shall be accomplished in such a manner that the private improvements existing in this right-of-way shall not be disturbed or destroyed, or in the event they are disturbed or destroyed, they will be replaced in as good a condition as they were immediately before the property was entered upon by the Grantee.

The Grantor shall retain the right to use the surface of said easement, so long as said use does not interfere with the installation, operation and maintenance of the water lines and appurtenances and so long as no permanent buildings, rockeries, retaining walls or similar structures are erected on said easement.

- 2 -

8801050885

This easement is subject to and incorporates by reference the terms and conditions of a special agreement made this day between King County Fire Protection District No. 16 and Dujardin Development Company.

This Easement shall be a covenant running with the land and shall be binding on the successors, heirs, and assigns of both parties hereto.

KING COUNTY FIRE PROTECTION DISTRICT No. 16
by Rein Kehle, Chairman of the Board
by William L. Williams, Secretary to the Board

STATE OF WASHINGTON)
) ss:
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that

and
 signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: _____

Notary Public in and for the
 State of Washington.

My Appointment Expires: _____

STATE OF WASHINGTON)
) ss:
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that

Rein Kehle and William L. Williams signed this instrument, on oath stated that they were authorized to execute said instrument as President and Secretary of King County Fire Protection Dist. 16 and that the corporate seal, if affixed, is the corporate seal of said corporation, and acknowledged said instrument as the President and Secretary of King County Fire Prot. Dist. 16 to be free and voluntary act of said corporation for the uses and purposes mentioned in said instrument.

DATED: 6/18/87

William L. Williams
 Notary Public in and for the State
 of Washington.

My Appointment Expires: 1/1/91

-3-

8801050885

EXHIBIT A

THAT portion of the N.W. quarter of Section 12, Township 26 North, Range 4 East, W.M., King County, Washington, being a strip of land 10 feet in width, lying 5.00 feet each side of the following described centerline:

COMMENCING at the Northwest corner of Tract 39, Block 13, of the Plat of Alderwood Manor No. 14, as recorded in Volume 26 of Plats, Page 4, Records of King County, Washington;

THENCE due East, along the North line of said Tract 39, 12.10 feet to a point, said point also being on the South line of Tract 47, as shown in said Plat of Alderwood Manor No. 14;

THENCE due North, 5.00 feet to a point and the TRUE POINT OF BEGINNING of said centerline to be described;

THENCE due West, along a line parallel with and distance 5 feet North when measured at right angles from the said South line of Tract 47, 307.10 feet to a point on the East line of a permanent utility easement as described in King County Recording #7702040387;

THENCE continuing due West, 15 feet more or less, to a point lying 5 feet West of the centerline of an existing 8" water main, said point being the terminus of this described centerline.

DL1/31401860

8801050885

AGREEMENT AFFECTING
WATERLINE EASEMENT

This endenture made this 15 day of June, 1987, between
King County Fire Protection District No. 16, a municipal
corporation, hereinafter referred to as grantor; and Dujardin
Development Company, a Washington corporation, hereinafter
referred to as grantee;

WHEREAS, grantor is the owner of certain lands and premises
situated in the County of King, State of Washington, described as
follows:

Lot 47, Block 13, of Alderwood Manor No. 14, according to 40899 A
plat recorded in Volume 26 of Plats, page 4, King County,
Washington; and CASHSL 112.00
11

WHEREAS, grantee is the owner of certain lands and premises
situated in the County of King, State of Washington, which lies
immediately to the south of a portion of the tract of the
grantor's and is described as follows:

The North 481.17 feet of Tract 38 and the North 481.17 feet
of the East 100 feet of Tract 39;
TOGETHER WITH the West 20 feet of Tract 39 extending from
the Northwest corner of Tract 39 to N.E. Bothell Way a
distance of 681.17 feet, more or less, all in Block 13,
ALDERWOOD MANOR NO. 14, according to the plat thereof
recorded in Volume 26 of Plats, page 4, records of King
County, Washington.

Situate in the County of King, State of Washington.

WHEREAS, grantee is desirous of acquiring certain rights



and privileges across, over, under and upon a portion of the lands and premises of the grantor; the grantor is willing to grant such rights and privileges subject to certain conditions; and

WHEREAS, grantor has agreed to convey and grant to Northeast Lake Washington Sewer and Water District a permanent easement across a portion of the property for the purposes of a waterline to serve the above-described property of the grantee, NOW THEREFORE the parties hereto, on behalf of themselves, their personal representatives, successors or assigns, do hereby agree:

1. The easement referenced above, a copy of which is hereto attached, is for the purpose of a water main only.
2. The location of the easement as above described does not interfere with the grantor's present use of the premises.

However, both parties acknowledge that such use may in the future be changed and that the location of the grantee's waterline might interfere with such future use of grantor's property. Accordingly, grantee acknowledges and agrees on behalf of itself, its successors and assigns, that in the event of any future development of the grantor's property, then and in such event that the grantee, its successors and assigns shall have the duty to arrange with the Northeast Lake Washington Sewer and Water District for relocation of such water main in such a manner that it will not interfere with the proposed development and use of grantor's property, and to pay all costs and expenses incident to such relocation; and grantor on behalf of itself, its successors and assigns agrees to negotiate reasonably and in good faith for an alternative plan and/or location for said water main line over,

across or under the burdened property.

IN WITNESS WHEREOF, the parties to this instrument and agreement do hereby affix their signatures on the day and year shown above.

KING COUNTY FIRE PROTECTION DISTRICT 16

Rein Kehle
BY: Rein Kehle, Chairman of the Board

William L. Williams
BY: William L. Williams, Secretary to
the Board of Commissioners

DUJARDEN DEVELOPMENT COMPANY

[Signature]
BY: [Signature] President

[Signature]
BY: [Signature] Secretary

STATE OF WASHINGTON)
COUNTY OF KING) SS

I certify that I know or have satisfactory evidence that Rein Kehle and William L. Williams signed this instrument, and on oath stated that they were authorized to execute said instrument as Chairman and Secretary respectively of the Board of Commissioners of King County Fire Protection District No. 16, and that the seal, if affixed, is the seal of said municipal corporation, and as Chairman and Secretary of the Board of Commissioners of King County Fire Protection District No. 16 acknowledge said instrument to be the free and voluntary act of said municipal corporation for the uses and purposes mentioned in said instrument.

8801050898

DATED this 18 day of June, 1987.

Thomas M. Williams
NOTARY PUBLIC in and for the State of
Washington.

My appointment expires:

1/14/1991

5801050898

STATE OF WASHINGTON)
COUNTY OF Spokane) SS

I certify that I know or have satisfactory evidence that
David J. Williams and Thomas M. Williams
signed this instrument, on oath stated that they were authorized
to execute said instrument as President and Secretary of Dujardin
Development Company and that the corporate seal, if affixed, is
the corporate seal of said corporation, and as President and
Secretary of Dujardin Development Company acknowledge said
instrument to be the free and voluntary act of said corporation
for the uses and purposes mentioned in said instrument.

DATED this 18 day of June, 1987

Thomas M. Williams
NOTARY PUBLIC in and for the State of
Washington.

My appointment expires:

3-15-91

*See page 100 for
rights reserved*

EASEMENT

THIS INSTRUMENT made this 18th day of June, 198-7
by and between KING COUNTY FIRE PROTECTION DISTRICT 16 and;
_____ and _____ and;
_____ and _____,
herein called the "Grantor", and NORTHEAST LAKE WASHINGTON SEWER
AND WATER DISTRICT, a municipal corporation of King County,
Washington, herein called "Grantee".

8801050898

W I T N E S S E T H:

That said Grantor for and in consideration of value paid by
said Grantee, and other good and valuable consideration, the
adequacy and receipt of which is hereby acknowledged, done by
these presents grant, bargain, sell, convey, and confirm unto
the said Grantee, a perpetual right-of-way or easement for water
lines with necessary appurtenances over, through, across and
upon the following described property in King County,
Washington, more particularly described as follows:

See Attached Exhibit "A"

This Easement consists of all that portion of the above
described property as follows:

See Attached Exhibit "A"

And also granting to the Grantee and to those acting under said Grantee the use of such additional area immediately adjacent to said easement as shall be required for the construction of the water lines in the above described easement, such additional area to be held to a minimum and returned to its original state by the Grantee or its agents.

Said temporary construction easement shall remain in force during construction and until such time as the water lines and appurtenances have been accepted for maintenance and operation by the Northeast Lake Washington Sewer and Water District.

That said Grantee shall have the right without prior institution of any suit or proceeding at law, at times as may be necessary, to enter upon said property for the purpose of operating, constructing, repairing, altering, or reconstructing said water lines and appurtenances, or making any connections therewith, without incurring any legal obligation or liability therefor; provided that such operating, constructing, repairing, altering, or reconstructing of said water lines and appurtenances shall be accomplished in such a manner that the private improvements existing in this right-of-way shall not be disturbed or destroyed, or in the event they are disturbed or destroyed, they will be replaced in as good a condition as they were immediately before the property was entered upon by the Grantee.

The Grantor shall retain the right to use the surface of said easement, so long as said use does not interfere with the installation, operation and maintenance of the water lines and appurtenances and so long as no permanent buildings, rockeries, retaining walls or similar structures are erected on said easement.

- 2 -

This easement is subject to and incorporates by reference the terms and conditions of a special agreement made this day between King County Fire Protection District No. 16 and Dujardin Development Company.

This Easement shall be a covenant running with the land and shall be binding on the successors, heirs, and assigns of both parties hereto.

KING COUNTY FIRE PROTECTION DISTRICT No. 16

by Rein Kehle, Chairman of the Board

by William L. Williams, Secretary to the Board

8801050898

STATE OF WASHINGTON)
) ss:
COUNTY OF KING)

I certify that I know or have satisfactory evidence that

and
signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: _____

Notary Public in and for the
State of Washington.

My Appointment Expires: _____

STATE OF WASHINGTON)
) ss:
COUNTY OF KING)

I certify that I know or have satisfactory evidence that

Rein Kehle and William L. Williams signed this instrument, on oath stated that they were authorized to execute said instrument as President and Secretary of King County Fire Protection Dist. 16 and that the corporate seal, if affixed, is the corporate seal of said corporation, and acknowledged said instrument as the President and Secretary of King County Fire Prot. Dist. 16 to be free and voluntary act of said corporation for the uses and purposes mentioned in said instrument.

DATED: 6/18/87

Thomas M. Williams
Notary Public in and for the State
of Washington.

My Appointment Expires: 1/1/88

-3-

EXHIBIT A

8801050898

THAT portion of the N.W. quarter of Section 12, Township 26 North, Range 4 East, W.M., King County, Washington, being a strip of land 10 feet in width, lying 5.00 feet each side of the following described centerline:

COMMENCING at the Northwest corner of Tract 39, Block 13, of the Plat of Alderwood Manor No. 14, as recorded in Volume 26 of Plats, Page 4, Records of King County, Washington;

THENCE due East, along the North line of said Tract 39, 12.10 feet to a point, said point also being on the South line of Tract 47, as shown in said Plat of Alderwood Manor No. 14;

THENCE due North, 5.00 feet to a point and the TRUE POINT OF BEGINNING of said centerline to be described;

THENCE due West, along a line parallel with and distance 5 feet North when measured at right angles from the said South line of Tract 47, 307.10 feet to a point on the East line of a permanent utility easement as described in King County Recording #7702040587;

THENCE continuing due West, 15 feet more or less, to a point lying 5 feet West of the centerline of an existing 8" water main, said point being the terminus of this described centerline.

DL1/31401860

20070302000428.001



20070302000428
 WILLIAMS & WILLIAMS PSC
 03/02/2007 08:57
 KING COUNTY, WA
 35.00

AFTER RECORDING PLEASE RETURN TO:
 WILLIAMS & WILLIAMS PSC
 18806 BOTHELL WAY NE
 BOTHELL, WA 98011

LICENSE AGREEMENT

Grantor(s): King County Fire Protection District No. 16,
a municipal corporation

Grantee(s): Sarvis Mobile Estate, a unit of TAFco Terra,
LLC, a Washington limited liability company

Abbreviated Legal Description: Lot 47, Block 13, Alderwood Manor No. 14,
King County, Washington

Tax Parcel ID No. 0114100950

Reference No. of Document Released: N/A

THIS LICENSE AGREEMENT (the "Agreement") is made and entered into by and between KING COUNTY FIRE PROTECTION DISTRICT NO. 16 (also known as Northshore Fire Department) ("Licensor"), a Washington municipal corporation, and SARVIS MOBILE ESTATES, a unit of TAFco Terra, LLC, a Washington limited liability corporation ("Licensee").

RECITALS

A. Licensor is a municipal corporation organized under RCW Title 52 of the laws of the State of Washington. In 1974, as part of the acquisition of Licensor's current headquarters property purchase, Licensor acquired property located at 18030 73rd Avenue NE, Kenmore, WA 98028 (legally described as Lot 47, Block 13, Alderwood Manor No. 14, according to the plat thereof recorded in Volume 26 of Plats, Page 4, records of King County, Washington). Said property was placed into preservation as required by the Army Corps of Engineers, and as part of wetlands mitigation for the Lake Forest Park Fire Station in the early 1990s (hereinafter referred to as "District Property").

LICENSE AGREEMENT

PAGE 1 OF 5

O:\MUNICIPAL\FIRE DISTRICTS\KING 16\REAL ESTATE\SARVIS MOBILE HOMES\LICENSE AGREEMENT 022107.DOC



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B. Licensee is the owner of a mobile home development "Sarvis Mobile Estates" located at 7614 NE Bothell Way, Kenmore, WA 98028 (hereinafter referred to as "Sarvis Development"). The Sarvis Development encroaches onto a portion of the District Property.

C. The purpose of this Agreement is to establish the respective rights and obligations of Licensee and Licenser, for a term of no more than ten (10) years from the execution date of this Agreement, relative to Licensee's continued utilization of the Sarvis Development on that portion of the District Property encroached upon.

NOW, THEREFORE, in consideration of the foregoing, together with other good and valuable consideration, Licenser and Licensee agree as follows:

1. **License.** Licenser hereby grants Licensee a non-exclusive, non-transferable, and personal license to remain on, operate and utilize that portion of the District Property encroached upon for purposes of the Sarvis Development from the effective date set forth herein up to and until no more than ten (10) years from the execution date of this Agreement, when such License shall terminate.

2. **Covenants of Licensee.** Licensee represents, warrants and covenants to Licenser as follows:

2.1 Licensee acknowledges Licenser's exclusive right, title, and interest in and to the District Property on which the Sarvis Development encroaches and will not at any time do, or cause to be done, any act or thing contesting or in any way impairing or intending to impair any part of such right, title and interest.

2.2 Licensee shall not in any manner use the District Property except in connection with the standard operation and management of the Sarvis Development, nor shall Licensee expand the current encroachment.

2.3 In connection with the use of the District Property, Licensee shall not in any manner represent that it has any ownership in the District Property, and the Licensee acknowledges that use of the District Property shall not create in Licensee's favor any right, title, or interest in or to the District Property, other than as provided for in this Agreement.

2.4 In the event Licensee sells, assigns, transfers and/or develops the Sarvis Development located at 7614 NE Bothell Way, Kenmore, WA 98028, this Agreement shall automatically and immediately terminate.

2.5 In exchange for this license, Licensee shall submit to Licenser annual payments of One Thousand Dollars (\$1,000.00), for a total of Ten Thousand Dollars (\$10,000.00). Said payments shall be payable to Licenser and shall be commenced within thirty (30) days from the effective date set forth below. Should Licensee fail to provide said payments to Licenser as required, this Agreement shall automatically terminate.

2.6 Upon termination of this Agreement in any manner provided for herein, Licensee will cease and desist from all use of the District Property in any way and will restore the encroachment area to its native state. Licensee shall pay Licenser's costs and attorney fees in the event Licensee fails to comply with the termination provisions of this Agreement.

LICENSE AGREEMENT

PAGE 2 OF 5

O:\MUNICIPAL\FIRE DISTRICTS\KING 16\REAL ESTATE\SARVIS MOBILE HOMES\LICENSE AGREEMENT 022107.DOC

3. **Covenants of Licensors.** Licensors represents, warrants and covenants to Licensee as follows:

3.1 Licensors shall provide Licensee continuous use of the District Property in relation to its operation of the Sarvis Development for the conditional ten (10) year period described herein.

4. **Miscellaneous.**

4.1 **Governing Law; Jurisdiction & Venue.** This Agreement shall be construed under and governed by the laws of the State of Washington. Any action pertaining to this Agreement shall be the Superior Court of the State of Washington in and for King County, Seattle division.

4.2 **Indemnification.** Licensee agrees to defend, indemnify and hold harmless Licensors from any and all claims, losses, costs, damages or attorneys fees relating in any way to Licensee's use of the District Property.

4.3 **Notice.** Any notice or communication given pursuant to this Agreement by any party to any other party shall be in writing and shall be deemed given when personally delivered or when sent by registered or certified mail, return receipt requested, postage prepaid, to the parties at their addresses set forth on the last page of this Agreement or to such other address as any party may hereafter designate to the other by like notice.

4.4 **Construction.** The headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

4.5 **Succession and Assignment.** This Agreement may not be assigned by Licensee, nor may Licensee sublicense its rights under this Agreement, without Licensors's prior written consent, which in either event may be withheld in Licensors's sole and absolute discretion.

4.6 **Binding Effect.** Subject to Section 4.5 above, this Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their successors and assigns.

4.7 **Amendment; Waiver.** This Agreement may be amended only by a written instrument signed by Licensors and Licensee. No provisions of this Agreement may be waived except by an instrument in writing signed by the parties sought to be bound. No failure or delay by any party in exercising any right or remedy hereunder shall operate as a waiver thereof, and a waiver of a particular right or remedy or waiver on any subsequent occasion.

4.8 **Nature of Relationship.** Nothing herein shall be construed to place the parties in the relationship of partners or joint venturers, and neither party shall have the power to obligate or bind the other in any manner whatsoever.

4.9 **Entire Agreement.** This Agreement sets forth the entire understanding between the parties relating to the subject matter hereof, supersedes any prior understandings, agreements, or representations by or between the parties herein. No promises, covenants or representations of any character or nature other than those expressly stated herein have been made to induce either party to enter into this Agreement. Neither Licensee nor Licensors shall be bound by any understanding, agreement, promise, representation or stipulation, express or implied, not specified herein.

4.10 **Effective Date.** This License/Agreement shall be effective upon execution by all parties as set forth below.

LICENSE AGREEMENT

PAGE 3 OF 5

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4.11 Attorney Fees. Licensee agrees to pay Licensor's attorney fees in the event of any dispute arising from this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective duly authorized officers or representatives, as of the date set forth opposite the signatures below.

LICENSOR:

KING COUNTY FIRE PROTECTION DISTRICT NO. 16
(Northshore Fire Department),
a Washington municipal corporation

Date: 2/22/07By: [Signature]

Printed Name: Kae Peterson
Its: Chair, Board of Commissioners

Address:
18030 73rd Avenue NE
Kenmore, WA 98028

LICENSOR:

KING COUNTY FIRE PROTECTION DISTRICT NO. 16
(Northshore Fire Department),
a Washington municipal corporation

Date: 2/22/07By: [Signature]

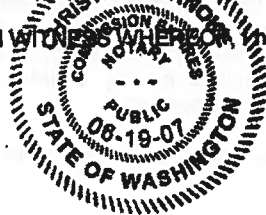
Printed Name: Andrea McDaniel
Its: Secretary, Board of Commissioners

Address:
18030 73rd Avenue NE
Kenmore, WA 98028

STATE OF WASHINGTON)
COUNTY OF King) ss.

On the 22nd day of February, 2007, personally appeared before me Kae Peterson, Chair, Board of Commissioners for King County Fire Protection District No. 16 (aka Northshore Fire Department), to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that she signed the same as her own voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.



[Signature]
Printed Name: Christine M. Knobel
NOTARY PUBLIC in and for the State of
Washington, residing at Bohemia
My commission expires: 8-19-07

LICENSE AGREEMENT

PAGE 4 OF 5

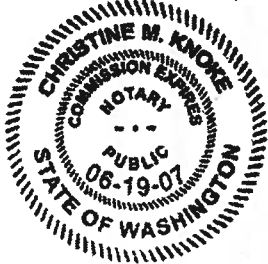
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STATE OF WASHINGTON)
COUNTY OF King) ss.

On the 22nd day of February, 2007, personally appeared before me Andrea McDaniel, Secretary, Board of Commissioners for King County Fire Protection District No. 16 (aka Northshore Fire Department), to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that she signed the same as her own voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.



Christine M. Knoke
Printed Name: Christine M. Knoke
NOTARY PUBLIC in and for the State of
Washington, residing at Bothell
My commission expires: 6-19-07

LICENSEE:

SARVIS MOBILE ESTATES
(a unit of TAFco Terra, LLC, a Washington limited partnership)

Date: 022207

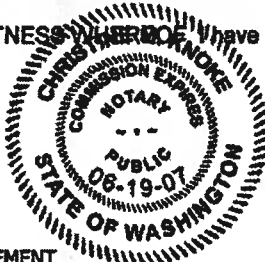
By: Thomas Fritzer

Address:
7614 NE Bothell Way
PO Box 82485
Kenmore, WA 98028

STATE OF WASHINGTON)
COUNTY OF King) ss.

On the 22nd day of February, 2007, personally appeared before me Thomas Fritzer, Member of Sarvis Mobile Estates, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his own voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.



Christine M. Knoke
Printed Name: Christine M. Knoke
NOTARY PUBLIC in and for the State of
Washington, residing at Bothell
My commission expires: 6-19-07

LICENSE AGREEMENT

PAGE 5 OF 5

O:\MUNICIPAL\FIRE DISTRICTS\KING 16\REAL ESTATE\SARVIS MOBILE HOMES\LICENSE AGREEMENT 022107.DOC

DECLARATION AND COVENANT FOR WETLANDS PRESERVATION OFF-SITE

King County Fire Protection District No. 16, a municipal corporation created under the laws of the State of Washington, in consideration of wetlands permit to be issued or issued by the U. S. Army Corps of Engineers as permit number 92-4-00549-ATF, as the sole owner in fee of the real property described below, hereby declares that all of such property will be preserved as wetland in its present condition and will not be used in the future for any Department of the Army permit. This mitigated area was created in reference to U. S. Army Corps of Engineers permit number 92-4-00549-ATF.

The property affected by this Declaration and Covenant are legally described as follows:

The East 650 feet, more or less, of Lot 47, Block 18, Alderwood Manor No. 14, according to the plat thereof recorded in Volume 26 of Plats, Page 4, records of King County, Washington;

Said parcel may also be described as that portion of said Lot 47 lying Easterly of the East line of the North-South road that currently bisects said Lot 47 along a line parallel to and approximately 650 feet, more or less, West of the East line of said Lot 47, which parcel consists of approximately 2.5 - 2.7 acres.

See map attached as Exhibit "A."

This Declaration shall be a covenant running with the land described herein, and shall be binding upon the heirs, executors, administrators and assigns of the grantor herein.

KING COUNTY FIRE PROTECTION DISTRICT NO. 16,
a municipal corporation

By:

Peter V. Vaglio
PETER V. VAGLIO, Chairman to the Board of Commissioners

By:

William L. Williams
WILLIAM L. WILLIAMS, Secretary to the Board of Commissioners



STATE OF WASHINGTON)
COUNTY OF KING) ss.

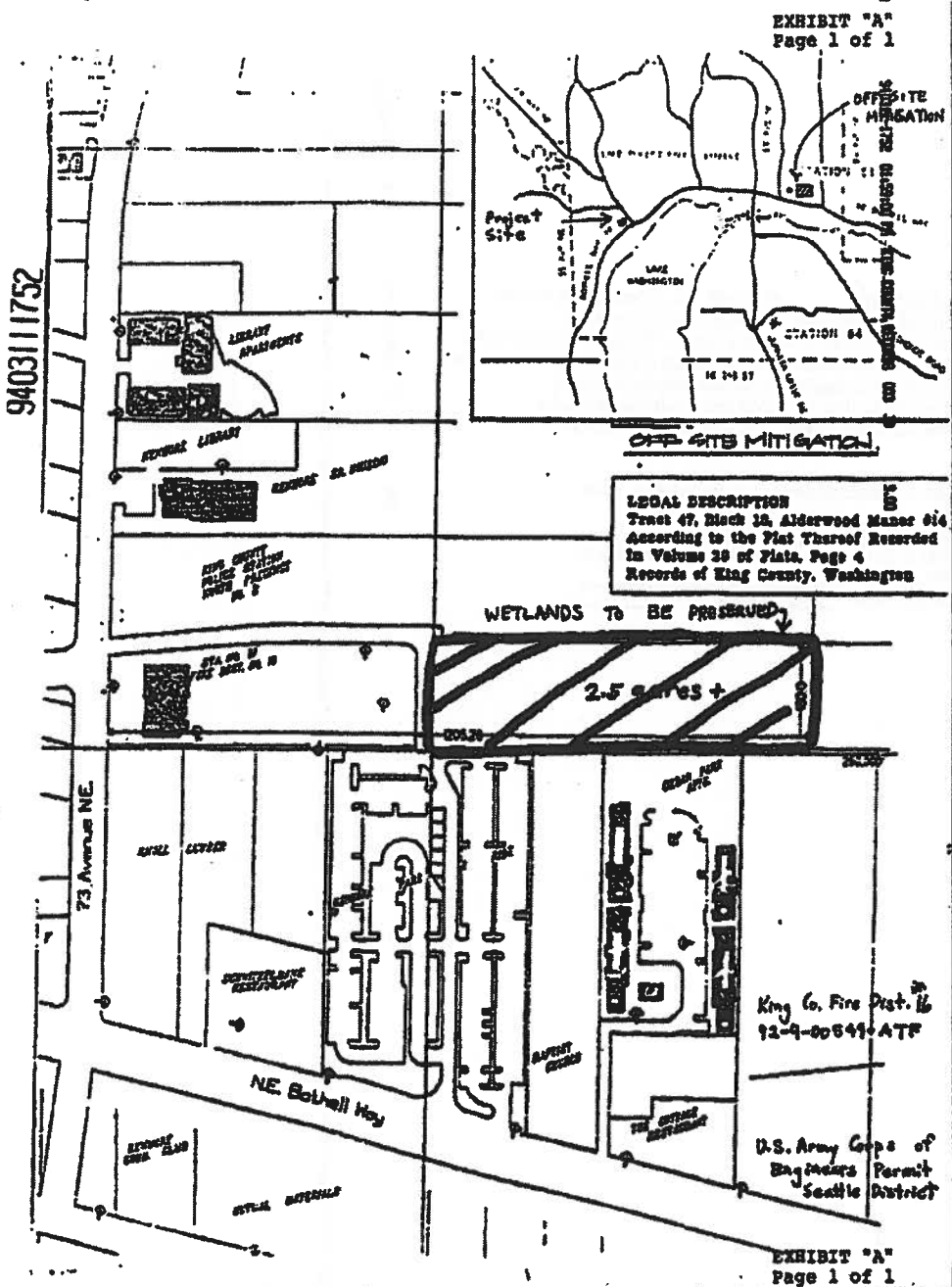
On this 17 day of March, 1994, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **PETER V. VAGLIO and WILLIAM L. WILLIAMS** to me known to be the Chairman of the Board of Fire Commissioners and Secretary to the Board of Fire Commissioners, respectively, of King County Fire Protection District No. 16, a municipal corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Thomas H. Williams
NOTARY PUBLIC in and for the State of Washington, residing at
Seattle
My commission expires on 1-14-95

940311752

OF THE COUNTY OF KING IN WASHINGTON 2011-11006



20071019001042.001

After recording return document to:

Eric Frimodt
 Inslee Best Doezie & Ryder, P.S.
 PO Box 90016
 Bellevue, WA 98009-9016



Document Title: Possession and Use Agreement

Grantor(s): King County Fire Protection District No. 16

Grantee(s): City of Kenmore

Legal Description(s): Lot 47, Block 13, of Alderwood Manor 14, according to the plat thereof recorded in Volume 26 of Plats, page 4, in King County, Washington.

Additional Legal Descriptions are on Pages 4-6 of this Document (Exhibits A - C).

Assessor's Tax Parcel Number: 011410-0930

POSSESSION AND USE AGREEMENT

SR 522 HOV Improvements, Phase 1

This AGREEMENT is made and entered into by and between the City of Kenmore, a Washington municipal corporation, hereinafter referred to as the "City", and King County Fire Protection District No. 16, a Washington municipal corporation, hereinafter referred to as the "Owner".

WITNESSETH

WHEREAS, the City has a need to acquire certain interests in the Owner's real property described herein for immediate construction of a roadway improvement project; and

WHEREAS, the City and the Owner understand and acknowledge that any delay in the City's construction program is contrary to the public interest; and

WHEREAS, the City and the Owner desire to enter into this Agreement so that the City may

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POSSESSION AND USE AGREEMENT

have immediate possession and use of certain interests in real property owned by the Owner, as described and depicted in Exhibits A - C attached hereto and made a part hereof;

NOW THEREFORE, for good and valuable consideration, the City and the Owner agree to the following terms and conditions:

1. The Owner hereby grants to the City the right to possess and use the interests in real property described and depicted in Exhibits A - C attached hereto and made a part hereof (referred to hereinafter as the "Real Property").
2. The Real Property is necessary for a public use in connection with the SR 522 HOV Improvements, Phase 1.
3. The Owner agrees to voluntarily convey the required interests in the Real Property to the City in the future by statutory warranty deed as a condition of final approval of the Owner's development plans for the Owner's real property referred to generally as Tax Parcel No. 0114100548. The City and the Owner agree that the purchase price for the acquisition of the Real Property shall be based on the equivalent per square foot values paid by the Owner for the real property that it acquired from the prior owner(s) of Tax Parcel No. 0114100548 which was the subject of the Owner's condemnation action under King County Superior Court Case No. 06-2-26611-1 SEA.

CITY OF KENMOREBy Print Name Fred C. AlvaradoTitle City ManagerDate 10/4/07**KING COUNTY FIRE PROTECTION
DISTRICT NO. 16**By Print Name Tom WeathersTitle Fire ChiefDate 9-18-07

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-2-

20071019001042.003

POSSESSION AND USE AGREEMENT

STATE OF WASHINGTON)
) ss
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that Steph J. C. Alders is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the City Mayor of City of Kenmore to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.



DATED: 10/4/07
Lynn Batchelor
 NAME: Lynn Batchelor
 (Print Name)
 Notary Public in and for the State of Washington
 Commission Expires: 3/13/09

STATE OF WASHINGTON)
) ss
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that Thomas Weather is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument, and acknowledged it as the Chief of King County Fire Protection District No. 16 to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED: 9-18-07
Timothy Williams
 NAME: Timothy Williams
 (Print Name)
 Notary Public in and for the State of Washington
 Commission Expires: 1-14-2011

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-3-

SR 522 Corridor Improvements Phase I
Updated Acquisition Legal Descriptions

#56 Northshore Fire District #16 Fire Station 18030 73rd Avenue NE

011410-0956, Project Parcel No.36, HC file Orange 81 A

Acquisition (Rev. 7/10/06)

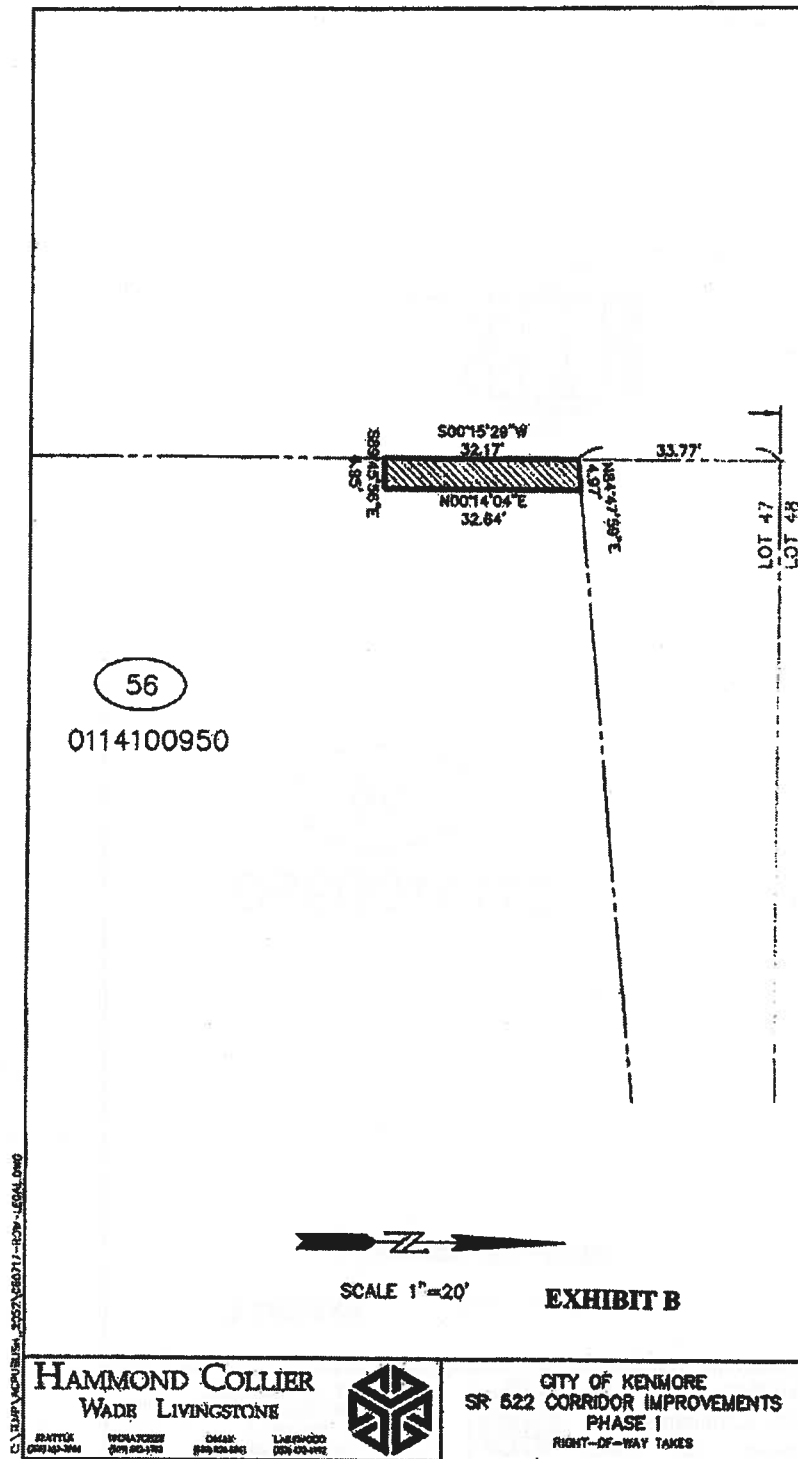
That portion of Lot 47 Block 13 Alderwood Manor No. 14 according to the plat thereof found in Volume 26 of Plats, Page 4, records of King County, Washington described as follows:
Commencing at the northwest corner thereof;
Thence South 00° 15' 29" West along the west line thereof 33.77 feet to the south line of the public road, quit claimed to King County by King County Fire Protection District No. 16 under King County Recorder's File Number 7612080442 and the point of beginning;
Thence continue South 00° 15' 29" West along the west line thereof 32.17 feet;
Thence South 89° 45' 36" East 4.95 feet;
Thence North 00° 14' 04" East 32.64 feet to the south line of said public road;
Thence South 84° 47' 59" West 4.37 feet to the point of beginning.

Permanent utility easement, Rev. 7/10/08

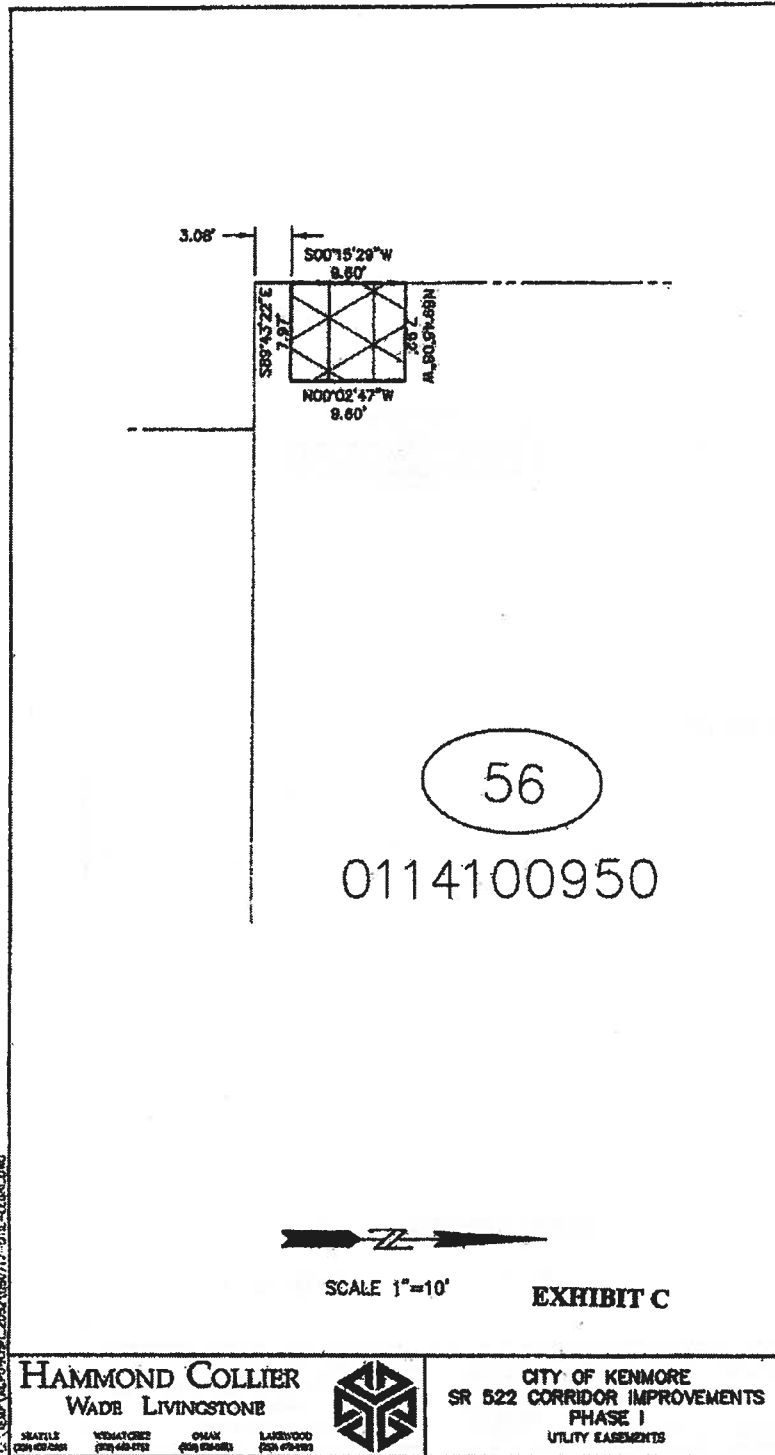
That portion of Lot 47 Block 13 Alderwood Manor No. 14 according to the plat thereof found in Volume 26 of Plats, Page 4, records of King County, Washington described as follows:
Commencing at the southwest corner thereof;
Thence North 00° 15' 29" East along the west line thereof 5.08 feet;
Thence continue North 00° 15' 29" East along the west line thereof 9.60 feet;
Thence South 89° 45' 08" East 7.92 feet;
Thence South 80° 02' 47" East 9.60 feet;
Thence North 89° 43' 22" West 7.97 feet to the point of beginning.

EXHIBIT A

20071019001042.005



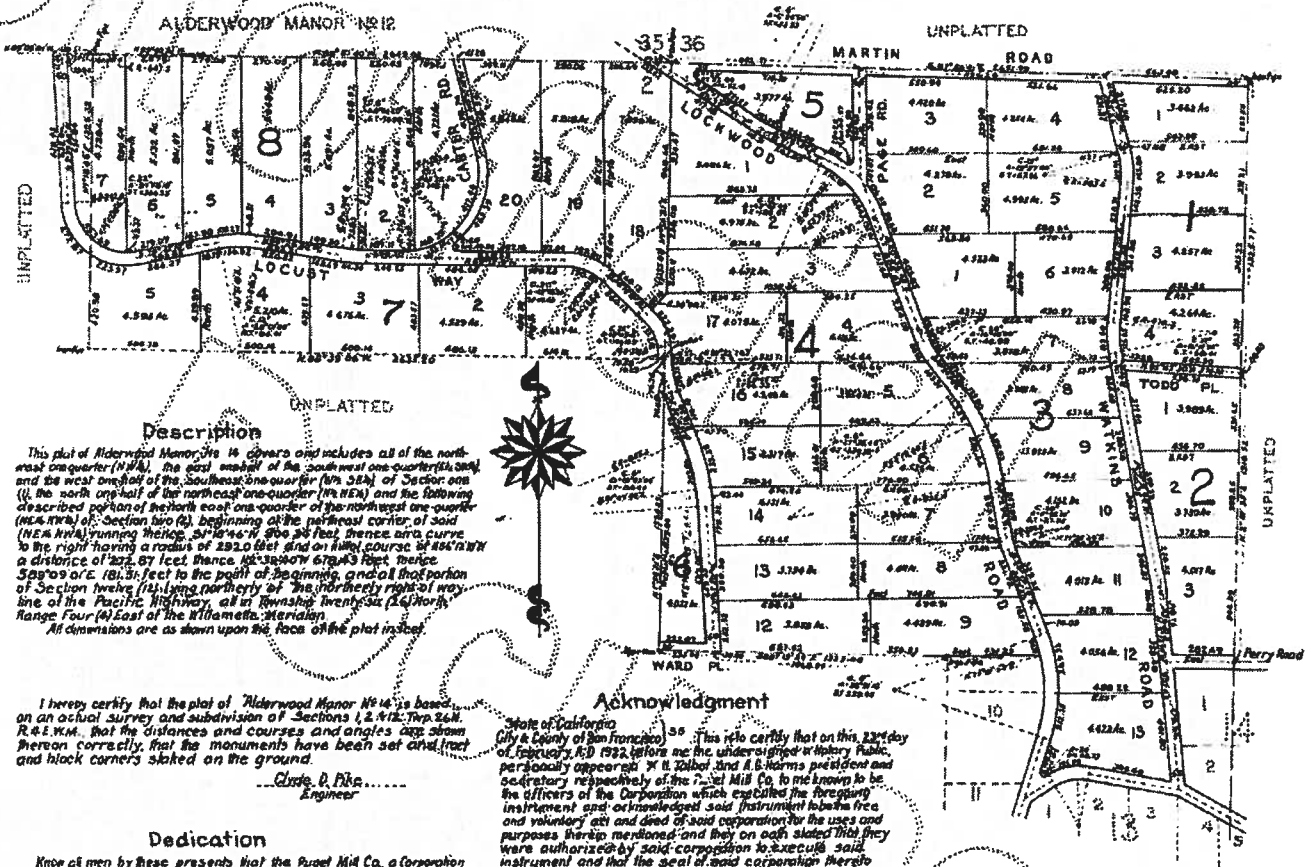
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ALDERWOOD MANOR No 14

Clyde D. Pike Engr.

Scale 1 inch = 300 feet



Description

This plat of Alderwood Manor, No. 14, covers and includes all of the north-east one-quarter (N.E. 1/4), the east one-half of the south-west one-quarter (S.W. 1/4), and the west one-half of the south-east one-quarter (S.E. 1/4) of Section one (1), the north one-half of the north-east one-quarter (N.E. 1/4) and the following described portion of the north-east one-quarter of the north-west one-quarter (N.W. 1/4) of Section two (2), beginning at the northwest corner of said (N.E. 1/4) running thence S. 71° 45' E. 600.35 feet, thence a curve to the right having a radius of 232.0 feet and on a curve of 84° 12' 18" a distance of 222.87 feet, thence N. 23° 34' 00" E. 679.43 feet, thence S. 89° 09' 00" E. 181.31 feet to the point of beginning, and all that portion of Section twelve (12) lying northerly of the northerly right-of-way line of the Pacific Highway, all as shown by the twenty-six (26) north range four (4) east of the Willamette Meridian.

All dimensions are as shown upon the face of the plat in sheet.

I hereby certify that the plat of Alderwood Manor No. 14 is based on an actual survey and subdivision of Sections 1, 2, 11 & 12, Twp. 36 N., R. 4 E., N.M., that the distances and courses and angles are shown hereon correctly, that the monuments have been set and that and block corners staked on the ground.

Clyde D. Pike
Engineer

Dedication

Know all men by these presents that the Puget Mill Co., a corporation organized and existing under the laws of the State of California and having its principal place of business in the City of San Francisco, owner in fee simple of the tract of land platted in this Alderwood Manor No. 14, hereby declare this plat and dedicate to the use of the public, forever of the roads and ways shown hereon, and the use thereof for any and all public purposes not inconsistent with the use hereof for public highway purposes, abate the right to make all necessary slopes for cuts and fills upon the lands and blocks shown upon this plat in the reasonable original grading of roads and ways shown hereon.

In witness whereof we have hereunto set our hands and seals this 17th day of Feb., A.D. 1922.

In presence of
C. K. Hays
John A. Cory



Puget Mill Co.
W. E. Tolbot
President
A. G. Harris
Secretary



Examined and approved this 19 day of April A.D. 1922.
Albert D. Ferguson
Clerk of Board of County Commissioners.
By J. W. Fulton
Deputy

Acknowledgment

State of California
City & County of San Francisco
I, the undersigned, a Notary Public, personally appeared M. H. Tolbot and A. G. Harris, president and secretary respectively of the Puget Mill Co., to me known to be the officers of the Corporation which executed the foregoing instrument and extolled said instrument to be true and voluntary act and deed of said corporation for the uses and purposes therein mentioned and they on oath stated that they were authorized by said corporation to execute said instrument and that the seal of said corporation thereto affixed is the corporate seal of said corporation.

In witness whereof I have hereunto set my hand and official seal the day and year first above written.



Witness My hand:
Notary Public in and for the State of California
residing at San Francisco:
My Commission will expire December 4, 1923.

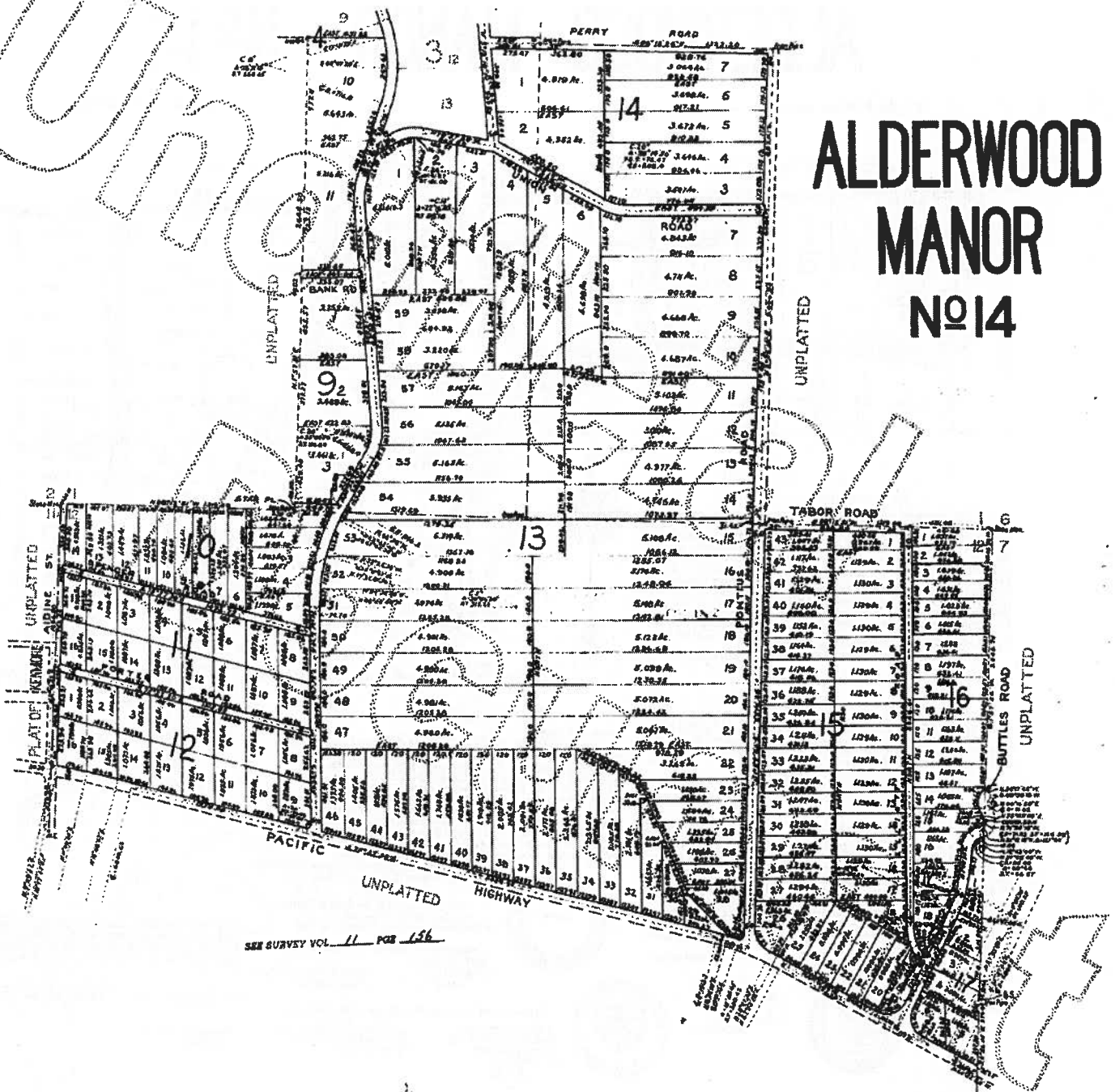
Examined and approved this 19 day of April A.D. 1922.
By Thomas B. Beeson
Deputy
County Engineer

Filed for record at the request of County Engineer
this 19 day of April A.D. 1922, at 3:30 minutes past
3 o'clock P.M. and recorded in Vol. 18 of Plats
page 1, records of King County, Washington.

By: Deputy
County Auditor
Thomas D. Dunder
Draftsman.



ALDERWOOD MANOR No 14



C.O.

A.W.

7612680002

C.W. 76

KING COUNTY FIRE DISTRICT #16

QUIT-CLAIM DEED

R/W 375

#046

The grantor, herein KING COUNTY FIRE PROTECTION DISTRICT NO. 16,
a municipal corporation,

for the consideration of ONE Dollars
and also of benefits to accrue to GRANTOR by reason of laying out and establishing a public
road through GRANTOR'S property, and which is hereinafter described, convey, release, and
quit-claims to the County of King State of Washington, for use of the
Public forever, as a public road and highway, all interest in the following described real estate, including
any after acquired title.

Lot 47

The North 8 feet of the East 863.28 feet of Lot #47, Block 13, Alderwood Manor
No. 14, Section 12, Township 26 North, Range 4 East, W.M., as recorded in Volume
26 of Plats, Page 4, Records of King County, Washington; TOGETHER with the West
342 feet of said Lot 47, included within the following described centerline and
having 24 feet on the North side and 16 feet on the South side of said centerline:

Beginning at a point on the centerline of 73rd Ave. N.E., said point being 77.31 feet
North of the intersection of N.E. 181st Street and 73rd Avenue N.E.; Thence North
84°48'00" E. a distance of 223.61 feet; Thence along the arc of a curve to the right
having a radius of 1561.41 feet and a distance of 148.73 feet to a terminus 8 feet
North of and at right angles to the North line of said Lot 47.

Contains 13,922 Sq. Ft. or 0.31 Acres more or less.

R/W 73rd Avenue N.E.

Filed For Record At The Request of

Chris J. Lantieri, Manager

King County Real Property Division

1% EXCISE TAX NOT REQUIRED

King Co. Records Division

By *J. Tashoff*

together with the right to make all necessary slopes for cuts and fills upon the abutting property and on
each side of said described right-of-way, in conformity with standard plans and specifications for highway
purposes, and to the same extent and purpose as if the rights herein granted had been acquired by condemnation
proceedings under Eminent Domain statutes of the State of Washington,

situated in the County of King State of Washington.

Dated this 8th day of April, A. D. 19 76

WITNESS:

Robert W. Nelson
William L. Williams



STATE OF WASHINGTON }
COUNTY OF KING } ss.

On the 8th day of April, 1976, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Robert W. Nelson and William L. Williams to me known to be the individuals described in and who executed the within instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year first above written.

Peterson G. Geller

Notary Public in and for the State of Washington, residing at Kirkland

1976 APR 8 PM 11:18

QUIT-CLAIM DEED

FROM

KING COUNTY FIRE PROTECTION

DISTRICT NO. 16

TO

COUNTY OF

KING

Dated April 8, 1976

FILED FOR RECORD AT REQUEST OF

on the day of , 19
at : minutes past M.
and recorded in volume

of , Page

Records of
Washington, County,

By Auditor.

Deputy

Filed for Record at Request of:

Northshore Utility District
18120 68th Avenue NE
Bothell, WA 98011

**NOTICE OF ADOPTION OF
SEWER AND WATER FACILITIES CHARGES**

Northshore Utility District (previously known as the Northeast Lake Washington Sewer and Water District) hereby gives notice of the adoption of certain sewer and water facilities connection charges pursuant to Resolution No. 1991-11-11 adopted by the Board of Commissioners on the 4th day of November, 1991, applicable to the areas of the legal description attached hereto as Exhibit "A".

D. A. Ellis, Secretary
Board of Commissioners
Northshore Utility District

50773-0655 10:51:00 AM KCM COUNTY RECORDS COB EX 14:00

9207300895

QUALITY OF THE DOCUMENT.
DUE

NOTADOPT DOC



DESCRIPTION OF CORPORATE BOUNDARIES OF
NORTHSHORE UTILITY DISTRICT

January, 1991

This description encompasses portions of Sections 1, 2, 3, 4, 11, 12, 13, 14, 23, 24, 25, 26 and 36 in Township 26 North, Range 4 East, W.M., and of Sections 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 27, 28, 29, 30, 31, 33, and 34 in Township 26 North, Range 5 East, W.M., situate in King County, Washington, being more particularly described as follows:

Beginning at the northwest corner of said Section 6, Township 26 North, Range 5 East W.M.;

Thence easterly along the north line thereof to the east line of the NW 1/4 of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 6;

Thence southerly along said east line to the north line of the SE 1/4 of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 6;

Thence easterly along said north line to the east line thereof;

Thence southerly along said east line to the south line thereof;

Thence westerly along said south line to the east line of the W 1/2 of the SW 1/4 of the NE 1/4 of the NW 1/4 of said Section 6;

Thence southerly along said east line and the east line of the W 1/2 of the NW 1/4 of the SE 1/4 of the NW 1/4 of said Section 6 to a point of intersection with the north line of the S 1/2 of the SE 1/4 of the NW 1/4 of said Section 6;

Thence easterly along said north line to the east line thereof;

Thence southerly along said east line to the north line of the N 1/2 of the NW 1/4 of the NW 1/4 of the SE 1/4 of said Section 6;

Thence easterly along said north line to the east line thereof;

Thence southerly along said east line to the north line of the SW 1/4 of the NE 1/4 of the NW 1/4 of the SE 1/4 of said Section 6;

Thence easterly along said north line to the east line thereof;

Thence southerly along said east line to a point of intersection with the north line of the SE 1/4 of the NW 1/4 of the SE 1/4 of said Section 6;

Thence easterly along said north line to the east line thereof;

Thence southerly along said east line and the east line of the SW 1/4 of said SE 1/4 of said Section 6 to the south line thereof;

Thence westerly along said south line, 328.5 feet, more or less, to a point on the westerly line of the City Limits of the City of Bothell as it existed prior to the year 1955 A.D.;

Thence southerly along said westerly line to the intersection with the south line of the NE 1/4 of said Section 7, Township 26 North, Range 5 East, W.M.;

Thence westerly along said south line, 1,095 feet, more or less, to the east line of the SW 1/4 of said Section 7;

Thence southerly along said east line and the east line of the NE 1/4 of the NW 1/4 of Section 18, Township 26 North, Range 5 East, W.M., to the north line of the S 1/2 of the NE 1/4 of said Section 18;

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DOE

Thence easterly along said north line and the north line of the SW 1/4 of the NW 1/4 of Section 17, Township 26 North, Range 5 East, W.M., to the point of intersection with the west line of the E 1/2 of the E 1/2 of the NW 1/4 of the NW 1/4 of said Section 17;

Thence northerly along said west line and the west line of the E 1/2 of the E 1/2 of the SW 1/4 of the SW 1/4 of Section 8, Township 26 North, Range 5 East, W.M., to the north line thereof;

Thence easterly along said north line, the north line of the SE 1/4 of the SW 1/4 of said Section 8 and the north line of the SW 1/4 of the SE 1/4 of said Section 8 to the east line thereof;

Thence southerly along said east line to the north line of the NE 1/4 of the NE 1/4 of Section 17, Township 26 North, Range 5 East W.M.;

Thence easterly along said north line to the west line of the SW 1/4 of the SW 1/4 of Section 9, Township 26 North, Range 5 East, W.M.;

Thence northerly along said west line to the north line thereof;

Thence easterly along said north line to the east line thereof;

Thence southerly along said east line and the east line of the W 1/2 of the NW 1/4 of Section 16, Township 26 North, Range 5 East, W.M., and the east line of the W 1/2 of the SW 1/4 of said Section 16 to the north line of the NE 1/4 of the NW 1/4 of Section 21, Township 26 North, Range 5 East, W.M.;

Thence easterly along said north line to the west line of the SW 1/4 of the SE 1/4 of Section 16, Township 26 North, Range 5 East, W.M.;

Thence northerly along said west line to the north line thereof;

Thence easterly along said north line to the east line thereof;

Thence southerly along said east line to the north line of the N 1/2 of the NW 1/4 of the NE 1/4 of the NE 1/4 of said Section 21, Township 26 North, Range 5 East, W.M.;

Thence easterly along said north line to the east line thereof;

Thence southerly along said east line to the north line of the W 1/2 of said SW 1/4 of the NE 1/4 of the NE 1/4 of the NE 1/4 of said Section 21;

Thence easterly along said north line to the east line thereof;

Thence southerly along said east line to a point of intersection with the north line of the SE 1/4 of the NE 1/4 of the NE 1/4 of said Section 21;

Thence easterly along said north line to the east line of the W 1/2 of the E 1/2 of the SE 1/4 of said NE 1/4 of the NE 1/4 of said Section 21;

Thence southerly along said east line to a point of intersection with the north line of the east 605 feet of the north 330 feet of the SE 1/4 of said NE 1/4 of said Section 21;

Thence westerly along said north line to the west line thereof;

Thence southerly along said west line to the south line thereof;

Thence easterly along said south line to a point of intersection with the east line of the W 1/2 of the E 1/2 of the SE 1/4 of the NE 1/4 of said Section 21;

Thence southerly along said east line to the south line thereof;

Thence westerly along said south line to the east line of the W 1/2 of the NE 1/4 of the SE 1/4 of said Section 21;

Thence southerly along said east line to a point of intersection with the north line of the S 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of said Section 21;

Thence easterly along said north line to the east line thereof, said east line being the centerline of 132nd Avenue N.E.;

Thence southerly and southwesterly along said centerline and the centerline of 132nd Place N.E. to a point of intersection with the centerline of N.E. 126th Place;

Thence easterly and northeasterly along said centerline of N.E. 126th Place, to a point of intersection with the north line of SE 1/4 of the NW 1/4 of Section 27, Township 26 North, Range 5 East, W.M.;

Thence easterly along said north line to the intersection with the westerly line of Burlington Northern Railroad right-of-way;

Thence southwesterly along said right-of-way line to a point of intersection with the east line of the said SW 1/4 of the NW 1/4 of said Section 27;

Thence southerly along said east line and the east line of the north 50 feet of the NW 1/4 of the SW 1/4 of said Section 27 to the south line thereof;

Thence westerly along said south line to the intersection with the east line of the W 1/2 of the W 1/2 of the NW 1/4 of the SW 1/4 of said Section 27;

Thence southerly along said east line to the south line thereof;

Thence westerly along said south line to the east line of the SE 1/4 of Section 28, Township 26 North, Range 5 East, W.M.;

Thence southerly along said east line to a point of intersection with the north line of the S 1/2 of the S 1/2 of the SE 1/4 of the SE 1/4 of said Section 28;

Thence easterly along said north line and the north line of the west 30 feet of the S 1/2 of the S 1/2 of the SW 1/4 of the SW 1/4 of Section 27, Township 26 North, Range 5 East, W.M., to the east line thereof;

Thence southerly along said east line and the east line of the west 30 feet of the N 1/2 of the NW 1/4 of the NW 1/4 of Section 34, Township 26 North, Range 5 East, W.M., to the south line thereof;

Thence westerly along said south line and the south line of the N 1/2 of the NE 1/4 of the NE 1/4 of Section 33, Township 26 North, Range 5 East, W.M., to the west line thereof;

Thence northerly along said west line to the south line of the SW 1/4 of the SE 1/4 of Section 28, Township 26 North, Range 5 East, W.M.;

Thence westerly along said south line to the west line thereof, said west line being the centerline of 124th Avenue N.E.;

Thence northerly along said centerline of 124th Avenue N.E. to a point of intersection with the centerline of N.E. 124th Street;

Thence westerly along said centerline of N.E. 124th Street to a point of intersection with the south line of the N 1/2 of the N 1/2 of the SW 1/4 of said Section 28;

Thence westerly along said south line to the east line of the W 1/2 of the SW 1/4 of the NW 1/4 of the said SW 1/4 of Section 28;

Thence southerly along said east line to the south line thereof;

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DUE TO THE PRESENT

Thence westerly along said south line to the east line of the SE 1/4 of the SE 1/4 of Section 29, Township 26 North, Range 5 East, W.M.;

Thence southerly along the east line of the said SE 1/4 of the SE 1/4 of Section 29 to the south line thereof;

Thence westerly along said south line to the west line of the E 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 29;

Thence northerly along said west line to the north line of the south 345 feet of the W 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 29;

Thence westerly along said north line and the north line of the south 345 feet of the E 1/2 of the SW 1/4 of the SE 1/4 of the SE 1/4 of said Section 29 to the east line of the N 1/2 of the W 1/2 of the SW 1/4 of the said SE 1/4 of the SE 1/4 of said Section 29;

Thence southerly along said east line to the south line of said N 1/2;

Thence westerly along the said south line to the west line of the SE 1/4 of the SE 1/4 of said Section 29;

Thence northerly along said west line to the north line of the south 845.50 feet of the SW 1/4 of the SE 1/4 of said Section 29;

Thence westerly along said north line to the east line of Block 2, Plat of Maplewood Lane, as recorded in Volume 80, page 48, records of said County;

Thence northerly along said east line to the north line thereof;

Thence westerly along said north line to the east line of the Plat of Shar-Lane, Division 4, as recorded in Volume 81, page 57, records of Said County;

Thence northerly along said east line to the north line of the S 1/2 of the SE 1/4 of said Section 29;

Thence westerly along said north line to the west line of the SE 1/4 of the NW 1/4 of the SE 1/4 of said Section 29;

Thence northerly along said west line to the south line of the NW 1/4 of the NW 1/4 of the SE 1/4 of said Section 29;

Thence westerly along said south line to the east line of the SE 1/4 of the NE 1/4 of the SW 1/4 of said Section 29;

Thence southerly along said east line to the south line thereof;

Thence westerly along said south line and said south line extended westerly to the east line of the W 1/2 of the W 1/2 of the SE 1/4 of said SW 1/4 of said Section 29;

Thence southerly along said east line to the south line thereof;

Thence westerly along said south line and the south line of the SW 1/4 of the SW 1/4 of said Section 29 to the east line of the NE 1/4 of Section 31, Township 26 North, Range 5 East, W.M.;

Thence southerly along said east line to a point of intersection with the easterly extension of the north margin of N.E. 112th Street;

Thence westerly along said easterly extension, said north margin and the westerly extension of said north margin, 570 feet more or less to a point of intersection with the centerline of 98th Avenue N.E.;

Thence westerly to the southeast corner of Lot 21B, Court Commissioner's Plat, Cause 175301;

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DUE
 COUNTY OF THE RECORD.

Thence westerly along the south line thereof to the southwest corner of said Lot 21B, said corner being a point of the Inner Harbor Line of Juanita Bay in Lake Washington;

Thence northeasterly, northwesterly and southwesterly along said Inner Harbor Line to a point of intersection of said Inner Harbor Line with the southeasterly extension of southwesterly line of Lot 21 in the Plat of Juanita Point, A Residence Park, as recorded in Volume 25 of Plats, page 27, records of King County, Washington;

Thence northwesterly along said southeasterly extension to the shoreline of Lake Washington;

Thence westerly, northwesterly and northerly along said shoreline of Lake Washington through said Section 31, Township 26 North, Range 5 East, and said Sections 36, 25, 26, 23 and 14 in Township 26 North, Range 4 East, to a point of intersection of said shoreline with the westerly extension of the south line of Government Lot 2 of said Section 14;

Thence westerly along said westerly extension of the south line of Government Lot 2 to a point of intersection with the Inner Harbor Line in Lake Washington;

Thence northeasterly, northerly, northwesterly and southwesterly along said Inner Harbor Line to a southeast corner of Block 2 of the Plat of Lake Forest Waterfront Addition, as recorded in Volume 22 of Plats, page 39, records of King County, Washington, as established by decree in King County Superior Court Cause No. 148157;

Thence northwesterly along the easterly line of said Block 2 as established by said decree to an intersection with the shoreline of Lake Washington;

Thence northeasterly along the shoreline of Lake Washington, 390 feet, more or less;

Thence N14d03'14"W to an intersection with a curve concave to the southeast, said curve being parallel to and 45 feet southerly of the centerline of the Northern Pacific Railway right-of-way;

Thence southwesterly along said curve, 401.45 feet to an intersection with the northwesterly extension of the easterly line of said Block 2, as established by said Decree;

Thence northwesterly along the northwesterly extension of said east line of said Block 2 as established by said Decree to the west line of Section 11, Township 26 North, Range 4 East;

Thence northerly along said west line to the south line of the SE 1/4 of Section 3, Township 26 North, Range 4 East;

Thence westerly along said south line to a point of intersection with the west line of Lot 13, Block 13, of the Plat of First Addition to Lake Forest Park, as recorded in Volume 20 of plats, page 82, records of King County, Washington;

Thence northerly along said west line and its northerly extension to a point of intersection with the centerline of 49th Place N.E.;

Thence northerly along said centerline to a point of intersection with the centerline of a second street also known as 49th Place N.E. or as N.E. 187th Place;

Thence southwesterly along said centerline of 49th Place N.E. which becomes 47th Avenue N.E. and N.E. 187th Street to a point of intersection of said centerline of N.E. 187th Street with the northerly extension of the east line of the west 525 feet, as measured along the south line thereof, of Lot 9, Block 10, of the aforementioned Plat of First Addition to Lake Forest Park;

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DUE TO THE COURT

Thence southerly along said northerly extension and said east line of the west 525 feet of Lot 9, to the south line of Lot 9;

Thence easterly along said south line and its easterly extension to a point of intersection with the centerline of 47th Avenue N.E.;

Thence southwesterly along said centerline to a point of intersection with the aforementioned south line of said Section 3;

Thence westerly along said south line to the west line of the SE 1/4 of the SW 1/4 of said Section 3;

Thence northerly along said west line which is also the west line of Block 8 of the aforementioned Plat of First Addition to Lake Forest Park, to the north line of Lot 40 of said Block 8;

Thence easterly along said north line and said north line extended easterly across 40th Place N.E. to the southwest corner of Lot 18, Block 10, of said Plat of First Addition to Lake Forest Park;

Thence easterly along the south line thereof to the east line thereof;

Thence northerly along said east line and the east lines of Lots 19, 20, 21, 22 and 23 of said Block 10 to the north line of Lot 2 of said Block 10;

Thence easterly along said north line to a point of intersection with the west line of Lot 1B of said Block 10;

Thence northerly along said west line to a point of intersection with the south line of the north 12 feet of said Lot 1B;

Thence easterly along said south line to a point of intersection with the westerly margin of 45th Place N.E.;

Thence southeasterly across said 45th Place N.E. to the northwest corner of Lot 58, Block 9, of said First Addition to Lake Forest Park;

Thence easterly along the north line thereof to the east line of Lot 57 of said Block 9;

Thence northerly along said east line and the east lines of Lots 56 and 55 of said Block 9 to the north line of said Lot 55;

Thence westerly along said north line to the east line of Lot 37 of said Block 9;

Thence northerly along said east line to the north line thereof;

Thence westerly along said north line to the northwest corner of said Lot 37;

Thence westerly, across 40th Place N.E., to the northeast corner of Lot 32, Block 8, of said Plat of First Addition to Lake Forest Park;

Thence westerly along the north line thereof to a point of intersection with the east line of the W 1/2 of the SW 1/4 of Section 3, Township 26 North, Range 4 East, W.M.;

Thence southerly along said east line to a point of intersection with the south line of the NE 1/4 of the SW 1/4 of the SW 1/4 of said Section 3;

Thence westerly along said south line to the west line thereof;

Thence northerly along said west line to a point of intersection with the south line of the NE 1/4 of the NW 1/4 of said SW 1/4 of the SW 1/4 of said Section 3;

Thence westerly along said south line to the west line thereof;

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DUE CITY OF INDIANAPOLIS

Thence northerly along said west line to the south line of the SW 1/4 of the SW 1/4 of the NW 1/4 of the SW 1/4 of said Section 3;

Thence westerly along said south line to the west line thereof, said west line being on the centerline of 35th Avenue N.E.;

Thence northerly and northeasterly along said centerline of 35th Avenue N.E. to the common intersection of said centerline with the centerlines of N.E. 202nd Street, 37th Avenue N.E. and 40th Place N.E.;

Thence northeasterly to the southwest corner of Lot 17, Block 2, of the said Plat of First Addition to Lake Forest Park;

Thence easterly along the south line thereof to the east line thereof;

Thence northerly along said east line and the east line of Lot 18 of said Block 2 to the north line thereof;

Thence westerly along said north line to a point of intersection with the west line of Lot 21 of said Block 2;

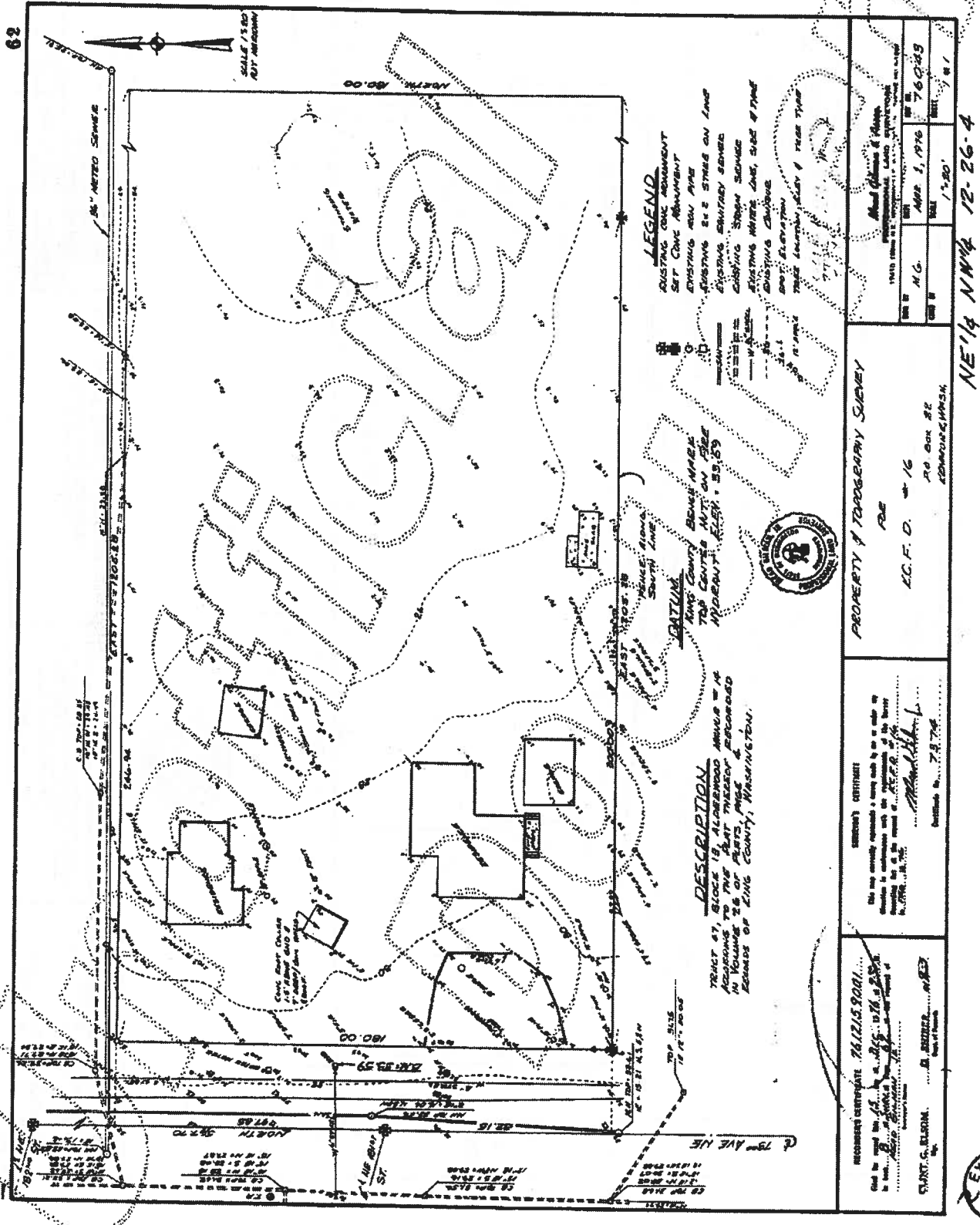
Thence northerly along said west line and its northerly extension to a point of intersection with the north line of said Section 3, Township 26 North, Range 4 East;

Thence easterly along said north line of Section 3 and the north lines of Sections 2 and 1 of Township 26 North, Range 4 East, to the point of beginning.

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DUE
VALUITY OF THE DOCUMENT.

10/20/2011 12:21:31 PM PST
7/20/2011 12:21:31 PM PST

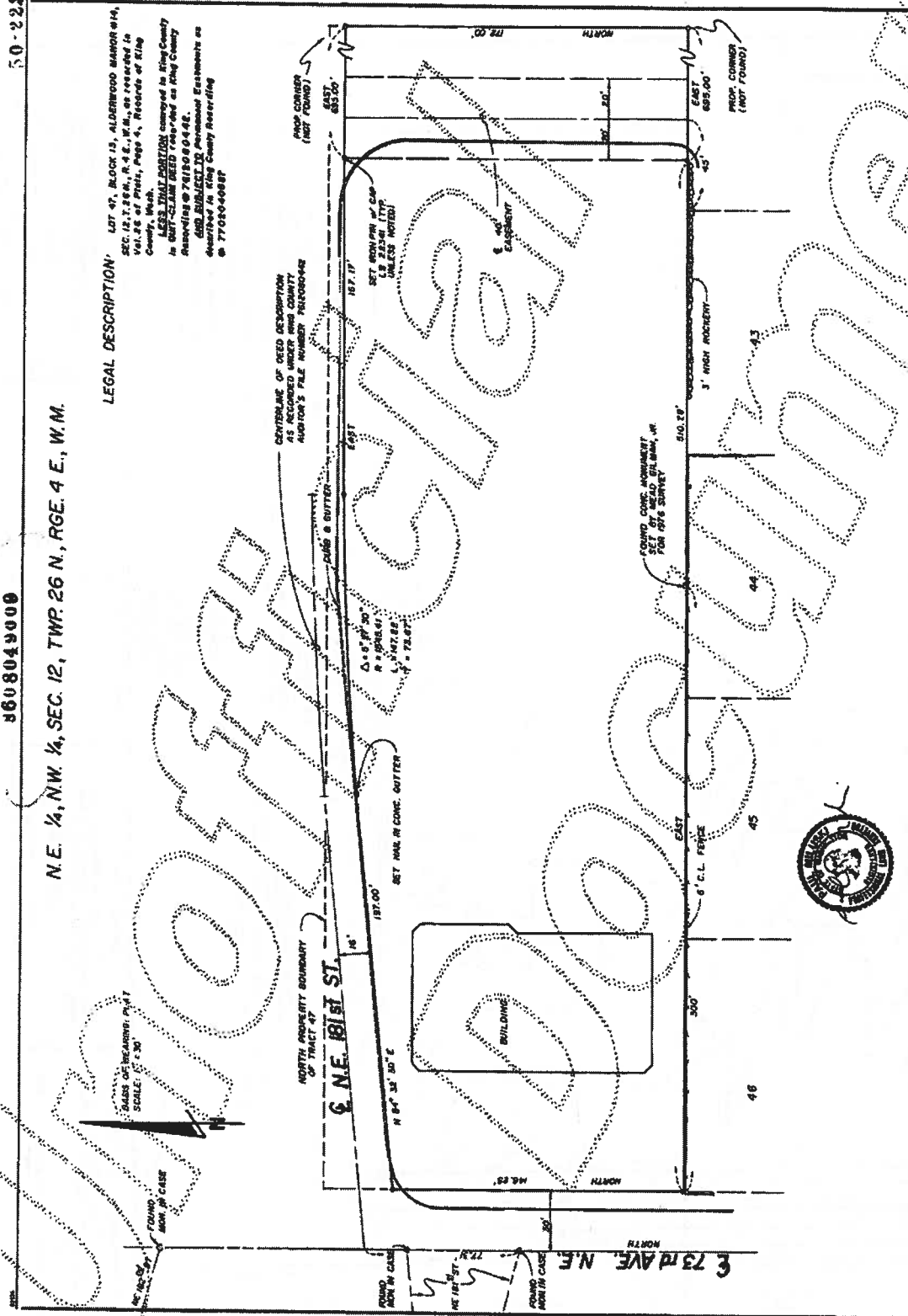


50-228

8608049000

N.E. 1/4, NW 1/4, SEC. 12, TWP. 26 N., RGE. 4 E., W.M.

LEGAL DESCRIPTION:
 LOT 47, BLOCK 13, ALDERWOOD MANOR #14,
 SEC. 12, T. 26 N., R. 4 E., W.M., as recorded in
 Vol. 26 of Plats, Page 4, Records of King
 County, Wash.
 LESS THE PORTION conveyed to King County
 in 1983, and the portion of said lot as King County
 Resurveyed @ 76130.80448,
 and SUBJECT TO permanent Easements as
 described in King County Recording
 @ 77020-00887



RECORDER'S CERTIFICATE This map for record this day of July, 1986, at 10:15 A.M. is book 8608049000, page 228, in the request of JAMES HAGUE, Surveyor. JAMES HAGUE, Surveyor JAMES R. WICKS, Sup't. of Records 1986		SURVEYOR'S CERTIFICATE This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Survey Recording Act at the request of JAMES HAGUE, Surveyor. JAMES HAGUE, Surveyor Certificate No. 22341		KING COUNTY FIRE DIST. # 16 KENMORE FIRE STATION PROPERTY SURVEY		CHANDLER ENGINEERS 7000 16th St. N.E. REDMOND, WA 98051 (206) 882-0968	
DWN. BY P. GONZALES		DATE JULY 11, 1986		JOB NO. 8607		SHEET 1 OF 1	
CHIEF, BY P. MILLISKI		SCALE 1" = 30'		NORTH		EAST	





Rept. 87419

CITY OF KENMORE

NOV 18 2013

CITY OF KENMORE

CERTIFICATE OF SEWER AVAILABILITY

CSP/SEP2013-085

Firestation Daycare

Page 92 of 236 Received 11/18/2013

6700 NE 161 Street
Kenmore, WA 98028
Phone (425) 398-8900
Fax (425) 481-3236

Do not write in this box

FILE COPY

Number

Name

Building Permit



Lot Line Adjustment



Short Subdivision



Rezone or other



APPLICANT'S NAME Shannon Wing (206) 682-7525

PROPOSED USE Commercial (Daycare)

LOCATION 18030 73rd Ave NE Kenmore, WA 98028

LEGAL DESCRIPTION See Attached

(Attach map & legal description if necessary)

* * * * *

SEWER AGENCY INFORMATION

Note: Other conditions or improvements may apply as determined by Northshore Utility District during project and/or plan review.

1. a. ☒ Sewer service will be provided by side sewer connection only to an existing 8" size sewer 8 feet from the site of the sewer

or

b. ☐

Sewer service will require an improvement to the sewer system of:

☐ (1) feet of sewer trunk or lateral to reach the site; and/or

☐ (2) The construction of a collection system on the site; and/or

☐ (3) Other (describe)

☐ (4) Pump System

2. a. ☒ The sewer system is in conformance with a City approved sewer comprehensive plan.

or

b. ☐

The sewer system improvement will require a sewer comprehensive plan amendment.

3. a. ☒ The proposed project is within the corporate limits of the City, or has been granted Boundary Review Board approval for extension of service outside the City.

or

b. ☐

Annexation or BRB approval will be necessary to provide service.

4. Service is subject to the following:

a. Connection charge: N/A - existing 1 1/2" level of service

b. Easement(s): N/A

c. Other: none

COMMENTS/CONDITIONS:

CONNECTION FEE CHARGE DUE

paid for 1 1/2" size service.

I hereby certify that the above water agency information is true.

This certification shall be valid for one year from date of signature.

NORTHSHORE UTILITY DISTRICT

Agency Name

Eugene Support Spec

Title

Muriel M. Fischer

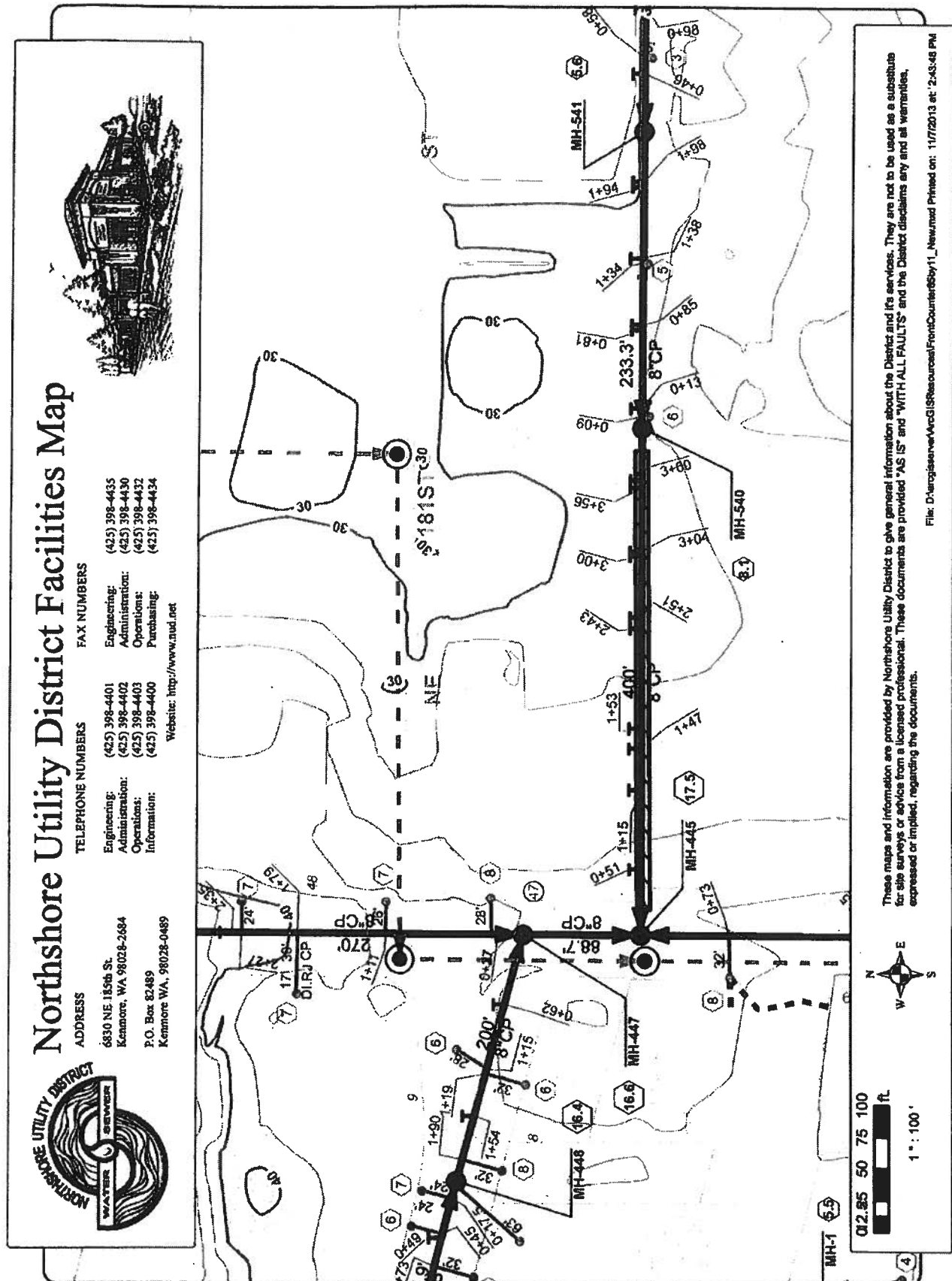
Signatory Name

CMC

Signature

Date

11/7/13



Rep. 87419
CSP/SEP2013-085
Firestation Daycare
Received 11/18/2013

RECEIVED
CITY OF KENMORE

NOV 18 2013

Page 945 of 1160-12-26-4

6700 NE 181st Street
Kenmore, WA 98028
Phone (425) 398-8900
Fax (425) 481-3236

CITY OF KENMORE

CERTIFICATE OF WATER AVAILABILITY

Do not write in this box

FILE COPY

Number

Name

Building Permit ☒

Short Subdivision ☐

Lot Line Adjustment ☐

Rezone or other ☐

APPLICANT'S NAME Shannon Wing (206-682-7525)

PROPOSED USE Commercial (Daycare)

LOCATION 18030 73rd Ave NE Kenmore, WA 98028

LEGAL DESCRIPTION See Attached

(Attach map & legal description if necessary)

WATER AGENCY INFORMATION

Note: Other conditions or improvements may apply as determined by Northshore Utility District during project and/or plan review.

1. a. ☒ Water service will be provided by service connection only to an existing 8" water main X feet from the site
or
b. ☐ Water service will require an improvement to the water system of:
☐ (1) _____ feet of water main to reach the site; and/or
☐ (2) the construction of a distribution system on the site; and/or
☐ (3) other (describe) _____
2. a. ☒ The water system is in conformance with a City approved water comprehensive plan.
or
b. ☐ The water system improvement will require a water comprehensive plan amendment.
3. a. ☒ The proposed project is within the corporate limits of the City, or has been granted Boundary Review Board approval for extension of service outside the City, or is within the City approved service area of a private water purveyor.
or
b. ☐ Annexation or BRB approval will be necessary to provide service.
4. a. ☒ Water is/ or will be available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrant X feet from the building/property (or as marked on the attached map)

RATE OF FLOW

- ☐ Less than 500 gpm . (approximately _____ gpm)
☐ 500 to 999 gpm
☒ 1500 gpm or more
☐ Flow test of _____ gpm
☐ Calculation of _____ gpm

DURATION

- ☐ Less than one(1) hour
☐ One (1) to two (2) hours
☒ Two (2) hours or more
☐ Other

(Commercial Building Permits require flow test or calculation)

or

- b. ☐ Water system is not capable of providing fire flow.

COMMENTS/CONDITIONS:

CONNECTION FEE CHARGE DUE

Paid for 1 1/2" size service

I hereby certify that the above water agency information is true.

NORTHSHORE UTILITY DISTRICT

Agency Name

Engr. Support Specialist
Title

This certification shall be valid for one year from date of signature.

MIRIEL M. FISCHER
Signatory Name

Signature

Signature

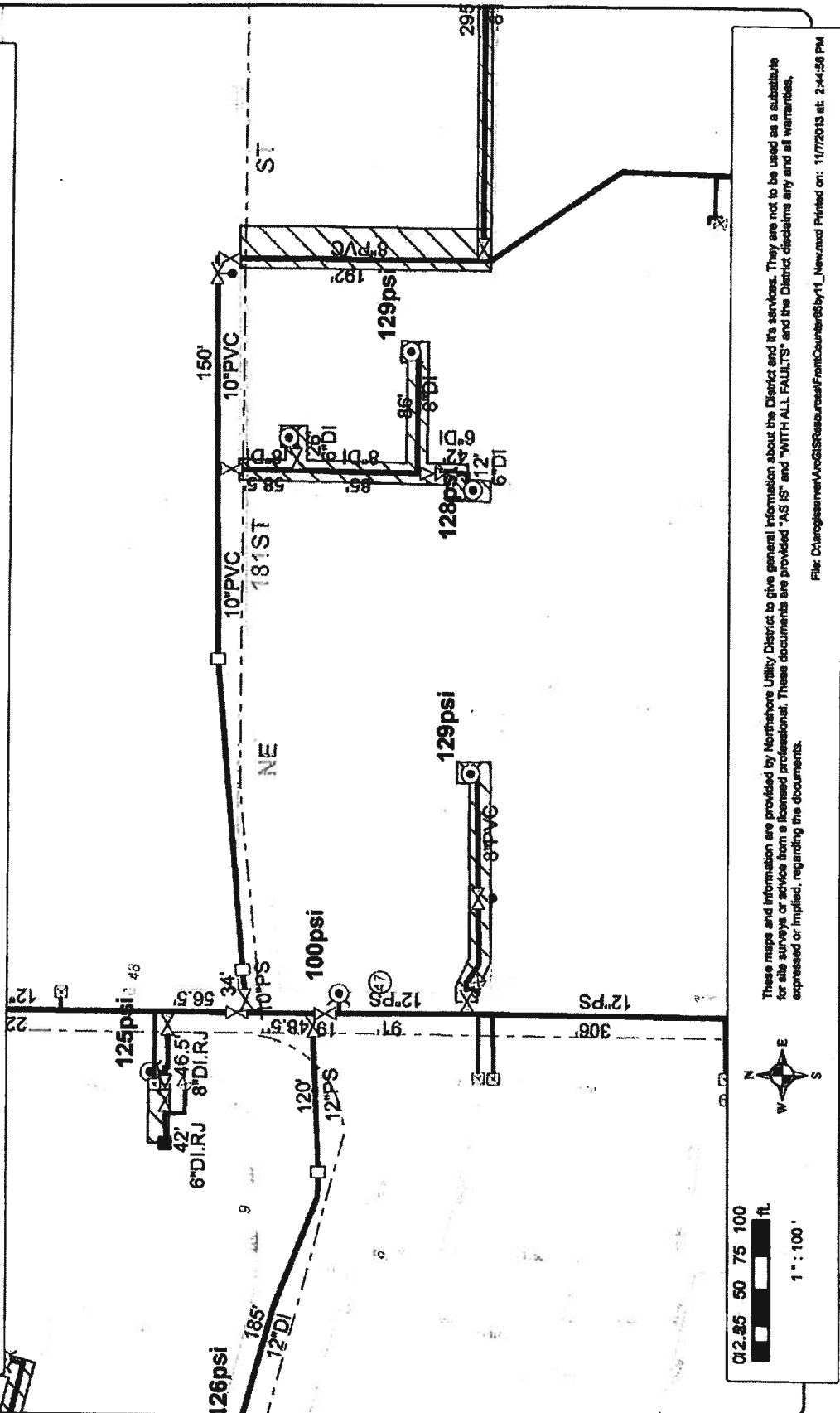
11/7/13
Date

6830 NE 185th St.
Kenmore, WA 98028-2684

P.O. Box 82489
Kenmore WA, 98028-0489

Engineering:	(425) 398-4401	Engineering:	(425) 398-4435
Administration:	(425) 398-4402	Administration:	(425) 398-4430
Operations:	(425) 398-4403	Operations:	(425) 398-4432
Information:	(425) 398-4400	Purchasing:	(425) 398-4434
Website: http://www.rud.net			

Website: <http://www.aud.net>



KENMORE MONTESSORI SCHOOL
TENANT IMPROVEMENT

18030 73RD AVE NE • KENMORE, WA 98028

BRODERICK ARCHITECTS

55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134

206.682.7525

13.039 Rev. Date: 1/14/14 Sharon Wang 13.039 Kenmore Freestanding Daycare ACTG.pdf

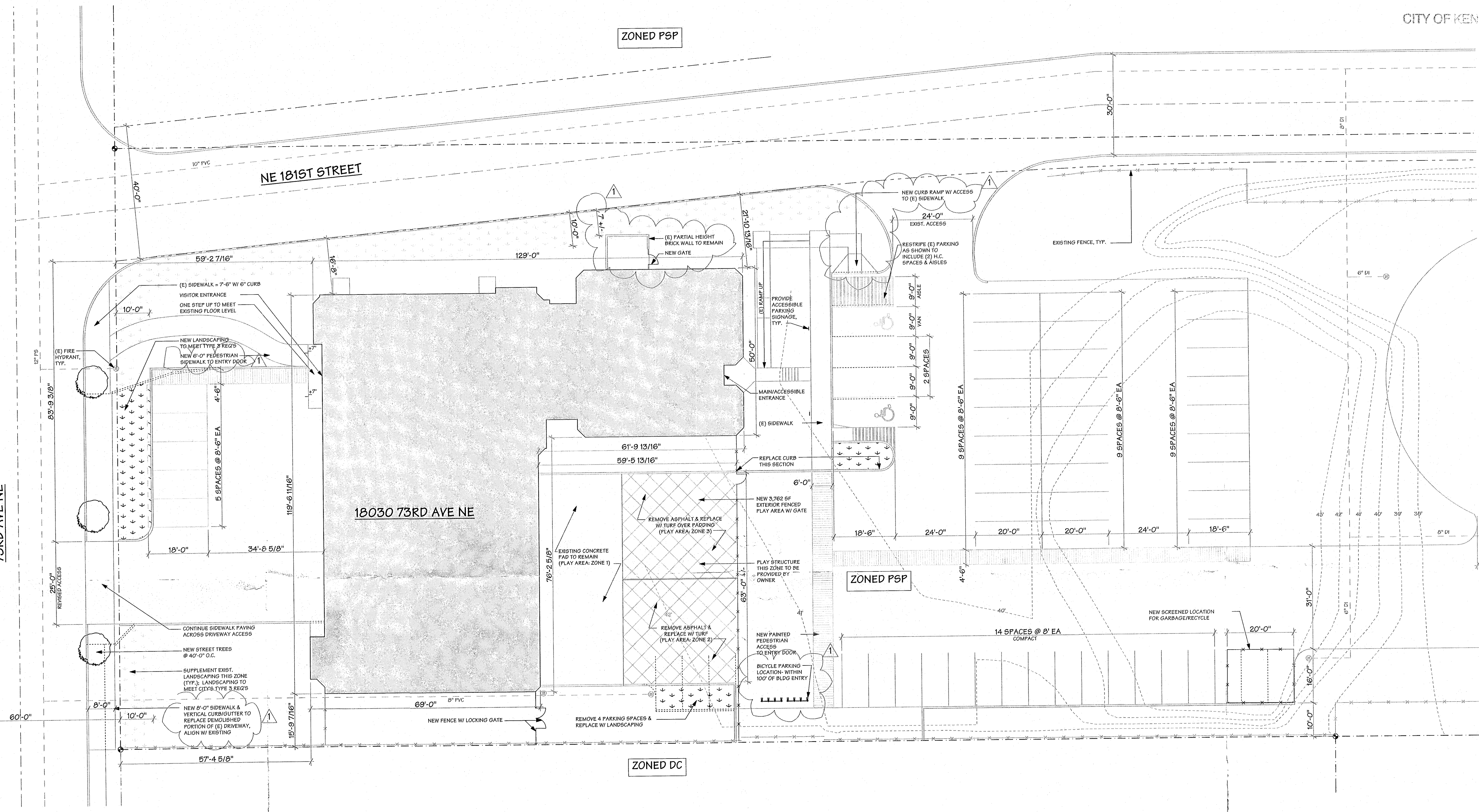
NO.	DATE	DESCRIPTION
1	1/14/14	SCHEMATIC DESIGN
2	1/14/14	ENLARGED SITE PLAN
3	1/14/14	PRELIMINARY PARKING SET
4	1/14/14	PRELIMINARY PARKING SET
5	1/14/14	15% REVISIONS

SCHEMATIC DESIGN
1/14/14

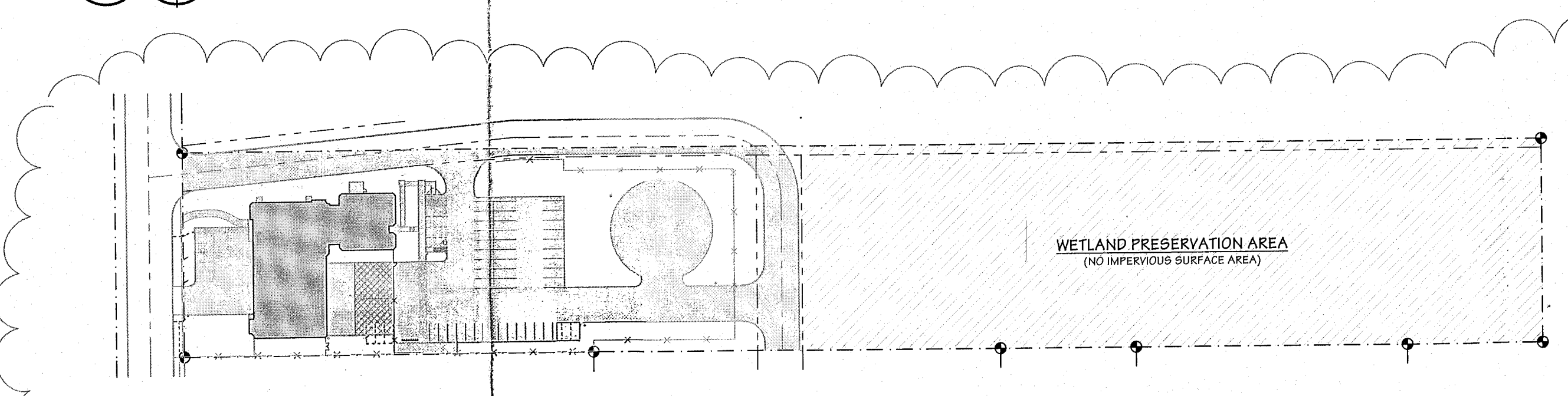
ENLARGED SITE PLAN

A1.1

73RD AVE NE



1
A1.1
ENLARGED SITE PLAN
1/16" = 1'-0"



2
A1.1
IMPERVIOUS SURFACE PLAN - SITE
NOT TO SCALE

IMPERVIOUS SURFACE CALCS

IMPERVIOUS SURFACE
IMPERVIOUS SURFACE: BLDG

CALCS:
EXIST. IMPERVIOUS SURFACE = 65,395 SF
REMOVED IMPERVIOUS SURFACE = 649 SF
REPLACED IMPERVIOUS SURFACE = 0 SF
NEW IMPERVIOUS SURFACE = 509 SF
TOTAL NEW & EXISTING = 65,255 SF

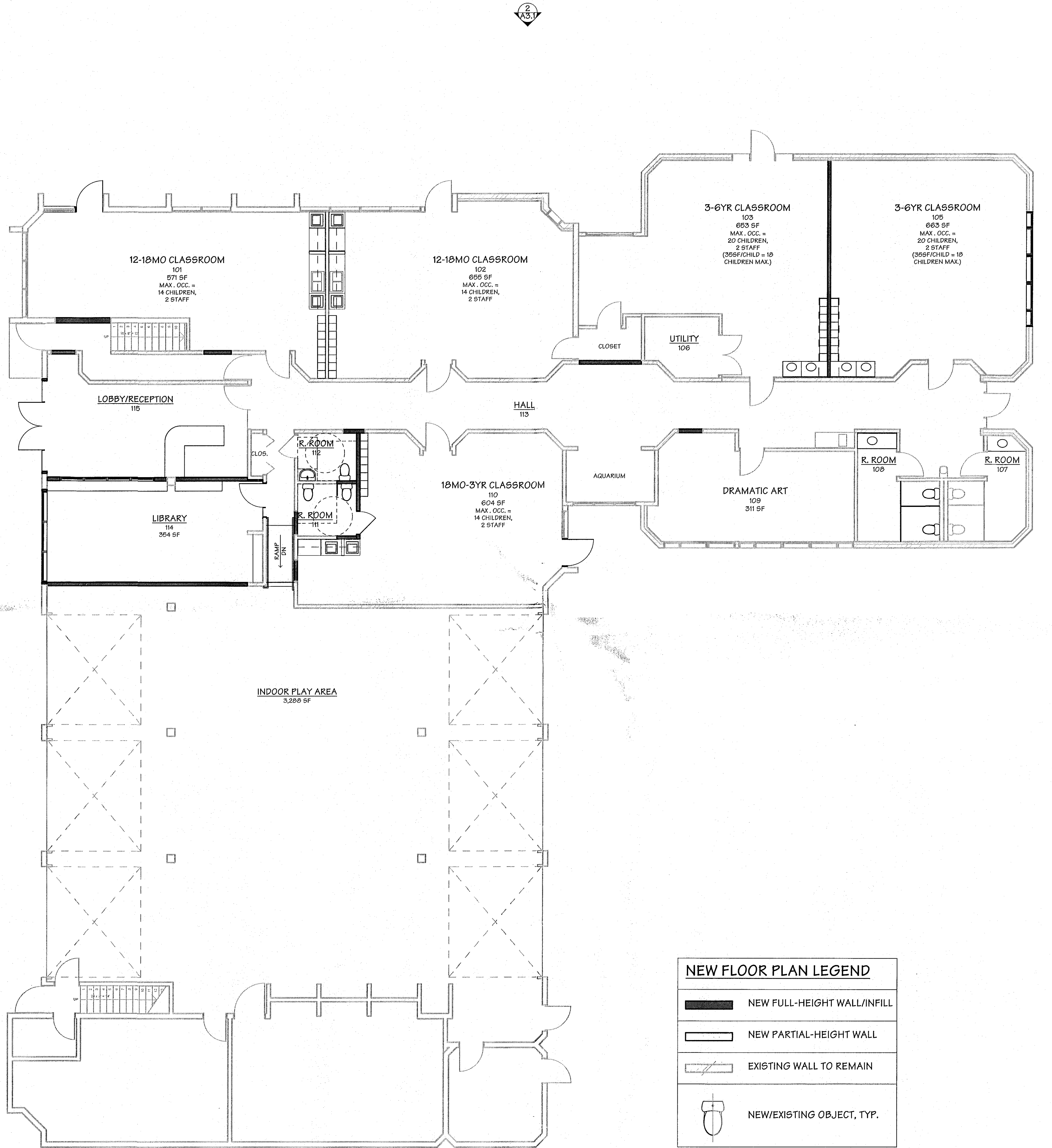
SITE PLAN LEGEND

- ITEM/OBJECT TO BE REMOVED
- NEW ITEM/OBJECT
- ITEM/OBJECT TO REMAIN
- UTILITIES - WATER
- MODIFIED LANDSCAPING, (REFER TO L1.1)

NOTES:

- EXTERIOR ACCESSIBLE RAMPS ARE EXISTING TO REMAIN, NO REVISIONS PROPOSED.

This document represents a preliminary design created by the architect and shall not be used on other projects or additions to this project or for completion of this project by other architects or firms. Copyright © Broderick Architects, November 18, 2013. All rights reserved. All other projects or additions to this project or for completion of this project by other architects or firms.



1
A2.1

REVISED MAIN FLOOR PLAN - SCHEMATIC

1/8" = 1'-0"

NEW FLOOR PLAN LEGEND

- NEW FULL-HEIGHT WALL/INFILL
- NEW PARTIAL-HEIGHT WALL
- EXISTING WALL TO REMAIN
- NEW/EXISTING OBJECT, TYP.

RECEIVED
NOV 18 2013
CITY OF KENMORE

REGISTERED
ARCHITECT
KYLE BRODERICK
STATE OF WASHINGTON
4532

KENMORE MONTESSORI SCHOOL
TENANT IMPROVEMENT

18030 73RD AVE NE • KENMORE, WA 98028

BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

13.039 Plot Date: 11/18/13 Shannon Wang 13.039 Kenmore Freestation Daycare ACT 16.24h

NO. DATE DESCRIPTION

11/18/13 SITE PLAN REVIEW

SCHEMATIC DESIGN
11/18/13

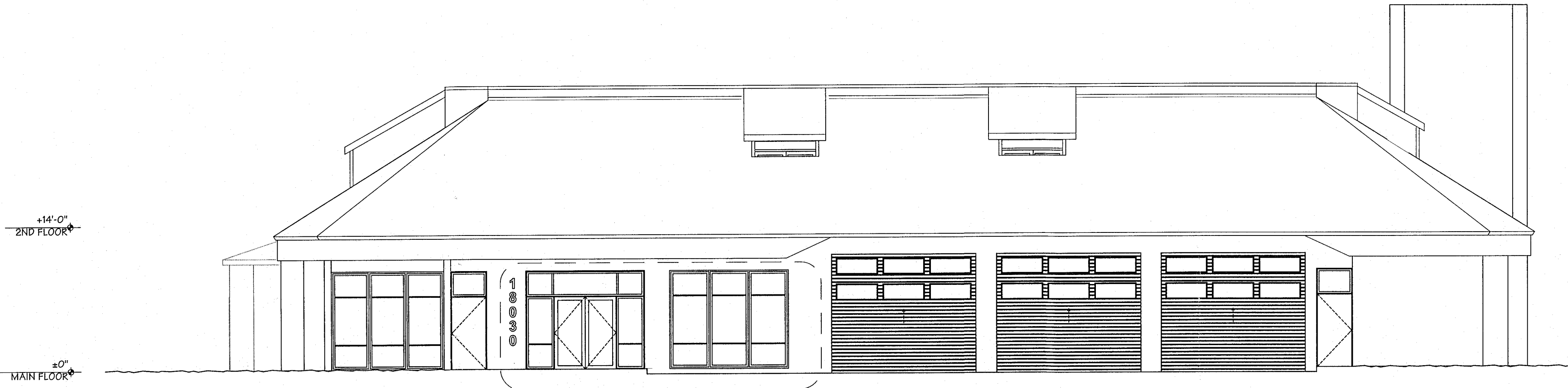
FIRST FLOOR PLAN -
SCHEMATIC

A2.1

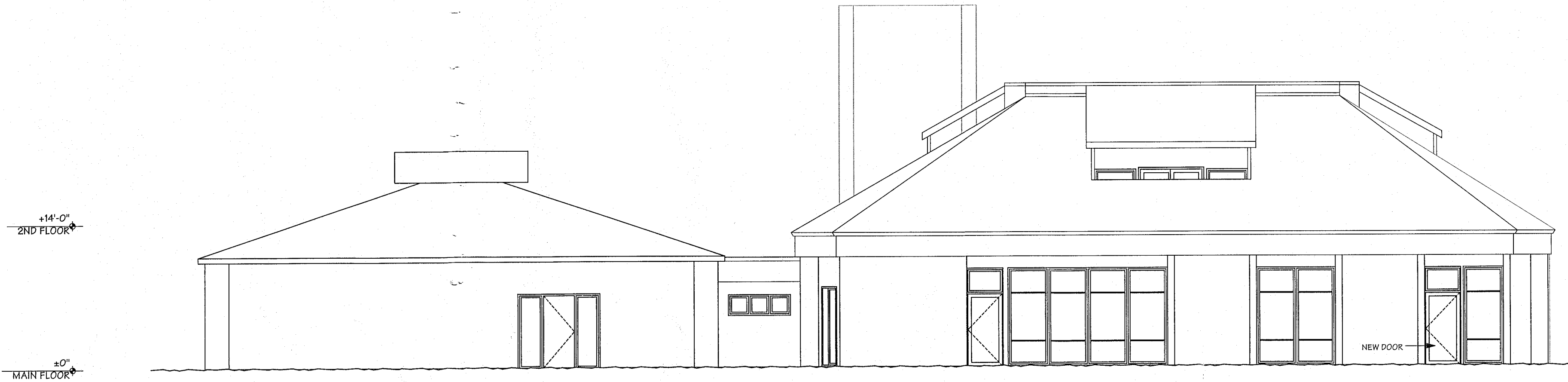


NEW DECORATIVE ADDRESS & SIGNAGE (TBD)
NEW GLAZED ENTRY DOORS W/ TRANSOM ABOVE
NEW GLAZING TO MATCH EXISTING
REPLACES (E) OPAQUE SERVICE BAY DOORS

5 WEST ENTRY -DETAIL ELEVATION
A3.1 1/4" = 1'-0"



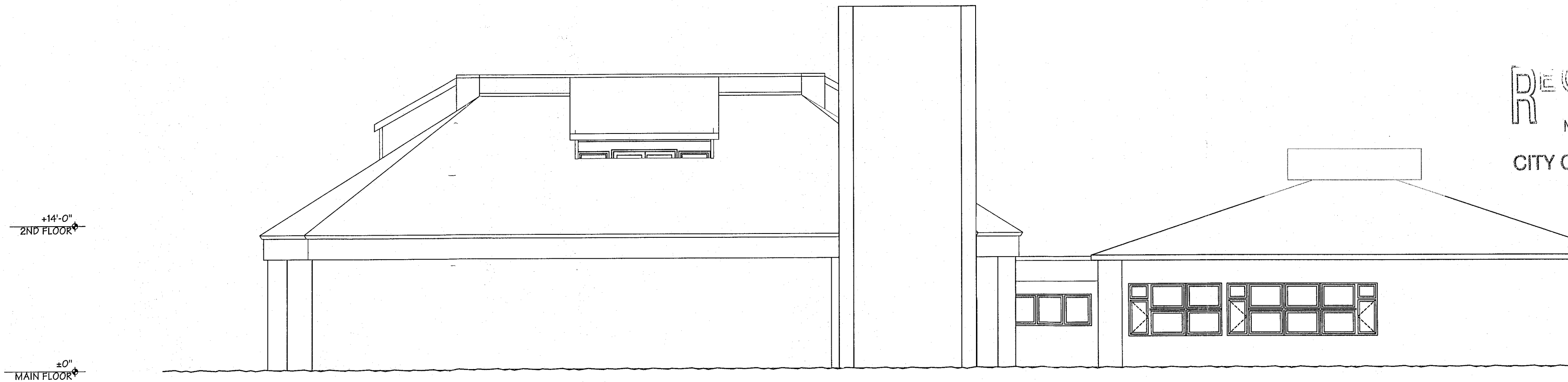
1 SCHEMATIC WEST ELEVATION
A3.1 1/8" = 1'-0"



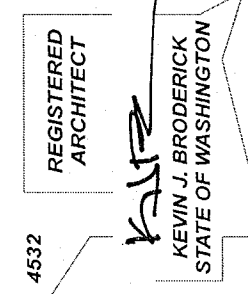
2 SCHEMATIC NORTH ELEVATION
A3.1 1/8" = 1'-0"



3 SCHEMATIC EAST ELEVATION
A3.1 1/8" = 1'-0"



4 SCHEMATIC SOUTH ELEVATION
A3.1 1/8" = 1'-0"



KENMORE MONTESSORI SCHOOL
TENANT IMPROVEMENT

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SEATTLE, WASHINGTON 98134

206.682.7525

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NOV 18 2013
CITY OF KENMORE

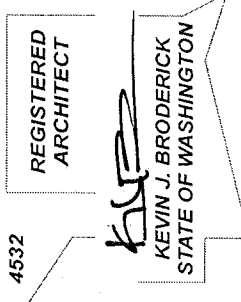
NO.	DATE	DESCRIPTION
1	11/18/13	SITE PLAN REVIEW

SCHEMATIC DESIGN
11/18/13

EXTERIOR ELEVATIONS

A3.1

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NOV 18 2013
CITY OF KENMORE



KENMORE MONTESSORI SCHOOL
TENANT IMPROVEMENT

18030 73RD AVE NE • KENMORE, WA 98028

BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134

206.682.7525

13.039 Rev. Date: 11/17/13 Shannon Wang 13.039 Kenmore Prestation Daycare ACT16.ppt

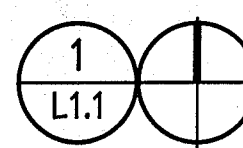
NO. DATE DESCRIPTION

11/18/13 SITE PLAN REVIEW

SCHEMATIC DESIGN
11/18/13

CONCEPTUAL LANDSCAPE
PLAN

L1.1



CONCEPTUAL LANDSCAPE PLAN

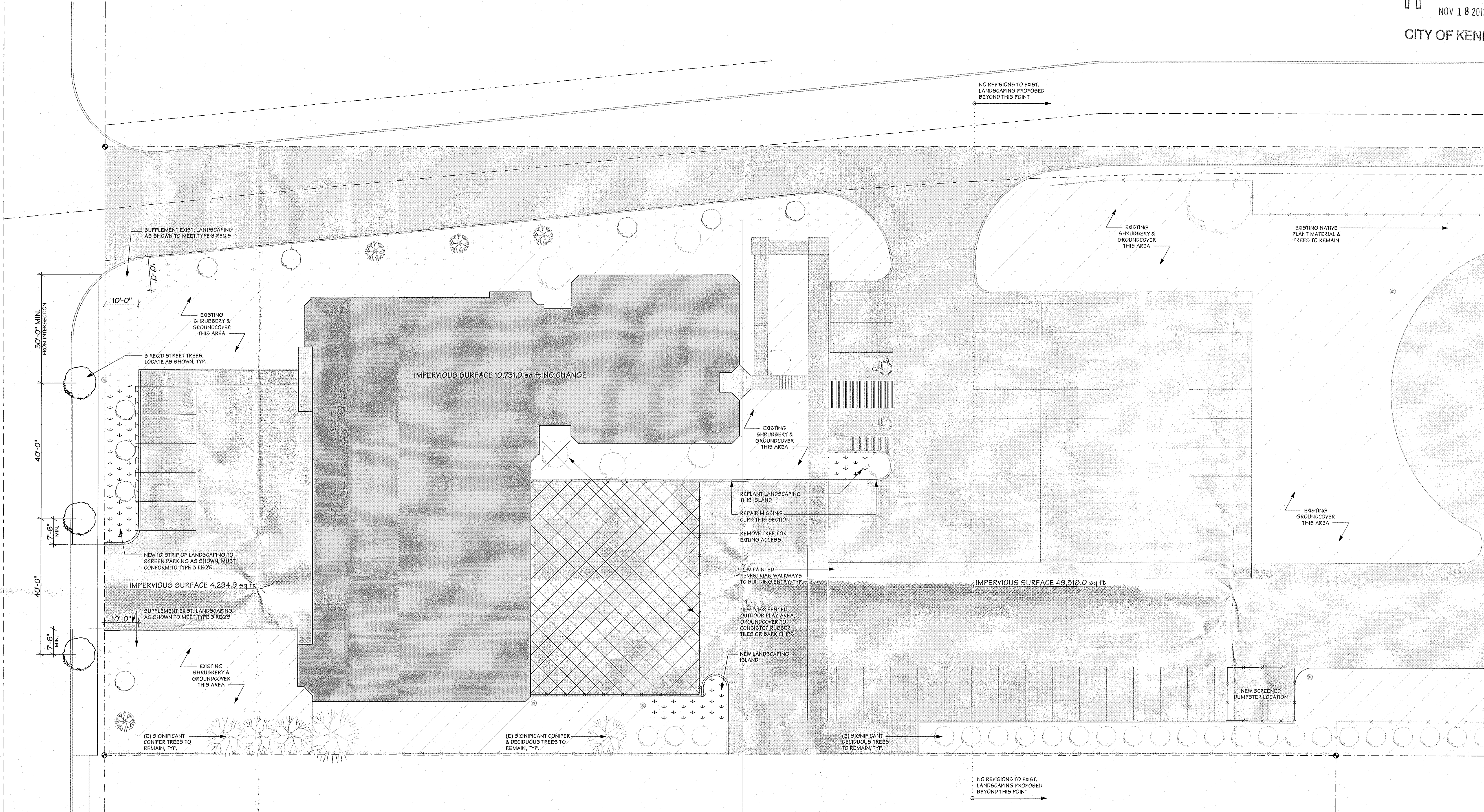
1/16" = 1'-0"

LANDSCAPE PLAN LEGEND

	IMPERVIOUS SURFACE (BUILDING/SITE)
	EXISTING PLANT MATERIAL TO REMAIN (TREES, SHRUBS, GROUNDCOVER)
	NEW & EXISTING (MODIFIED) LANDSCAPING, SEE NOTES
	NEW/EXISTING DECIDUOUS TREES, SEE NOTES
	NEW/EXISTING CONIFEROUS TREES, SEE NOTES
	EXISTING FRUIT TREE TO BE REMOVED FOR REQUIRED EXIT ACCESS

NOTES:

- 1) NO NEW IMPERVIOUS SURFACE AREA CREATED.
- 2) ONE EXISTING TREE TO BE REMOVED, NO OTHER TREES ON SITE TO BE AFFECTED. NO TREE PROTECTION MEASURES REQUIRED.
- 3) NEW & MODIFIED LANDSCAPING ON SITE TO INCLUDE A MIX OF THE FOLLOWING:
SHRUBS- EVERGREEN HUCKLEBERRY, SALAL, & OREGON GRAPE
GROUNDCOVER- SWORDFERN & CREEPING MAHONIA
- 4) TREES LOCATED IN TYPE 3 LANDSCAPING BUFFER TO BE 70% DECIDUOUS & 30% CONIFEROUS. ACCEPTABLE SPECIES INCLUDE: VINE MAPLE, WESTERN SERVICEBERRY, & CONIFERS (TBD).
- 5) ALL NEW LANDSCAPING TO CONFORM WITH REQUIREMENTS OF KMC 18.35.
- 6) EXISTING PERIMETER LANDSCAPING FULFILLS THE REQUIREMENTS OF KMC 18.40.



FILE COPY

Transportation Engineering NorthWest

MEMORANDUM

DATE: January 10, 2014

TO: Shannon Wing
Broderick Architects

FROM: Chris Forster, P.E.
TENW

SUBJECT: UPDATED Trip Generation Assessment
Kenmore Montessori School
TENW Project No. 4811

RECEIVED
JAN 14 2014
CITY OF KENMORE

This memorandum documents the updated weekday daily, AM peak hour, and PM peak hour trip generation associated with the proposed Kenmore Montessori School project. This information updates and supersedes our previously submitted November 11, 2013 trip generation memo in response to comments received by the City of Kenmore Engineering Department dated December 9, 2013. Responses to the comments as provided by the applicant are included in Attachment A.

Project Description

The proposed facility would be located in a former fire station on the southeast corner of 73rd Avenue NE/NE 181st Street in the City of Kenmore. The proposed action would convert the former 13,276 square foot fire station to a Montessori school facility for up to 135 children and 20 staff members. The hours of the school would be from 6:45 AM to 6:30 PM. On a typical weekday, the school would have all-day, morning, and afternoon pre-school sessions as well as extended morning and afternoon childcare. Extended childcare services provided by the school would allow children to be dropped off as early as 7:00 AM and picked up as late as 6:30 PM. The following Table 1 summarizes the typical daily operating times and schedule for the proposed school. The letter in Attachment A provides additional explanation and details on the operations of the proposed facility.

Table 1
Kenmore Montessori School – Daily Activities Summary

Time Period	Activity
6:45 AM – 7:00 AM	School doors open
7:00 AM – 9:00 AM	Extended before school care
9:00 AM – 11:30 AM	Morning Pre-school Session
11:30 AM – 12:45 PM	Lunch & Recess
12:45 PM – 3:15 PM	Afternoon Pre-school Session
3:15 PM – 6:30 PM	Extended after school care
6:30 PM	School closure

LIFE COPY

Trip Generation

Based on information provided by the applicant, the proposed use is not consistent with any Institute of Transportation Engineers (ITE) *Trip Generation* manual land use category. Therefore, to estimate the weekday daily, AM, and PM peak hour trip generation associated with the proposed Montessori school, an activities-based trip generation methodology was used. Anticipated trip generating activities throughout a typical day were provided by the applicant and are summarized in Attachment B. The resulting trips associated with the school account for staff, students and deliveries. The applicant's expectations on the number of students who arrive at the school via carpools (20%) and families with 2+ students attending the school (20%) are accounted for in the estimates. In response to the City's comments, the estimates have been revised slightly to account for a more conservative distribution of traffic flow during the PM peak hour (10 students instead of 8 students being picked up during the single highest hour between 4 and 6 PM). This results in a revised estimate of 16 PM peak hour vehicle trips from the proposed use.

To determine the net increase in trips by the proposed project a trip credit for the former fire station was applied to the trips associated with the school. The existing trip credit for the former fire station was determined based on the *New Northshore Fire Station Updated Level 1 Traffic Impact Analysis*, dated April 8, 2008. The resulting net new trip generation associated with the proposed school is summarized in Table 2.

Table 2
Kenmore Montessori School – Trip Generation Summary

Time Period	Trips Generated		
	In	Out	Total
Weekday Daily			
Proposed Use	272	272	544
Less Existing Fire Station	-70	-70	-140
Net New Daily Trips	202	202	404
Weekday AM Peak Hour			
Proposed Use	98	81	179
Less Existing Fire Station	-12	-4	-16
Net New AM Peak Hour Trips	86	77	163
Weekday PM Peak Hour			
Proposed Use	8	8	16
Less Existing Fire Station	-3	-11	-14
Net New PM Peak Hour Trips	5	-3	2

As shown in Table 2, with credits for the existing use applied, the proposed Kenmore Montessori School project is estimated to generate 404 net new weekday daily trips, with 163 net new trips occurring during the AM peak hour (86 entering, 77 exiting), and 2 net new trips occurring during the weekday PM peak hour (5 entering, -3 exiting).



If you have any questions regarding the information included in this memorandum, please contact me at 206-498-5697 to discuss.

cc: Ravinder Thind

Attachments

ATTACHMENT A

Applicant's Project Narrative & Response to City Comments



Eastlake Academy

20517 NE 33RD CT, Sammamish WA 98074
Tel: (425) 836-8855 Email: info@theeastlakeacademy.com

January 9th, 2014

City of Kenmore
18120 68th Ave NE
P.O. Box 82607
Kenmore WA 98028

RE: Trip Generation review comments for Kenmore Montessori School CSP/SEP2013-085

Dear Zack,

Kenmore Montessori is a preschool program that offers a full day school curriculum/schedule. The school hours run from 9am – 3:15pm with full day, and AM or PM (half-day) options available within that time frame. Before and after those hours, extended childcare is provided for a limited number of students. Refer to sample schedule below.

Timings	Activity
6:45 AM – 7:00 AM	School doors open
7:00 AM – 9:00 AM	Extended before school care
9:00 AM – 11:30 AM	Morning preschool session
11:30 AM – 12:45 PM	Lunch & Recess
12:45 PM – 3:15 PM	Afternoon preschool session
3:15 PM – 6:30 PM	Extended after school care
6:30 PM	School closure

Please read below for answers and explanations to the following questions:

3.a.i. *It appears that nearly 2.5 times the number of kids will utilize the morning day care than the afternoon daycare; explain distribution or update as needed.*

We should emphasize that this project is a Montessori School first and foremost, not a “daycare” facility. Before and after school care is only provided for the convenience of our preschool families. It is true that more students will utilize the morning childcare session than the afternoon childcare session. From our firsthand experience running our other business, Eastlake Academy, the AM session is preferred by most parents. We have a hard time even filling the PM program sometimes. Typically what happens is the father will drop off early in the morning on their way to work, and the mother will pick-up in the early afternoon.

3.a.ii. *It appears that daycare pick-up is evenly spread across evening hours which would not be consistent with typical traffic patterns during this window; explain or update as needed.*

There are 93 children that will be picked up between 3:15pm and 4:00pm. This is to coincide with the preschool program ending. After that, there are 22 students remaining to be picked up by 6:30pm (those who are enrolled in the afternoon childcare session). We had originally assumed a relatively even flow of pickup across these 2.5 hours (8 children picked up in the single highest hour between 4 and 6 pm), but after re-evaluating and consulting with our traffic engineer, we have adjusted our spreadsheet to assume a more conservative peak pickup of 10 children in the single highest hour between 4 and 6 pm. This more conservative estimate of traffic flow results in 2 net new PM peak hour vehicle trips (compared with 0 in our original estimate).

3.a.iii. *The provided trip generation values would seem to suggest that a percentage of students would be present for both morning and afternoon session, but no text is provided to state or support this; explain or update as needed.*

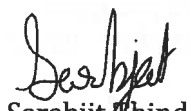
Kenmore Montessori provides a multitude of enrollment options. There is a full day preschool option which runs from 9:00am - 3:15pm. There are two half-day options, one runs from 9:00am - 11:30am, the other runs from 12:45pm - 3:15pm. On top of these three options are the before and after school extended childcare programs. We expect (based on previous experience) that the majority of our customers will utilize the full-day and morning preschool options. The expected breakdown of students as reflected in the trip generation numbers is 95 full day preschool, 40 AM half-day preschool, 20 PM half-day preschool, 60 AM extended childcare, and 22 PM extended childcare.

3.a.iv. *The provided trip generation values would seem to suggest a majority of the school's parents would be able to travel prior to peak hour, at a time in which a majority of road users are obligated by jobs; explain or update as needed.*

While the school program ends at 3:15pm (before typical peak travel hours), it is important to realize that most elementary schools also end at about 3:00 - 3:30pm in the afternoon (also before typical peak travel hours). Parents of school children have been handling this early release time for years, and there is no difference with a Montessori school. There will be carpooling, parents will rotate pick-up days with other parents, etc. This is the nature of having children this age. For those parents in the minority who are unable to arrange for transportation for their children before 4pm, that is why we provide after-school childcare. This is also a common offering at elementary schools.

We hope this has cleared up all of your questions. Please let us know if we can answer anything further.

Regards,


Sarabjit Chind
Director

ATTACHMENT B

Activities-Based Trip Generation Estimate

Kenmore Montessori School

Sq Ft. GFA = 13,276
 Sq Ft. = 135
 Enrollment Capacity = 135
 Staff/Teachers Capacity = 20
 Staff/Teachers
 UPDATED 1/8/14

Trip Generation

Time Period	Employee Vehicle Trips		Visitor/Client Trips ¹		Other Trips (Deliveries, etc) ²		Students	
	Entering	Exiting	Entering	Exiting	Entering	Exiting	Drop Off	Pickup
before 6:00 AM	0	0	0	0	0	0		
6:00 - 6:30	0	0	0	0	0	0		
6:30 - 7:00	2	0	0	0	0	0		
7:00 - 7:30	0	0	0	7	0	0	8	8
7:30 - 8:00	1	0	13	13	0	0	16	24
8:00 - 8:30	3	0	29	29	0	0	36	60
8:30 - 9:00	14	0	52	52	0	0	65	125
9:00 - 9:30	0	0	8	8	0	0	10	135
9:30 - 10:00	0	0	0	0	0	0		135
10:00 - 10:30	0	0	0	0	0	0		135
10:30 - 11:00	0	0	0	0	1	1		135
11:00 - 11:30	0	0	0	0	0	0		135
11:30 - Noon	0	0	32	32	0	0	40	95
12:00 - 12:30	0	3	0	0	0	0		95
12:30 - 1:00	0	0	16	16	0	0	20	115
1:00 - 1:30	0	0	0	0	0	0		115
1:30 - 2:00	0	0	0	0	0	0		115
2:00 - 2:30	0	0	0	0	0	0		115
2:30 - 3:00	0	0	0	0	0	0		115
3:00 - 3:30	0	0	52	52	0	0	65	50
3:30 - 4:00	0	14	23	23	0	0	28	22
4:00 - 4:30	0	0	3	3	0	0	3	19
4:30 - 5:00	0	0	4	4	0	0	5	14
5:00 - 5:30	0	0	4	4	0	0	5	9
5:30 - 6:00	0	0	4	4	0	0	4	5
6:00 - 6:30	0	3	4	4	0	0	5	0
6:30 - 7:00	0	0	0	0	0	0		
After 7:00 PM	0	0	0	0	0	0		
TOTAL TRIPS	20	20	251	251	1	1		

1. Estimated trips assumes a 20% reduction for carpools and 2+ student households.

2. Weekly delivery of supplies, groceries and courier services = 3, averaging 1 per day.

TRIP GENERATION SUMMARY			
Daily Trip Generation	Entering	Exiting	Total
	272	272	544
AM Peak Hour 8:00 - 9:00 AM	98	81	179
PM Peak Hour 4:30 - 5:30 PM	8	8	16

MEMORANDUM

DATE: November 11, 2013
TO: Shannon Wing
Broderick Architects
FROM: Chris Forster, P.E.
TENW
SUBJECT: Trip Generation Assessment
Kenmore Montessori School
TENW Project No. 4811

NOV 18 2013

CITY OF KENMORE

FILE COPY

This memorandum documents the weekday daily, AM peak hour, and PM peak hour trip generation associated with the proposed Kenmore Montessori School project. The proposed facility would be located in a former fire station on the southeast corner of 73rd Avenue NE/NE 181st Street in the City of Kenmore.

Project Description

The proposed action would convert the former 13,276 square foot fire station to a Montessori school facility for up to 135 children and 20 staff members. The hours of the school would be from 6:45 AM to 6:30 PM. On a typical weekday, the school would have morning and afternoon pre-school sessions as well as extended morning and afternoon childcare. Extended childcare services provided by the school would allow children to be dropped off as early as 7:00 AM and picked up as late as 6:30 PM. The following Table 1 summarizes the typical daily operating times and schedule for the proposed school.

Table 1
Kenmore Montessori School – Daily Activities Summary

Time Period	Activity
6:45 AM – 7:00 AM	School doors open
7:00 AM – 9:00 AM	Extended pre-school drop-off
9:00 AM – 11:30 AM	Morning Pre-school Session
11:30 AM – 12:45 PM	Lunch & Recess
12:45 PM – 3:15 PM	Afternoon Pre-school Session
3:15 PM – 6:30 PM	Extended after school care
6:30 PM	School closure

Trip Generation

Based on information provided by the applicant, the proposed use is not consistent with any Institute of Transportation Engineers (ITE) *Trip Generation* manual land use category. Therefore, to estimate the weekday daily, AM, and PM peak hour trip generation associated with the proposed Montessori school, an activities-based trip generation methodology was used. Anticipated trip generating activities throughout a typical day were provided by the applicant and are summarized in Attachment A. The resulting trips associated with the school account for staff, students and deliveries. The applicant's expectations on the number of students who arrive at the school via carpools (20%) and families with 2+ students attending the school (20%) are accounted for in the estimates.

To determine the net increase in trips by the proposed project a trip credit for the former fire station was applied to the trips associated with the school. The existing trip credit for the former fire station was determined based on the *New Northshore Fire Station Updated Level 1 Traffic Impact Analysis*, dated April 8, 2008. The resulting net new trip generation associated with the proposed school is summarized in Table 2.

Table 2
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Time Period	Trips Generated		
	In	Out	Total
Weekday Daily			
Proposed Use	272	272	544
Less Existing Fire Station	-70	-70	-140
Net New Daily Trips	202	202	404
Weekday AM Peak Hour			
Proposed Use	98	81	179
Less Existing Fire Station	-12	-4	-16
Net New AM Peak Hour Trips	86	77	163
Weekday PM Peak Hour			
Proposed Use	7	7	14
Less Existing Fire Station	-3	-11	-14
Net New PM Peak Hour Trips	4	-4	0

As shown in Table 2, with credits for the existing use applied, the proposed Kenmore Montessori School project is estimated to generate 404 net new weekday daily trips, with 163 net new trips occurring during the AM peak hour (86 entering, 77 exiting), and 0 net new trips occurring during the weekday PM peak hour (4 entering, -4 exiting).

If you have any questions regarding the information included in this memorandum, please contact me at 206-498-5697 to discuss.

cc: Ravinder Thind
Attachment



ATTACHMENT A

Activities-Based Trip Generation Estimate

Kenmore Montessori School

Sq Ft GFA = 13,276 Sq Ft
 Enrollment Capacity = 135 Students
 Staff/Teachers Capacity = 20 Staff/Teachers

Trip Generation

Time Period	Employee Vehicle Trips		Comment	Visitor/Client Trips ¹		Other Trips (Deliveries, etc) ²		Students	
	Entering	Exiting		Entering	Exiting	Entering	Exiting	Drop Off	Pickup
before 6:00 AM	0	0		0	0	0	0		
6:00 - 6:30	0	0		0	0	0	0		
6:30 - 7:00	2	0	Extended school staff arrives	0	0	0	0		
7:00 - 7:30	0	0		7	7	0	0		
7:30 - 8:00	1	0	Extended school staff arrives	13	13	0	0	8	8
8:00 - 8:30	3	0	Extended school staff arrives	29	29	0	0	16	24
8:30 - 9:00	14	0	Regular school staff arrives	52	52	0	0	36	60
9:00 - 9:30	0	0		8	8	0	0	65	125
9:30 - 10:00	0	0		0	0	0	0	10	135
10:00 - 10:30	0	0		0	0	0	0		135
10:30 - 11:00	0	0		0	0	1	1		135
11:00 - 11:30	0	0		0	0	0	0		135
11:30 - Noon	0	0		32	32	0	0	40	95
12:00 - 12:30	0	3	Morning school staff leaves	0	0	0	0		95
12:30 - 1:00	0	0		16	16	0	0	20	115
1:00 - 1:30	0	0		0	0	0	0		115
1:30 - 2:00	0	0		0	0	0	0		115
2:00 - 2:30	0	0		0	0	0	0		115
2:30 - 3:00	0	0		0	0	0	0		115
3:00 - 3:30	0	0		52	52	0	0		50
3:30 - 4:00	0	14	Afternoon school staff leaves	23	23	0	0	65	22
4:00 - 4:30	0	0		3	3	0	0	28	19
4:30 - 5:00	0	0		4	4	0	0	3	14
5:00 - 5:30	0	0		3	3	0	0	5	11
5:30 - 6:00	0	0		4	4	0	0	3	6
6:00 - 6:30	0	3	Extended school staff leaves	5	5	0	0	5	6
6:30 - 7:00	0	0		0	0	0	0	6	0
After 7:00 PM	0	0		0	0	0	0		
TOTAL TRIPS	20	20		251	251	1	1		

1. Estimated trips assumes a 20% reduction for carpools and 2+ student households.

2. Weekly delivery of supplies, groceries and courier services = 3, averaging 1 per day.

TRIP GENERATION SUMMARY			
	Entering	Exiting	Total
Daily Trip Generation	272	272	544
AM Peak Hour 8:00 - 8:00 AM	98	81	179
PM Peak Hour 4:00 - 5:00 PM	7	7	14

310

CITY OF KENMORE, WA ROAD STANDARDS VARIANCE REQUEST

18120 68th Ave NE, Kenmore, WA 98028

425-398-8900

www.kenmorewa.gov

Staff use Area	Permit Number: <u>CSP 2013-085</u> Project Number: _____ Related Permit(s): _____ _____ _____	FILE COPY RECEIVED NOV 18 2013 CITY OF KENMORE Date Stamp
1	In order to process your request, two copies of each of the applicable information from the following list must be submitted with each road standards variance request. Your application will be screened following submittal, and if any items are missing, the application will be considered incomplete. Acceptance does not deem the application complete. Variances from road or drainage standards may be granted provide that granting the variance will produce a compensating or comparable result which is in the public interest, and meet the objectives of safety, function, fire protection, and maintainability based upon sound engineering judgment. Granting any variance which would be in conflict with other requirements of any other City of Kenmore Code will require a separate review and approval process.	
2	Project Name: <u>KENMORE MONTESSORI SCHOOL</u> Project Address/Location: <u>18030 73RD AVE NE KENMORE, WA 98028</u> Applicant: <u>KEVIN BRODERICK</u> Address: <u>55 S ATLANTIC ST, SUITE 301</u> City, State, Zip: <u>SEATTLE, WA 98134</u> Engineering Firm Name: <u>TRAFFIC ENGINEERING NORTHWEST, CONTACT: CHRIS FORSTER</u> Telephone: <u>425.889.6747</u> E-mail: <u>forster@tenw.com</u>	
3	Description of Variance Request: <u>VARIANCE FROM RIGHT-OF-WAY AND PAVEMENT WIDTHS OF 84' AND 44' ON AN URBAN MINOR ARTERIAL (73RD AVENUE NE) TO MAINTAIN THE EXISTING RIGHT-OF-WAY AND PAVEMENT WIDTHS OF 60' AND 40'.</u> _____ _____ _____ Applicable Section(s) of Standards: <u>KCRS 2.02</u> _____ Justification: <u>SEE ATTACHMENT - PAGE 3 THIS APPLICATION</u> _____ <u>(See attachments, pages 3 to 4)</u>	



JUSTIFICATION FOR VARIANCE: KCRS 2.02

73RD AVENUE NE IS AN URBAN MINOR ARTERIAL AND PER KCRS SECTION 2.02, IT REQUIRES THE RIGHT-OF-WAY AND PAYEMENT WIDTHS TO EQUAL 84' AND 44' RESPECTIVELY. THIS CAN NOT BE ACHIEVED BECAUSE 73RD AVENUE NE HAS BEEN FULLY BUILT-OUT WITH NO ADDITIONAL DEDICATION BY SURROUNDING PROPERTIES. NO OTHER PARCELS OR PROJECTS, IN THE VICINITY, HAVE BEEN SUBJECTED TO THE KING COUNTY ROAD STANDARD. THEREFORE, DEDICATING EXTRA RIGHT-OF-WAY DOES NOT IMPROVE THE FUNCTIONS OF THE ROAD AS A MINOR ARTERIAL, AND IN FACT WOULD NOT ALIGN WITH THE EXISTING IMPROVEMENTS IN THIS ROAD SECTION.

WE ARE PROPOSING TO MAINTAIN THE EXISTING RIGHT-OF-WAY AND PAYEMENT WIDTHS ALONG 73RD AVENUE NE IN ORDER TO ALIGN WITH THE EXISTING CURB LINE. THIS ACTION WILL MAINTAIN/YIELD A 40' ROADWAY WIDTH.

ADDITIONALLY, FRONTAGE IMPROVEMENTS CURRENTLY EXIST ON 73RD AVENUE NE. THE SIDEWALK WILL BE RE-CONSTRUCTED AS INDICATED ON THE ATTACHED SITE PLAN. IT WILL MAINTAIN THE SAFETY OF THE PEDESTRIANS ALONG THE PROPERTY'S WESTERN FRONTAGE AND WILL REDUCE THE CITY'S FUTURE MAINTENANCE OF THE AREA.

FIRE PROTECTION WILL NOT BE COMPROMISED BY THIS PROPOSED VARIANCE . THE FIRE DEPARTMENT WILL CONTINUE TO BE ABLE TO EASILY ACCESS THE PROPERTY AND THE SURROUNDING AREAS.

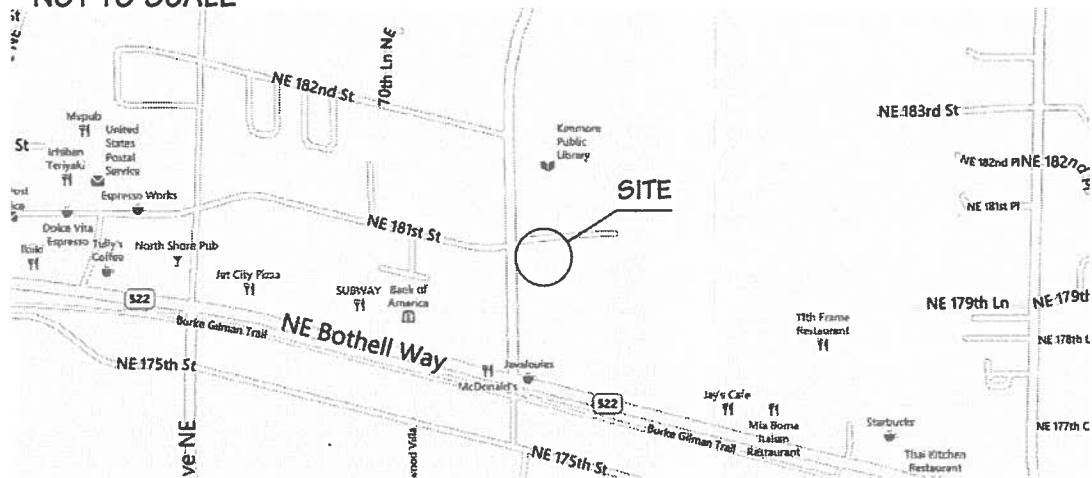
APPEARANCE AND MAINTENANCE WILL NOT BE AFFECTED BY THE PROPOSED VARIANCE.

RELATED APPLICATIONS (AT THIS TIME)

-SITE PLAN REVIEW

VICINITY MAP

NOT TO SCALE



KENMORE MONTESSORI SCHOOL

TENANT IMPROVEMENT
18030 73RD AVE NE • KENMORE, WA 98028

BRODERICK ARCHITECTS

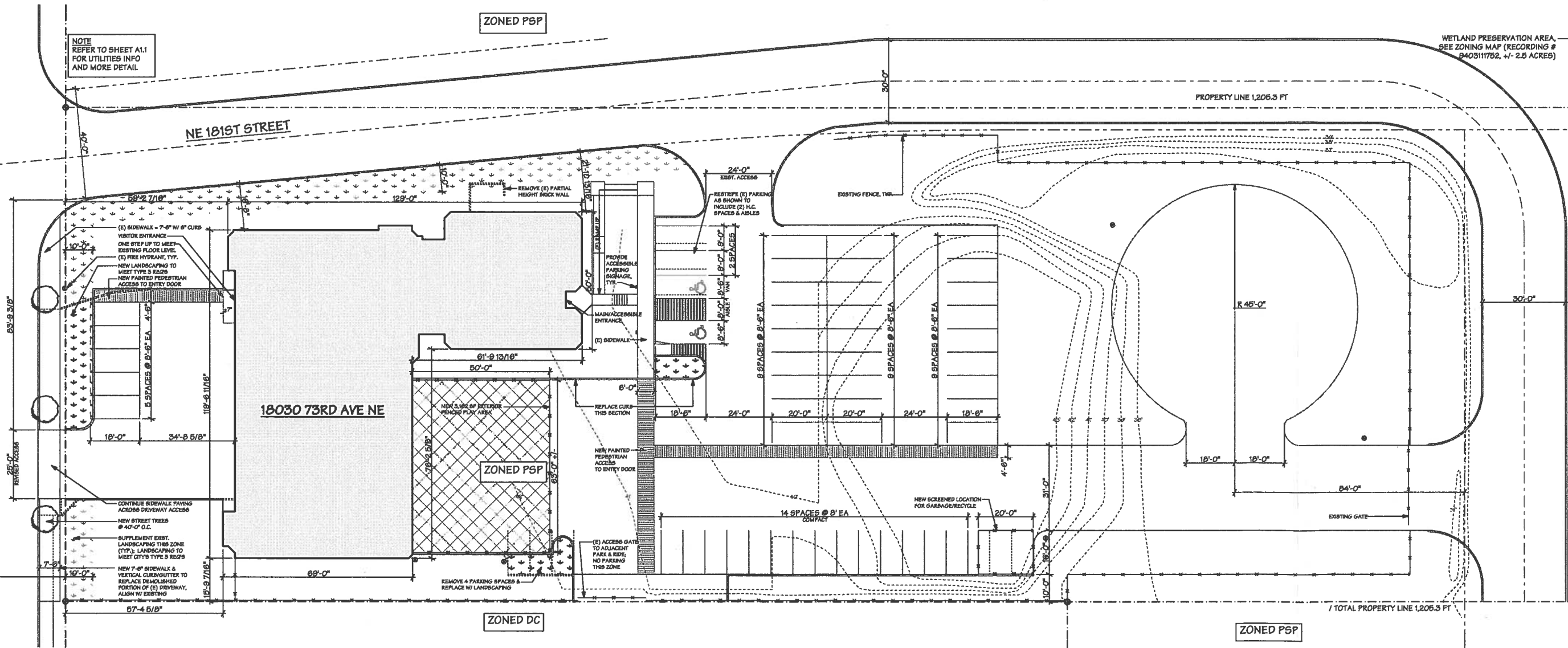
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

SITE PLAN

A1

11/18/13

Page 11 of 296



SITE PLAN

1" = 40'



212

CITY OF KENMORE, WA
SEPA CHECKLIST

CSP/SEP2013-085

Firestation Daycare

Received 11/18/2013

18120 68th Ave NE, Kenmore, WA 98028

425-398-8900

www.kenr

ENVIRONMENTAL CHECKLIST

RECEIVED
NOV 18 2013
CITY OF KENMORE**Purpose of checklist:**

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

WAC 197-11-960 Environmental Checklist

EXHIBIT 8

A. BACKGROUND

1. Name of proposed project, if applicable: KENMORE MONTESSORI SCHOOL
2. Name of applicant: KEVIN BRODERICK, AIA (BRODERICK ARCHITECTS)
3. Address and phone number of applicant and contact person: 55 S. ATLANTIC STREET, SUITE 301 SEATTLE, WA 98134
CONTACT: KEVIN BRODERICK 206.682.7525
4. Date checklist prepared: 11/18/2013
5. Agency requesting checklist: CITY OF KENMORE, DEVELOPMENT SERVICES
6. Proposed timing or schedule (including phasing, if applicable):
THE PROJECT WAS SUBMITTED FOR A PROCESS 4 SITE PLAN REVIEW ON 11/18/13, SEPA REVIEW WILL OCCUR SIMULTANEOUSLY. CONSTRUCTION IS ESTIMATED TO BEGIN IN EARLY SPRING OF 2014 WITH COMPLETION FOR FALL ENROLLMENT THE SAME YEAR.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. YES. PHASE 1 INVOLVES APPROXIMATELY 8,750 SF OF INTERIOR WORK AND 3,150 SF OF EXTERIOR WORK (OUTDOOR PLAY AREA). THIS WILL CREATE 5 CLASSROOMS ON THE FIRST FLOOR. PHASE 2 WILL CREATE 2 CLASSROOMS ON THE SECOND FLOOR, AND PHASE 3 WILL CREATE ADDITIONAL CLASSROOM SPACES ON THE SOUTH END OF THE BUILDING.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
THERE IS A "WETLANDS PRESERVATION AREA" LOCATED ON THE EASTERN 2.5 ACRES OF THE SITE, REFERENCE RECORDING # 9463111752.
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 AT THIS TIME.
10. List any government approvals or permits that will be needed for your proposal, if known.
1) SITE PLAN REVIEW APPROVAL BY CITY OF KENMORE; 2) BUILDING PERMIT APPROVAL BY SAME; 3) SIGN PERMIT APPROVAL BY SAME; 4) TIA REVIEW BY SAME; 5) ROAD STANDARDS VARIANCE APPROVAL BY SAME; 6) DEL LICENSING APPROVAL BY THE STATE OF WASHINGTON.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
THE PROPOSED PROJECT INVOLVES CONVERTING A VACANT FIRE STATION INTO A NEW MONTESSORI/DAYCARE CENTER. THE CENTER WILL BE LICENSED FOR APPROX. 135 CHILDREN FROM THE AGES OF 18 MONTHS TO 6 YEARS OLD. THE SITE IS CURRENTLY ZONED FOR PSP. THIS PROPOSAL REQUIRES A CHANGE OF USE FROM 'B/R-2/S-2' TO 'E' AND A SITE PLAN REVIEW BY THE CITY OF KENMORE.
PROJECT DESCRIPTION: INTERIOR WORK- TI WORK ENCOMPASSING APPROX. 8,787 SF OF 1ST AND 2ND FLOOR AREA INTO DAYCARE CLASSROOMS, ADDING NEW PLUMBING FIXTURES, REMODELING EXISTING RESTROOMS, AND ADDING ADDITIONAL WINDOWS & EXIT DOORS. EXTERIOR WORK- REMOVING 6 PARKING SPACES, ADDING APPROX. 3,150 SF OF OUTDOOR PLAY AREA, AND IMPROVING STREET FRONTAGES ALONG THE NORTH AND WEST PROPERTY LINES.
PROJECT SITE: 4.67 ACRES
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: 18030 73RD AVE NE KENMORE, WA 98028
QUARTER SECTION - TOWNSHIP - RANGE: NW - 12 - 26 - 4
LEGAL DESCRIPTION, SITE PLAN, VICINITY MAP, AND TOPOGRAPHY ARE PROVIDED FOR REVIEW ON SHEET A1.0

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**B. ENVIRONMENTAL ELEMENTS****1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other
FLAT; GENTLE DOWNWARD SLOPE OCCURS FROM WEST TO EAST AT BUILDING.
- b. What is the steepest slope on the site (approximate percent slope)?
THE MAJORITY OF THE SITE IS RELATIVELY FLAT, SLOPING APPROXIMATELY 2% FROM WEST TO EAST. HOWEVER, THERE ARE SMALL AREAS OF THE SITE, PRIMARILY ALONG THE SOUTHERN FENCE LINE, WHERE IT WAS GRADED FOR THE PARKING LOT WHICH CONTAIN SLOPES UP TO 37%.
- 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 prime farmland.
TEST PIT LOGS PERFORMED DURING PREVIOUS CONSTRUCTION ACTIVITY INDICATE SOILS THAT RANGE FROM TOP SOIL (SOFT) OVER SILTY FINE SAND (MEDIUM COURSE) OVER FINE TO COURSE SAND WITH GRAVEL (DENSE).
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
THERE ARE NO SURFACE INDICATIONS OF UNSTABLE SOILS. NO HISTORY OF SUCH IS KNOWN.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
NO FILLING OR GRADING IS PROPOSED. SOME TOP SOIL WILL BE BROUGHT IN FOR NEW LANDSCAPING AT WEST FRONTAGE.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
NO. THE PROJECT IS PRIMARILY AN INTERIOR TENANT IMPROVEMENT, WITH MOST OF THE WORK OCCURRING WITHIN THE EXISTING STRUCTURE.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
SITE AREA = 203,425 SF; NEW IMPERVIOUS AREA = 64,544 SF (EXISTING IMPERVIOUS AREA = 65,303 SF)
TOTAL PERCENTAGE OF IMPERVIOUS = 32% (THIS IS A SMALL REDUCTION FROM EXISTING IMPERVIOUS AREA)
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
NONE ANTICIPATED.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
NO LONG-TERM IMPACTS TO AIR QUALITY ARE ANTICIPATED. TEMPORARY CONSTRUCTION-RELATED EMISSIONS ARE LIKELY FROM TRUCKS AND EQUIPMENT. LONG TERM AUTOMOBILE EMISSIONS ARE EXPECTED TO INCREASE SLIGHTLY AFTER PROJECT COMPLETION.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
THERE IS A PARK & RIDE ADJACENT TO THE SOUTH PROPERTY LINE OF THE PROJECT.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
THE CONTRACTOR WILL BE REQUIRED TO USE KNOWN, AVAILABLE, AND REASONABLE MEASURES TO CONTROL CONSTRUCTION-RELATED EMISSIONS TO MEET THE PUGET SOUND CLEAN AIR AGENCY'S REQUIREMENTS. TO HELP OFFSET INCREASED AUTOMOBILE EMISSIONS AFTER CONSTRUCTION, NEW TREES AND LANDSCAPING WILL BE INSTALLED TO HELP ABSORB THE INCREASED CARBON DIOXIDE CREATED.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**3. Water****a. Surface:**

- 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.
A SMALL PORTION OF SWAMP CREEK IS LOCATED ON THE ADJACENT PROPERTY IMMEDIATELY TO THE EAST OF OURS.
- 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. THE EXISTING CIVIL AND DRAINAGE PLANS WILL FUNCTION AS PREVIOUSLY DESIGNED, NO REVISIONS PROPOSED OR NEEDED.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
NOT TO THE BEST OF OUR KNOWLEDGE.
- 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:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? 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. THE SITE IS CURRENTLY SERVED BY THE NORTHSORE UTILITY DISTRICT WATER & SEWER.

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.
EXISTING ROOF AND PAYEMENT AREAS WILL BE PRIMARY SOURCE OF SITE RUN-OFF. THE BUILDING IS CURRENTLY SERVED BY MULTIPLE DOWNSPOUTS WHICH ARE TIGHTLINED TO AN EXISTING STORMPIPE WHICH RUNS TO EXISTING CATCH BASINS. THERE ARE ALSO EXISTING DETENTION PONDS ON SITE. NO REVISIONS TO THE EXISTING SYSTEMS ARE PROPOSED.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
NO.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
PLEASE SEE c. 1 ABOVE.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**4. Plants**

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

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ 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?
NO VEGETATION IS TO BE REMOVED.c. List threatened or endangered species known to be on or near the site.
NONE KNOWN.d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
LANDSCAPING IS PROPOSED AT THE NORTH AND WEST PROPERTY LINES. SEE SHEET L1.1 FOR A LIST OF PROPOSED PLANTINGS.**5. Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

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

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

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

b. List any threatened or endangered species known to be on or near the site.
NONE KNOWN.c. Is the site part of a migration route? If so, explain.
NONE KNOWN.d. Proposed measures to preserve or enhance wildlife, if any:
NEW LANDSCAPING AND A REDUCTION IN THE AMOUNT OF IMPERVIOUS SURFACE.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**6. Energy and natural resources**

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

ELECTRIC (LIGHTING)

NATURAL GAS (HEATING)

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

NO. THERE ARE NO REVISIONS PROPOSED FOR THE EXTERIOR HEIGHT AND MASSING OF THE BUILDING.

- 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 REMODELED PORTIONS OF THE BUILDING WILL BE DESIGNED TO CONFORM WITH THE 2012 WASHINGTON STATE ENERGY CODE.

7. Environmental health

- 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.

NO.

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

NONE.

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

NOT APPLICABLE.

- b. Noise

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

ADJACENT PROPERTIES HOUSE A FIRE AND POLICE STATION. SIRENS AND ALARM NOISES ARE ANTICIPATED. GENERAL TRAFFIC NOISE IS ANTICIPATED FROM ADJACENT PARK AND RIDE.

- 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.

SHORT TERM NOISE ASSOCIATED WITH CONSTRUCTION MACHINERY AND TRAFFIC MAY OCCUR DURING GENERAL BUSINESS HOURS ON WEEKDAYS AND MAY ALSO OCCUR ON WEEKENDS. SOME NEW NOISE WILL BE ASSOCIATED WITH THE NEW OUTDOOR PLAY AREA.

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

CONSTRUCTION RELATED NOISE WILL BE LIMITED TO HOURS OF CONSTRUCTION. OUTDOOR PLAY AREA NOISE WILL BE LIMITED TO HOURS OF BUSINESS AND WILL NOT BE CONSTANT.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties?
THE CURRENT BUILDING IS A VACANT FORMER FIRE STATION. ADJACENT PROPERTY USES INCLUDE: POLICE STATION, FIRE STATION, PARK AND RIDE, RETAIL, AND RESTAURANT.
- b. Has the site been used for agriculture? If so, describe.
NO.
- c. Describe any structures on the site.
THE BUILDING ON SITE IS A VACANT TWO STORY BRICK BUILDING.
- d. Will any structures be demolished? If so, what?
NO.
- e. What is the current zoning classification of the site?
PSP: PUBLIC/SEMI-PUBLIC
- f. What is the current comprehensive plan designation of the site?
PSP: PUBLIC/SEMI-PUBLIC
- 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 an "environmentally sensitive" area? If so, specify.
THERE IS A "WETLANDS PRESERVATION AREA" (RECORDING # 9403111752) LOCATED ON THE EAST 2.5 ACRES OF THE SITE.
- i. Approximately how many people would reside or work in the completed project?
THERE WILL BE APPROXIMATELY 20 STAFF ON SITE MONDAY - FRIDAY.
- j. Approximately how many people would the completed project displace?
NONE.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
NOT APPLICABLE.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
COMPLETING THE SITE PLAN REVIEW PROCESS WITH THE CITY OF KENMORE TO ALLOW THE PROPOSED NEW USE.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**9. Housing**

- 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:
NOT APPLICABLE.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
THE EXISTING ROOF HEIGHT IS 22', THE EXISTING FIRE TOWER IS APPROX. 43'. THERE ARE NO PLANS TO REVISE EITHER HEIGHTS. EXISTING BUILDING MATERIALS INCLUDE: BRICK, STOREFRONT GLAZING, CONCRETE ROOF TILES, AND A WOODEN SOFFIT/EAVE DETAIL.
- b. What views in the immediate vicinity would be altered or obstructed?
NONE.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
ANY EXTERIOR REVISIONS WILL USE SIMILAR OR COMPATIBLE MATERIALS TO BLEND WITH EXISTING. ANY EXTERIOR REVISIONS WILL COMPLY WITH THE DOWNTOWN DESIGN GUIDELINES AS REQUIRED BY THE CITY OF KENMORE.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? LIGHT AND GLARE WILL BE MINIMAL AS MOST INTERIOR LIGHTS WILL BE OFF DURING THE EVENINGS. PARKING LOT LIGHTING WILL PRODUCE SOME GLARE. THERE WILL BE MINIMAL SECURITY AND PATHWAY LIGHTS LOCATED AT ENTRY DOORS AND EXTERIOR STAIRS. THESE LIGHTS ARE TYPICALLY DOWN-FACING LIGHTS, WHICH WILL MINIMIZE LIGHT GLARE. TYPICALLY THESE LIGHTS WILL GO ON AT DUSK AND BE TURNED OFF AT 7 PM UNLESS USED FOR SECURITY PURPOSES.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
NO.
- c. What existing off-site sources of light or glare may affect your proposal?
ADJACENT PARK AND RIDE.
- d. Proposed measures to reduce or control light and glare impacts, if any:
NO MEASURES AT THIS TIME.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
WE PROPOSE TO INSTALL A 3,150 SF OUTDOOR PLAY AREA WITH A PLAY STRUCTURE AS PART OF OUR DEVELOPMENT PROJECT.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
NO.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
NOT APPLICABLE.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
NO.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
NONE KNOWN.
- c. Proposed measures to reduce or control impacts, if any:
NOT APPLICABLE.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
73RD AVENUE NE & NE 181ST STREET. A REVISED 25' DRIVE ACCESS IS PROPOSED ON 73RD AVE NE; (2) EXISTING 24' & 31' DRIVE ACCESS POINTS ARE EXISTING ON NE 181ST ST. ALL THREE DRIVEWAYS CAN BE SEEN ON THE SITE PLAN, SHEET A1.0.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
YES. THERE IS A BUS STOP ADJACENT TO THE SITE ON 73RD AVE NE AS WELL AS A PARK AND RIDE TO THE SOUTH THAT IS SERVED BY MORE BUS STOPS.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
THERE ARE A TOTAL OF 50 PARKING SPACES PROPOSED, THERE WERE ORIGINALLY 52 ON SITE (REDUCTION OF TWO SPACES). HOWEVER, THE PROJECT WE ARE PROPOSING ONLY HAS A REQUIREMENT FOR 9 PARKING SPACES.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
YES. HOWEVER THE CITY OF KENMORE HAS INDICATED SUPPORT FOR OUR WAIVER FOR WIDENING THE ROAD AND RIGHT-OF-WAY DEDICATION ON 73RD AVE NE. A ROAD STANDARDS VARIANCE IS BEING SUBMITTED WITH OUR SITE PLAN REVIEW APPLICATION.
- e. Will the project 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? If known, indicate when peak volumes would occur.
THE PRELIMINARY TRIP GENERATION MEMO PREPARED BY OUR TRAFFIC ENGINEER INDICATES THAT A TOTAL OF 544 TRIPS (OR 272 ROUNDTRIPS) WOULD BE EXPECTED ON A TYPICAL WEEKDAY. 404 OF THESE TRIPS (OR 202 ROUNDTRIPS) WOULD BE NEW/ ADDITIONAL TO THE PREVIOUS USE. PEAK HOURS FOR THE MONTESSORI CENTER TRAFFIC WOULD BE 8-9AM AND 3-4PM.
- g. Proposed measures to reduce or control transportation impacts, if any:
THE MONTESSORI CENTER PLANS TO INSTITUTE STAGGERED PICK-UP AND DROP-OFF TIMES THROUGHOUT THE DAY. THERE IS ALSO AMPLE PARKING ON SITE TO HANDLE THE ANTICIPATED TRAFFIC LOAD (ONLY 9 SPACES ARE REQUIRED).

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**15. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
NO.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
NOT APPLICABLE.

16. Utilities

- 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.

WATER AND SEWER AVAILABLE FROM NORTSHORE UTILITY DISTRICT.

ELECTRICITY AVAILABLE FROM PUGET SOUND ENERGY.

NATURAL GAS AVAILABLE FROM PUGET SOUND ENERGY.

GARBAGE AND RECYCLING AVAILABLE FROM REPUBLIC SERVICES.

NO REVISIONS TO EXISTING UTILITIES ON SITE ARE ANTICIPATED. THE EXISTING WATER METER SIZE MAY NEED TO INCREASE DUE TO PROPOSED ADDITIONAL PLUMBING FIXTURE COUNT.

C. SIGNATURE

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: 

Date Submitted: 11/18/2013



City Of Kenmore, Washington

December 4, 2013

Kevin Broderick
55 S Atlantic Street, Suite 301
Seattle, WA 98134

RE: CSP2013-085; Complete Application – Kenmore Montessori School at Former Northshore Fire Station

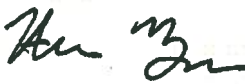
Dear Mr. Broderick:

The City of Kenmore has received the application for the Site Plan Review and State Environmental Policy Act (SEPA) Environmental Checklist filed on 11/18/13.

The application has been determined to be complete in terms of satisfying the minimum submittal requirements pursuant to Kenmore Municipal Code Section 19.25.040.

Enclosed are the Notice of Application and instructions for posting the notice board on site. Please do not hesitate to contact me should you have any questions. I can be reached at 425-398-8900 or abauer@kenmorewa.gov.

Sincerely,

 2013.12.04
09:59:29 -08'00'

Andrew Bauer
Associate Planner

cc: File



City of Kenmore Development Services
**NOTICE OF APPLICATION
AND OPTIONAL SEPA NOTICE**

Applicant: Kevin Broderick
Owner: Northshore Fire District

File #: CSP2013-085
Planner: Andrew Bauer
Telephone #: 425-398-8900
E-mail: abauer@kenmorewa.gov
Date Application Filed: 11/18/13
Date Determined Complete: 12/4/13
Date of Notice of Application: 12/12/13
Comment Deadline: 1/2/14

Project Location: 18030 73rd Ave NE; Kenmore, WA 98028. Tax parcel number 011410-0950.

Project Description: Proposed tenant improvements and change of use of a former fire station to a Montessori school/daycare facility. The existing building is 13,276 square feet in size. The remodeled area will be approximately 8,730 square feet over two floors and will consist of 7 classrooms serving up to 135 children with indoor and outdoor play areas. The site is zoned Public/Semi-Public (PSP).

Permits requested in this application: Site Plan Approval.

Consistency with applicable City plans and regulations: This proposal will be reviewed for compliance with applicable City of Kenmore codes including but not limited to zoning code, road standards, surface water design manual, fire flow and fire access requirements. The project review process may incorporate or require mitigation measures, regardless of whether an Environmental Impact Statement (EIS) is prepared.

Relevant environmental documents are available at City Hall: ☒ **Yes** ☐ **Not applicable**

Environmental Review: The City of Kenmore has reviewed the proposal for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC197-11-355 is being used. This process integrates the comment period for the Notice of Application and the State Environmental Policy Act (SEPA) review. **This may be the only opportunity to comment on the environmental impacts of the proposal.** Agencies, tribes and the public are encouraged to review and comment on the proposed project and its probable environmental impacts by the comment deadline.

Other permits not included in this application, known at this time: Building Permit.

Written comments on this application must be submitted to the Kenmore Development Services Department at the address listed below or may be e-mailed to abauer@kenmorewa.gov. Comments must be received no later than **January 2, 2014**. The Department will issue a final SEPA determination on this application following the comment period. Details of the SEPA appeal process will be included with the final SEPA determination. Any person may review the application and any environmental documents or studies at Kenmore City Hall. Any person who would like additional information on this project should contact the project planner at the telephone number or e-mail address listed above.

The Department will present a recommendation on the application during a public hearing before the Hearing Examiner. Notification of the public hearing date and time will be provided at least 14 days prior to the hearing. Following the close of the public hearing, the Hearing Examiner will issue a recommendation to the Kenmore City Council. The City Council will issue the final decision on the Site Plan Application.

Kenmore Development Services
18120 68th Avenue NE
P.O. Box 82607
Kenmore WA 98028-0607

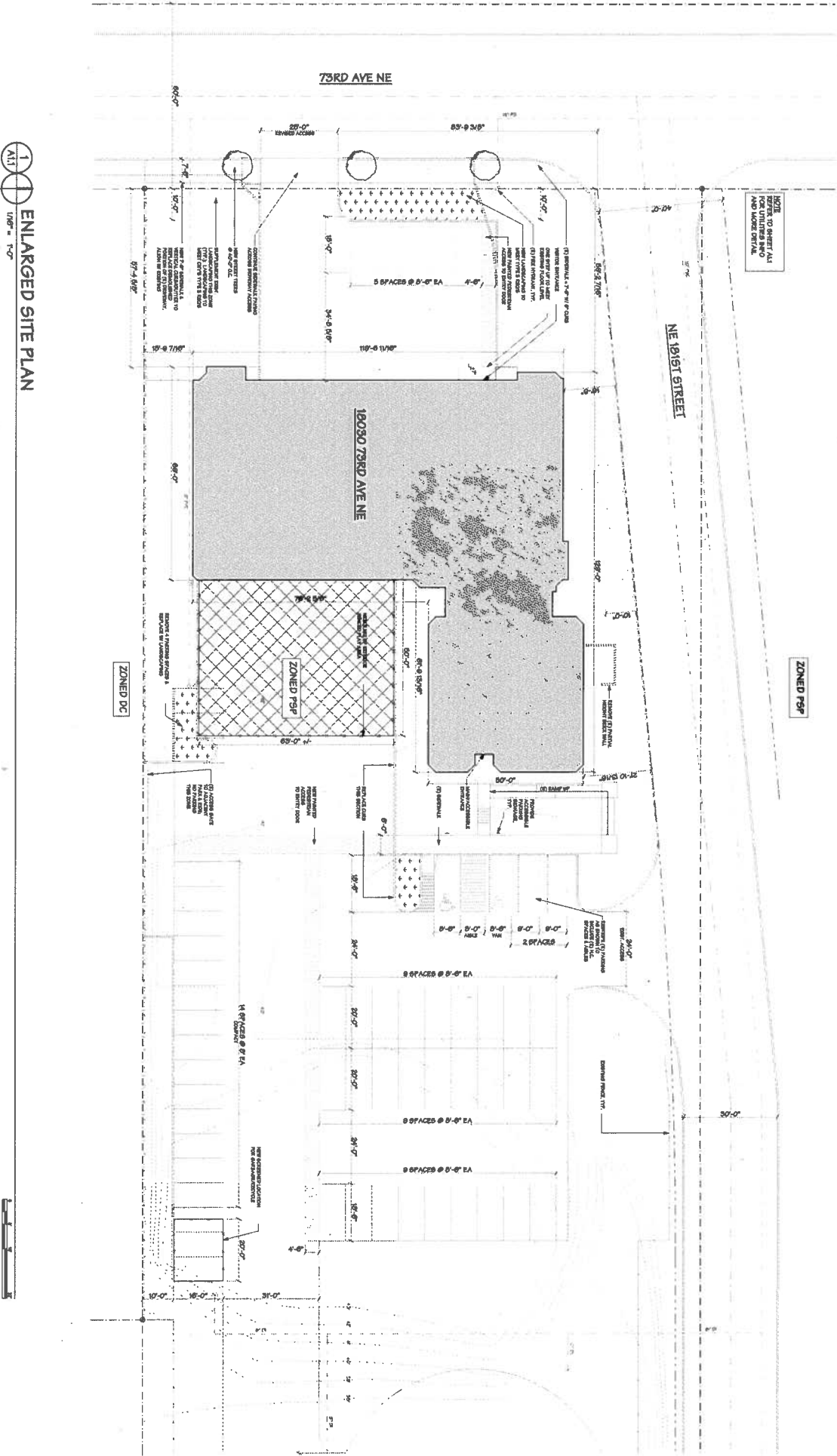
Date of Mailing: 12/9/13
Date of Publication: 12/12/13
Comment Deadline: 1/2/14

If you wish to receive a copy of the City's recommendation, SEPA determination and notification of the future hearing and meeting on this application, complete and return this portion of the notice to the Department at the address listed above.

File #: CSP2013-085 – Kenmore Montessori School at former Northshore Fire Station

Name: _____
Address: _____
Telephone No. _____

This document represents a preliminary design created by the architect and shall not be used for other purposes or in any manner that would constitute a violation of the applicable laws, rules, regulations, or codes of the State of Washington. Copyright © Kenmore, November 18, 2013. All Rights Reserved.



SITE PLAN LEGEND	
	ITEM/OBJECT TO BE REMOVED
	NEW ITEM/OBJECT
	ITEM/OBJECT TO REMAIN
	UTILITIES - WATER
	PROPOSED LANDSCAPING (REFER TO L1)

NOTES:
1) EXISTING ACCESSIBLE PARKING AREAS ARE EXISTING TO REMAIN, NO REMOVALS PROPOSED.

13.099

Plan Date: 11/18/13

Shannon Wang

13.099 Kenmore Montessori (Deyan) AC16.rvt

BRODERICK ARCHITECTS

55 S. ATLANTIC STREET, SUITE 8301

SEATTLE, WASHINGTON 98134

206.682.7525

KENMORE MONTESSORI SCHOOL

TENANT IMPROVEMENT

18030 73RD AVE NE • KENMORE, WA 98028

4632

REGISTERED ARCHITECT

KEVIN J. BRODERICK

STATE OF WASHINGTON

A1.1

ENLARGED SITE PLAN

SCHEMATIC DESIGN

11/18/13

The Seattle Times

COPY

CSP 2013-085

City of Kenmore
City Clerk
18120 68th Ave NE

Kenmore, WA 98028-2701

Re: Advertiser Account # 105939

Agency Account #: 0

Ad #: 388481

Agency Name:

Affidavit of Publication

STATE OF WASHINGTON
Counties of King and Snohomish

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by others of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

Newspaper and Publication Date(s)

Seattle Times

12/12/13

Agent MAUREEN E DUGGAN Signature Maureen E Duggan

Subscribed and sworn to before me on Dec 12, 2013

DATE
Christina C. McKenna

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle



RECEIVED
DEC 10 2013

CITY OF KENMORE

City of Kenmore Affidavit Of Posting

State of Washington
County of King

Notice of Application Kenmore Montessori School Kenmore File No. CSP2013-085

I, Larry Ormbrek, certify that the above-referenced Notice
(Please print name and sign below)

was posted on the notice board sign(s) identified below on the date of 12-7-13
in accordance with the City of Kenmore's Development Services Department
requirements.

(This Notice to be posted on Notice Board Sign on site of the above-identified
project by the date of publication, or by December 12, 2013, and this Affidavit of
Posting signed and returned to the City of Kenmore within fourteen (14) days of
publication, or by December 26, 2013.)

18030 73 Ave NE Kenmore WA 98028

Location of sign # 1

Location of sign # 2, if required

Larry Ormbrek
Signature

Return To:

City of Kenmore
Development Services
18120 68th Ave. NE
P.O. Box 82607
Kenmore WA 98028-0607
(425) 398-8900



**BEFORE THE HEARING EXAMINER
FOR THE CITY OF KENMORE**

Affidavit of Mailing/Service

FROM: Administrative Assistant
Development Services

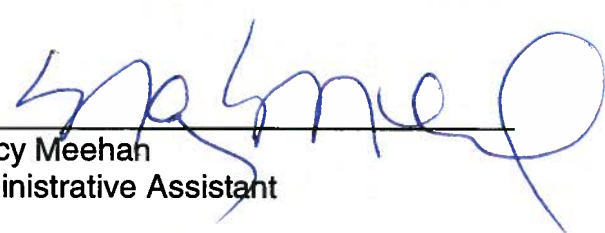
RE: Notice of Application and Optional SEPA Notice
Kenmore Montessori School
Kenmore File No. **CSP2013-085**

PLEASE TAKE NOTICE that the undersigned individual hereby swears or affirms, under penalty of perjury pursuant to the Laws of the State of Washington, that the Notice of Application and Optional SEPA Notice for the Kenmore Montessori School project, Kenmore File No. CSP2013-085, was processed by:

- 1) mailing on December 4, 2013, to the Applicant for posting on the site;
- 2) emailing on December 9, 2013, to the Seattle Times for publication on December 12, 2013;
- 3) emailing on December 9, 2013, to the SEPA Unit for review and posting on the SEPA Registry, and to all SEPA Review Agencies on the attached list; and,
- 4) mailing on December 9, 2013, to the three SEPA Review Agencies circled on the attached list; and,
- 5) mailing on December 9, 2013, a copy of NOA document to all adjacent property owners (mailing list attached);

as required under the ordinances of the City of Kenmore.

Signed this 9th day of December, 2013.



Nancy Meehan
Administrative Assistant

Andrew Bauer

From: Andrew Bauer
Sent: Wednesday, December 04, 2013 10:57 AM
To: Nancy Meehan
Subject: Notice of Application and SEPA Notice - Kenmore Montessori School - CSP2013-085
Attachments: 13-12-04 - Kenmore Montessori School - NOA and Opt SEPA Notice - publication.docx; 13-12-04 - Kenmore Montessori School - NOA and Opt SEPA Notice - mailer.pdf; siteplanfornotice.pdf; SEPA CHECKLIST.pdf

Nancy,

The Notice of Application and Optional SEPA Notice for the Kenmore Montessori School at the former Northshore Fire Station is ready to issue. I've dated it for mailing Monday, Dec 9, with issuance date Thursday, Dec 12. Please provide notification as follows:

Applicant:

- ✓ 12/4 • NONE. I sent all of the sign posting info to the applicant. It should be in your basket for the file.

Mailing to All Parties of Interest: - NO POI

- Notice of Application

SEPA Unit:

- 2/9 ✓ • Notice of Application
 ✓ • SEPA Environmental Checklist

SEPA Agencies (I've identified the agencies and placed it at your desk):

- 2/9 ✓ • Notice of Application
 ✓ • SEPA Environmental Checklist

Publication:

- 2/9 ✓ • Attached for Seattle Times. Publish for Dec 12.



City Of Kenmore, Washington

December 4, 2013

Kevin Broderick
55 S Atlantic Street, Suite 301
Seattle, WA 98134

Re: Posting Requirements for Notice of Application and Optional SEPA Notice
Kenmore Montessori School at Former Northshore Fire Station
Kenmore File No. CSP2013-085

Enclosed you will find a Notice of Application and Optional SEPA Notice for your above-identified project, along with instructions on how to fulfill the Notice posting requirements. **FURTHER PROCESSING OF YOUR APPLICATION IS DEPENDENT UPON FULFILLING THE NOTICE POSTING REQUIREMENTS.**

Posting of the Notice must occur no later than the date of its publication, or **no later than December 12, 2013**. Upon completion of the sign and Notice posting requirements, please complete the enclosed Affidavit of Posting and return it to the City of Kenmore Department Development Services within 14 days of publication, **or by December 26, 2013. Failure to comply with the posting requirements shall be cause for the decision regarding your application to be postponed.**

If you have any questions regarding the posting of your Notice, please feel free to call me at 425-398-8900. If you have any questions regarding the further processing of your application, please call Andrew Bauer, Associate Planner, at 425-398-8900.

Sincerely,

Nancy Meehan
Administrative Assistant

Enc: Notice of Application
Notice Board Signs information
Notice Board Requirements
Affidavit of Posting

c: File

Nancy Meehan

From: Legals [legals@seattletimes.com]
Sent: Monday, December 09, 2013 9:10 AM
To: Nancy Meehan
Subject: RE: Notice of Application and SEPA Notice for publication 12/12/13 - Kenmore Montessori School - Kenmore File No. CSP2013-085

Good Morning Nancy,

Your legal notice is scheduled to run on Thursday 12/12 on Ad# 388481 costing \$220.77.

Thank You,
Kathy Baldwin
Legals Account Executive
The Seattle Times Company
p: 206-652-6018
f: 206-515-5595
e: legals@seattletimes.com

The Seattle Times
Let's work together

From: Nancy Meehan [<mailto:NMeehan@kenmorewa.gov>]
Sent: Monday, December 09, 2013 7:28 AM
To: Legals
Subject: Notice of Application and SEPA Notice for publication 12/12/13 - Kenmore Montessori School - Kenmore File No. CSP2013-085

I've attached the Notice of Application and SEPA Notice for the Kenmore Montessori School, Kenmore File No. CSP2013-085. Please have it published in the **Thursday, December 12, 2013** edition of the Seattle Times.

Thank you!

Nancy Meehan
Administrative Assistant
Development Services | City of Kenmore, WA
18120 68th Ave NE | Kenmore, WA 98028
Tel: 425.398.8900 | Fax: 425-481-3236
nmeehan@kenmorewa.gov | www.kenmorewa.gov



From: Nancy Meehan
Sent: Monday, December 09, 2013 8:41 AM
To: 'sepaunit@ecy.wa.gov'; Andrea Flower; Bill Wiselogle; Candice Soine; Christa Heller (christa.heller@dfw.wa.gov); Clarissa Stenstrom; Dave Kaiser; Department of Natural Resources SEPA Review; ecyolyef@atg.wa.gov; Erin Slaten; Evan Ujiiye; Gretchen Kaehler; Jeff LaFlam (jeffl@northshorefire.com); Karen Walter; Kelly Cooper, WA St. Dept. of Health; Kim Claussen; Laura Murphy; Margaret Duncan; Mark Eberlein; Mark Wilgus; Muriel Fischer; Nancy Cox; Nicole Gaudette; Ramin Pazooki; Stephanie White (stephanie.white@usace.army.mil); Steve Bennett; Tammy Sacayanan (Tamara.sacayanan@ecy.wa.gov); Tom Alexieff
Subject: Notice of Application and Optional SEPA Notice - Kenmore File No. CSP2013-085 - Kenmore Montessori School
Attachments: 13-12-04 - Kenmore Montessori School - NOA and Opt SEPA Notice.pdf; site plan for notice.pdf; SEPA CHECKLIST.pdf

APOLOGIES – I forgot the attachments on the first email I sent you.

I've attached a Notice of Application and Optional SEPA Notice and map, along with the Environmental Checklist for the Kenmore Montessori School project for review by SEPA Review Agencies and for posting on the SEPA Registry.

Kenmore File No. CSP2013-085
The project located at 18030 73rd Ave. NE
Parcel No. 011410-0950

Proposed tenant improvements and change of use of a former fire station to a Montessori school/daycare facility. The existing building is 13,276 square feet in size. The remodeled area will be approximately 8,730 square feet over two floors and will consist of 7 classrooms serving up to 135 children with indoor and outdoor play areas. The site is zoned Public/Semi-Public (PSP).

Date of Issuance: December 12, 2013
Lead Agency: City of Kenmore Department of Development Services
Contact: Andrew Bauer, abauer@kenmorewa.gov

Thank you!

Nancy Meehan

Administrative Assistant
Development Services | City of Kenmore, WA
18120 68th Ave NE | Kenmore, WA 98028
Tel: 425.398.8900 | Fax: 425-481-3236
nmeehan@kenmorewa.gov | www.kenmorewa.gov

SEPA Agencies

Page 135 of 236

SEPA Unit
Email to sepaunit@ecy.wa.gov, or,
Mail CD containing documents and copy of
SEPA Checklist to
SEPA Unit, PO Box 47703
Olympia, WA 98504-7703

Army Corp of Engineers
ATTN: Regulatory Branch/SEPA Rev.
PO BOX 3755
Seattle, WA 98124

~~Bothell Dept of Community Dev.
18305 101st Street NE
Bothell, WA 98011~~

~~City of Brier
2901 228th Street SW
Brier, WA 98036~~

~~City of Kirkland
Dept of Planning & Community Dev.
Attn: SEPA Review
123 Fifth Avenue
Kirkland, WA 98033-6189~~

~~City of Lake Forest Park
Steve Bennett, Planning and Bldg. Dir.
17425 Ballinger Way NE
Lake Forest Park, WA 98155~~

Federal Emergency Mgmt Agency
Attn: SEPA Review
130 228th Street SW
Bothell, WA 98021

King Co. Water & Land Res. Div.
Attn: SEPA Review
201 South Jackson St., #600
Seattle, WA 98104-3854

~~King County DDES
Attn: SEPA Review
35030 SE Douglas St., Suite 210
Snoqualmie, WA 98065-9266~~

Environmental Planning OAP
KC Wastewater Treatment Division
Attn: SEPA Review
201 S Jackson, MS KSC-NR-0505
Seattle, WA 98104-3855

Muckleshoot Indian Tribe
Attn: Karen Walter – SEPA Review
39015 172nd Ave. SE
Auburn, WA 98092-9763

Northshore Fire District
ATTN: Jeff LaFlam
7220 NE 181st St.
Kenmore, WA 98028

Capital Projects
Northshore School District
Attn: SEPA Review
22105 23rd Dr. SE
Bothell, WA 98021

Northshore Utility District
ATTN: David Kaiser/SEPA Review
PO BOX 82489
Kenmore, WA 98028

~~Planning Office, 13th Coast Guard District
915 2nd Avenue
Seattle, WA 98174-1067~~

Public Health – Seattle & King Co.
SEPA Coordinator
401 5th Ave., Suite 1100
Seattle, WA 98104-1818

Puget Sound Clean Air Agency
Attn: SEPA Review
1904 3rd Ave., Ste 105
Seattle, WA 98101-3317

Puget Sound Energy
PO BOX 90868
Bellevue, WA 98007

Puget Sound Regional Council
Attn: SEPA Review
1011 Western Ave Suite 500
Seattle, WA 98104

~~Seattle City Light
Attn: Laurie Geissinger
SEPA Review
700 5th Ave #3300, PO Box 34023
Seattle, WA 98124-4023~~

SEPA Center
WA State Natural Resources Dept.
PO BOX 47015
Olympia, WA 98504-7015

~~Snohomish County
Dept of Planning & Community Dev.
Attn: SEPA Review
3000 Rockefeller Ave M/S 604
Everett, WA 98201~~

US Postal Service
ATTN: Gene Williams
10500 Beardslee Blvd.
Bothell, WA 98011

WA State Dept of Fish & Wildlife
ATTN: David Brook
16018 Mill Creek Blvd
Mill Creek, WA 98012

WA State Arch & Hist. Preservation
EIS Review
PO BOX 48343
Olympia, WA 98504

WA St. Dept. of Ecology
Attn: SEPA Review
NW Regional Office
3190 160th Ave. SE
Bellevue, WA 98008-5452

WA State Dept. of the
Attorney General
1125 Washington St. SE
PO Box 40100
Olympia, WA 98504-0100

~~WA State Dept of Transportation
Attn: Ben Brown – SEPA Review
15700 Dayton Ave N
PO Box 330310, M.S. 138
Seattle, WA 98133~~

~~WA State Dept. of Health
Mark Soltman
PO Box 47820
Olympia, WA 98504-7820~~

Regents Apartments LLC 9757 NE Juanita Dr #300 Kirkland, WA 98034-4291	Norton Co II LLC 22633 NE 169th St Woodinville, WA 98077-7403	Robert Pelan Po Box 1639 Snohomish, WA 98291-1639
Ching-Jen & Shi-Yuan Cheng 12556 35th Ave NE Seattle, WA 98125-4506	Wallace Creek LLC 12345 Lake City Way NE #211 Seattle, WA 98125-5401	Mingkae Yang 28823 Bison Ct Malibu, CA 90265-4201
Jultim LLC 18226 68th Ave NE Kenmore, WA 98028-2601	Kenmore Mhp LLC 10324 Valmay Ave NW Seattle, WA 98177-5333	James D Perkins 4004 NE 160th St Lake Forest Park, WA 98155-6732
Eric & I-Chein Long 1215 120th Ave NE #206 Bellevue, WA 98005-2135	Kenmore Associates L 11018 NE 11th St Bellevue, WA 98004-4578	Kenmore Senior Associates Limited Partne 11018 NE 11th St Bellevue, WA 98004-4578
Landing Apts Heron Po Box 2170 Lynnwood, WA 98036-2169	Hcp Sh Elp3 Properties LLC 3760 Kilroy Airport Way #300 Long Beach, CA 90806-6862	King Cnty Fire Protection Dist 7220 NE 181st St Kenmore, WA 98028-2711
Ben Holt Industries Inc 22508 76th Ave W Edmonds, WA 98026-8310	Safeway Inc A Delaware Corp 1371 Oakland Blvd #200 Walnut Creek, CA 94596-8408	Anthony Gerald & Katherine Loutsis 1807 NE 170th St Shoreline, WA 98155-6020
Timothy L Stoner 10324 Valmay Ave NW Seattle, WA 98177-5333	Sequoias Senior Apts 7111 NE 181st St Kenmore, WA 98028-2401	Reivan LLC 7211 NE 181st St Kenmore, WA 98028-2711
Guan Tao I 1105 NE 147th St Shoreline, WA 98155-7051	McDonalds Real Estate Co Po Box 66207 Chicago, IL 60666-0207	S & S Custom Design Inc 12545 Lake City Way NE Seattle, WA 98125-4424
R I C 21 Ltd Po Box 6116 Chicago, IL 60606-0116	WI & Lj Williams 18901 61st Ave NE Kenmore, WA 98028-8729	Cheton Properties LLC Po Box 55247 Shoreline, WA 98155-0247
Adco Properties 2000 Fairview Ave E Seattle, WA 98102-3555	Marilyn E Knutson 18421 80th Ave NE Kenmore, WA 98028-2805	Kenneth W & Barbara G Arasim 7718 NE 183rd St Kenmore, WA 98028-2717

Mark C & Jamie L Tracy

21926 48th Ave W

Mountlake Terrace, WA 98043-3415

Eva Harvick
7802 NE 181st Pl
Kenmore, WA 98028-4500

Jon D Essex
18027 80th Ave NE
Kenmore, WA 98028-2801

Kelly & Duane Hance
18101 80th Ave NE
Kenmore, WA 98028-0000

John C Jr & Rosella P Shanley
7912 NE 179th Ln
Kenmore, WA 98028-2732

Jan D & Angela Jonker
7916 NE 179th Ln
Kenmore, WA 98028-2732

Stewart W & Susan C Alcorn
7922 NE 179th Ln
Kenmore, WA 98028-2732

Daniel E Stauffer
18005 80th Ave NE
Kenmore, WA 98028-2801

K Hamada
Po Box 14213
Seattle, WA 98114-0213

Amber Stauffer
17929 80th Ave NE
Kenmore, WA 98028-1807

Kenmore Square LLC
16961 65th Ln NE
Kenmore, WA 98028-3953

Evans Kenmore LLC
Po Box 82750
Kenmore, WA 98028-0750

Carl B & Ruth E Goodwin
16051 SE 16th St
Bellevue, WA 98008-5020

Housing Authority Kc
600 Andover Park W
Tukwila, WA 98188-3326

Bill S & Janet G Schnall
Po Box 60185
Seattle, WA 98160-0185

Teo Diccio
1823 NE 185th St
Shoreline, WA 98155-3940

Cedar Park Properties LLC
7512 NE Bothell Way
Kenmore, WA 98028-6508

M P Yousoofian
3901 Airport Way S
Seattle, WA 98108-5237

~~Kenmore City Of Public Works~~
~~owner/occupant~~
7504 NE Bothell Way
Kenmore, WA 98028-3554

King County-Transit
500 4th Ave
Seattle, WA 98104-2337

Susi Craddock
20024 NE 188th Pl
Woodinville, WA 98077-5954

~~St Vincent De Paul Council Of Seattle~~
~~Ar~~
~~5950 4th Ave S~~
~~Seattle, WA 98108-3208~~

De Paul StVincent
5950 4th Ave S
Seattle, WA 98108-3208

King County
500 4th Ave
Seattle, WA 98104-2337

Solana II LLC
16970 65th Ln NE
Kenmore, WA 98028-3954

Rosae I Yngvason
20032 70th Ave SE
Snohomish, WA 98296-5129

Seattle Audubon Society
8050 35th Ave NE
Seattle, WA 98115-4815

Peterson Kenmore LLC
Po Box 1490
Woodinville, WA 98072-1490

Lois A Harrison
18424 73rd Ave NE
Kenmore, WA 98028-3710

Alan I C Moreno
17915 80th Ave NE #A1
Kenmore, WA 98028-3729

Lyndsy K Best

17921 80th Ave NE #A4

Kenmore, WA 98028-1817

Johannes DeRie

17921 80th Ave NE #A7

Kenmore, WA 98028-1817

Michael P Brooks

17915 80th Ave NE #B2

Kenmore, WA 98028-3729

Poon S Shung

17917 80th Avenue Northeast #B-5

Kenmore, WA 98028-0000

Jean-Gael F Reboul

17915 80th Ave NE #C3

Kenmore, WA 98028-3730

Michelle J Apuyan

17915 80th Ave NE #C6

Kenmore, WA 98028-3730

Mark & Elizabeth A Kihlstrom

14045 108th Ave NE

Kirkland, WA 98034-4472

Copper Lantern Apartments L

2407 1st Ave #200

Seattle, WA 98121-1311

Secou & Kadiata Diaite

7026 NE 182nd St #103

Kenmore, WA 98028-2155

David E Bamford

18220 70th Ln NE #103

Kenmore, WA 98028-2154

Darrin W Prutsman

17921 80th Ave NE #A3

Kenmore, WA 98028-1817

Ping W & Sin K Wong

17921 80th Ave NE #A6

Kenmore, WA 98028-1817

Sabine Thomas

17917 80th Ave NE

Kenmore, WA 98028-1824

Valerie Richardson

17917 80th Ave NE #B4

Kenmore, WA 98028-1824

Zoey X Chen

1500 NE 171st St #204

Shoreline, WA 98155-6038

Nikolay Arutyunov

17915 80th Ave NE #C5

Kenmore, WA 98028-3730

Igor Gordin

7911 NE 181st Pl

Kenmore, WA 98028-4501

Kenmore City Of

Po Box 82607

Kenmore, WA 98028-0607

Ruth Odingo

7026 NE 182nd St #102

Kenmore, WA 98028-2155

Torben Kokborg

18220 70th Ln NE #102

Kenmore, WA 98028-2154

Sean M Duckart

17921 80th Ave NE #A2

Kenmore, WA 98028-1817

Susan D Larsen

17921 80th Ave NE #A5

Kenmore, WA 98028-1817

Blue Heron Village LLC

Po Box 1790

Snohomish, WA 98291-1790

Arkadiy Arutyunov

17917 80th Ave NE

Kenmore, WA 98028-1824

Leah L Carbonell

17915 80th Ave NE #C1

Kenmore, WA 98028-3730

Kelley A Dunn

17915 80th Ave NE #C4

Kenmore, WA 98028-3730

Eugene K & Jennifer W Eng

7917 NE 181st Pl

Kenmore, WA 98028-4501

Wayne Harvick

7802 NE 181st Pl

Kenmore, WA 98028-4500

Johnson G & Brenda J Macrol

7026 NE 182nd St #101

Kenmore, WA 98028-2155

Sunrise N Nou

18220 70th Ln NE #101

Kenmore, WA 98028-2154

Desta Paulos
18220 70th Ln NE #104
Kenmore, WA 98028-2154

Ba Van Phan
18220 70th Ln NE #105
Kenmore, WA 98028-2154

18220 70th Ln NE #106
Kenmore, WA 98028-2154

Jeremy P Roth
18220 70th Ln NE #107
Kenmore, WA 98028-2154

Jennifer Christie
18220 70th Ln NE #108
Kenmore, WA 98028-2154

Scott C Leslie
18220 70th Ln NE #109
Kenmore, WA 98028-2154

Andriy Zhylenko
17815 80th Ave NE #C1
Kenmore, WA 98028-1832

Andrew D & Kristine M Zellman
17815 80th Ave NE #C2
Kenmore, WA 98028-1832

Ryan S Plackemeier
17815 80th Ave NE #C3
Kenmore, WA 98028-1832

Carol L Born
17815 80th Ave NE #C4
Kenmore, WA 98028-1832

Tim D Wisner
17815 80th Ave NE #C5
Kenmore, WA 98028-1832

Jessica Gimness
17815 80th Ave NE #C6
Kenmore, WA 98028-1832

Federal Hm Ln Mtg Corp
5000 Plano Pkwy
Carrollton, TX 75010-4900

William W Yeung
17813 80th Ave NE #D2
Kenmore, WA 98028-1832

Benjamin & Amanda Nelson
17813 80th Ave NE
Kenmore, WA 98028-1832

Donald S & Jean V Cohn
17813 80th Ave NE
Kenmore, WA 98028-1832

Jan C Howard-Moss
17813 80th Ave NE #D5
Kenmore, WA 98028-1832

Andrew Olson
17813 80th Ave NE #D6
Kenmore, WA 98028-1832

Pak L K Kong
17813 80th Ave NE #D7
Kenmore, WA 98028-1832

Stephanie Ann Drenchen
17813 80th Ave NE #D8
Kenmore, WA 98028-1832

Richard Heckenlaible
17813 80th Ave NE #D9
Kenmore, WA 98028-1832

Kenda E Mortland
17813 80th Ave NE #D10
Kenmore, WA 98028-1832

Mark A & Mari M Carpenter
17819 80th Ave NE #A1
Kenmore, WA 98028-1829

Gina A Mathis
17819 80th Ave NE #A2
Kenmore, WA 98028-1829

Wendy M Berry
17819 80th Ave NE #A3
Kenmore, WA 98028-1829

Christopher Defarges
17819 80th Ave NE #A4
Kenmore, WA 98028-1829

Condo Group LLC
17811 80th Ave NE #A-5
Kenmore, WA 98028-1835

Braden G & Maria E Miller
17819 80th Ave NE #A6
Kenmore, WA 98028-1829

Christopher H Lohman
17819 80th Ave NE #A7
Kenmore, WA 98028-1829

William Nichol
17819 80th Ave NE #A8
Kenmore, WA 98028-1829

Steven A & Sheryl L Johnson
17819 80th Ave NE #A9
Kenmore, WA 98028-1829

Harold L & Frances A Myer
17817 80th Ave NE #B1
Kenmore, WA 98028-1829

17817 80th Ave NE #B2
Kenmore, WA 98028-1829

Olga Ignatovich
17817 80th Ave NE #B3
Kenmore, WA 98028-1829

Pamela J Allen
17817 80th Ave NE #B4
Kenmore, WA 98028-1829

Karen K Sullivan
17817 80th Ave NE #B5
Kenmore, WA 98028-1829

Gina E Scotti
11000 NE 10th St #452
Bellevue, WA 98004-8554

Rhett C Bennett
17811 80th Ave NE #E1
Kenmore, WA 98028-1832

Andi Cristodoru
17811 80th Ave NE #E2
Kenmore, WA 98028-1832

Sarah L Henry
17811 80th Ave NE #E3
Kenmore, WA 98028-1832

Dale E Vodicka
7217 NE 175th St #101
Kenmore, WA 98028-3531

Robert S Losh
7217 NE 175th St #102
Kenmore, WA 98028-3531

Sharon E Simard
7217 NE 175th St #103
Kenmore, WA 98028-3531

Gloria Sommer
5935 California Ave SW
Seattle, WA 98136-1611

Paul A & Paula P Konrady
18810 71st Ave NE
Kenmore, WA 98028-2615

Lisa M Ottinger
7217 NE 175th St #106
Kenmore, WA 98028-3531

Edwin W Schoneck
7217 NE 175th St #107
Kenmore, WA 98028-3531

Leslie Rogers
Po Box 13977
Mill Creek, WA 98082-1977

Karol J Osusky
18757 62nd Ave NE
Kenmore, WA 98028-3301

Darren & Carla Kampsen
7217 NE 175th St #110
Kenmore, WA 98028-3531

Cynthia Visvikis
7217 NE 175th St #111
Kenmore, WA 98028-3550

Pisaster LLC
700 N 75th St
Seattle, WA 98103-4721

Thomas Butler
7217 NE 175th St #114
Kenmore, WA 98028-3545

John M Haley
7217 NE 175th St #115
Kenmore, WA 98028-3545

Terry L Bade
7217 NE 175th St #116
Kenmore, WA 98028-3545

Timothy D Sr & Marlene Murphy
9498 SE Southworth Dr
Port Orchard, WA 98366-8854

Timothy A & Amber D Gurggraff
18405 Aurora Ave N #H
Shoreline, WA 98133-4412

John A Gamlam
127 Skyline Dr
Edmonds, WA 98020-2963

Thomas & Joan M Wilson
7217 NE 175th St #201
Kenmore, WA 98028-3547

John Welk
19704 9th Dr SE
Bothell, WA 98012-7761

Troy Swanson
7217 NE 17th St #203
Kenmore, WA 98028-0000

Jose V S Poblador
7217 NE 175th St #204
Kenmore, WA 98028-3547

4540 Phnom Penh Pl
Dulles, VA 20189-4540

Amanda Thompson
1912 233rd Pl SE
Bothell, WA 98021-9555

Heidi Warden
7217 NE 175th St #208
Kenmore, WA 98028-3547

David E & Susan D Black
530 Melrose Ave E
Seattle, WA 98102-4772

Christine M Bridgeman
1634 Lake Washington Blvd
Seattle, WA 98122-3540

Sean M Slote
7217 NE 175th St, #212
Kenmore, WA 98028-3547

Scott J McCorkell
15010 39th Ave NE
Lake Forest Park, WA 98155-7835

David G & Heather L Nelson
7506 North St SW
Lakewood, WA 98498-5215

Julie J Lee
13523 34th Ave S
Tukwila, WA 98168-3926

Matt Bolin
25 Central Way #300
Kirkland, WA 98033-6157

Daniel A Griffith
7217 NE 175th St #219
Kenmore, WA 98028-3548

Shing O Tsui
2339 N 128th St
Seattle, WA 98133-7849

Mark P Nelson
7217 NE 175th St #221
Kenmore, WA 98028-3548

Martin Jackson
7217 NE 175th St #222
Kenmore, WA 98028-3548

Hugo Lepe
900 Senate Ave
Red Oak, IA 51566-1277

Ricardo Garcia Zarco
18200 73rd Ave NE #A108
Kenmore, WA 98028-7312

Tong-Chin Wu
14502 Edgewater Ln NE
Lake Forest Park, WA 98155-0000

Gordon Hilstad
13519 119th Ave NE
Kirkland, WA 98034-2158

Blake Hovde
18200 73rd Ave NE #A112
Kenmore, WA 98028-7312

Jose G & Liza M Germino
19319 58th Pl NE
Kenmore, WA 98028-3145

Claire M Hartman
18200 73rd Ave NE #A114
Kenmore, WA 98028-7312

Jane E Weaver
18200 73rd Ave NE #A207
Kenmore, WA 98028-7313

Cassandra Brown
18200 73rd Ave NE
Kenmore, WA 98028-2776

Meegan Amen
18200 73rd Ave NE #A209
Kenmore, WA 98028-7313

Centrella Jones
18200 73rd Ave NE #A210
Kenmore, WA 98028-7313

Thang Nguyen
14706 NE 61st Ct
Redmond, WA 98052-4751

James L Bold
15120 52nd Ave SE
Everett, WA 98208-8936

Corinne M Bauer
18150 73rd Ave NE #213
Kenmore, WA 98028-0000

Elizabeth L Moontree
18200 73rd Ave NE #A214
Kenmore, WA 98028-7313

Wendy Ermold
18200 73rd Ave NE #307
Kenmore, WA 98028-7303

18200 73rd Ave NE #A308
Kenmore, WA 98028-7314

Marcia J McCrary
18200 73rd Ave NE #A309
Kenmore, WA 98028-7314

Joseph W & Lori A Cook
18200 73rd Ave NE #310
Kenmore, WA 98028-7304

Michael D Hilleary
18200 73rd Ave NE #A311
Kenmore, WA 98028-7314

Nina L Booth
18200 73rd Ave NE #A312
Kenmore, WA 98028-7314

John A Blankinship
18200 73rd Ave NE #A313
Kenmore, WA 98028-7314

Colby L Rutherford
18150 73rd Ave NE #A314
Kenmore, WA 98028-0000

Challenj Properties LLC
6830 NE Bothell Way #C-353
Kenmore, WA 98028-3546

Karen E Renshaw
18200 73rd Ave NE #B102
Kenmore, WA 98028-7315

Vyacheslav Stepanov
18200 73rd Ave NE #B103
Kenmore, WA 98028-7315

Lawrence L Dugan
18200 73rd Ave NE #B104
Kenmore, WA 98028-7315

Barbara Molloy
18200 73rd Ave NE #B105
Kenmore, WA 98028-7315

Shannon M Davis
18200 73rd Ave NE #B106
Kenmore, WA 98028-7315

Ronald W Lageson Jr.
18200 73rd Ave NE #B201
Kenmore, WA 98028-7316

Alan D Willson
18200 73rd Ave NE #B202
Kenmore, WA 98028-7316

Timothy Allen Crozer
18200 73rd Ave NE #B203
Kenmore, WA 98028-7316

Brian R & Bonnie J Hertzog
18200 73rd Ave NE #B204
Kenmore, WA 98028-7316

Teresa Rodgers
18200 73rd Ave NE #B205
Kenmore, WA 98028-7316

Pavel Shapiro
19813 Bartlett Rd
Bothell, WA 98012-9644

Jana K Gibson
18200 73rd Ave NE #B301
Kenmore, WA 98028-7317

Bethany S Grantham
18200 73rd Ave NE #B302
Kenmore, WA 98028-7317

April Prey
Po Box 39791
Lakewood, WA 98496-3791

Robert F & Cheryl Perin
18200 73rd Ave NE #B304
Kenmore, WA 98028-7317

Lloyd E Jr & Paula M Donaldson
18200 73rd Ave NE #B305
Kenmore, WA 98028-7317

Melissa J Schafer
18150 73rd Ave NE #B-306
Kenmore, WA 98028-0000

Dolores A Knadler
20343 14th Ave NE #2
Shoreline, WA 98155-1174

Justin D Ford
7223 NE 175th St #102
Kenmore, WA 98028-3564

Ian N & Karin Hamilton
3866 Spadoni Ln #B11
Gig Harbor, WA 98335-4916

Charles H & Seung I Hong

7223 NE 175th St #106

Kenmore, WA 98028-3564

Joan Harding

18555 26th Ave NE

Lake Forest Park, WA 98155-4124

Federal Natl Mtg Assn Fnma

Po Box 650043

Dallas, TX 75265-0043

Brian N Sullivan

7223 NE 175th St #207

Kenmore, WA 98028-3564

Gregory Berg LLC

7202 NE 175th St

Kenmore, WA 98028-3506

Daniel P Fruhling

14107 Manor Way

Lynnwood, WA 98087-1933

Sandra Forman

4926 Nichols Pl

Everett, WA 98203-1561

City Of Kenmore

Po Box 82607

Kenmore, WA 98028-0607

Lakewood Villa

1505 West 2nd Ave Ste 506

00000-0000

Joann Pack

Po Box 1722

Bothell, WA 98041-1722

Joanne Carpenter Harding

18555 26th Ave NE

Lake Forest Park, WA 98155-4124

Veeda Angell

7223 NE 175th St #108

Kenmore, WA 98028-3564

Joyce Antinori

7223 NE 175th St #203

Kenmore, WA 98028-3564

Sari B Habib

7223 NE 175th St #206

Kenmore, WA 98028-3564

Mobeen Butte

8002 NE Bothell Way

Kenmore, WA 98028-1855

Eds Bulldozing Inc

7524 NE 175th St

Bothell, WA 98028-3596

C F N Properties

7534 NE 175th St

Kenmore, WA 98028-3509

Kenmore Community Club Inc

Po Box 82171

Kenmore, WA 98028-0171

Inglewood East LLC

21145 212th Ave SE

Maple Valley, WA 98038-6412

Joann M Pack

Po Box 1722

Bothell, WA 98041-1722

Matthew D Eckert

7223 NE 175th St #104

Kenmore, WA 98028-3564

Marlene L Kluper

7223 NE 175th St #107

Kenmore, WA 98028-3564

Steven M Blaze

7223 NE 175th St #202

Kenmore, WA 98028-3564

Wayne & Michiko Joerding

7223 NE 175th St #205

Kenmore, WA 98028-3564

Donald R & M A Lobdell

14212 101st Pl NE

Kirkland, WA 98034-9438

RI Swanson Associates LLC

7036 NE 175th St

Kenmore, WA 98028-3504

Cfn Properties

7534 NE 175th St

Kenmore, WA 98028-3509

M & J Nw Properties LLC

15422 3rd Pl W

Lynnwood, WA 98087-2107

Sammamish River Apartments LLC

7345 NE 175th St

Kenmore, WA 98028-3560

Somchai Chaipatanapong

16111 Woodinville Redmond Rd NE

Woodinville, WA 98072-9046

Hal Padgett
7816 NE 183rd St
Kenmore, WA 98028-2718

Yong Song
7810 NE 183rd St
Kenmore, WA 98028-2718

7804 NE 183rd St
Kenmore, WA 98028-2718

Lonny L & Amy J Jess
18210 73rd Ave NE #101
Kenmore, WA 98028-2769

Richard R Sackmann
18210 73rd Ave NE #102
Kenmore, WA 98028-2769

John Patterson
18210 73rd Ave NE #103
Kenmore, WA 98028-2769

Clareen Kaija
18210 73rd Ave NE #104
Kenmore, WA 98028-2769

Abdolghadeer Baghai
18210 73rd Ave NE #105
Kenmore, WA 98028-2769

Jordan M Al-Kahtani
18210 73rd Ave NE #201
Kenmore, WA 98028-2770

Debra C Thompson
18210 73rd Ave NE #202
Kenmore, WA 98028-2770

Erich & Catherine Ruby
18210 73rd Ave NE #203
Kenmore, WA 98028-2770

E Pauline Osterloh
18210 73rd Ave NE #204
Kenmore, WA 98028-2770

Joseph & Deborah G Mackenzie
18210 73rd Ave NE #205
Kenmore, WA 98028-2770

Edward Chih Yang
18210 73rd Ave NE #206
Kenmore, WA 98028-2771

Christopher S Collison
18210 73rd Ave NE #301
Kenmore, WA 98028-2771

Mark Schamel
18210 73rd Ave NE #302
Kenmore, WA 98028-2771

Diane C Kim
18210 73rd Ave NE #303
Kenmore, WA 98028-2771

Marilyn L Bester
18210 73rd Ave NE #304
Kenmore, WA 98028-2772

Gail P Simmons
18210 73rd Ave NE #305
Kenmore, WA 98028-2772

Karen Race
18210 73rd Ave NE #306
Kenmore, WA 98028-2772

Michael W Lovegrove
17827 80th Ave NE #A101
Kenmore, WA 98028-1874

Katie Ceccarelli
17827 80th Ave NE #A102
Kenmore, WA 98028-1874

Xiaonan Wang
17827 80th Ave NE #A201
Kenmore, WA 98028-1880

Annie K Holum
17827 80th Ave NE #A202
Kenmore, WA 98028-1856

Timothy M McNamara
17827 80th Ave NE #A203
Kenmore, WA 98028-1874

Paige M & Patricia J Gifford
17827 80th Ave NE #A204
Kenmore, WA 98028-1874

Talbo Real Estate LLC
2200 Rimland Dr #250
Bellingham, WA 98226-6643

Tyeson & Jill Allum
17827 80th Ave NE #B102
Kenmore, WA 98028-1874

Andrew W Taylor
17827 80th Ave NE #B201
Kenmore, WA 98028-1856

Deidre J Olson
17827 80th Ave NE #B202
Kenmore, WA 98028-1856

Lynn C Ogata
17827 80th Ave NE #B203
Kenmore, WA 98028-1875

Debra J Murren
17827 80th Ave NE #B204
Kenmore, WA 98028-1875

17827 80th Ave NE #C101
Kenmore, WA 98028-1875

Carl & Candis Burroughs
17827 80th Ave NE #C102
Kenmore, WA 98028-1875

Siuwah Lolita Chu
17827 80th Ave NE #C201
Kenmore, WA 98028-1896

Chingfang Pan
17827 80th Ave NE #C202
Kenmore, WA 98028-1896

Mikhail V Lityin
17827 80th Ave NE #C203
Kenmore, WA 98028-1875

Karla K McOmber
17827 80th Ave NE #C204
Kenmore, WA 98028-1880

Rozalia Bordea
17827 80th Ave NE #D101
Kenmore, WA 98028-1875

Timothy L & Beverly J Winterfield
17827 80th Ave NE #D2
Kenmore, WA 98028-1880

Haitao Yu
7911 NE 182nd Pl
Kenmore, WA 98028-2800

Zheng Yin
7917 NE 182nd Pl
Kenmore, WA 98028-2800

Girija Iyer
7210 NE 182nd St
Kenmore, WA 98028-2716

Susan M Higgins
7212 NE 182nd St
Kenmore, WA 98028-2716

Brian P Christensenan
7214 NE 182nd St
Kenmore, WA 98028-2716

Doug Houck
7216 NE 182nd St
Kenmore, WA 98028-2716

Kyle Willis
7218 NE 182nd St #5
Kenmore, WA 98028-2716

Matthew J Willard
7220 NE 182nd St
Kenmore, WA 98028-2716

Gabriel C Wiborg
7222 NE 182nd St #7
Kenmore, WA 98028-2716

Patricia Cheadle
7224 NE 182nd St #8
Kenmore, WA 98028-2716

Sokola Nget
7123 NE 175th St #101
Kenmore, WA 98028-6511

Sirak Habtemariam
7123 NE 175th St #102
Kenmore, WA 98028-6511

Gee-En Song
11891 NE 163rd Pl
Bothell, WA 98011-6495

Xue H Liu
7123 NE 175th St #104
Kenmore, WA 98028-6511

Hua Cao
7123 NE 175th St #105
Kenmore, WA 98028-6511

James T & Lovenia A Stevens
7121 NE 175th St #101
Kenmore, WA 98028-6510

Eric W Edwards
7121 NE 175th St
Kenmore, WA 98028-6510

Kelly K Yeung
7121 NE 175th St #104
Kenmore, WA 98028-6510

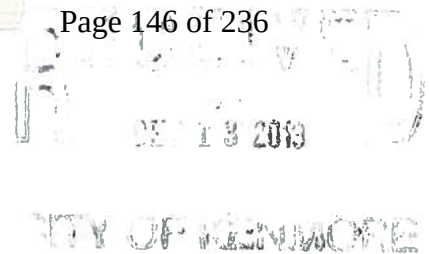
Wai-Lam Chang
1820 184th Ave NE
Bellevue, WA 98008-3307



King County

Wastewater Treatment Division
Community Services and Environmental Planning
King Street Center, KSC-NR-0505
201 South Jackson Street
Seattle, WA 98104-3855

Page 146 of 236



December 11, 2013

Andrew Bauer, Planner
Kenmore Development Services
18120 68th Avenue NE
P.O. Box 82607
Kenmore, WA 98028-067

File Number CSP2013-085

Dear Mr. Bauer:

The King County Wastewater Treatment Division has reviewed the December 9, 2013, Notice of Application and Optional SEPA Notice for the proposed tenant improvements and change of use of a former fire station to a Montessori school/daycare facility. King County is requesting that the City of Kenmore submits construction drawings for the project prior to construction. The drawings should be submitted for review to:

Todd Keithahn, Local Public Agency Administrator
King County Wastewater Treatment Division
201 South Jackson Street, KSC-NR-0508
Seattle, WA 98104-3855

Mr. Keithahn can also be contacted at 206-477-5590.

Thank you for the opportunity to review and comment on this proposal.

Sincerely,

Bibiana Ocheke-Ameh
Water Quality Planner

cc: Todd Keithahn, Local Public Agency Administrator, Project Management Unit, Project, Planning and Delivery Section, Wastewater Treatment Division, Department of Natural Resources and Parks

Andrew Bauer

From: Andrew Bauer
Sent: Thursday, January 16, 2014 9:47 AM
To: 'Kevin Broderick'
Subject: FW: Kenmore Montessori School - File CSP2013-085

Kevin,

As it turns out I got a response from Todd at KC. See the communication below – looks like based on the scope of work it is a nonissue.

Thanks
 Andrew

From: Keithahn, Todd [<mailto:Todd.Keithahn@kingcounty.gov>]
Sent: Thursday, January 16, 2014 9:42 AM
To: Andrew Bauer
Subject: RE: Kenmore Montessori School - File CSP2013-085

Yes, it is clear there will be no impact. Thanks for the info and good luck with your project!

Todd

Todd J. Keithahn, PE, PMP
 LPA Coordinator
 King County Department of Natural Resources and Parks
 Wastewater Treatment Division
 Mailstop KSC-NR-0508
 201 South Jackson Street
 Seattle, Washington 98104
 206.477.5590
todd.keithahn@kingcounty.gov

PRJ #: 2013-085
 PRJ Name: Montessori School
 Date: 1/16/14
 File in: Notice/Comments folder
 cc: _____ folder
 Req. by: ABauer

From: Andrew Bauer [<mailto:abauer@kenmorewa.gov>]
Sent: Thursday, January 16, 2014 9:38 AM
To: Keithahn, Todd
Subject: RE: Kenmore Montessori School - File CSP2013-085

Todd,

Thanks for the response. I've attached the plans for your information. There will be minor alterations to the exterior of the existing building and to the site (including re-configuring sidewalk along the 73rd Ave NE frontage). The remaining work will occur to the interior of the existing building. Are these plans sufficient to determine if an impact to the sewer will occur?

Thanks,
 Andrew

From: Keithahn, Todd [<mailto:Todd.Keithahn@kingcounty.gov>]
Sent: Wednesday, January 15, 2014 1:47 PM
To: Andrew Bauer
Subject: RE: Kenmore Montessori School - File CSP2013-085

II. A. Adopt Ordinance No. 14-0377, Kenmore Montessori Scho...

If you can explain the project, we probably don't need to see the drawings. We couldn't tell from the SEPA notice whether this project will impact our sewer.

Todd J. Keithahn, PE, PMP
LPA Coordinator
King County Department of Natural Resources and Parks
Wastewater Treatment Division
Mailstop KSC-NR-0508
201 South Jackson Street
Seattle, Washington 98104
206.477.5590
todd.keithahn@kingcounty.gov

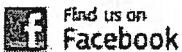
From: Andrew Bauer [<mailto:abauer@kenmorewa.gov>]
Sent: Wednesday, January 15, 2014 1:41 PM
To: Keithahn, Todd
Subject: Kenmore Montessori School - File CSP2013-085

Hi Todd,

I received this attached letter with your contact information in response to a SEPA notification the City of Kenmore issued for a new project at the former Northshore Fire Station here in Kenmore. I was wondering if you could elaborate what King County's role is in this instance and why construction drawings are being requested?

Any clarification you could give would be great. Thanks,

Andrew Bauer, AICP
Associate Planner | City of Kenmore, WA
18120 68th Ave NE | Kenmore, WA 98028
Tel: 425.398.8900 | Fax: 425.481.3236
abauer@kenmorewa.gov | www.kenmorewa.gov





City Of Kenmore, Washington

Development Services

December 16, 2013

Broderick Architects
Kevin Broderick
55 S Atlantic St Suite 301
Seattle, WA 98134

RE: Commercial site plan corrections required
18030 73rd Ave NE

Dear Kevin,

This letter is to inform you that the City of Kenmore has completed the first review of the commercial site plan with SEPA for the Kenmore Montessori School at the former fire station; file number **CSP2013-085** submitted on 11/18/2013. The following items must be addressed prior to approval:

1. **Planning** corrections are required; please see the attached memo from Andrew Bauer. Andrew can be reached directly at 425-398-8900 or abauer@kenmorewa.gov.
2. **Engineering** corrections are required; please see the attached memo from Zack Richardson. Zack can be reached directly at 425-398-8900 or zrichardson@kenmorewa.gov.

When submitting corrections please submit the following:

- Response letter addressing each comment (3 copies)
- Revised site plan (3 copies)
- Revised Trip Generation Assessment Manual (2 copies)
- Disc containing all corrections (1)

The Northshore Fire Department and Northshore Utility District have approved the project with conditions. Please see the attached memo for specific conditions. Corrections must be submitted within 90 days of this letter in-person at Kenmore City Hall with a permit specialist. All corrections must be clearly identified and clouded on the plans. For questions related to these submittal requirements please contact me via e-mail or telephone. Thank you.

Sincerely,

Samantha Loyuk, Assistant Planner
Development Services
425-398-8900 x6162
sloyuk@kenmorewa.gov

Cc: File

Attachments

EXHIBIT 12



City Of Kenmore, Washington

Development Review Comments

Date of Report: December 16, 2013
Permit Number: CSP2013-085
Project Name: Kenmore Montessori School at Former Fire Station
Project Location: 18030 73rd Avenue NE
Reviewer: Andrew Bauer, Associate Planner
E-mail Address: abauer@kenmorewa.gov
Department: Development Services – Planning

Regulatory Responsibilities of Department:

Development Services is responsible for reviewing the project for compliance with the Kenmore Comprehensive Plan, Kenmore Zoning Code (KMC Title 18), and other applicable land use and environmental regulations such as the State Environmental Policy Act (SEPA).

Project Description:

Proposed tenant improvements and change of use of a former fire station to a Montessori school/daycare facility. The existing building is 13,276 square feet in size. The remodeled area will be approximately 8,730 square feet over two floors and will consist of 7 classrooms serving up to 135 children with indoor and outdoor play areas. The site is zoned Public/Semi-Public (PSP).

Executive Summary:

The design review comments in item #5 below must be addressed in order to move forward with review of the Site Plan application. Once all review comments are satisfied (including those from other reviewers) the City will prepare a final SEPA Determination and recommendation to the Hearing Examiner. Following a public hearing, the Hearing Examiner will issue a recommendation to the City Council. The City Council will then consider the application during a public meeting and issue a final decision.

Development Review Comment Cont.
Project: Kenmore Montessori School
Date: December 16, 2013

Review Comments:

General

1. The site is located within the heron buffer (900 feet). Clearing, grading, and land disturbing activity is restricted between January 1st and July 31st. The scope of work does not appear to include any activities which would be restricted. However, if restricted types of activities are proposed, compliance with the heron buffer restrictions will be required.
2. Staff will recommend a condition to the Hearing Examiner to limit student enrollment to 135, and ensure consistency with the final conditions identified by the applicant to manage traffic (i.e. pick up/drop off times). The final parameters of the condition may be discussed between the City and applicant prior to issuance of a recommendation to the Hearing Examiner.
3. A bike rack shall be provided on site (KMC 18.40.030.E). The bike rack location and specifications may be deferred to building permit review and the Site Plan will be conditioned accordingly.

Landscaping

4. A final detailed landscape planting plan will be required during engineering/building permit review. Plant quantities, locations, types, etc. will be reviewed at that time.

Design Review

5. For proposed existing structure remodels or other activities that are less than new construction, the City shall determine the extent of compliance with the design standards as appropriate to recognize current conditions and further the intent of the design standards (KMC 18.52.070.G). The following design review comments shall be addressed accordingly:
 - a. A pedestrian pathway extending from the 73rd Avenue NE sidewalk to the new building entrance (facing 73rd Ave NE) shall be provided. The pathway shall include special paving, lighting (if feasible), etc. consistent with KMC 18.52.100.B. The current proposal includes pavement striping on the new parking area abutting 73rd Avenue NE which does not satisfy walkway standards. The site plan shall be revised accordingly.

Development Review Comment Cont.
Project: Kenmore Montessori School
Date: December 16, 2013

- b. The walkway pavement striping in the rear parking area is acceptable as this parking area is existing. The final locations and configuration of striping may be determined during engineering/building permit review.
- c. As required in the engineering review comments, a pedestrian pathway/sidewalk along NE 181st Street (north of the building) will be required.
- d. Compliance with the trash enclosure screening standards will be reviewed during engineering/building permit review.
- e. Compliance with the surface parking lot screening standards (KMC 18.52.180) will be reviewed during engineering/building permit review.
- f. All specific details and/or specifications of design elements will be required to be provided during engineering/building permit review.

Procedural

- 6. The Notice of Application and Optional SEPA notice was issued 12/12/13. The comment period will end 1/2/14. Any comments received during the public comment period will be forwarded onto the applicant for their information. Where may be necessary, the City will respond to comments received.

Reviewer Signature and Date: _____



2013.12.16

09:42:32 -08'00'



City Of Kenmore, Washington

Development Review Comments

Date of Report: December 9, 2013
Permit Number: CSP/SEP2013-085
Project Name: Firestation Daycare CSP
Project Location: 18030 73rd Ave NE
Reviewer: Zack Richardson – Civil Engineer
E-mail Address: zrichardson@kenmorewa.gov
Department: Engineering

Regulatory Responsibilities of Department: Review plans in accordance with Kenmore Municipal Code (KMC) 12.50, 13.35, & 18.40 which adopt, with amendments, the 2009 King County Surface Water Design Manual (KCSWDM) & 1993 King County Road Standards (KCRS).

Project Description: Project proposes to re-use the old fire station site as a Montessori school/day care facility. The comments below are based on the document received by the City on 11/18/2013

Executive Summary: The City does not feel that vehicle traffic and pedestrian access issues have been adequately addressed at this time. We recommend that CSP2013-085 be withheld until the comments below are adequately addressed. The submitted Road Standard Variance Request has been approved.

Street Standards Review Comments:

1. The required pedestrian access between the public roadways and the main entrance, as noted in the pre-application meeting engineering review comments (#2), has not been provided. Update site plan as needed to comply with this requirement.
 - a. A minimum 5' wide public sidewalk/walkway shall be provided between the public roadways and the main entrance on the east side of the building.
 - b. The entire length of the pathway shall be ADA compliant; details for compliance will be reviewed at the building permit phase, but this requirement should be considered during site plan design.
 - c. The City expects that this will be most likely be addressed as a public sidewalk installed behind the existing curb of 181st St between 73rd Ave and ADA parking stalls on the west side of the main drive isle.
2. In order to maintain minimum ADA clearances around the street tree grates on the public sidewalk and to match existing improvements on the other side of the street, the replaced portions of the walkway should be replaced with an 8' sidewalk instead of a 7.5' sidewalk as currently shown.

- a. It appears that this minor revision will not significantly impact the site plan or the intended use.
3. The submitted Trip Generation Assessment Manual does not appear to be sufficient to determine the traffic impacts of the project; revise and update as needed.
 - a. The memorandum provides independently generated values which do not appear to have been justified or explained and therefore cannot be supported as submitted; provide additional explanation of how values were determined.
 - i. It appears that nearly 2.5 times the number of kids will utilize the morning day care than the afternoon daycare; explain distribution or update as needed.
 - ii. It appears that daycare pick-up is evenly spread across evening hours which would not be consistent with typical traffic patterns during this window; explain or update as needed.
 - iii. The provided trip generation values would seem to suggest that a percentage of students would be present for both morning and afternoon session, but no text is provided to state or support this; explain or update as needed.
 - iv. The provided trip generation values would seem to suggest a majority of the school's parents would be able to travel prior to the peak hour, at a time in which a majority of road users are obligated by jobs; explain or update as needed.
4. Dependant on the revisions to the trip generation manual, a Level 1 Traffic Impact Analyses (TIA) may still be required as stated in the pre-application meeting engineering review comments.

Drainage Review Comments:

5. Dependant on the revisions to the site plan, drainage review may still be required.
 - a. The full impacts of the impervious surfaces created for this project are not clearly shown on the site plan and may require drainage review for the new sidewalk along 18st St.
 - b. Even with the additional of the required sidewalk, it appears that this redevelopment project would generate less than 2,000 square feet of new plus replaced impervious surfaces and would qualify for an exemption from flow control requirements.
 - c. All new plus replaced impervious surfaces appear to be non-pollution generating and would therefore not require water quality treatment.
 - d. Since the project *appears, at this time*, to be exempt from flow control and water quality mitigation, the City would not require drainage review unless further revisions to the on-site impervious areas are proposed.

Reviewer/Department Signature and Date: _____



2013.12.09

11:27:25 -08'00'



KING COUNTY FIRE PROTECTION DISTRICT NO.16

7220 NE 181st Street
KENMORE, WA 98028

BUSINESS: 425-354-1780 FAX: 425-354-1781

To: Samantha Loyuk, Assistant Planner
From: Jeff LaFlam, Fire Marshal
Date: December 3, 2013
Re: CSP/SEP2013-085, Fire Station Daycare (Kenmore Montessori School)

Review Comments:

The following are the comments/conditions from my review of the proposed change of use from a fire station to a daycare/pre-school at the existing building located at 18030 73rd Ave. NE:

1. Quick-response sprinklers shall be installed in all light-hazard occupancies as defined by NFPA 13. Light hazard occupancies or portions thereof are areas where the quantity and/or combustibility of contents is low and fires with relatively low rates of heat release are expected. The areas include: educational, offices, libraries, etc. All sprinklers in light hazard areas shall be replaced with quick-response sprinklers.
2. The existing fire alarm system shall be replaced with a system that meets the requirements of the International Fire Code (IFC) Section 907.2.3. According to IFC Section 907.2.3: *A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communications system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E occupancies.* The presence of an approved sprinkler system allows the installation of a manual pull in a normally occupied location in lieu of pull stations at each exit door.
3. An emergency access key box (Knox box) will be required to be installed on the building.
4. Approved walk ways will be required outside of each exit. The walk ways shall extend from the exit door to an approved yard, court or public way.

NOTE: Additional fire and life safety requirements may be applied to this project following a thorough review of the detailed construction plans and documents.

Jeff LaFlam
Fire Marshal



Northshore Utility District

Memo

To: Kathleen Hicks
From: Tom Alexieff, PE *TA*
CC: Bryan Hampson, Samantha Loyuk
Log No: 1871
Date: December 12, 2013
Re: Fire Station Daycare (CSP/SEP2013-085)

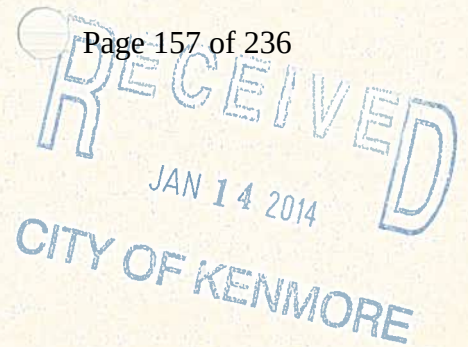
The District has reviewed the information provided for the Fire Station Daycare project. The comments and conditions from the previous review memo dated October 3, 2013 apply. Additionally, a Double Check Valve Assembly (DCVA) is required directly behind the existing 1-1/2" domestic water meter.

The District has no further comments or conditions.



FILE COPY

Page 157 of 236



1/14/2014

City of Kenmore
Development Services
18120 68th Ave NE
Kenmore, WA 98028

RE: 1st Review Corrections

Address: 18030 73rd Ave NE
Parcel #: 011410-0950
Project #: CSP2013-085
Project Name: Kenmore Montessori

Thank you for sending the review comments of the project referenced above. Below are the responses to your letter from December 16th, 2013. I have included the wording from your correction letters for your reference. Corrections for the Fire Department and Northshore Utility District will be addressed with our application for building permit.

Planning: These changes are indicated by a Revision 1 symbol on the architectural drawings or by a typed explanation below.

General

1. The site is located within the heron buffer (900 feet). Clearing, grading, and land disturbing activity is restricted between January 1st and July 31st. The scope of work done does not appear to include any activities which would be restricted. However, if restricted types of activities are proposed, compliance with the heron buffer restrictions will be required. *There are no known clearing, grading, or land disturbing activities proposed at the site at this time.*
2. Staff will recommend a condition to the Hearing Examiner to limit student enrollment to 135, and ensure consistency with the final conditions identified by the applicant to manage traffic (i.e. pick up/drop off times). The final parameters of the condition may be discussed between the City and the applicant prior to issuance of a recommendation to the Hearing Examiner. *The owner is willing to discuss this condition as long as it can be re-evaluated based on what is actually occurring on site (should the school plan to increase utilization of the structure).*
3. A bike rack shall be provided on site (KMC 18.40.030.E). The bike rack location and specifications may be deferred to building permit review and the Site Plan will be conditioned to the Hearing Examiner. *A bicycle rack has been provisioned for in the rear parking area adjacent to the play area and striped pedestrian walkway. Refer to sheet A1.1. It is located within 100 feet of the building entrance.*

Landscaping

4. A final detailed landscape planting plan will be required during engineering/building permit review. Plant quantities, locations, types, etc. will be reviewed at that time. *A detailed landscape planting plan will be provided by a landscape architect at the time we submit for building permit. No further action required at this time.*

Design Review

5. For proposed existing structure remodels or other activities that are less than new construction, the City shall determine the extent of compliance with the design standards as appropriate to recognize current conditions and further the intent of the design standards (KMC 18.52.070.G). The following design review comments shall be addressed accordingly.
 - a. A pedestrian pathway extending from the 73rd Avenue NE sidewalk to the new building entrance (facing 73rd Ave NE) shall be provided. The pathway shall include special paving, lighting (if feasible), etc. consistent with KMC 18.52.100.B. The current proposal includes pavement striping on the new parking area abutting 73rd Avenue NE which does not satisfy walkway standards. The site plan shall be revised accordingly. *Please refer to sheet A1.1 to view the new pedestrian sidewalk from 73rd Ave NE to the building entrance on 73rd Ave NE. The walkway will meet the requirements of KMC 18.52.100.B by utilizing either special paving or landscaped edges.*
 - b. The walkway pavement striping in the rear of the parking area is acceptable as this parking area is existing. The final locations and configurations of striping may be determined during engineering/building permit review. *No further action required at this time.*
 - c. As required in the engineering review comments, a pedestrian pathway/sidewalk along NE 181st Street (north of the building) will be required. *Please refer to Engineering Comment #1 for our response.*
 - d. Compliance with the trash enclosure screening standards (KMC 18.52.180) will be reviewed during engineering/building permit review. *No further action required at this time.*
 - e. All specific details and/or specifications of design elements will be required to be provided during engineering/building permit review. *No further action required at this time.*

Procedural

6. The Notice of Application and Optional SEPA notice was issued 12/12/13. The comment period will end 1/2/14. Any comments received during the public comment period will be forwarded onto the applicant for their information. Where may be necessary, the City will respond to comments received.

Engineering: These changes are indicated by a Revision 1 symbol on the architectural drawing, by a typed explanation below, or via the revised Trip Generation Memo (attached).

General

1. The required pedestrian access between the public roadways and the main entrance, as noted in the pre-application meeting engineering review comments (#2), has not been provided. Update site plan as needed to comply with this requirement.

Zack- I completely understand your position on the matter of this sidewalk and have communicated this to our client. However, our client is attempting to draw a line in the sand and is currently in negotiations with the fire department and the county on how to resolve this issue. So, for this reason, we are not showing the sidewalk along 181st Ave NE on this resubmittal.

- a. A minimum 5' wide sidewalk/walkway shall be provided between the public roadways and the main entrance on the east side of the building. *Please see response above.*

- b. The entire length of the pathway shall be ADA compliant; details for compliance will be reviewed at the building permit phase, but this requirement should be considered during site plan design. *Please see response above.*
 - c. The City expects that this will most likely be addressed as a public sidewalk installed behind the existing curb of 181st St between 73rd Ave and ADA parking stalls on the west side of the main drive aisle. *Please see response above.*
- 2. In order to maintain minimum ADA clearances around the street tree grates on the public sidewalk and to match existing improvements on the other side of the street, the replaced portions of the walkway should be replaced with an 8' sidewalk instead of a 7.5' sidewalk as currently shown.
 - a. It appears that this minor revision will not significantly impact the site plan or the intended use. *Please refer to Sheet A1.1. The new and replaced portions of the sidewalk along 73rd Ave NE have been widened to 8'.*
- 3. The submitted Trip Generation Assessment Manual does not appear to be sufficient to determine the traffic impacts of the project; revise and update as needed.
 - a. The memorandum provides independently generated values which do not appear to have been justified or explained and therefore cannot be supported as submitted; provide additional explanation of how values were determined. *Please refer to the revised attached Trip Generation Assessment Memorandum which also contains detailed explanation and responses to your questions 3.a.i – 3.a.iv.*
- 4. Dependant on the revisions to the trip generation manual, a Level 1 Traffic Impact Analyses (TIA) may still be required as stated in the pre-application meeting engineering review comments. *No further action required at this time.*

Drainage Review Comments

- 5. Dependant on the revisions to the site plan, drainage review may still be required.
 - a. The full impacts of the impervious surfaces created for this project are not clearly shown on the site plan and may require drainage review for the new sidewalk along 181st St. *Refer to sheet A1.1 to view the new impervious surface area calculations. Additionally, a new key plan showing all impervious surface area for the entire site has been created.*
 - b. Even with the addition of the required sidewalk, it appears that this redevelopment project would generate less than 2,000 square feet of new plus replaced impervious surfaces and would qualify for an exemption from flow control requirements. *Our new plus replaced impervious surface area is less than 2,000 sf. Updated impervious surface numbers can be found on sheet A1.1.*
 - c. All new plus replaced impervious surfaces appear to be non-pollution generating and would therefore not require water quality treatment. *All new impervious surfaces created are for pedestrian use (non-vehicular) and are non-pollution generating.*
 - d. Since the project appears, at this time, to be exempt from the flow control and water quality mitigation, the City would not require drainage review unless further revisions to the on-site impervious areas are proposed. *No further action required at this time.*

All requested corrections due at this time are clouded on the drawing sheets. Please call me if you have any questions or comments. Thank You.

Sincerely,


Kevin Broderick, AIA



City Of Kenmore, Washington

Development Services

January 29, 2014

Broderick Architects
Kevin Broderick
55 S Atlantic St Suite 301
Seattle, WA 98134

RE: Kenmore Montessori School at former fire station
18030 73rd Ave NE

Dear Kevin,

This letter is to inform you that the City of Kenmore has completed the second review of the commercial site plan with SEPA for the Kenmore Montessori School at the former fire station; file number CSP2013-085 submitted on 1/14/2014.

As expressed in Andrew Bauer's review comments dated 1/29/2014, staff will begin to prepare a final SEPA Determination and recommendation to the Hearing Examiner. You will be contacted to coordinate a hearing date/time and if any additional information is needed. A combined final SEPA Determination and Notice of Hearing (requiring a 21 day appeal period/notice) will be issued in the coming weeks and will occur prior to the hearing. Please see Andrew's letter for additional information.

Attachments include review comments from Andrew Bauer, Associate Planner and Zack Richardson, Civil Engineer. For questions related to this project please contact Andrew Bauer directly at 425-398-8900 or abauer@kenmorewa.gov. Thank you.

Sincerely,

Samantha Loyuk, Assistant Planner
Development Services
425-398-8900

Cc: File

Attachments



City Of Kenmore, Washington

Development Review Comments

Date of Report: January 29, 2014
Permit Number: CSP2013-085
Project Name: Kenmore Montessori School at Former Fire Station
Project Location: 18030 73rd Avenue NE
Reviewer: Andrew Bauer, Associate Planner
E-mail Address: abauer@kenmorewa.gov
Department: Development Services – Planning

Regulatory Responsibilities of Department:

Development Services is responsible for reviewing the project for compliance with the Kenmore Comprehensive Plan, Kenmore Zoning Code (KMC Title 18), and other applicable land use and environmental regulations such as the State Environmental Policy Act (SEPA).

Project Description:

Proposed tenant improvements and change of use of a former fire station to a Montessori school/daycare facility. The existing building is 13,276 square feet in size. The remodeled area will be approximately 8,730 square feet over two floors and will consist of 7 classrooms serving up to 135 children with indoor and outdoor play areas. The site is zoned Public/Semi-Public (PSP).

Executive Summary:

All previous review comments have been substantially addressed or can be addressed as part of the staff recommendation to the Hearing Examiner. Staff will begin to prepare the final SEPA Determination and recommendation to the Hearing Examiner. The applicant will be contacted should any additional information be needed and to coordinate a hearing date/time.

A combined final SEPA Determination and Notice of Hearing (requiring a 21 day appeal period/notice) will be issued in the coming weeks and will occur prior to the hearing. Should an appeal of the City's SEPA Determination be filed, the appeal hearing would

Development Review Comment Cont.
Project: Kenmore Montessori School
Date: January 29, 2014

be consolidated with the public hearing before the Hearing Examiner, who would render a decision on the SEPA appeal.

Review Comments:

N/A

 2014.01.29
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Reviewer Signature and Date: _____



City Of Kenmore, Washington

Development Review Comments

Date of Report: January 29, 2014
Permit Number: CSP/SEP2013-085
Project Name: Firestation Daycare CSP
Project Location: 18030 73rd Ave NE
Reviewer: Zack Richardson – Civil Engineer
E-mail Address: zrichardson@kenmorewa.gov
Department: Engineering

Regulatory Responsibilities of Department: Review plans in accordance with Kenmore Municipal Code (KMC) 12.50, 13.35, & 18.40 which adopt, with amendments, the 2009 King County Surface Water Design Manual (KCSWDM) & 1993 King County Road Standards (KCRS).

Project Description: Project proposes to re-use the old fire station site as a Montessori school/day care facility. The comments below are based on the document received by the City on 1/14/2014

Executive Summary: The previous review comments, with the exception to the 5' sidewalk requirement, have been adequately addressed. Staff believes that the 5' sidewalk should be required and have included it as a recommended condition of approval; the sidewalk can be added to the plans during engineering permit review. We recommend that CSP2013-085 be approved with the conditions listed below; minor wording changes may occur during the preparation of the final staff recommendation to the hearing examiner.

Review Comments:

1. The applicant has submitted a written objection to the City's request for a 5' sidewalk connecting the 73rd Ave NE right-of-way to the primary entrance; the written request, attached City memorandum (dated 1/29/2014), and these review comments letter will be included as exhibits for the project hearing.
2. In response the applicant's written objection, staff still believe that the sidewalk is appropriately required and addresses project impacts which were brought to the applicant's attention during the pre-application meeting (before any formal application was submitted) and should be addressed prior to issuance of the certificate of occupancy:
 - a. The applicant's response item #1 notes that the parking area is in the rear of the building as is the primary user entrance. However, it does not explain how pedestrians or users on foot will get to the rear of the building or primary entrance from 73rd Ave NE. Therefore we feel the applicant has not

Drainage Review Comment Cont.
 Project: Firestation Daycare
 Date: 1/29/14

- presented an adequate reason to deviate from the request or to excuse the safety concern resulting from the lack of walkway.
- b. The applicant's response item #2 notes construction and cost limitations; City staff believes that the construction concerns are relatively minimal. While some re-grading work will be needed in *portions* of the walkway alignment, a majority of the stretch is relatively flat; all of the photos included with the objection actually show the same 20' stretch rather than conditions of the majority of the alignment. Sidewalk installation will have no impacts on the existing building. The current site plan shows at least 7' clear to a non-structural privacy wall which was actually proposed to be demolished and removed on the initial site plan submittal. The existing 7' separation provides adequate room to install a 5' sidewalk, but it should be noted that the back of sidewalk would actually sit more than 11' from any *structural* components of the building. Staff believe that the cost of the sidewalk is typical of any development project and that public benefit would be best served by the sidewalk requirement.
 - c. The applicant's response item #3 refers to surrounding walkways which actually do not exist. There is currently no walkway connecting 73rd Ave NE to the park and ride lot, and no sidewalk connecting the project site to the park and ride lot; there simply is no a pedestrian access route from the 73rd Ave NE right-of-way to the backside of the project building and its primary entrance. Furthermore, such a walkway would not address the access concern for pedestrians accessing from north of the site location, where numerous multi-family developments currently exist. The applicant has not presented an adequate reason to deviate from the request or to excuse the safety concern resulting from the lack of walkway.

Findings:

1. 73rd Avenue NE is classified as a minor arterial per KCRS 2.02. Minor arterial streets typically require a minimum roadway/pavement width of 44 feet and right-of-way width of 84 feet.
2. The existing 73rd Avenue NE roadway is approximately 40 to 42 feet and the right-of-way width is 60 to 62 feet along the subject property. To satisfy minor arterial street and right-of-way standards, the applicant would be required to widen the roadway 2 to 4 feet and dedicate 12 feet of property frontage to the City.
3. The applicant has submitted a road standards variance request to deviate from the requirement to widen the roadway and dedicate right-of-way. The City has approved the submitted road standards request after determining that the additional widening and right-of-way width would have little public benefit due to existing constraints on adjacent properties.
4. The existing driveway cut on 73rd Ave NE exceeds typical commercial driveway standards in order to serve the previous fire station needs. The applicant will be required to restore the existing frontage by removing the commercial driveway

Drainage Review Comment Cont.
 Project: Firestation Daycare
 Date: 1/29/14

onto 73rd Ave NE and replacing it with a new driveway consistent with the commercial driveway standards of KMC 12.50 & 2007 KCRS 3.1. The replacement shall include new vertical curb & gutter, 8-foot wide sidewalk, street trees in grates at the back of curb spaced at 40-foot centers within the limits of the existing driveway curb cut.

5. NE 181st St along the project frontage is a private road which would typically be classified as a Commercial Minor Access Street per KCRS 2.04. Commercial Minor Access Streets would typically require 24' of pavement width with sidewalk on both sides.
6. The current travel way for NE 181st St is approximately 22' to 26' in width, with no sidewalks on either side.
7. The primary entrance and parking lot for the building lies on the far side of the building from the 73rd Ave NE right-of-way and currently a public walkway does not exist to connect the 73rd Ave NE right-of-way to the primary entrance.
8. The project shall be required to provide a 5' wide, ADA complaint, concrete sidewalk along the existing back of curb of NE 181st St between 73rd Ave NE and the existing walkway adjacent to the existing driveway on NE 181st St in order to provide adequate pedestrian access to the main entrance. The sidewalk shall connect to the existing sidewalk on 73rd Avenue NE in a manner that meets current ADA standards.
9. The applicant has submitted a trip generation assessment prepared by a traffic engineer. The trip assessment assumes a maximum of 135 students and 20 staff members and is based on morning day care provided from 7:00 am to 9:00 am, morning pre-school provided 9:00 am to 11:30 am, afternoon pre-school provided 12:45 pm to 3:15 pm, and afternoon day care provided 3:15 pm to 6:30 pm. The trip distribution is based on the applicants experience managing other similar school facilities. The final result of the trip generation assessment suggest 16 PM peak-hour trips resulting from the proposed use.
10. Per the *New Northsore Fire Station Updated Level 1 Traffic Analysis*, submitted under PRJ2008-026, the previous use as a Fire Station created 14 PM peak-hour trips.
11. The traffic increase exceeds 5%; therefore the project shall be assessed traffic impact fees, consistent with KMC 20.47, for the 2 new PM peak-hour trips created by the project, at the time of building submittal at the rates in effect at that time. The current single trip fee is \$7,667.29.
12. If any variables of the submitted trip generation assessment are altered during future operations on the site, including but not limited to increased students over the assumed maximum value, increased staffing above the assumed maximum value, changes in the operating hours, and changes in the services offered, or if the City observes traffic patterns inconsistent with the submittal trip distribution model, a reassessment of traffic impacts may be required by the City and traffic impact fees may be assessed based on the updated traffic impacts.

Drainage Review Comment Cont.
Project: Firestation Daycare
Date: 1/29/14

13. The number of existing parking stalls onsite exceeds the requirements of KMC 18.40.030; the site shall maintain the minimum parking stalls required per KMC 18.40.030.
14. It appears that project is a redevelopment project which creates less than 5,000 square feet of new plus replaced impervious surfaces and would, therefore, be exempt from drainage review per KMC 13.35 and KCSWDM 1.1.1.
15. An engineering permit from the City Of Kenmore shall be acquired prior to beginning any construction activity on the revised driveway or new sidewalk.

Conditions of Approval:

1. Prior to issuance of certificate of occupancy, the applicant shall remove the existing driveway on 73rd Ave NE and restore the existing frontage by constructing a new driveway consistent with the commercial driveway standards of KMC 12.50 & 2007 KCRS 3.1 and constructing new vertical curb & gutter, 8-foot wide sidewalk, street trees in grates at the back of curb spaced at 40-foot centers within the limits of the existing driveway curb cut.
2. Prior to issuance of certificate of occupancy, the applicant shall provide a 5' wide, ADA compliant, concrete sidewalk along the existing back of curb of NE 181st St between 73rd Ave NE and the existing walkway adjacent to the existing driveway on NE 181st St in order to provide adequate pedestrian access. The sidewalk will connect with the existing sidewalk on 73rd Avenue NE and be ADA compliant.
3. The project shall be assessed traffic impact fees, consistent with KMC 20.47, for 2 new PM peak-hour trips created by the project, at the time of building submittal at the rates in effect at that time.
4. If any variables of the submitted trip generation assessment are altered during future operations on the site, including but not limited to increased students over the assumed maximum value, increased staffing above the assumed maximum value, changes in the operating hours, and changes in the services offered, or if the City observes traffic patterns inconsistent with the submitted trip distribution model, a reassessment of traffic impacts will be required by the City and traffic impact fees may be assessed based on the updated traffic impacts.
5. The site shall maintain the minimum parking stalls required per KMC 18.40.030.
6. An engineering permit from the City Of Kenmore shall be acquired prior to beginning any construction activity on the revised driveway or new sidewalk.

Reviewer/Department Signature and Date: _____

2014.01.29

10:39:12 -08'00'

1/15/2014

City of Kenmore
Development Services
Attn: Zack Richardson (Engineering Dept.)
Attn: Andrew Bauer (Planning Dept.)
18120 68th Ave NE
Kenmore, WA 98028

RE: 5' SIDEWALK ALONG NE 181ST STREET

Address: 18030 73rd Ave NE
Parcel #: 011410-0950
Project #: CSP2013-085
Project Name: Kenmore Montessori

Zack & Andrew-

Please file this written objection with our recently submitted Corrections Response (dated 1/14/14) to your December 16th, 2013 Review Comments letter.

City's Request

To provide a pedestrian access between the public roadways and the main entrance that fulfills the following requirements:

- a. A minimum 5' wide sidewalk/walkway shall be provided between the public roadways and the main entrance on the east side of the building.
- b. The entire length of the pathway shall be ADA compliant; details for compliance will be reviewed at the building permit phase, but this requirement should be considered during site plan design.
- c. The City expects that this will most likely be addressed as a public sidewalk installed behind the existing curb of 181st St between 73rd Ave and ADA parking stalls on the west side of the main drive aisle.

Our Response

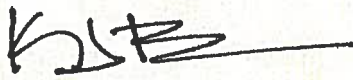
1. Our building is uniquely situated on the site. We have two entrances, one located on the west end (off of 73rd Ave NE) and one located on the east end (off of the large parking lot). One could argue that we have two main entrances. The property is addressed on 73rd Ave NE, this west orientation will ultimately be perceived as the main entrance by the public. We are providing a small parking lot and pedestrian access to our entrance lobby on this side of the building. Our building monument sign is planned for this orientation as well. The other entrance is what will be used as the primary entrance by our customers once enrolled. This is where our large parking lot is located, where drop off and pick-up will occur.
2. The city is requesting the owner to install a 5' sidewalk that will be 217' in length. The existing grade along this stretch of the property has at least 4' of vertical drop from south to north. This will require invasive clearing, grading, and soil retention in order to install. Also the new sidewalk would seriously undermine an existing portion of the building that would end up sitting just 2' from the new sidewalk. Our preliminary estimate from the contractor puts this cost at roughly \$25,000 minimum. Please reference the images below for existing site conditions in relation to the building.

3. NE 181st Street is a private road; the road currently dead-ends at the park and ride. There are no existing sidewalks on NE 181st Street to the east of 73rd Ave NE. Additionally, the park and ride is readily accessible by pedestrians from the 73rd Ave NE sidewalk and bus stop, which are located between the two properties, thereby making access off of NE 181st Ave redundant.

We hope the City of Kenmore will consider our written objection as valid and reasonable. Please consider allowing this project to proceed without requiring a sidewalk that will see little foot traffic and that ultimately leads nowhere.

Please call me if you have any questions or comments. Thank You.

Sincerely,



Kevin Broderick, AIA





City Of Kenmore, Washington

Memorandum

Date: January 29, 2014
To: Bryan Hampson, Development Services Director
From: Zack Richardson, Civil Engineer *ZR*
Subject: PRJ2013-085 Sidewalk Requirements Support

This memo is intended to provide support for the engineering staff recommendation pertaining to the sidewalk requirement on PRJ2013-085 which proposes to move a business into the old fire station building on the south-east corner of NE 181st St and 73rd Ave NE.

Background:

- The project site used to be a functioning Fire Station with limited need for public access.
- The project site is currently zoned public/semi public
- Any business (non-public) which moves into the building would be a classified use not permitted in the zoning code and would therefore require Commercial Site Plan approval from the City of Kenmore prior to occupying the property.
- Revisions the building structure (tenant improvements) would require a building permit.
- The portion of NE 181st Street which lies east of 73rd Ave NE is a private road which connects the public right-of-way of 73rd Ave NE to the current park-and-ride lot. Currently, the road provides for one-lane of vehicle travel in each direction and has no sidewalks or separated walkways on either side.
- Currently, sidewalks exist on both sides of 73rd Ave NE near the site and along 181st west of 73rd Ave NE
- The site is designated on KMC Figure 18.52.070.A.1 as having to comply with 'Standard 1' design standards associated the City's downtown plan, which include pedestrian walkways per KMC 18.52.100
- The current proposal for the site proposes to move a Montessori school and day care into the existing fire station with planned tenant improvements.

Frontage Improvement References:

- KMC 12.50.040: *Any land development which is required by operation of any City ordinance or adopted standard to improve streets within, abutting, or serving the development shall do so in accordance with these [1993 King County Road Standards] standards.*
 - Importance: Establishes that street improvements can be required.



City Of Kenmore, Washington

Memorandum

- King County Road Standards (KCRS) 1.03: *A. Any land development which will impact the service level, safety, or operational efficiency of serving roads or is required by other County code or ordinance to improve such roads shall improve those roads in accordance with these Standards. B. Any land development abutting and impacting existing roads shall improve the frontage of those roads in accordance with these Standards. C. The extent of improvements shall be based on an assessment of impacts of the proposed land development by the Reviewing Agency...E. All road improvement and development projects shall include pedestrian access as a part of the design.*
 - Importance: Additional code section establishing that street improvements can be required based on traffic impacts.
- KCRS Minor Access Street (Commercial) Standards (2.04 & 3.02): Minimum pavement width of 24', vertical curb & gutter on both sides, and sidewalk on both sides.
 - Importance: Establishes the road standard details which would typically be applied to NE 181st St.
- KCRS 3.02: *Concrete sidewalks shall be constructed at least 5' wide on residential or commercial access streets.*
 - Importance: Establishes that the minimum acceptable sidewalk width is 5'
- KMC 12.50.060: *Variances from these [road] standards may be granted by the engineer upon evidence that such variances are in the public interest, and that requirements for safety, function, fire protection, appearance, and maintainability based upon sound engineering judgment are fully met.*
 - Importance: Allows flexibility on the application of the road standard requirements, but only when safe and in the public interest.

Additional Supporting Zoning References

- Kenmore Municipal Code (KMC) 18.45.020: *All new development proposals including any use, activity or structure that requires City approval shall be adequately served by... Streets and access.*
- KMC 18.202910: *"Street" means a public or recorded private thoroughfare providing pedestrian and vehicular access through neighborhoods and communities and to abutting property.*
- KMC 18.20.715: *"Development" means any activity upon the land consisting of construction or alteration of structures, earth movement, ...or other land disturbance. Development includes the storage or use of equipment or materials inconsistent with the existing use. Development also includes approvals issued by the City that bind land to specific patterns of use, including, but not limited to, subdivisions, short subdivisions, zone changes, conditional use permits, and binding site plans.*



City Of Kenmore, Washington

Memorandum

- KMC 18.40.100: *Walkways shall be provided when the pedestrian access point onto the site, or any parking space, is more than 75 feet from the building entrance or principal on-site destination.*
- KMC 18.40.100: *The minimum standard for walkways required to be accessible for persons with disabilities shall be designed and constructed to comply with the current State Building Code regulations for barrier-free accessibility.*
- KMC18.52.100: *Pedestrian walkways required for: Street to Building Entrances. Between a public right-of-way and building entrances where the building is set back from the street, sidewalk, or parking area.*

Staff Recommendation:

NE 181st Street is currently sub-standard and the code allows the City to require significant road improvements for any project which requires a permit on this site. The most significant of these requirements would be to require the project to bring *all* of NE 181st St which fronts the site or lies within the property limits to the current minor access standard. This would mean that the project could potentially have to widen any portions of the roadway which are under 24' in width and provide new sidewalk with an average width of 6'.

Staff recognizes that extensive requirements would not be typical for an alteration to an existing facility and have instead reviewed the proposal and assessed street standards based on the direct project impacts.

The project site is located near several major apartment/condominium complexes in Kenmore as well as the current park-and-ride lot. Staff believes that local customers will access the site by foot. This represents an impact which did not exist for the previous use as a Fire Station, which involved a minimal amount of public traffic.

Currently, no option exists for pedestrians to get to the primary entrance, at the rear of the building, from 73rd Ave NE except to move onto the roadway surface of NE 181st St which would be in the immediate bicycle travel way and would provide no separation from vehicular traffic. This creates a major safety concern resulting from a sub-standard private road and that should be addressed before the project moves forward. Furthermore, staff feels that encouraging travelers to use the roadway or non-primary entrances for pedestrian access does not meet the intent of the access and walkway requirements of zoning code.

Therefore, is the opinion of the engineering staff that a 5' wide, ADA complaint, concrete sidewalk should be required along the existing back of curb of NE 181st St between 73rd Ave NE and the to the existing walkway adjacent to the existing driveway on NE 181st St in order to provide adequate pedestrian access to the main entrance. Staff believes that this recommendation represents flexibility to account for project scope and existing site constraints while also maintaining a minimum level of serviceability and ADA compliance.



City of Kenmore Development Services NOTICE OF HEARING & SEPA THRESHOLD DETERMINATION

Project: Kenmore Montessori School at Former Fire Station
Applicant: Kevin Broderick
Owner: Northshore Fire District

File #: CSP2013-085
Planner: Andrew Bauer
Phone #: 425-398-8900
E-mail: abauer@kenmorewa.gov

Public Hearing: March 11, 2014, at 10:00 am. Located at Kenmore City Hall at 18120 68th Avenue NE, Kenmore, WA 98028.

Project Location: 18030 73rd Avenue NE, Kenmore, WA 98028. Tax parcel number 011410-0950.

Project Description: Proposed tenant improvements and change of use of a former fire station to a Montessori school/daycare facility. The existing building is 13,276 square feet in size. The remodeled area will be approximately 8,730 square feet over two floors and will consist of 7 classrooms serving up to 135 children with indoor and outdoor play areas. The site is zoned Public/Semi-Public (PSP).

Department Recommendation: The Development Services Department recommends approval of the Site Plan application. The department's written report and recommendation to the Hearing Examiner will be issued at least 14 days prior to the hearing scheduled on 3/11/14. Persons wishing to receive a copy of this report should contact Associate Planner Andrew Bauer at the phone or e-mail listed above. Following the close of the public hearing, the Hearing Examiner will issue a recommendation to the Kenmore City Council, who will issue the final decision on the application during a future council meeting.

SEPA File#: CSP2013-085

Applicant: Kevin Broderick

SEPA Official: Bryan Hampson, Development Services Director

Project Location & Description: See location & description above

SEPA Determination: The City of Kenmore has determined that the above-referenced proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. A Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 21 days from the issuance date. All information is available for review at Kenmore City Hall.

Issuance Date: 2/12/14

Appeals: Any agency or person may appeal SEPA procedural compliance to the Kenmore Hearing Examiner by filing a written notice and statement of appeal and \$125 filing fee with the Kenmore City Clerk. Such appeal must be filed within 21 days of the date of issuance of this Determination of Nonsignificance. The last date for filing an appeal is **3/5/14**. Procedural determinations include the adequacy of the Determination of Nonsignificance, whether proper notice has been given, and whether the commenting period has been observed. The statement of appeal shall state: 1) Specific reasons why the threshold determination should be reversed or modified; and 2) The harm suffered or anticipated by the appellant and relief sought. The scope of an appeal shall be based on matters raised in the statement of appeal. Failure to timely file a notice and statement of appeal deprives the Hearing Examiner jurisdiction to consider the appeal. The pendency of a procedural appeal shall stay any action on this proposal until final determination by the Hearing Examiner. Any person wishing additional information should contact the City of Kenmore. **Note:** If an appeal of the SEPA determination is filed the appeal hearing will be consolidated with the public hearing on 3/11/14.

Kenmore Development Services
18120 68th Avenue NE
P.O. Box 82607
Kenmore, WA 98028-0607
(425) 398-8900

EXHIBIT 17




BRODERICK ARCHITECTS
 55 S. ATLANTIC STREET, SUITE #301
 SEATTLE, WASHINGTON 98134 206.682.7525

18030 73RD AVE NE • KENMORE, WA 98028

4632
REGISTERED
ARCHITECT
KRYEN J. BRODERICK
STATE OF WASHINGTON



City of Kenmore Affidavit of Posting

State of Washington
County of King

Notice of Hearing and SEPA Threshold Determination **Kenmore Montessori School** Kenmore File No. CSP2013-085

I, Ravinder Thind, certify that the above-referenced Notice was posted
(Please print name and sign below)

on the notice board sign(s) identified below on the date of 2/11/2014 in
accordance with the Kenmore Planning Department's requirements.

(This Notice to be posted on Notice Board Sign on site of the above-identified project
by the date of issuance, or by February 12, 2014, and this Affidavit of Posting signed
and returned to the City of Kenmore by February 26, 2014.)

Corner of NE 181st St & 73rd Ave NE on the property boundary
Location of sign # 1

Location of sign # 2, if required

Signature

Return To:

City of Kenmore Planning Department
18120 68th Ave. NE
P.O. Box 82607
Kenmore WA 98028-0607
(425) 398-8900

RECEIVED
FEB 11 2014

212**CITY OF KENMORE, WA
SEPA CHECKLIST**18120 68th Ave NE, Kenmore, WA 98028

425-398-8900

www.kenmorewa.gov

ENVIRONMENTAL CHECKLIST***Purpose of checklist:***

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

WAC 197-11-960 Environmental Checklist

A. BACKGROUND

1. Name of proposed project, if applicable: KENMORE MONTESSORI SCHOOL
2. Name of applicant: KEVIN BRODERICK, AIA (BRODERICK ARCHITECTS)
3. Address and phone number of applicant and contact person: 55 S. ATLANTIC STREET, SUITE 301 SEATTLE, WA 98134
CONTACT: KEVIN BRODERICK 206.682.7525
4. Date checklist prepared: 11/18/2013
5. Agency requesting checklist: CITY OF KENMORE, DEVELOPMENT SERVICES
6. Proposed timing or schedule (including phasing, if applicable):
THE PROJECT WAS SUBMITTED FOR A PROCESS 4 SITE PLAN REVIEW ON 11/18/13, SEPA REVIEW WILL OCCUR SIMULTANEOUSLY. CONSTRUCTION IS ESTIMATED TO BEGIN IN EARLY SPRING OF 2014 WITH COMPLETION FOR FALL ENROLLMENT THE SAME YEAR.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. YES. PHASE 1 INVOLVES APPROXIMATELY 8,750 SF OF INTERIOR WORK AND 3,150 SF OF EXTERIOR WORK (OUTDOOR PLAY AREA). THIS WILL CREATE 5 CLASSROOMS ON THE FIRST FLOOR. PHASE 2 WILL CREATE 2 CLASSROOMS ON THE SECOND FLOOR, AND PHASE 3 WILL CREATE ADDITIONAL CLASSROOM SPACES ON THE SOUTH END OF THE BUILDING.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
THERE IS A "WETLANDS PRESERVATION AREA" LOCATED ON THE EASTERN 2.5 ACRES OF THE SITE, REFERENCE RECORDING # 946311752.
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 AT THIS TIME.
10. List any government approvals or permits that will be needed for your proposal, if known.
1) SITE PLAN REVIEW APPROVAL BY CITY OF KENMORE; 2) BUILDING PERMIT APPROVAL BY SAME; 3) SIGN PERMIT APPROVAL BY SAME; 4) TIA REVIEW BY SAME; 5) ROAD STANDARDS VARIANCE APPROVAL BY SAME; 6) DELICENSING APPROVAL BY THE STATE OF WASHINGTON.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
THE PROPOSED PROJECT INVOLVES CONVERTING A VACANT FIRE STATION INTO A NEW MONTESSORI/DAYCARE CENTER. THE CENTER WILL BE LICENSED FOR APPROX. 135 CHILDREN FROM THE AGES OF 18 MONTHS TO 6 YEARS OLD. THE SITE IS CURRENTLY ZONED FOR PSP. THIS PROPOSAL REQUIRES A CHANGE OF USE FROM 'B/R-2/S-2' TO 'E' AND A SITE PLAN REVIEW BY THE CITY OF KENMORE.
PROJECT DESCRIPTION: INTERIOR WORK- TI WORK ENCOMPASSING APPROX. 8,787 SF OF 1ST AND 2ND FLOOR AREA INTO DAYCARE CLASSROOMS, ADDING NEW PLUMBING FIXTURES, REMODELING EXISTING RESTROOMS, AND ADDING ADDITIONAL WINDOWS & EXIT DOORS. EXTERIOR WORK- REMOVING 6 PARKING SPACES, ADDING APPROX. 3,150 SF OF OUTDOOR PLAY AREA, AND IMPROVING STREET FRONTAGES ALONG THE NORTH AND WEST PROPERTY LINES.
PROJECT SITE: 4.67 ACRES
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: 18030 73RD AVE NE KENMORE, WA 98028
QUARTER SECTION - TOWNSHIP - RANGE: NW - 12 - 26 - 4
LEGAL DESCRIPTION, SITE PLAN, VICINITY MAP, AND TOPOGRAPHY ARE PROVIDED FOR REVIEW ON SHEET A1.0

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**B. ENVIRONMENTAL ELEMENTS****1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other
FLAT; GENTLE DOWNWARD SLOPE OCCURS FROM WEST TO EAST AT BUILDING.
- b. What is the steepest slope on the site (approximate percent slope)?
THE MAJORITY OF THE SITE IS RELATIVELY FLAT, SLOPING APPROXIMATELY 2% FROM WEST TO EAST. HOWEVER, THERE ARE SMALL AREAS OF THE SITE, PRIMARILY ALONG THE SOUTHERN FENCE LINE, WHERE IT WAS GRADED FOR THE PARKING LOT WHICH CONTAIN SLOPES UP TO 37%.
- 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 prime farmland.
TEST PIT LOGS PERFORMED DURING PREVIOUS CONSTRUCTION ACTIVITY INDICATE SOILS THAT RANGE FROM TOP SOIL (SOFT) OVER SILTY FINE SAND (MEDIUM COURSE) OVER FINE TO COURSE SAND WITH GRAVEL (DENSE).
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
THERE ARE NO SURFACE INDICATIONS OF UNSTABLE SOILS. NO HISTORY OF SUCH IS KNOWN.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed.
Indicate source of fill.
NO FILLING OR GRADING IS PROPOSED. SOME TOP SOIL WILL BE BROUGHT IN FOR NEW LANDSCAPING AT WEST FRONTAGE.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
NO. THE PROJECT IS PRIMARILY AN INTERIOR TENANT IMPROVEMENT, WITH MOST OF THE WORK OCCURRING WITHIN THE EXISTING STRUCTURE.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
SITE AREA = 203,425 SF; NEW IMPERVIOUS AREA = 64,544 SF (EXISTING IMPERVIOUS AREA = 65,303 SF)
TOTAL PERCENTAGE OF IMPERVIOUS = 32% (THIS IS A SMALL REDUCTION FROM EXISTING IMPERVIOUS AREA)
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
NONE ANTICIPATED.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
NO LONG-TERM IMPACTS TO AIR QUALITY ARE ANTICIPATED. TEMPORARY CONSTRUCTION-RELATED EMISSIONS ARE LIKELY FROM TRUCKS AND EQUIPMENT. LONG TERM AUTOMOBILE EMISSIONS ARE EXPECTED TO INCREASE SLIGHTLY AFTER PROJECT COMPLETION.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
THERE IS A PARK & RIDE ADJACENT TO THE SOUTH PROPERTY LINE OF THE PROJECT.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
THE CONTRACTOR WILL BE REQUIRED TO USE KNOWN, AVAILABLE, AND REASONABLE MEASURES TO CONTROL CONSTRUCTION-RELATED EMISSIONS TO MEET THE PUGET SOUND CLEAN AIR AGENCY'S REQUIREMENTS. TO HELP OFFSET INCREASED AUTOMOBILE EMISSIONS AFTER CONSTRUCTION, NEW TREES AND LANDSCAPING WILL BE INSTALLED TO HELP ABSORB THE INCREASED CARBON DIOXIDE CREATED.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**3. Water****a. Surface:**

- 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.
A SMALL PORTION OF SWAMP CREEK IS LOCATED ON THE ADJACENT PROPERTY IMMEDIATELY TO THE EAST OF OURS.
- 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. THE EXISTING CIVIL AND DRAINAGE PLANS WILL FUNCTION AS PREVIOUSLY DESIGNED, NO REVISIONS PROPOSED OR NEEDED.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
NOT TO THE BEST OF OUR KNOWLEDGE.
- 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:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? 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. THE SITE IS CURRENTLY SERVED BY THE NORTHSORE UTILITY DISTRICT WATER & SEWER.

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.
EXISTING ROOF AND PAYEMENT AREAS WILL BE PRIMARY SOURCE OF SITE RUN-OFF. THE BUILDING IS CURRENTLY SERVED MY MULTIPLE DOWNSPOUTS WHICH ARE TIGHTLINED TO AN EXISTING STORMPIPE WHICH RUNS TO EXISTING CATCH BASINS. THERE ARE ALSO EXISTING DETENTION PONDS ON SITE. NO REVISIONS TO THE EXISTING SYSTEMS ARE PROPOSED.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
NO.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
PLEASE SEE c. 1 ABOVE.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**4. Plants**

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

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ 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?
NO VEGETATION IS TO BE REMOVED.c. List threatened or endangered species known to be on or near the site.
NONE KNOWN.d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
LANDSCAPING IS PROPOSED AT THE NORTH AND WEST PROPERTY LINES. SEE SHEET L1.1 FOR A LIST OF PROPOSED PLANTINGS.**5. Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

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

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

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

b. List any threatened or endangered species known to be on or near the site.
NONE KNOWN.c. Is the site part of a migration route? If so, explain.
NONE KNOWN.d. Proposed measures to preserve or enhance wildlife, if any:
NEW LANDSCAPING AND A REDUCTION IN THE AMOUNT OF IMPERVIOUS SURFACE.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**6. Energy and natural resources**

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

ELECTRIC (LIGHTING)

NATURAL GAS (HEATING)

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

NO. THERE ARE NO REVISIONS PROPOSED FOR THE EXTERIOR HEIGHT AND MASSING OF THE BUILDING.

- 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 REMODELED PORTIONS OF THE BUILDING WILL BE DESIGNED TO CONFORM WITH THE 2012 WASHINGTON STATE ENERGY CODE.

7. Environmental health

- 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.

NO.

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

NONE.

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

NOT APPLICABLE.

b. Noise

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

ADJACENT PROPERTIES HOUSE A FIRE AND POLICE STATION. SIRENS AND ALARM NOISES ARE ANTICIPATED. GENERAL TRAFFIC NOISE IS ANTICIPATED FROM ADJACENT PARK AND RIDE.

- 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.

SHORT TERM NOISE ASSOCIATED WITH CONSTRUCTION MACHINERY AND TRAFFIC MAY OCCUR DURING GENERAL BUSINESS HOURS ON WEEKDAYS AND MAY ALSO OCCUR ON WEEKENDS. SOME NEW NOISE WILL BE ASSOCIATED WITH THE NEW OUTDOOR PLAY AREA.

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

CONSTRUCTION RELATED NOISE WILL BE LIMITED TO HOURS OF CONSTRUCTION. OUTDOOR PLAY AREA NOISE WILL BE LIMITED TO HOURS OF BUSINESS AND WILL NOT BE CONSTANT.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties?
THE CURRENT BUILDING IS A VACANT FORMER FIRE STATION. ADJACENT PROPERTY USES INCLUDE: POLICE STATION, FIRE STATION, PARK AND RIDE, RETAIL, AND RESTAURANT.
- b. Has the site been used for agriculture? If so, describe.
NO.
- c. Describe any structures on the site.
THE BUILDING ON SITE IS A VACANT TWO STORY BRICK BUILDING.
- d. Will any structures be demolished? If so, what?
NO.
- e. What is the current zoning classification of the site?
PSP: PUBLIC/SEMI-PUBLIC
- f. What is the current comprehensive plan designation of the site?
PSP: PUBLIC/SEMI-PUBLIC
- 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 an "environmentally sensitive" area? If so, specify.
THERE IS A "WETLANDS PRESERVATION AREA" (RECORDING # 9403111752) LOCATED ON THE EAST 2.5 ACRES OF THE SITE.
- i. Approximately how many people would reside or work in the completed project?
THERE WILL BE APPROXIMATELY 20 STAFF ON SITE MONDAY - FRIDAY.
- j. Approximately how many people would the completed project displace?
NONE.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
NOT APPLICABLE.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
COMPLETING THE SITE PLAN REVIEW PROCESS WITH THE CITY OF KENMORE TO ALLOW THE PROPOSED NEW USE.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**9. Housing**

- 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:
NOT APPLICABLE.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
THE EXISTING ROOF HEIGHT IS 22', THE EXISTING FIRE TOWER IS APPROX. 43'. THERE ARE NO PLANS TO REVISE EITHER HEIGHTS. EXISTING BUILDING MATERIALS INCLUDE: BRICK, STOREFRONT GLAZING, CONCRETE ROOF TILES, AND A WOODEN SOFFIT/EAVE DETAIL.
- b. What views in the immediate vicinity would be altered or obstructed?
NONE.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
ANY EXTERIOR REVISIONS WILL USE SIMILAR OR COMPATIBLE MATERIALS TO BLEND WITH EXISTING. ANY EXTERIOR REVISIONS WILL COMPLY WITH THE DOWNTOWN DESIGN GUIDELINES AS REQUIRED BY THE CITY OF KENMORE.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? LIGHT AND GLARE WILL BE MINIMAL AS MOST INTERIOR LIGHTS WILL BE OFF DURING THE EVENINGS. PARKING LOT LIGHTING WILL PRODUCE SOME GLARE. THERE WILL BE MINIMAL SECURITY AND PATHWAY LIGHTS LOCATED AT ENTRY DOORS AND EXTERIOR STAIRS. THESE LIGHTS ARE TYPICALLY DOWN-FACING LIGHTS, WHICH WILL MINIMIZE LIGHT GLARE. TYPICALLY THESE LIGHTS WILL GO ON AT DUSK AND BE TURNED OFF AT 7 PM UNLESS USED FOR SECURITY PURPOSES.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
NO.
- c. What existing off-site sources of light or glare may affect your proposal?
ADJACENT PARK AND RIDE.
- d. Proposed measures to reduce or control light and glare impacts, if any:
NO MEASURES AT THIS TIME.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
WE PROPOSE TO INSTALL A 3,150 SF OUTDOOR PLAY AREA WITH A PLAY STRUCTURE AS PART OF OUR DEVELOPMENT PROJECT.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
NO.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
NOT APPLICABLE.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
NO.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
NONE KNOWN.
- c. Proposed measures to reduce or control impacts, if any:
NOT APPLICABLE.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
73RD AVENUE NE & NE 181ST STREET. A REVISED 25' DRIVE ACCESS IS PROPOSED ON 73RD AVE NE; (2) EXISTING 24' & 31' DRIVE ACCESS POINTS ARE EXISTING ON NE 181ST ST. ALL THREE DRIVEWAYS CAN BE SEEN ON THE SITE PLAN, SHEET A1.0.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
YES. THERE IS A BUS STOP ADJACENT TO THE SITE ON 73RD AVE NE AS WELL AS A PARK AND RIDE TO THE SOUTH THAT IS SERVED BY MORE BUS STOPS.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
THERE ARE A TOTAL OF 50 PARKING SPACES PROPOSED, THERE WERE ORIGINALLY 52 ON SITE (REDUCTION OF TWO SPACES). HOWEVER, THE PROJECT WE ARE PROPOSING ONLY HAS A REQUIREMENT FOR 9 PARKING SPACES.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
YES. HOWEVER THE CITY OF KENMORE HAS INDICATED SUPPORT FOR OUR WAIVER FOR WIDENING THE ROAD AND RIGHT-OF-WAY DEDICATION ON 73RD AVE NE. A ROAD STANDARDS VARIANCE IS BEING SUBMITTED WITH OUR SITE PLAN REVIEW APPLICATION.
- e. Will the project 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? If known, indicate when peak volumes would occur.
THE PRELIMINARY TRIP GENERATION MEMO PREPARED BY OUR TRAFFIC ENGINEER INDICATES THAT A TOTAL OF 544 TRIPS (OR 272 ROUNDTrips) WOULD BE EXPECTED ON A TYPICAL WEEKDAY. 404 OF THESE TRIPS (OR 202 ROUNDTrips) WOULD BE NEW/ ADDITIONAL TO THE PREVIOUS USE. PEAK HOURS FOR THE MONTESSORI CENTER TRAFFIC WOULD BE 8-9AM AND 3-4PM.
- g. Proposed measures to reduce or control transportation impacts, if any:
THE MONTESSORI CENTER PLANS TO INSTITUTE STAGGERED PICK-UP AND DROP-OFF TIMES THROUGHOUT THE DAY. THERE IS ALSO AMPLE PARKING ON SITE TO HANDLE THE ANTICIPATED TRAFFIC LOAD (ONLY 9 SPACES ARE REQUIRED).

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**15. Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
NO.

b. Proposed measures to reduce or control direct impacts on public services, if any.
NOT APPLICABLE.

16. Utilities

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.

WATER AND SEWER AVAILABLE FROM NORTHSORE UTILITY DISTRICT.

ELECTRICITY AVAILABLE FROM PUGET SOUND ENERGY.

NATURAL GAS AVAILABLE FROM PUGET SOUND ENERGY.

GARBAGE AND RECYCLING AVAILABLE FROM REPUBLIC SERVICES.

NO REVISIONS TO EXISTING UTILITIES ON SITE ARE ANTICIPATED. THE EXISTING WATER METER SIZE MAY NEED TO INCREASE DUE TO PROPOSED ADDITIONAL PLUMBING FIXTURE COUNT.

C. SIGNATURE

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:

Date Submitted: 11/18/2013



Affidavit of Mailing/Service

FROM: Administrative Assistant
Development Services

RE: Notice of Hearing & SEPA Threshold Determination
Kenmore Montessori School at Former Fire Station
Kenmore File No. CSP2013-085

PLEASE TAKE NOTICE that the undersigned individual hereby swears or affirms, under penalty of perjury pursuant to the Laws of the State of Washington, that she did provide Notice of Hearing and SEPA Threshold Determination for the Kenmore Kenmore Montessori School at Former Fire Station, Kenmore File No. CSP2013-085, as follows:

Notice Board On Site - Notice of Hearing and SEPA Threshold Determination was emailed and mailed to the Applicant for the project on February 7, 2014, for posting on the project site;

Notice was mailed, on Monday, February 10, 2014, to all parties who submitted comments or requested to be a Party of Interest (copy of mailing list attached);

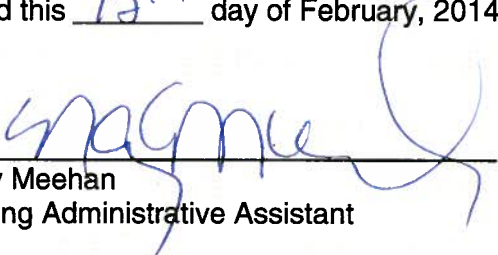
Notice was mailed, on Monday, February 10, 2014, to all adjacent property owners within 1,000 feet (copy of mailing list attached);

Notice, signed SEPA DNS, and SEPA Checklist were emailed to SEPA Unit for review and posting on SEPA Register, and emailed for review to all SEPA Agencies for which we have email addresses (copy of email attached), and were mailed to the four SEPA Agencies for which we only have physical addresses, on Monday, February 10, 2014;

Notice was emailed to legals@seattletimes.com for publication in the Seattle Times on Wednesday, February 12, 2014; and,

Notice was posted on the City of Kenmore website, under Land Use Notices, and a link sent out via ListServ, on February 12, 2014.

Signed this 12th day of February, 2014.



Nancy Meehan
Planning Administrative Assistant

Nancy Meehan

From: Andrew Bauer
Sent: Friday, February 07, 2014 1:40 PM
To: Nancy Meehan
Subject: CSP2013-085 Kenmore Montessori School - Notice of Hearing and SEPA DNS
Attachments: A1.1 ENLARGED SITE PLAN.pdf; 14-02-07 - Kenmore Montessori School - NOH and DNS - publication.docx; 14-02-06 - Kenmore Montessori School - NOH and DNS - mailer.docx

Issuance/Publication date: 2/12/14

Property owners within 1,000 feet:

- ✓ • Notice of Hearing

All parties of interest that commented on application:

- ✓ • Notice of Hearing

SEPA Unit (Ecology) & SEPA Agencies:

- ✓ • Notice of Hearing
- ✓ • Signed SEPA DNS
- ✓ • SEPA Checklist

Publication in Seattle Times

- ✓ • Publication document (attached)

Applicant:

- ✓ • Instructions for notice and affidavit
- ✓ • Notice of Hearing
- ✓ • SEPA DNS
- ~~SEPA Checklist~~
- ✓ • (Staff report will be issued later, 2 weeks prior to hearing)



City Of Kenmore, Washington

Page 187 of 236

Ltr. to Applicant
for posting on site

February 7, 2014

Broderick Architects
Kevin Broderick
55 S. Atlantic St., Suite 301
Seattle, WA 98134

Re: Posting Requirements for: Notice of Hearing
& SEPA Threshold Determination
Kenmore Montessori School at Former Fire Station
Kenmore File No. CSP2013-085

Enclosed you will find a Notice of Hearing & SEPA Threshold Determination document for your above-identified project. The Notice and the map must be laminated and posted on your land use sign (to replace the Notice of Application). Double-sided photocopies of the Notice (Notice on one side, map on the other) must be enclosed in the vinyl envelope on the sign. The applicant must maintain a supply of copies throughout the posting period. **FURTHER PROCESSING OF YOUR APPLICATION IS DEPENDENT UPON FULFILLING THE NOTICE POSTING REQUIREMENTS.**

Posting of the Notice must occur by the date of issuance, or by February 12, 2014. Upon completion of the sign posting requirements, complete the enclosed Affidavit of Posting and return it to the Kenmore Development Services Department within 14 days, or by February 26, 2014. **Failure to comply with the posting requirements shall be cause for the decision regarding your application to be postponed.**

The Staff Recommendation to the Hearing Examiner for your project will be mailed to you under separate cover.

As stated on the Notice, the Hearing for your above-identified project is scheduled for Tuesday, March 11, 2014, at 10:00 a.m. at the City of Kenmore, located at 18120 68th Ave. NE in Kenmore.

If you have any questions, please feel free to call either Andrew Bauer, Associate Planner, or me, at the City of Kenmore at 425-398-8900.

Sincerely,

Nancy Meehan
Planning Administrative Assistant

Enc: Notice of Hearing & SEPA Threshold Determination, with map
Affidavit of Posting
Copy of SEPA DNS (for your information and records)

18120 68th Ave NE · PO Box 82607 · Kenmore, WA 98028

Nancy Meehan

From: Nancy Meehan
Sent: Friday, February 07, 2014 3:12 PM
To: 'kevin@broderickarchitects.com'
Subject: Notice of Hearing and SEPA DNS for Kenmore Montessori School, Kenmore File No. CSP2013-085
Attachments: Transmittal letter.pdf; Notice of Hearing.pdf; NOH map.pdf; Affidavit of Posting.pdf; SEPA DNS.pdf

Kevin: Attached is a transmittal letter explaining what needs to be done for the attached Notice of Hearing for your Kenmore Montessori School project (the Notice and map need to be posted on the land use sign for your project. Once it's posted, please sign the Affidavit of Posting (also attached) and return to me.

Also attached is the SEPA Determination of Non-Significance (SEPA DNS) for the project, for your information and records.

Hard copies of all of the attached have been put in the mail to you today.

If you have any questions, please don't hesitate to contact us.

Nancy Meehan
Administrative Assistant | City of Kenmore
18120 68th Ave. NE | Kenmore, WA 98028
Tel: 425-398-8900 | Fax: 425-481-3236
nmeehan@kenmorewa.gov | www.kenmorewa.gov

Shannon DeFehr
18200 73rd Ave. NE, B106
Kenmore, WA 98028

Robin Knepper
1634 Lake Washington Blvd.
Seattle, WA 98122

Todd Keithahn
Local Public Agency Administrator
King County Wastewater Treatment Div.
201 South Jackson Street, KSC-NR-0508
Seattle, WA 98104-3855

Parties of Interest

**Property owners
within 1,000'**

Page 190 of 236

Regents Apartments LLC
9757 NE Juanita Dr #300
Kirkland, WA 98034-4291

Norton Co II LLC
22633 NE 169th St
Woodinville, WA 98077-7403

Robert Pelan
Po Box 1639
Snohomish, WA 98291-1639

Ching-Jen & Shi-Yuan Cheng
12556 35th Ave NE
Seattle, WA 98125-4506

Wallace Creek LLC
12345 Lake City Way NE #211
Seattle, WA 98125-5401

Mingkae Yang
28823 Bison Ct
Malibu, CA 90265-4201

Iultim LLC
18226 68th Ave NE
Kenmore, WA 98028-2601

Kenmore Mhp LLC
10324 Valmay Ave NW
Seattle, WA 98177-5333

James D Perkins
4004 NE 160th St
Lake Forest Park, WA 98155-6732

Eric & I-Chein Long
1215 120th Ave NE #206
Bellevue, WA 98005-2135

Kenmore Associates L
11018 NE 11th St
Bellevue, WA 98004-4578

Kenmore Senior Associates Limited
Partne
11018 NE 11th St
Bellevue, WA 98004-4578

Landing Apts Heron
Po Box 2170
Lynnwood, WA 98036-2169

Hcp Sh Elp3 Properties LLC
3760 Kilroy Airport Way #300
Long Beach, CA 90806-6862

King Cnty Fire Protection Dist
7220 NE 181st St
Kenmore, WA 98028-2711

Ben Holt Industries Inc
22508 76th Ave W
Edmonds, WA 98026-8310

Safeway Inc A Delaware Corp
1371 Oakland Blvd #200
Walnut Creek, CA 94596-8408

Anthony Gerald & Katherine Loutsis
1807 NE 170th St
Shoreline, WA 98155-6020

Timothy L Stoner
10324 Valmay Ave NW
Seattle, WA 98177-5333

Sequoias Senior Apts
7111 NE 181st St
Kenmore, WA 98028-2401

Reivan LLC
7211 NE 181st St
Kenmore, WA 98028-2711

Guan Tao I
1105 NE 147th St
Shoreline, WA 98155-7051

McDonalds Real Estate Co
Po Box 66207
Chicago, IL 60666-0207

S & S Custom Design Inc
12545 Lake City Way NE
Seattle, WA 98125-4424

R I C 21 Ltd
Po Box 6116
Chicago, IL 60606-0116

Wl & Lj Williams
18901 61st Ave NE
Kenmore, WA 98028-8729

Cheton Properties LLC
Po Box 55247
Shoreline, WA 98155-0247

Adco Properties
2000 Fairview Ave E
Seattle, WA 98102-3555

Marilyn E Knutson
18421 80th Ave NE
Kenmore, WA 98028-2805

Kenneth W & Barbara G Arasim
7718 NE 183rd St
Kenmore, WA 98028-2717

Mark C & Jamie L Tracy

21926 48th Ave W

Mountlake Terrace, WA 98043-3415

Jan D & Angela Jonker

7916 NE 179th Ln

Kenmore, WA 98028-2732

K Hamada

Po Box 14213

Seattle, WA 98114-0213

Evans Kenmore LLC

Po Box 82750

Kenmore, WA 98028-0750

Bill S & Janet G Schnall

Po Box 60185

Seattle, WA 98160-0185

M P Yousoofian

3901 Airport Way S

Seattle, WA 98108-5237

Susi Craddock

20024 NE 188th Pl

Woodinville, WA 98077-5954

King County

500 4th Ave

Seattle, WA 98104-2337

Seattle Audubon Society

8050 35th Ave NE

Seattle, WA 98115-4815

Alan I C Moreno

17915 80th Ave NE #A1

Kenmore, WA 98028-3729

Jon D Essex

18027 80th Ave NE

Kenmore, WA 98028-2801

John C Jr & Rosella P Shanley

7912 NE 179th Ln

Kenmore, WA 98028-2732

Daniel E Stauffer

18005 80th Ave NE

Kenmore, WA 98028-2801

Kenmore Square LLC

16961 65th Ln NE

Kenmore, WA 98028-3953

Housing Authority Kc

600 Andover Park W

Tukwila, WA 98188-3326

Cedar Park Properties LLC

7512 NE Bothell Way

Kenmore, WA 98028-6508

King County-Transit

500 4th Ave

Seattle, WA 98104-2337

De Paul StVincent

5950 4th Ave S

Seattle, WA 98108-3208

Rosae I Yngvason

20032 70th Ave SE

Snohomish, WA 98296-5129

Lois A Harrison

18424 73rd Ave NE

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Eva Harvick

7802 NE 181st Pl

Kenmore, WA 98028-4500

Kelly & Duane Hance

18101 80th Ave NE

Kenmore, WA 98028-0000

Stewart W & Susan C Alcorn

7922 NE 179th Ln

Kenmore, WA 98028-2732

Amber Stauffer

17929 80th Ave NE

Kenmore, WA 98028-1807

Carl B & Ruth E Goodwin

16051 SE 16th St

Bellevue, WA 98008-5020

Teo Diccio

1823 NE 185th St

Shoreline, WA 98155-3940

Kenmore City Of Public Works

7504 NE Bothell Way

Kenmore, WA 98028-3554

St Vincent De Paul Council Of Seattle
Ar

5950 4th Ave S

Seattle, WA 98108-3208

Solana II LLC

16970 65th Ln NE

Kenmore, WA 98028-3954

Peterson Kenmore LLC

Po Box 1490

Woodinville, WA 98072-1490

Lyndsy K Best

17921 80th Ave NE #A4
Kenmore, WA 98028-1817

Johannes DeRie
17921 80th Ave NE #A7
Kenmore, WA 98028-1817

Michael P Brooks
17915 80th Ave NE #B2
Kenmore, WA 98028-3729

Poon S Shung
17917 80th Avenue Northeast #B-5
Kenmore, WA 98028-0000

Jean-Gael F Reboul
17915 80th Ave NE #C3
Kenmore, WA 98028-3730

Michelle J Apuyan
17915 80th Ave NE #C6
Kenmore, WA 98028-3730

Mark & Elizabeth A Kihlstrom
14045 108th Ave NE
Kirkland, WA 98034-4472

Copper Lantern Apartments L
2407 1st Ave #200
Seattle, WA 98121-1311

Secou & Kadiata Diaite
7026 NE 182nd St #103
Kenmore, WA 98028-2155

David E Bamford
18220 70th Ln NE #103
Kenmore, WA 98028-2154

Darrin W Prutsman
17921 80th Ave NE #A3
Kenmore, WA 98028-1817

Ping W & Sin K Wong
17921 80th Ave NE #A6
Kenmore, WA 98028-1817

Sabine Thomas
17917 80th Ave NE
Kenmore, WA 98028-1824

Valerie Richardson
17917 80th Ave NE #B4
Kenmore, WA 98028-1824

Zoey X Chen
1500 NE 171st St #204
Shoreline, WA 98155-6038

Nikolay Arutyunov
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Kenmore, WA 98028-3730

Igor Gordin
7911 NE 181st Pl
Kenmore, WA 98028-4501

Kenmore City Of
Po Box 82607
Kenmore, WA 98028-0607

Ruth Odingo
7026 NE 182nd St #102
Kenmore, WA 98028-2155

Torben Kokborg
18220 70th Ln NE #102
Kenmore, WA 98028-2154

Sean M Duckart
17921 80th Ave NE #A2
Kenmore, WA 98028-1817

Susan D Larsen
17921 80th Ave NE #A5
Kenmore, WA 98028-1817

Blue Heron Village LLC
Po Box 1790
Snohomish, WA 98291-1790

Arkadiy Arutyunov
17917 80th Ave NE
Kenmore, WA 98028-1824

Leah L Carbonell
17915 80th Ave NE #C1
Kenmore, WA 98028-3730

Kelley A Dunn
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Wayne Harvick
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Kenmore, WA 98028-4500

Johnson G & Brenda J Macrol
7026 NE 182nd St #101
Kenmore, WA 98028-2155

Sunrise N Nou
18220 70th Ln NE #101
Kenmore, WA 98028-2154

Tina Camero

18220 70th Ln NE #106
Kenmore, WA 98028-2154

Scott C Leslie

18220 70th Ln NE #109
Kenmore, WA 98028-2154

Ryan S Plackemeier

17815 80th Ave NE #C3
Kenmore, WA 98028-1832

Jessica Gimness

17815 80th Ave NE #C6
Kenmore, WA 98028-1832

Benjamin & Amanda Nelson

17813 80th Ave NE
Kenmore, WA 98028-1832

Andrew Olson

17813 80th Ave NE #D6
Kenmore, WA 98028-1832

Richard Heckenlaible

17813 80th Ave NE #D9
Kenmore, WA 98028-1832

Gina A Mathis

17819 80th Ave NE #A2
Kenmore, WA 98028-1829

Condo Group LLC

17811 80th Ave NE #A-5
Kenmore, WA 98028-1835

William Nichol

17819 80th Ave NE #A8
Kenmore, WA 98028-1829

Ba Van Phan

18220 70th Ln NE #105
Kenmore, WA 98028-2154

Jennifer Christie

18220 70th Ln NE #108
Kenmore, WA 98028-2154

Andrew D & Kristine M Zellman

17815 80th Ave NE #C2
Kenmore, WA 98028-1832

Tim D Wisner

17815 80th Ave NE #C5
Kenmore, WA 98028-1832

William W Yeung

17813 80th Ave NE #D2
Kenmore, WA 98028-1832

Jan C Howard-Moss

17813 80th Ave NE #D5
Kenmore, WA 98028-1832

Stephanie Ann Drenchen

17813 80th Ave NE #D8
Kenmore, WA 98028-1832

Mark A & Mari M Carpenter

17819 80th Ave NE #A1
Kenmore, WA 98028-1829

Christopher Defarges

17819 80th Ave NE #A4
Kenmore, WA 98028-1829

Christopher H Lohman

17819 80th Ave NE #A7
Kenmore, WA 98028-1829

Desta Paulos

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Kenmore, WA 98028-2154

Jeremy P Roth

18220 70th Ln NE #107
Kenmore, WA 98028-2154

Andriy Zhylenko

17815 80th Ave NE #C1
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Carol L Born

17815 80th Ave NE #C4
Kenmore, WA 98028-1832

Federal Hm Ln Mtg Corp

5000 Plano Pkwy
Carrollton, TX 75010-4900

Donald S & Jean V Cohn

17813 80th Ave NE
Kenmore, WA 98028-1832

Pak L K Kong

17813 80th Ave NE #D7
Kenmore, WA 98028-1832

Kenda E Mortland

17813 80th Ave NE #D10
Kenmore, WA 98028-1832

Wendy M Berry

17819 80th Ave NE #A3
Kenmore, WA 98028-1829

Braden G & Maria E Miller

17819 80th Ave NE #A6
Kenmore, WA 98028-1829

Steven A & Sheryl L Johnson
17819 80th Ave NE #A9
Kenmore, WA 98028-1829

Harold L & Frances A Myer
17817 80th Ave NE #B1
Kenmore, WA 98028-1829

17817 80th Ave NE #B2
Kenmore, WA 98028-1829

Olga Ignatovich
17817 80th Ave NE #B3
Kenmore, WA 98028-1829

Pamela J Allen
17817 80th Ave NE #B4
Kenmore, WA 98028-1829

Karen K Sullivan
17817 80th Ave NE #B5
Kenmore, WA 98028-1829

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11000 NE 10th St #452
Bellevue, WA 98004-8554

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Kenmore, WA 98028-1832

Andi Cristodoru
17811 80th Ave NE #E2
Kenmore, WA 98028-1832

Sarah L Henry
17811 80th Ave NE #E3
Kenmore, WA 98028-1832

Dale E Vodicka
7217 NE 175th St #101
Kenmore, WA 98028-3531

Robert S Losh
7217 NE 175th St #102
Kenmore, WA 98028-3531

Sharon E Simard
7217 NE 175th St #103
Kenmore, WA 98028-3531

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5935 California Ave SW
Seattle, WA 98136-1611

Paul A & Paula P Konrady
18810 71st Ave NE
Kenmore, WA 98028-2615

Lisa M Ottinger
7217 NE 175th St #106
Kenmore, WA 98028-3531

Edwin W Schoneck
7217 NE 175th St #107
Kenmore, WA 98028-3531

Leslie Rogers
Po Box 13977
Mill Creek, WA 98082-1977

Carol J Osusky
18757 62nd Ave NE
Kenmore, WA 98028-3301

Darren & Carla Kampsen
7217 NE 175th St #110
Kenmore, WA 98028-3531

Cynthia Visvikis
7217 NE 175th St #111
Kenmore, WA 98028-3550

Pisaster LLC
700 N 75th St
Seattle, WA 98103-4721

Thomas Butler
7217 NE 175th St #114
Kenmore, WA 98028-3545

John M Haley
7217 NE 175th St #115
Kenmore, WA 98028-3545

Ferry L Bade
7217 NE 175th St #116
Kenmore, WA 98028-3545

Timothy D Sr & Marlene Murphy
9498 SE Southworth Dr
Port Orchard, WA 98366-8854

Timothy A & Amber D Gurggraff
18405 Aurora Ave N #H
Shoreline, WA 98133-4412

John A Gamlam
127 Skyline Dr
Edmonds, WA 98020-2963

Thomas & Joan M Wilson
7217 NE 175th St #201
Kenmore, WA 98028-3547

John Welk
19704 9th Dr SE
Bothell, WA 98012-7761

Troy Swanson
7217 NE 17th St #203
Kenmore, WA 98028-0000

Jose V S Poblador
7217 NE 175th St #204
Kenmore, WA 98028-3547

4540 Phnom Penh Pl
Dulles, VA 20189-4540

Amanda Thompson
1912 233rd Pl SE
Bothell, WA 98021-9555

Heidi Warden
7217 NE 175th St #208
Kenmore, WA 98028-3547

David E & Susan D Black
530 Melrose Ave E
Seattle, WA 98102-4772

Christine M Bridgeman
1634 Lake Washington Blvd
Seattle, WA 98122-3540

Sean M Slote
7217 NE 175th St, #212
Kenmore, WA 98028-3547

Scott J McCorkell
15010 39th Ave NE
Lake Forest Park, WA 98155-7835

David G & Heather L Nelson
7506 North St SW
Lakewood, WA 98498-5215

Julie J Lee
13523 34th Ave S
Tukwila, WA 98168-3926

Matt Bolin
25 Central Way #300
Kirkland, WA 98033-6157

Daniel A Griffith
7217 NE 175th St #219
Kenmore, WA 98028-3548

Shing O Tsui
2339 N 128th St
Seattle, WA 98133-7849

Mark P Nelson
7217 NE 175th St #221
Kenmore, WA 98028-3548

Martin Jackson
7217 NE 175th St #222
Kenmore, WA 98028-3548

Hugo Lepe
900 Senate Ave
Red Oak, IA 51566-1277

Ricardo Garcia Zarco
18200 73rd Ave NE #A108
Kenmore, WA 98028-7312

Tong-Chin Wu
14502 Edgewater Ln NE
Lake Forest Park, WA 98155-0000

Gordon Hilstad
13519 119th Ave NE
Kirkland, WA 98034-2158

Blake Hovde
18200 73rd Ave NE #A112
Kenmore, WA 98028-7312

Jose G & Liza M Germino
19319 58th Pl NE
Kenmore, WA 98028-3145

Claire M Hartman
18200 73rd Ave NE #A114
Kenmore, WA 98028-7312

Jane E Weaver
18200 73rd Ave NE #A207
Kenmore, WA 98028-7313

Cassandra Brown
18200 73rd Ave NE
Kenmore, WA 98028-2776

Meegan Amen
18200 73rd Ave NE #A209
Kenmore, WA 98028-7313

Centrella Jones
18200 73rd Ave NE #A210
Kenmore, WA 98028-7313

Thang Nguyen
14706 NE 61st Ct
Redmond, WA 98052-4751

James L Bold
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Everett, WA 98208-8936

Corinne M Bauer
18150 73rd Ave NE #213
Kenmore, WA 98028-0000

Elizabeth L Moontree
18200 73rd Ave NE #A214
Kenmore, WA 98028-7313

Wendy Ermold
18200 73rd Ave NE #307
Kenmore, WA 98028-7303

18200 73rd Ave NE #A308
Kenmore, WA 98028-7314

Marcia J McCrary
18200 73rd Ave NE #A309
Kenmore, WA 98028-7314

Joseph W & Lori A Cook
18200 73rd Ave NE #310
Kenmore, WA 98028-7304

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18200 73rd Ave NE #A311
Kenmore, WA 98028-7314

Nina L Booth
18200 73rd Ave NE #A312
Kenmore, WA 98028-7314

John A Blankinship
18200 73rd Ave NE #A313
Kenmore, WA 98028-7314

Colby L Rutherford
18150 73rd Ave NE #A314
Kenmore, WA 98028-0000

Challenj Properties LLC
6830 NE Bothell Way #C-353
Kenmore, WA 98028-3546

Karen E Renshaw
18200 73rd Ave NE #B102
Kenmore, WA 98028-7315

Vyacheslav Stepanov
18200 73rd Ave NE #B103
Kenmore, WA 98028-7315

Lawrence L Dugan
18200 73rd Ave NE #B104
Kenmore, WA 98028-7315

Barbara Molloy
18200 73rd Ave NE #B105
Kenmore, WA 98028-7315

Shannon M Davis
18200 73rd Ave NE #B106
Kenmore, WA 98028-7315

Ronald W Lageson Jr.
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Kenmore, WA 98028-7316

Alan D Willson
18200 73rd Ave NE #B202
Kenmore, WA 98028-7316

Timothy Allen Crozer
18200 73rd Ave NE #B203
Kenmore, WA 98028-7316

Brian R & Bonnie J Hertzog
18200 73rd Ave NE #B204
Kenmore, WA 98028-7316

Teresa Rodgers
18200 73rd Ave NE #B205
Kenmore, WA 98028-7316

Pavel Shapiro
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Kenmore, WA 98028-7317

Bethany S Grantham
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Kenmore, WA 98028-7317

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Kenmore, WA 98028-7317

Lloyd E Jr & Paula M Donaldson
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Kenmore, WA 98028-7317

Melissa J Schafer
18150 73rd Ave NE #B-306
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3866 Spadoni Ln #B11
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Matthew D Eckert 7223 NE 175th St #104 Kenmore, WA 98028-3564	Joanne Carpenter Harding 18555 26th Ave NE Lake Forest Park, WA 98155-4124	Charles H & Seung I Hong 7223 NE 175th St #106 Kenmore, WA 98028-3564
Marlene L Kluper 7223 NE 175th St #107 Kenmore, WA 98028-3564	Veeda Angell 7223 NE 175th St #108 Kenmore, WA 98028-3564	Joan Harding 18555 26th Ave NE Lake Forest Park, WA 98155-4124
Steven M Blaze 7223 NE 175th St #202 Kenmore, WA 98028-3564	Joyce Antinori 7223 NE 175th St #203 Kenmore, WA 98028-3564	Federal Natl Mtg Assn Fnma Po Box 650043 Dallas, TX 75265-0043
Wayne & Michiko Joerding 7223 NE 175th St #205 Kenmore, WA 98028-3564	Sari B Habib 7223 NE 175th St #206 Kenmore, WA 98028-3564	Brian N Sullivan 7223 NE 175th St #207 Kenmore, WA 98028-3564
Donald R & M A Lobdell 14212 101st Pl NE Kirkland, WA 98034-9438	Mobeen Butte 8002 NE Bothell Way Kenmore, WA 98028-1855	Gregory Berg LLC 7202 NE 175th St Kenmore, WA 98028-3506
RI Swanson Associates LLC 7036 NE 175th St Kenmore, WA 98028-3504	Eds Bulldozing Inc 7524 NE 175th St Bothell, WA 98028-3596	Daniel P Fruhling 14107 Manor Way Lynnwood, WA 98087-1933
Cfn Properties 7534 NE 175th St Kenmore, WA 98028-3509	C F N Properties 7534 NE 175th St Kenmore, WA 98028-3509	Sandra Forman 4926 Nichols Pl Everett, WA 98203-1561
M & J Nw Properties LLC 15422 3rd Pl W Lynnwood, WA 98087-2107	Kenmore Community Club Inc Po Box 82171 Kenmore, WA 98028-0171	City Of Kenmore Po Box 82607 Kenmore, WA 98028-0607
Iammamish River Apartments LLC 7345 NE 175th St Kenmore, WA 98028-3560	Inglewood East LLC 21145 212th Ave SE Maple Valley, WA 98038-6412	Lakewood Villa 1505 West 2nd Ave Ste 506 00000-0000
iomchai Chaipatanapong 6111 Woodinville Redmond Rd NE Woodinville, WA 98072-9046	Joann M Pack Po Box 1722 Bothell, WA 98041-1722	Joann Pack Po Box 1722 Bothell, WA 98041-1722

Hal Padgett
7816 NE 183rd St
Kenmore, WA 98028-2718

Yong Song
7810 NE 183rd St
Kenmore, WA 98028-2718

7804 NE 183rd St
Kenmore, WA 98028-2718

Lonny L & Amy J Jess
18210 73rd Ave NE #101
Kenmore, WA 98028-2769

Richard R Sackmann
18210 73rd Ave NE #102
Kenmore, WA 98028-2769

John Patterson
18210 73rd Ave NE #103
Kenmore, WA 98028-2769

Clareen Kaija
18210 73rd Ave NE #104
Kenmore, WA 98028-2769

Abdolghadeer Baghai
18210 73rd Ave NE #105
Kenmore, WA 98028-2769

Jordan M Al-Kahtani
18210 73rd Ave NE #201
Kenmore, WA 98028-2770

Debra C Thompson
18210 73rd Ave NE #202
Kenmore, WA 98028-2770

Erich & Catherine Ruby
18210 73rd Ave NE #203
Kenmore, WA 98028-2770

E Pauline Osterloh
18210 73rd Ave NE #204
Kenmore, WA 98028-2770

Joseph & Deborah G Mackenzie
18210 73rd Ave NE #205
Kenmore, WA 98028-2770

Edward Chih Yang
18210 73rd Ave NE #206
Kenmore, WA 98028-2771

Christopher S Collison
18210 73rd Ave NE #301
Kenmore, WA 98028-2771

Mark Schamel
18210 73rd Ave NE #302
Kenmore, WA 98028-2771

Diane C Kim
18210 73rd Ave NE #303
Kenmore, WA 98028-2771

Marilyn L Bester
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Kenmore, WA 98028-2772

Gail P Simmons
18210 73rd Ave NE #305
Kenmore, WA 98028-2772

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Kenmore, WA 98028-2772

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17827 80th Ave NE #A101
Kenmore, WA 98028-1874

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Kenmore, WA 98028-1874

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Kenmore, WA 98028-1880

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17827 80th Ave NE #A203
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Talbo Real Estate LLC
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Deidre J Olson
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Kenmore, WA 98028-1856

Mary M Light

17827 80th Ave NE #C101
Kenmore, WA 98028-1875

Chingfang Pan
17827 80th Ave NE #C202
Kenmore, WA 98028-1896

Rozalia Bordea
17827 80th Ave NE #D101
Kenmore, WA 98028-1875

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Kenmore, WA 98028-2800

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7214 NE 182nd St
Kenmore, WA 98028-2716

Matthew J Willard
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Kenmore, WA 98028-2716

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Kenmore, WA 98028-6511

Xue H Liu
7123 NE 175th St #104
Kenmore, WA 98028-6511

Eric W Edwards
7121 NE 175th St
Kenmore, WA 98028-6510

Debra J Murren
17827 80th Ave NE #B204
Kenmore, WA 98028-1875

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Kenmore, WA 98028-1896

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Kenmore, WA 98028-1880

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Kenmore, WA 98028-2800

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Kenmore, WA 98028-2716

Kyle Willis
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Kenmore, WA 98028-2716

Patricia Cheadle
7224 NE 182nd St #8
Kenmore, WA 98028-2716

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11891 NE 163rd Pl
Bothell, WA 98011-6495

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7121 NE 175th St #101
Kenmore, WA 98028-6510

Wai-Lam Chang
1820 184th Ave NE
Bellevue, WA 98008-3307

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17827 80th Ave NE #B203
Kenmore, WA 98028-1875

Carl & Candis Burroughs
17827 80th Ave NE #C102
Kenmore, WA 98028-1875

Mikhail V Lityin
17827 80th Ave NE #C203
Kenmore, WA 98028-1875

Timothy L & Beverly J Winterfield
17827 80th Ave NE #D2
Kenmore, WA 98028-1880

Girija Iyer
7210 NE 182nd St
Kenmore, WA 98028-2716

Doug Houck
7216 NE 182nd St
Kenmore, WA 98028-2716

Gabriel C Wiborg
7222 NE 182nd St #7
Kenmore, WA 98028-2716

Sirak Habtemariam
7123 NE 175th St #102
Kenmore, WA 98028-6511

Hua Cao
7123 NE 175th St #105
Kenmore, WA 98028-6511

Kelly K Yeung
7121 NE 175th St #104
Kenmore, WA 98028-6510

Nancy Meehan**SEPA Registry**

From: Nancy Meehan
Sent: Friday, February 07, 2014 3:26 PM
To: 'sepaunit@ecy.wa.gov'; Andrea Flower; Bill Wiselogle; Brooks Bennett; Candice Soine; Christa Heller (christa.heller@dfw.wa.gov); Clarissa Stenstrom; Dave Kaiser; Department of Natural Resources SEPA Review; ecyolyef@atg.wa.gov; Erin Slaten; Evan Ujiiye; Gretchen Kaehler; Jeff LaFlam (jeffl@northshorefire.com); Karen Walter; Kelly Cooper, WA St. Dept. of Health; Kim Claussen; Laura Murphy; Margaret Duncan; Mark Eberlein; Mark Wilgus; Muriel Fischer; Nancy Cox; Nicole Gaudette; Puget Sound Clean Air Agency; Puget Sound Regional Council; Puget Sound Regional Council; Ramin Pazooki; Stephanie White (stephanie.white@usace.army.mil); Steve Bennett; Tammy Sacayanan (Tamara.sacayanan@ecy.wa.gov); Tom Alexieff
Subject: Notice of Hearing and SEPA DNS for reveiw and posting on SEPA Registry - Kenmore Montessori School, Kenmore File No. CSP2013-085
Attachments: Notice of Hearing.pdf; NOH map.pdf; SEPA DNS.pdf; SEPA CHECKLIST.pdf

I've attached a Notice of Hearing and SEPA DNS for the Kenmore Montessori School project, Kenmore File No. CSP2013-085, with attached map, and Environmental Checklist, for review and posting on the SEPA Registry.

Kenmore File No. CSP2013-085
 The project is located at 18030 73rd Ave. NE
 Tax Parcel No. 011410-0950

Proposed tenant improvements and change of use of a former fire station to a Montessori school/daycare facility. The existing building is 13,276 square feet in size. The remodeled area will be approximately 8,730 square feet over two floors and will consist of 7 classrooms serving up to 135 children with indoor and outdoor play areas. The site is zoned Public/Semi-Public (PSP).

Date of Issuance: February 12, 2014
 Lead Agency: City of Kenmore Development Services Department
 Contact: Andrew Bauer, abauer@kenmorewa.gov

Thank you!

Nancy Meehan
 Administrative Assistant | City of Kenmore
 18120 68th Ave. NE | Kenmore, WA 98028
 Tel: 425-398-8900 | Fax: 425-481-3236
nmeehan@kenmorewa.gov | www.kenmorewa.gov

Nancy Meehan

From: Legals [legals@seattletimes.com]
Sent: Friday, February 07, 2014 2:59 PM
To: Nancy Meehan
Subject: RE: Notice of Hearing for publication Wednesday, February 1,2 2014 - Kenmore Montessori School, Kenmore File No. CSP2013-085

Hi Nancy,

Your legal notice is scheduled to run on Wednesday 2/12 on Ad# 406442 costing \$243.07

Thank you,
Kathy Baldwin
Legals Account Executive
The Seattle Times Company
p: 206-652-6018
f: 206-515-5595
e: legals@seattletimes.com

The Seattle Times
Let's work together

From: Nancy Meehan [<mailto:NMeehan@kenmorewa.gov>]
Sent: Friday, February 07, 2014 2:24 PM
To: Legals
Subject: Notice of Hearing for publication Wednesday, February 1,2 2014 - Kenmore Montessori School, Kenmore File No. CSP2013-085

I've attached a Notice of Hearing for the Kenmore Montessori School project, Kenmore File No. CSP2013-085. Please have it published in the Wednesday, February 12, 2014, edition of the Seattle Times.

Thank you!

Nancy Meehan
Administrative Assistant | City of Kenmore
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Tel: 425-398-8900 | Fax: 425-481-3236
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City Of Kenmore, Washington

WAC 197-11-970 SEPA DETERMINATION OF NONSIGNIFICANCE (DNS)

FILE: CSP2013-085 – Kenmore Montessori School at Former Fire Station

Description of proposal: Proposed tenant improvements and change of use of a former fire station to a Montessori school/daycare facility. The existing building is 13,276 square feet in size. The remodeled area will be approximately 8,730 square feet over two floors and will consist of 7 classrooms serving up to 135 children with indoor and outdoor play areas. The site is zoned Public/Semi-Public (PSP).

Applicant: Kevin Broderick
55 S Atlantic Street, Suite 301
Seattle, WA 98134

Owner: Northshore Fire District
7220 NE 181st Street
Kenmore, WA 98028

Location of Proposal: 18030 73rd Avenue NE, Kenmore, WA 98028. Tax parcel number 011410-0950.

Lead Agency: City of Kenmore, Washington

The City of Kenmore has determined that the above-referenced proposal does not have a probable significant adverse impact on the environment. The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. An environmental impact statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This DNS is issued under WAC 197-11-340. The lead agency will not act on this proposal for 21 days from the issuance date below.*

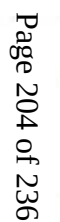
EXHIBIT 18

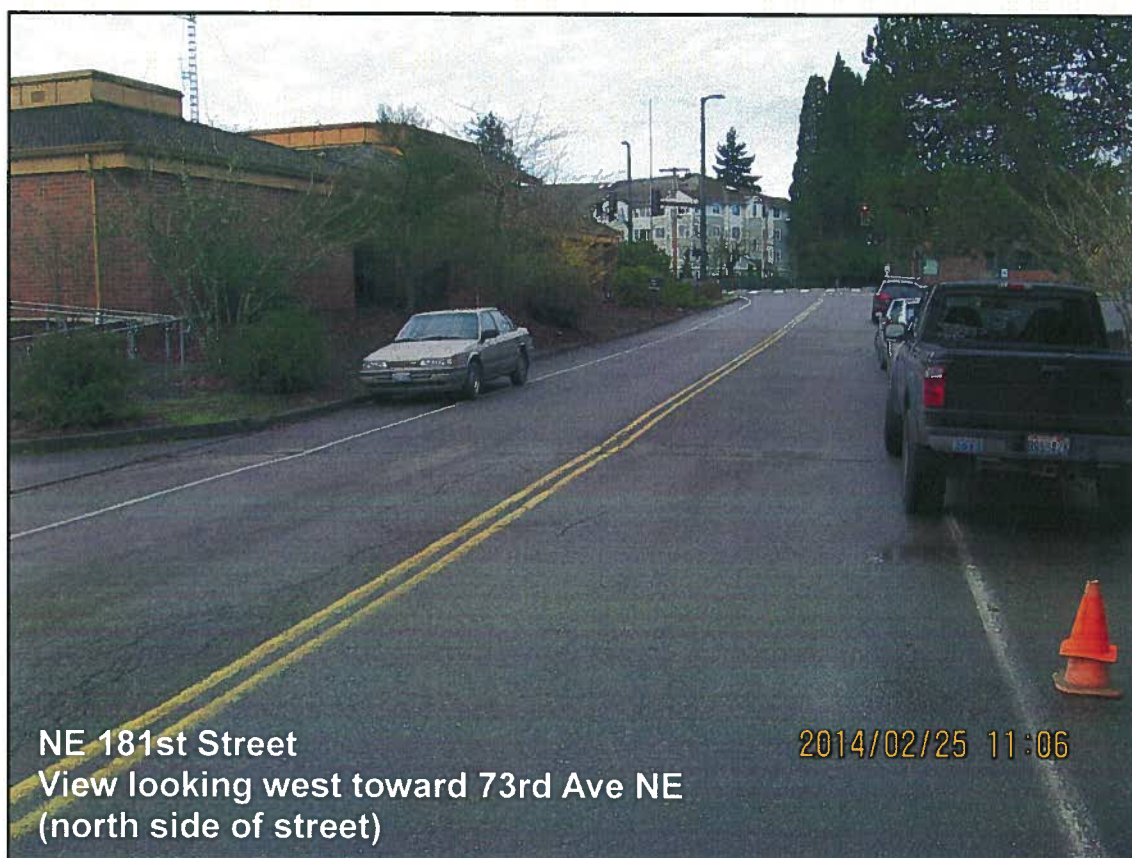
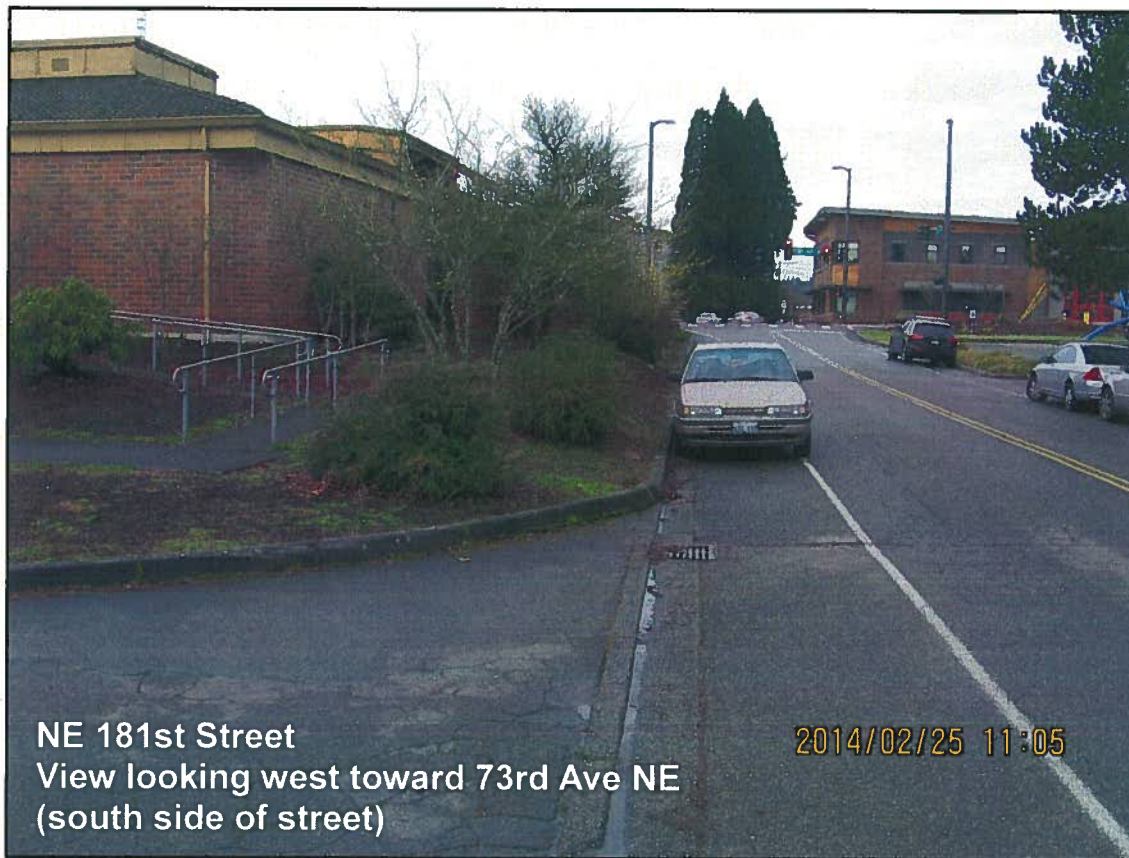
Responsible Official: Bryan Hampson
Position/Title: Development Services Director
City of Kenmore
18120 68th Avenue NE
P.O. Box 82607
Kenmore, WA 98028
Phone: 425-398-8900

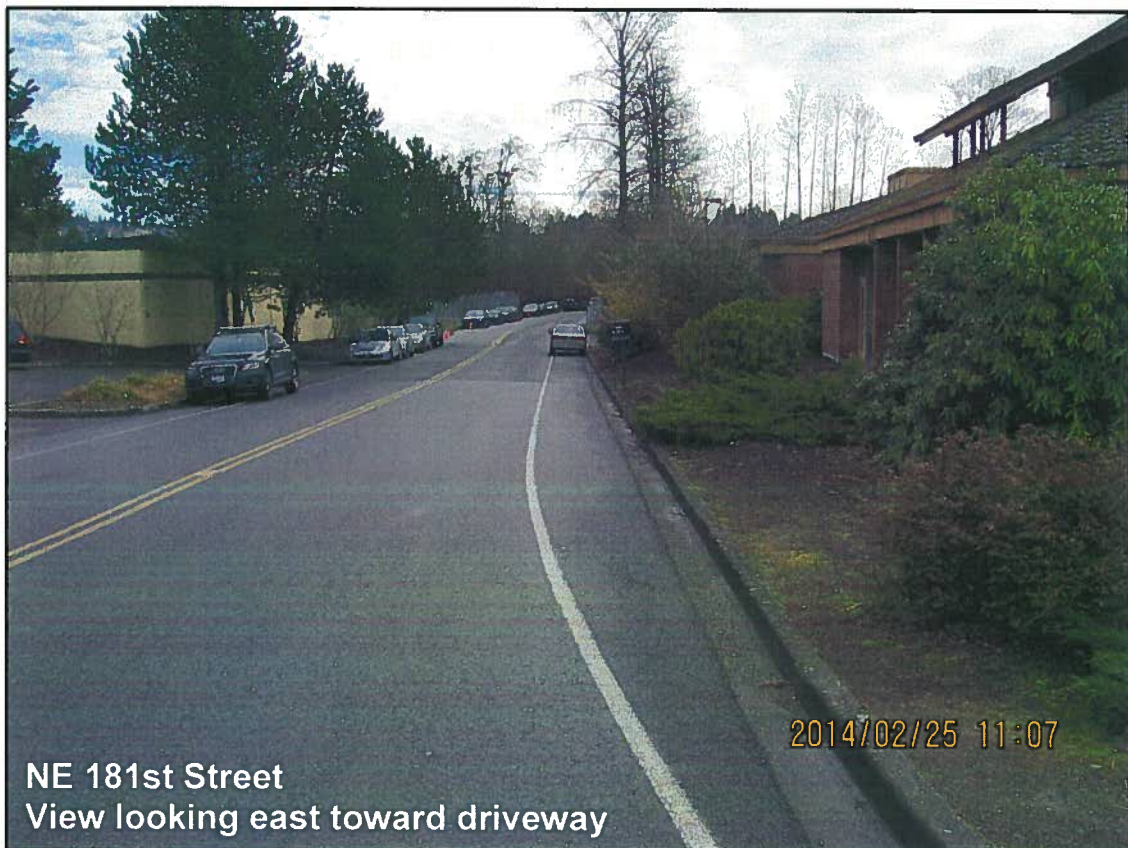
February 12, 2014
(Issuance Date*)



APPEALS: Any agency or person may appeal SEPA procedural compliance to the Kenmore Hearing Examiner by filing a written notice and statement of appeal and \$125 filing fee with the Kenmore City Clerk. Such appeal must be filed within 21 days of the date of issuance of this Determination of Nonsignificance. The last date for filing such an appeal as to this proposal will be **March 5, 2014**. Procedural determinations include the adequacy of the Determination of Nonsignificance, whether proper notice has been given, and whether the commenting period has been observed. The statement of appeal shall state: 1) Specific reasons why the threshold determination should be reversed or modified; and 2) The harm suffered or anticipated by the appellant and relief sought. The scope of an appeal shall be based on matters raised in the Statement of Appeal. Failure to timely file a Notice and Statement of appeal deprives the Hearing Examiner jurisdiction to consider the appeal. The pendency of a procedural appeal shall stay any action on this proposal until final determination by the Hearing Examiner.











City of Kenmore Development Services Department
Findings, Conclusions, and
Recommended Approval with Conditions to the Hearing Examiner

Report Date – February 25, 2014

Public Hearing Date – March 11, 2014

Kenmore Montessori School at Former Northshore Fire Station – File CSP2013-085

I. SUMMARY OF PROPOSAL:

Proposed tenant improvements and change of use of a former fire station to a Montessori school (day care facility). The existing building is 13,276 square feet in size. The remodeled area will be approximately 8,730 square feet over two floors and will consist of 7 classrooms serving up to 135 children with indoor and outdoor play areas. The site is zoned Public/Semi-Public (PSP).

II. PROJECT INFORMATION:

Applicant	Broderick Architects, Kevin Broderick 55 S Atlantic Street, Suite 301 Seattle, WA 98134
Property Owner	Northshore Fire District 7220 NE 181 st Street Kenmore, WA 98028
Site Address	18030 73 rd Avenue NE
Parcel Number	011410-0950
Size of Site	4.67 acres (203,425 square feet)
Zoning	Public/Semi-Public (PSP)
Environmentally Critical Areas	Class 1 Wetlands Flood Hazard (100 year floodplain; floodway) Habitat of Importance (Heron Habitat) Seismic Hazard
Existing Land Use	Fire Station (vacant)
Proposed Land Use	Private Montessori School “Day Care II” (per zoning definition)
Surrounding Land Uses	Park-and-Ride (south) Former Sheriff Precinct, vacant (north) Retail (west) Fire Station (west)
Water/Sewer	Northshore Utility District
Fire District	Northshore Fire – King County District #16
School District	Northshore School District

III. REVIEW PROCESS:

Pursuant to Kenmore Municipal Code (KMC) 18.27.060, project sponsors in the Public/Semi-Public (PSP) zone shall undergo Site Plan Review for purposes of establishing classified land uses or activities not otherwise established in KMC 18.27.020, pursuant to the process in KMC 18.105. The proposed use is classified within the Zoning Code (KMC Title 18), but not otherwise established as “permitted” “conditionally permitted” or “prohibited” in the PSP zone in KMC 18.27.020.

The necessary Site Plan Review to establish the land use in the PSP zone shall be processed as a Type 4 land use decision, pursuant to KMC 18.105.030. In accordance with KMC 19.25, a Type 4 land use decision process requires: 1) Director recommendation to Hearing Examiner; 2) Public hearing and Hearing Examiner recommendation to City Council; 3) Decision by City Council on the record.

The Site Plan Review application has been processed as a Type 4 land use decision pursuant to KMC 19.25. The key milestones on the application to date are as follows:

- 11/18/13: Application filed (exhibits 1-8).
- 12/4/13: Application determined complete pursuant to KMC 19.25.050 (exhibit 9).
- 12/12/13: Notice of Application and Optional SEPA Notice with 21 day comment period issued pursuant to KMC 19.25.060 (exhibit 10).
- 12/16/13: City’s first review comments sent to applicant (exhibit 12).
- 1/2/14: Notice of Application and SEPA comment period ended.
- 1/14/14: Applicant’s second submittal received (exhibit 13).
- 1/29/14: City’s second review comments sent to applicant (exhibit 14).
- 2/12/14: Notice of Hearing and SEPA Determination of Non-Significance issued (exhibits 17, 18).
- 3/5/14: SEPA appeal period ends.

IV. FINDINGS AND CONCLUSIONS:

The Site Plan application has been reviewed for compliance with the Kenmore Zoning Code (KMC Title 18), the 2009 King County Surface Water Design Manual (KCSWDM) as adopted in KMC 13.35, the 1993 King County Road Standards (KCRS) as adopted in KMC 12.50, and other applicable City regulations. The following are findings and conclusions:

1. Site Characteristics

The site is rectangular shaped and is located at the southeast corner of the intersection at 73rd Avenue NE and NE 181st Street (exhibit 4). Bordering the site is an existing former sheriff precinct to the north, park-and-ride lot to the south, retail and fire station to the west, and Swamp Creek and associated wetlands to the east. NE 181st Street, a private road, is partially located on the northern portion of the site and bisects the site at the mid-point where it connects south to the park-and-ride. The road serves as a physical barrier between the developed portion of the site and Swamp Creek and wetlands to the east. The site is developed with a former fire station (13,276 square feet in size) and associated surface parking. Access to the parking lot serving the site is from NE 181st Street on the north, while access to the apparatus bays is from 73rd Avenue NE (and connecting through the structure to the parking on the eastern side of the building).

2. Kenmore Comprehensive Plan

- a. The application was reviewed for compliance with the adopted policies of the Kenmore Comprehensive Plan. KMC Title 18 “Zoning,” and other applicable City development regulations have been adopted to ensure consistency with, and implement, the Kenmore Comprehensive Plan.

The application is consistent with the following goals and policies (among others) of the Kenmore Comprehensive Plan:

- i. Policy LU-1.4.2 of the Land use Element states: “Ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community, and regional levels.” The PSP zone provides a process to establish classified land uses not otherwise established as permitted in the PSP zone through a Type 4 Site Plan Review ensuring a wide range of potential uses may be considered.
- ii. Policy LU-25.2.6 of the Economic Development Sub-Element states: “Encourage adequate child care and adult care facilities to support a diverse work force.” The application proposes to establish a Montessori school which also provides childcare.

CONCLUSION: The application has been reviewed for consistency with the goals and policies of the Kenmore Comprehensive Plan and determined to be consistent.

3. SEPA (RCW 43.21C, KMC 19.35)

- a. The Site Plan application exceeds the categorical exemptions from the State Environmental Policy Act (SEPA) pursuant to KMC 19.35.060 and WAC 197-11-800. A SEPA Environmental Checklist was prepared by the applicant and filed with the application (exhibit 8).
- b. The Optional Determination of Non-Significance (DNS) process was used to combine the 21 day Notice of Application comment period and SEPA comment period pursuant to WAC 197-11-355 (exhibit 10). The comment period ended 1/2/14. One agency comment/inquiry from the King County Wastewater Treatment Division was received during the comment period, but was determined to be not applicable (exhibit 11).
- c. A SEPA DNS was issued concurrently with the Notice of Hearing on 2/12/14 (exhibits 17, 18). The SEPA Environmental Checklist was attached to the SEPA DNS and mailed to SEPA agencies. SEPA appeals must be filed by 3/5/14. Should an appeal of the City’s SEPA DNS be filed, the SEPA appeal hearing would be consolidated with the public hearing.

CONCLUSION: The application exceeds the SEPA exemption thresholds. A SEPA Environmental Checklist has been completed and reviewed by the City. A SEPA DNS has been issued in accordance with KMC 19.35 and WAC 197-11.

4. Environmentally Critical Areas (KMC 18.55)

- a. The eastern portion of the site contains class 1 wetlands, flood hazard area (100 year floodplain, floodway), seismic hazard area, and is protected by a permanent conservation easement (exhibits 2, 4). No improvements or alterations are proposed on the eastern portion of the site which would impact environmentally critical areas or conflict with the conservation easement.
- b. The site is located less than 900 feet from a heron rookery. Heron habitat is protected as a habitat of importance pursuant to KMC 18.55.500. In accordance with KMC 18.55.530.B.2, between January 1st and July 31st no clearing, grading, or land disturbing activity shall be allowed within 900 feet of a heron rookery unless approved by the City and the Washington Department of Fish and Wildlife (WDFW). The application does not include any clearing, grading, or land disturbing activity which would be prohibited. The final construction permits should be reviewed to confirm construction activities do not warrant further review for compliance with heron rookery

protection standards.

CONCLUSION: The environmentally critical areas on site will not be impacted. The final construction permits should be reviewed to confirm construction activities within 900 feet of the heron rookery do not warrant further review and/or approval of a habitat management plan.

5. Public/Semi-Public Zone & General Development Standards (KMC 18.27 & KMC 18.30)

- a. The site is zoned PSP (Public/Semi-Public). The proposed Montessori school is classified as a “day care II” pursuant to the zoning code definition which includes nursery schools for children under minimum age for education in public schools, privately conducted kindergartens or pre-kindergartens when not a part of a public or parochial school, and programs covering after-school care for school children. These establishments are sub-classified as “day care I” (maximum of 12 children in any 24-hour period) and “day care II” (over 12 children in any 24-hour period) pursuant to KMC 18.20.650.
- b. While a “day care” is classified in the zoning code, it is not specifically listed as being permitted, conditionally permitted, or prohibited in the PSP zone use allowances in KMC 18.27.020, Table A. Pursuant to KMC 18.27.020.B, classified land uses not listed or prohibited in Table A may be allowed through completion of a Site Plan Review process in accordance with KMC 18.27.060 and KMC 18.105. As noted above, the Site Plan Review is required to go through a Type 4 land use review process. An approval of the Site Plan application would establish the proposed Montessori school (day care II) as a permitted use on the site.
- c. The proposed re-use of the existing structure on site will not alter any physical dimensions of the existing structure. Any future alterations to the site or the structure’s size, shape, or height will be reviewed for compliance with the PSP development standards pursuant to KMC 18.27.040.
- d. Trash/recycle storage space for development shall comply with the size, location, and screening standards in KMC 18.30.250. The proposed storage location has been reviewed for the size, location, and screening standards and determined to comply. The application will be conditioned for construction permits to be reviewed for compliance with these provisions.

CONCLUSION: The application complies with applicable standards of the PSP zone and general development standards as provided in KMC 18.27 and KMC 18.30. The application should be conditioned for all applicable standards to be confirmed during construction permit review.

6. Landscaping (KMC 18.35)

- a. The application has been reviewed for compliance with the landscape standards in KMC 18.35. The proposed use is a “commercial development” for landscape screening purposes pursuant to KMC 18.35.030.
- b. In accordance with KMC 18.35.045, commercial development requires a minimum 10 feet of type 3 landscaping on the street frontage. New landscaping will be required in areas of new improvements or alterations, and may also be required in locations where necessary to bring the existing landscaping up to type 3 standards, as identified in KMC 18.35.040.C. The site plan (exhibit 4) identifies areas of new landscape improvements on the 73rd Avenue NE frontage. A final landscape plan will be required at the time of construction permit review.
- c. Parking lot landscaping is required at a rate of 25 square feet per parking stall, in accordance with

KMC 18.35.045. Parking lot landscaping is required in areas where alterations to the existing parking area are proposed. The site plan (exhibit 4) depicts areas of new parking lot landscaping. A final landscape plan will be required at the time of construction permit review.

CONCLUSION: The application complies with the landscaping requirements outlined in KMC 18.35. The application will be conditioned to ensure all landscape requirements are met prior to completion of the project.

7. Downtown Design Standards (KMC 18.52)

- a. The site is subject to the Downtown Design Standards because it is zoned PSP and is abutting properties zoned Downtown Commercial, pursuant to KMC 18.27.050.D. The site is subject to "Standard 1" of the design standards as shown on Figure KMC 18.52.070.A.1.
- b. For proposed existing structure exterior remodels or other activities that are less than new construction, the City shall determine the extent of compliance with the design standards as appropriate to recognize current conditions and further the intent of the design standards. The required design or development standards shall be related to the improvement proposed pursuant to KMC 18.52.070.G.
- c. Compliance with applicable design standards have been reviewed based on the scope of the alterations to the existing site and building. The application meets applicable design standards based on the following:
 - i. Pedestrian Walkways (KMC 18.52.100): Pedestrian walkways are proposed to connect the 73rd Avenue NE sidewalk to the new entrance on the western side of the building and to provide pedestrian walkways within the parking lots on both the east and west of the building (exhibit 4). These internal pedestrian walkways will also supplement the new sidewalk adjacent to NE 181st Street. Compliance with specific pedestrian walkway standards will be verified during construction permit review.
 - ii. Parking Lot Screening (KMC 18.52.180): The application will re-configure the former apparatus bays and driveway on 73rd Avenue NE and establish a surface parking lot for up to 5 parking stalls (exhibit 4). A new 10 foot landscape strip will be provided adjacent to the parking stalls and will be planted with vegetation to meet parking lot screening requirements. Final screening and landscape requirements will be verified during construction permit review.
 - iii. Location of Driveways (KMC 18.52.190): The existing driveway on 73rd Avenue NE will be re-configured and reduced in width to 25 feet (exhibit 4). The sidewalk abutting the street will be restored and will provide continuous paving across the driveway, furthering the intent of KMC 18.52.190.
 - iv. Outdoor Service and Storage Areas (KMC 18.52.200): The proposed location and screening of the trash/recycle collection area meet the required screening requirements. The final screening of the collection area will be reviewed for compliance during construction permit review.
 - v. Building Design Standards: Five existing fire apparatus bays exist on the building's west facade. The application proposes to permanently remove 2 of the bay doors on the west facade and replace them with a new building entrance and windows. The proposed

alterations to the west façade further the intent of the following building design standards: “visible building entrances,” “ground floor facades,” and “ground floor transparency and visibility.” Construction plans will be reviewed to verify final compliance with these standards.

CONCLUSION: The application was reviewed for compliance with KMC 18.52. The application complies with the applicable standards provided in the Downtown Design Standards, KMC 18.52.

8. Surface Water (KMC 13.35 & 2009 KCSWDM)

- a. The application is subject to compliance with the 2009 King County Surface Water Design Manual (KCSWDM), as adopted and amended in KMC 13.35
- b. Based on the scope of proposed improvements, the project is a “redevelopment” as defined by the KCSWDM. The application will create less than 5,000 square feet of new plus replaced impervious surfaces and is exempt from drainage review pursuant to KMC 13.35 and KCSWDM 1.1.1.

CONCLUSION: The application is exempt from drainage review per the 2009 KCSWDM and KMC 13.35.

9. Road Standards, Traffic, & Parking (KMC 12.50, 1993 KCRS, & KMC 18.40)

- a. The application is subject to compliance with the design standards outlined in the 1993 King County Road Standards (KCRS) and KMC 12.50, Street Standards. The 2007 King County Road Design and Construction Standards shall be referenced for newer construction standards, when appropriate, pursuant to KMC 12.50.010.
- b. 73rd Avenue NE is classified as a minor arterial road pursuant to KCRS 2.02. Minor arterial streets typically require a minimum roadway/pavement width of 44 feet and a right-of-way width of 84 feet.
- c. The existing 73rd Avenue NE roadway is approximately 40-42 feet wide and the right-of-way width is 60-62 feet wide along the subject property. To satisfy minor arterial street and right-of-way standards, the application would be required to widen the roadway 2-4 feet and dedicate 12 feet of property frontage to the City for right-of-way purposes.
- d. The applicant submitted a road standards variance request to deviate from the requirement to widen the 73rd Avenue NE roadway and dedicate right-of-way. The request was reviewed for compliance with the criteria in KCRS 1.08 and was approved (exhibit 7).
- e. The existing driveway cut on 73rd Avenue NE exceeds the typical commercial driveway width standards, based on the previous use of the building as a fire station with multiple fire apparatus bays. The application will be required to restore the existing frontage by removing the commercial driveway on 73rd Avenue NE and replacing it with a new driveway consistent with the commercial driveway standards in KMC 12.50 and 2007 KCRS 3.1. The replacement shall include new vertical curb and gutter, 8 foot sidewalk, and street trees in grates at the back of curb spaced at 40 foot centers within the limits of the existing driveway curb cut.
- f. NE 181st Street along the project frontage is a private road and is classified as a commercial minor access street pursuant to KCRS 2.04. Commercial minor access streets typically require 24

feet of pavement width with sidewalk on both sides.

- g. The current travel way for NE 181st Street is approximately 22-26 feet wide, with no sidewalks on either side. The existing NE 181st Street improvements abutting the project site does not comply with commercial minor access street standards.
- h. The primary building entrance and parking lot entrance serving the new day care use is located on the eastern side of the building and is accessed from NE 181st Street. As noted in the applicant's trip generation assessment (exhibit 6), the new use will result in a net increase of vehicle trips to the site, thereby impacting the segment of NE 181st Street between the intersection with 73rd Avenue NE and the parking lot entrance serving both staff and students. No sidewalks or pedestrian walkway currently exists on this affected portion of NE 181st Street (exhibit 20).
- i. In accordance with KCRS 1.03.B, any land development abutting and impacting existing roads shall improve the frontage of those roads in accordance with the adopted road standards. The extent of improvements shall be based on an assessment of the impacts of the proposed land development.
- j. Staff has assessed the scope of traffic impact on the existing road directly serving the use (NE 181st Street) as well as the existing roadway improvements and has determined the application shall provide a 5 foot wide, Americans with Disabilities Act (ADA) compliant, concrete sidewalk along the existing back of curb on NE 181st Street between 73rd Avenue NE and the existing walkway adjacent to the existing parking lot entrance on NE 181st Street (exhibit 19). The sidewalk is the minimum necessary improvement in order to provide pedestrian access on the portion of the impacted road as well as to provide pedestrian access to the building's main entrance. The new sidewalk shall connect to the existing sidewalk on 73rd Avenue NE in a manner that meets current ADA standards.
- k. A trip generation assessment was submitted as part of the application (exhibit 6). The trip assessment assumes a maximum of 135 students and 20 staff members and is based on morning day care provided from 7:00 a.m. to 9:00 a.m., morning pre-school provided 9:00 a.m. to 11:30 a.m., afternoon preschool provided 12:45 p.m. to 3:15 p.m., and afternoon day care provided 3:15 p.m. to 6:30 p.m. The trip distribution is based on the applicant's experience managing other similar facilities. The final result of the trip generation assessment suggests 16 p.m. peak-hour trips resulting from the proposed use.
- l. Based on the "New Northshore Fire Station Updated Level 1 Traffic Analysis" submitted under project CSP2008-026, the previous fire station use created 14 p.m. peak-hour trips.
- m. Based on the trip generation assessment for the proposed use (day care II), and the traffic study available from the previous use (fire station), the project will result in a traffic increase of 2 p.m. peak-hour trips. The traffic increase exceeds 5 percent of the total previous trips and therefore the project shall be assessed traffic impact fees for the 2 new p.m. peak-hour trips created by the project, consistent with KMC 20.47.030. Traffic impact fees are assessed at the time of building permit application at the rates in effect at that time.
- n. If any of the assumed variables of the trip generation assessment are altered during future operations on the site, including but not limited to increased students over the assumed maximum value, increased staffing above the assumed maximum value, changes in the operating hours, and changes in the services offered, or if the City observes traffic patterns inconsistent with the trip distribution model, a re-assessment of traffic impacts may be required by the City and traffic

impact fees may be assessed based on the updated traffic impacts.

- o. The number of existing parking stalls on site exceeds the requirements of KMC 18.4.030. The site shall maintain the minimum parking stalls required.
- p. In accordance with KMC 18.40.030.E, any development providing 6 or more parking stalls shall provide bicycle parking. The site plan depicts a proposed bike rack on the southern portion of the site and complies with the bicycle parking requirements (exhibit 4). The application will be conditioned such that bike parking standards are verified prior to construction permit issuance.

CONCLUSION: With incorporation of the recommended conditions, the application meets minimum road and access standards as required per the KCRS and KMC. Staff recommends the application be conditioned so that minimum necessary improvements are completed prior to issuance of a final certificate of occupancy.

10. Fire Protection & Emergency Access (KMC Title 15 & KMC 18.45)

- a. Fire protection and emergency access requirements are outlined in KMC 18.45.080 and KMC Title 15. The Northshore Fire Marshal reviewed the application for compliance with applicable requirements and provided conditions necessary to satisfy fire protection and emergency access requirements.
- b. Fire Marshal conditions have been incorporated into the Recommended Conditions of Approval section below.

CONCLUSION: The application meets the requirements for fire protection and emergency access provided the application is required to comply with the Fire Marshal conditions.

11. Water & Sewer (KMC Title 13 & KMC 18.45)

- a. The site is served with water and sewer services by the Northshore Utility District. The application was reviewed for compliance with KMC 18.45.030 and 18.45.040 for adequate water and sewer services (exhibit 12). Certificates of water and sewer availability were provided by the Northshore Utility District (exhibit 3).
- b. The site currently has a 1.5 inch domestic water meter which can be re-used for the proposed day care II facility. The applicant should also verify the meter size versus the proposed use and fixtures to determine if the existing meter is adequate. A 1.5 inch meter has a typical operating range of 2.5-120 GPM (gallons per minute) with a maximum continuous operation of 80 GPM.
- c. If irrigation is provided, a separate meter and backflow assembly will be required.
- d. A Double Check Valve Assembly (DCVA) will be required directly behind the domestic water meter.
- e. The site currently is connected to sewer located in the 73rd Avenue NE right-of-way and will likely not require any revisions to the side sewer stub.

CONCLUSION: The application meets the water and sewer requirements in KMC Title 13 and KMC 18.45. Staff recommends that the application be conditioned to ensure all requirements related to water and sewer are met prior to completion of the project.

V. RECOMMENDED CONDITIONS OF APPROVAL:

Based upon the above Findings and Conclusions, City staff concludes the above referenced Site Plan application complies with KMC Title 18, as well as other adopted City regulations. In accordance with Type 4 land use permit procedures, the Hearing Examiner shall prepare a recommendation to the City Council pursuant to KMC 19.30.050. City staff respectfully recommends the Hearing Examiner prepare a recommendation to the City Council to **approve** the Site Plan application, subject to the following conditions of approval:

1. All subsequent permit applications and plans shall comply with the approved site plan (exhibit 4), conditions of approval provided herein, applicable zoning regulations of the PSP zone, general development standards in KMC 18.30, and shall incorporate all required features and elements associated with compliance with the Downtown Design Standards in KMC 18.52, or specifically conditioned otherwise. Any modifications to design features shall require City approval.
2. Site Plan approval shall be subject to the time limitations stated in KMC 18.105.060.
3. Site Plan approval does not limit the applicant's responsibility to obtain any required permit or license from the State or other regulatory body.
4. Separate permits are required for building improvements and fire sprinkler/alarm improvements and modifications as identified by the City of Kenmore and Northshore Fire Marshal.
5. An engineering permit shall be obtained for construction of all required site improvements and roadway improvements. Engineering plans for all improvements shall be submitted for review and approval by the City prior to engineering permit issuance.
6. A final landscape plan complying with KMC 18.35 shall be filed for review as part of engineering/building permit review.
7. Construction permits shall be reviewed for compliance with applicable heron habitat protection standards in KMC 18.55.530.
8. The project shall be assessed traffic impact fees, consistent with KMC 20.47, for 2 new p.m. peak-hour trips. The traffic impact fees shall be assessed at the time of building permit application at the impact fee rates in effect at that time. Traffic impact fees shall be due upon building permit issuance.
9. If any variables of the submitted trip generation assessment are altered during future operations on the site, including but not limited to increased students over the assumed maximum value, increased staffing above the assumed maximum value, changes in the operating hours, and changes in the services offered, or if the City observes traffic patterns inconsistent with the submitted trip distribution model, a reassessment of traffic impacts will be required by the City and traffic impact fees may be assessed based on the updated traffic impacts.
10. The site shall maintain the minimum parking stalls required per KMC 18.40.030.
11. Compliance with the bike parking provisions in KMC 18.45.030.E shall be verified prior to final certificate of occupancy for the site.
12. Quick-response sprinklers shall be installed in all light-hazard occupancies as defined by NFPA

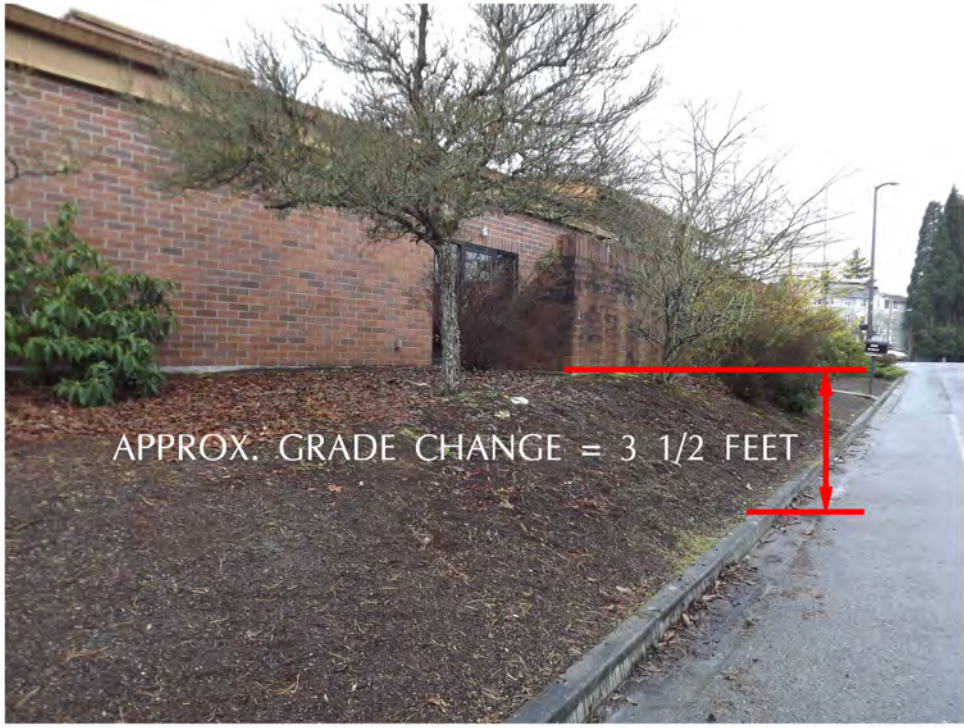
13. Light hazard occupancies or portions thereof are areas where the quantity and/or combustibility of contents is low and fires with relatively low rates of heat release are expected. The areas include: educational, offices, libraries, etc. All sprinklers in light hazard areas shall be replaced with quick-response sprinklers.
13. The existing fire alarm system shall be replaced with a system that meets the requirements of the International Fire Code (IFC) Section 907.2.3. According to IFC Section 907.2.3: A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communications system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E occupancies. The presence of an approved sprinkler system allows the installation of a manual pull in a normally occupied location in lieu of pull stations at each exit door.
14. An emergency access key box (Knox box) will be required to be installed on the building.
15. Approved walkways will be required outside of each exit. The walkways shall extend from the exit door to an approved yard, court, or public way.
16. All fire department conditions shall be verified and approved prior to final certificate of occupancy for the site.
17. The applicant shall coordinate directly with the Northshore Utility District for applicable water/sewer permits and permit requirements.
18. If irrigation is provided, a separate meter and backflow assembly shall be required.
19. A Double Check Valve Assembly (DCVA) will be required directly behind the domestic water meter.
20. Prior to issuance of certificate of occupancy, the applicant shall remove the existing driveway on 73rd Avenue NE and restore the existing frontage by constructing a new driveway consistent with the commercial driveway standards of KMC 12.50 and 2007 KCRS 3.1, and constructing new vertical curb & gutter, 8 foot wide sidewalk, street trees in grates at the back of curb spaced at 40 foot centers within the limits of the existing driveway curb cut.
21. Prior to issuance of certificate of occupancy, the applicant shall provide a 5 foot wide, ADA compliant, concrete sidewalk along the existing back of curb of NE 181st Street between 73rd Avenue NE and the existing walkway adjacent to the existing parking lot entrance on NE 181st Street. The new sidewalk shall connect with the existing sidewalk on 73rd Avenue NE and be ADA compliant.

TRANSMITTED TO:

Ted Hunter, Sound Law Center (Hearing Examiner)
Kevin Broderick, Broderick Architects (applicant)
Northshore Fire District (property owner)

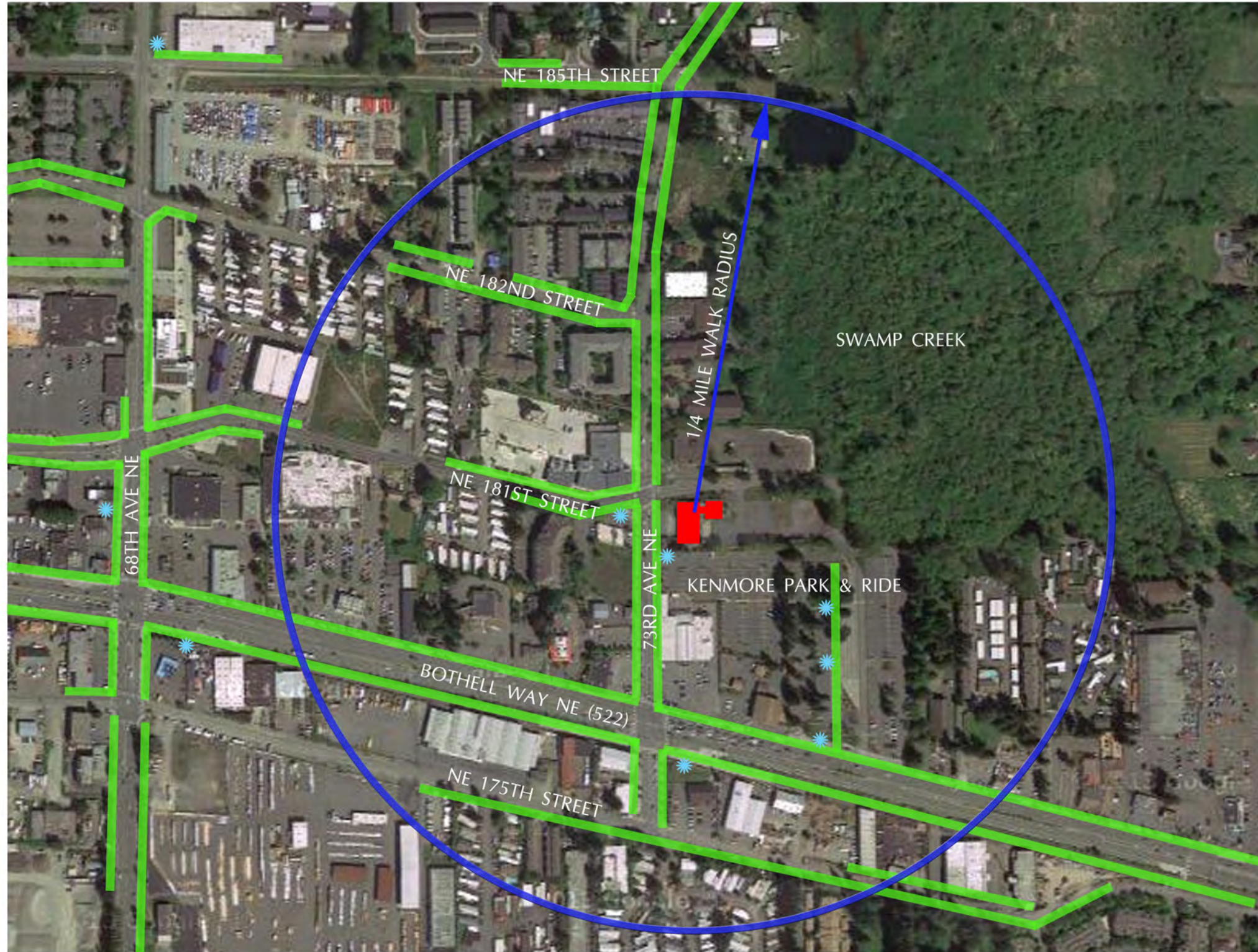
KENMORE MONTESSORI SCHOOL

11 MARCH 2014



APPROX. GRADE CHANGE = 3 1/2 FEET

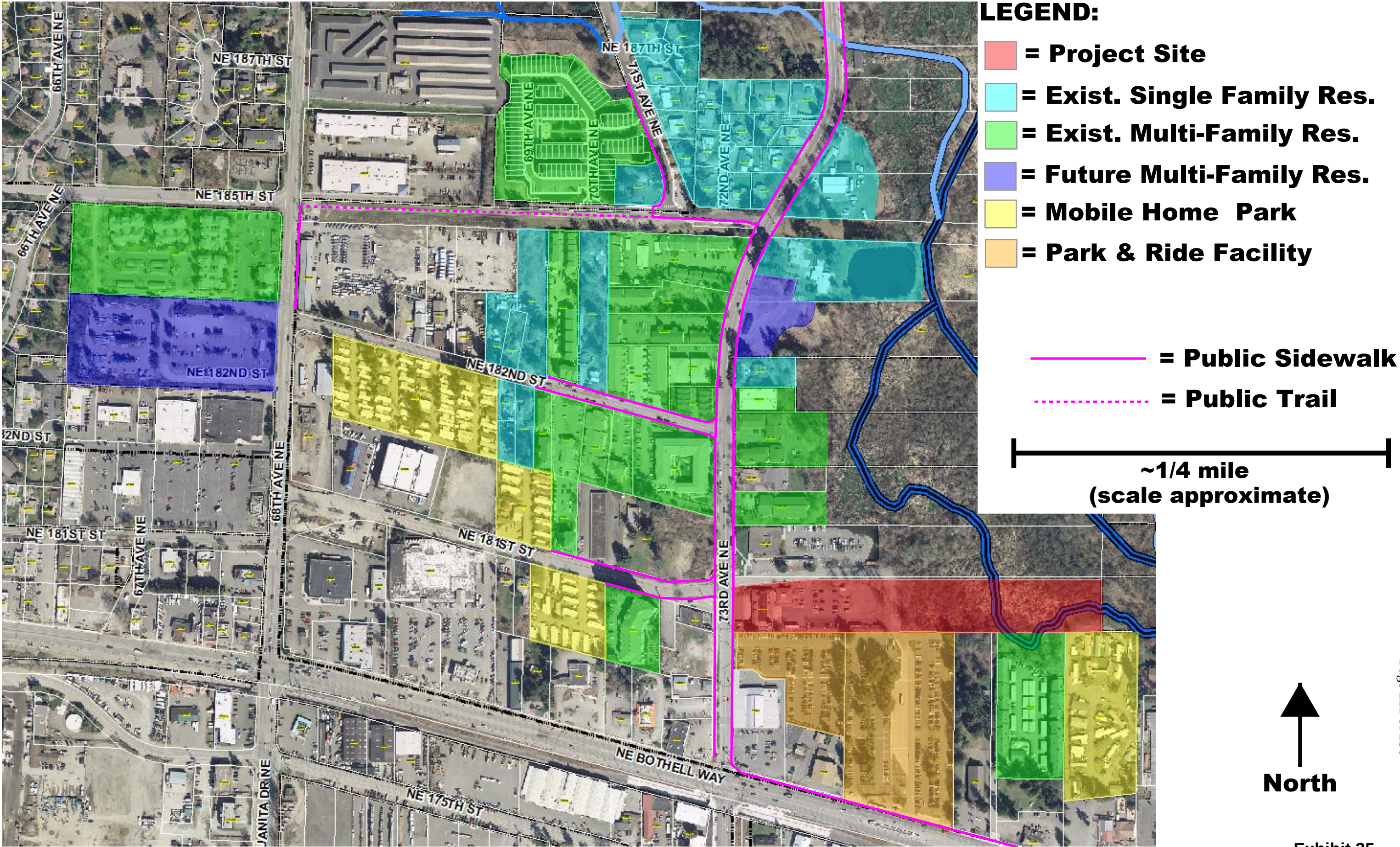
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11 MARCH 2014

KENMORE MONTESSORI SCHOOL







City of
Kenmore

Kenmore Montessori School

Kenmore Montessori School Commercial Site Plan

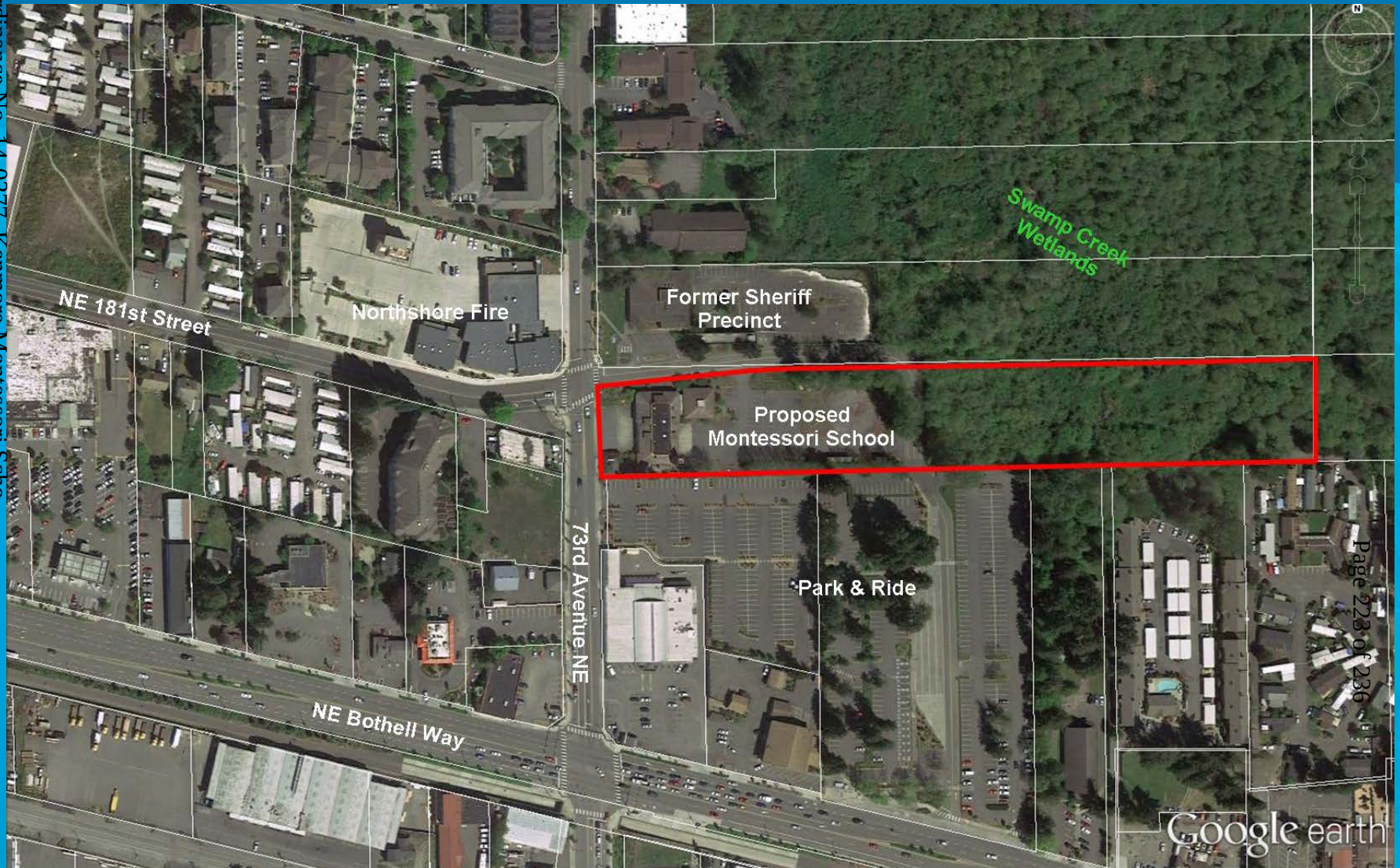
March 27, 2014



City of
Kenmore

Kenmore Montessori School

II. Adopt Ordinance No. 14-0377, Kenmore Montessori Scho...



Page 223 of 236

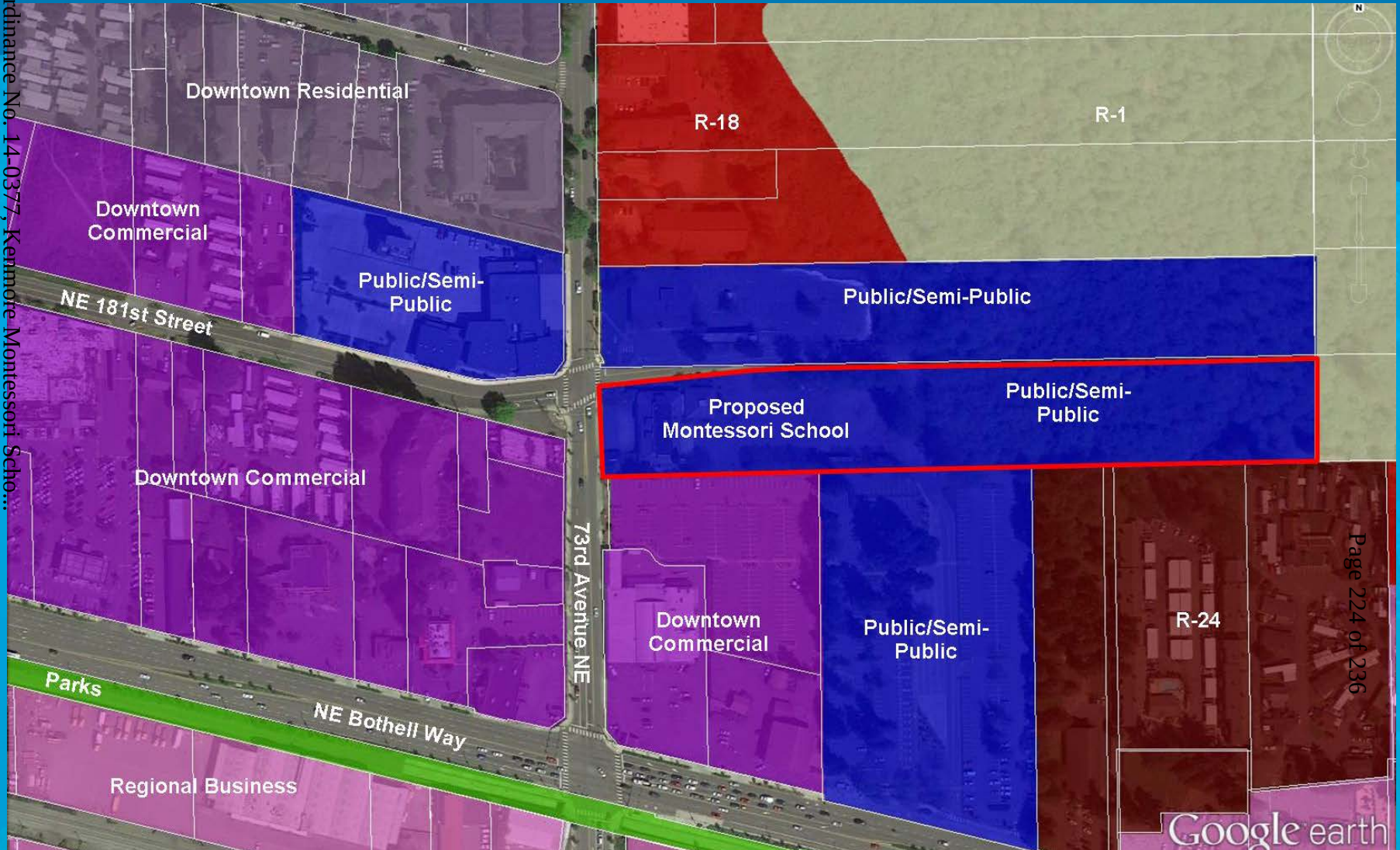
Site Located at 18030 73rd Avenue NE



City of
Kenmore

Kenmore Montessori School

II. Adopt Ordinance No. 14-0377, Kenmore Montessori School...



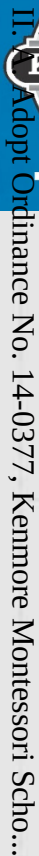
Page 224 of 236

Site Located at 18030 73rd Avenue NE – Surrounding Zoning



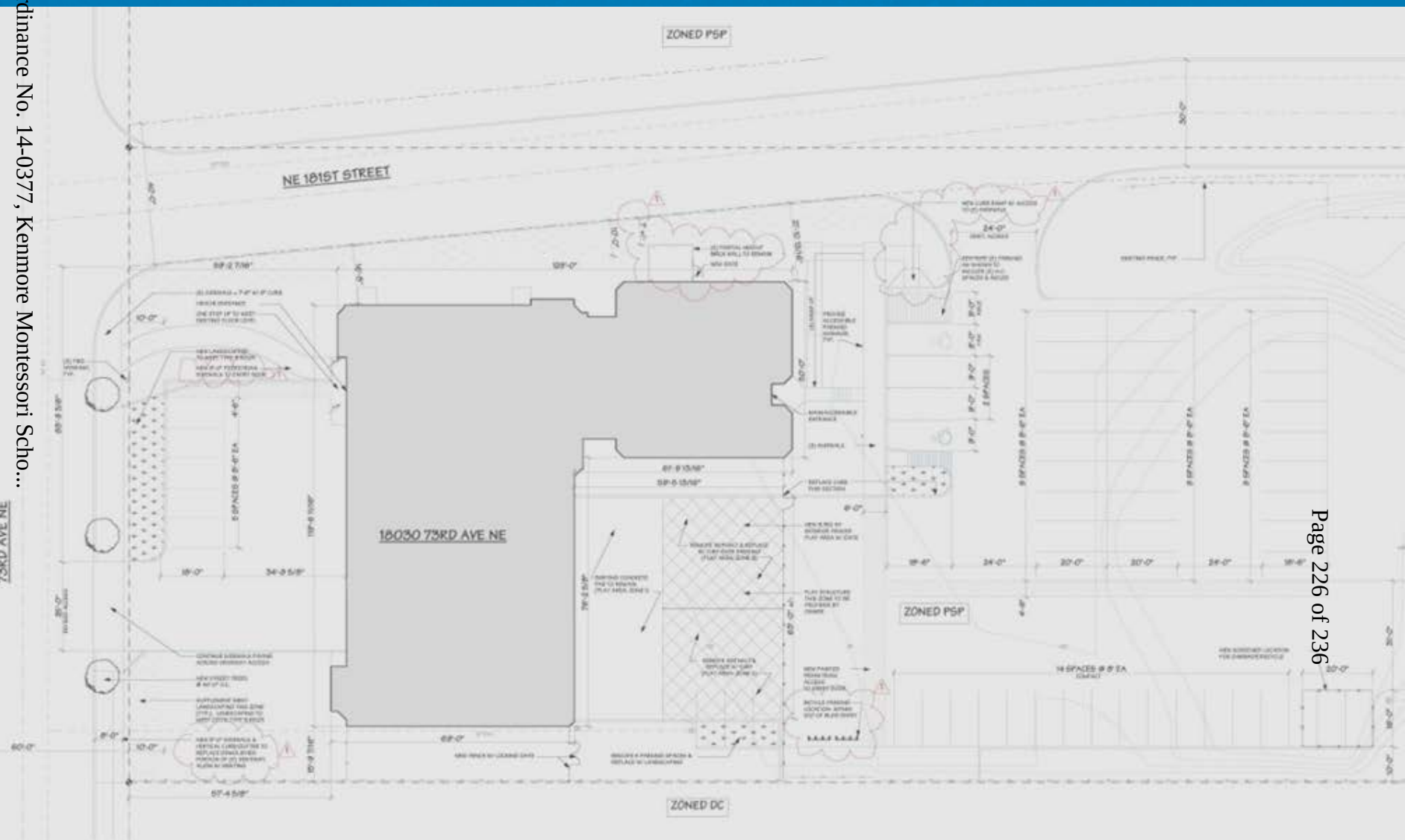
Project Overview

- 4.67 acre site (former fire station)
- Existing 13,276 sq ft building to be used as Private Montessori School
- Private Montessori school classified as “daycare II” facility per zoning land use definition
- Up to 135 students in 7 classrooms
- Indoor/outdoor play area
- Reconfigure 73rd Ave NE frontage
- Student drop-off/pick-up area on east of building
- Drop-off time starts 7:00 am – school closes 6:30 pm
- Supplement landscaping where necessary
- New curbing & pedestrian walkway/stripping in parking areas
- Modify 73rd Avenue NE building entrance
- New sidewalk on NE 181st Street between 73rd Ave NE & main entrance on east



73RD AVE NE

Page 226 of 236





Development Review

- Kenmore Development Review Team determined compliance with:
 - Zoning (landscaping, design standards, etc)
 - Parking
 - Road standards & traffic
 - Emergency access
 - Stormwater



Review Process

- Proposed use is not established in the PSP zone as “permitted” “conditionally permitted” or “prohibited”
- Site Plan Review allows land uses identified in zoning code to be established in these instances through Type 4 land use process.
- Type 4 process requires:
 - Staff recommendation to Hearing Examiner
 - Public hearing & Hearing Examiner recommendation to Council
 - Final Decision by City Council on the hearing record



- Public notification of project
 - Adjacent property owners within 1,000 feet of site
 - Notice posted on site
 - Publication in *Seattle Times*
 - Notified other agencies & organizations as part of environmental review
 - No public comments received



Public Process cont.

- Public hearing notification
 - Sent to same parties identified as part of initial notice
- Public Hearing held March 11th at City Hall
 - Staff recommended a recommendation to approve the application with conditions
 - No members of the public attended



- Hearing Examiner is recommending City Council approve application with conditions
- Examiner conditions incorporated all staff recommended conditions – with two exceptions:
 - Requires west entrance to be ADA accessible
 - Modified requirement for sidewalk on NE 181st St



- Hearing Examiner condition recommends:
 - Safe walking path at the back of curb
 - Shall be flat walking surface with a suitable material
 - “Dimensions & materials” to be agreed to by the Applicant and City
- City staff & Applicant have since agreed to dimension & material:
 - 5 foot wide ADA compliant concrete sidewalk
 - Matches initial staff recommendation to Hearing Examiner
 - Revised Ordinance 14-0377 reflects agreement



- Adoption of Revised Ordinance 14-0377:
 - Accepts Hearing Examiner recommendation to approve application with conditions
 - Incorporates Applicant & City agreed upon “dimension and materials” of NE 181st St sidewalk
- Approval of Site Plan will allow Montessori School to move forward with construction
- Questions?



City Council Business Agenda Item City of Kenmore, WA

Subject/Topic: Northshore Summit Park Construction Budget Amendment

For Council Meeting Agenda of: March 27, 2014

Department: Community Development

Prepared by: Marc Connelly, Parks Project Manager

Initial & Date

Approved by Department Head: _____

Approved by City Attorney: _____

Approved by Finance Director: _____

Approved by City Manager: _____

Proposed Council Action/Motion: Motion to increase the 2013 Northshore Summit Park Project Budget from \$659,000 to \$705,000 (increase of \$46,000) utilizing available Park Impact Fees. This will enable staff to approve additional work necessary to complete the project.

Exhibits/Attachments:

1. Graphic: Drainage and sod site locations and photographs

Expenditure Required \$46,000.

Amount Budgeted \$659,000 of Park Impact Fees for improvements at Northshore Summit Park, consistent with the adopted 2013-2018 adopted Capital Improvement Program (CIP).

Appropriation Required \$46,000 (for additional park improvements) in addition to the \$659,000 budgeted

INFORMATION/BACKGROUND:

The increased funding is needed to complete additional improvements to solve unforeseen site conditions related primarily to drainage issues and to ensure the site is more immediately useable upon its official opening.

The following table contains a summary of the current budget status and estimated extra project costs (includes contingency and sales tax) rounded to the nearest dollar:

Current Budget Status	\$659,000
Design/Engineering (including 2 amendments)	122,156
Construction Contract	375,100
Playground Equipment/Installation (includes \$20,000 grant)	95,067
Permits	6,492
Water Meter (NUD)	2,800
Change Order 1 (white noise equipment alarms)	1,989
Change Order 2 (unsuitable soils/extra tree removal)	29,764
New Park Sign	8,063
Park Project manager	10,000
Current Balance	7,569

Anticipated Expenses to Finish

Current Balance	\$7,569
Drainage correction north property line	\$5,000
Drainage correction standard trail (pending change order)	\$27,539
Additional equipment alarm (pending change order)	\$400
Engineering Costs for extra drainage work(Osborne)	\$3,000
1 percent for the arts (required by ordinance)	\$3,751
Park Project Manager (estimate)	\$5,000
Sodding Upper Play Area (optional)	\$8,552
Budget Increase Needed (rounded to nearest \$)	\$46,000

Attached are photos and locations of the drainage issues and the area proposed for sodding:

Background:

Since the present budget will be exceeded as a result of the needed extra work, a budget increase is necessary and approval by City Council is required by policy. Completion of these drainage improvements is necessary to protect existing site improvements and enable the contractor to complete the remaining elements of the park master plan. About 12 days remain on the current contract. The approval of the budget amendment will allow for the completion of the park and weather permitting allow for an April/May opening.

February 3-March 12, 2014

Work suspended due to wet site conditions.

October 28, 2013

Work begins on the Northshore Summit Park by Road Construction Northwest.

September 22, 2013

City Council awards bid to the low bidder Road Construction Northwest and authorizes the City Manager to sign and execute a construction contract for the improvements to Northshore Summit Park.

July 15, 2013

City Council approves budget amendment for Northshore Summit to complete all improvements related to the adopted master plan.

FISCAL CONSIDERATION: The adopted 2013-2018 CIP allocates \$659,000 of Park Impact Fees in 2013 for design and construction costs of Northshore Summit Park following the amendment of the CIP by the City Council in late 2013. The projected balance of Park Impact Fees at the end of 2013 was expected to be \$1,562,656. The previous budget amendment for the project reduced the fund to approximately \$1,093,656. Utilizing this projection from September 2013, the requested budget increase of \$46,000 would reduce the Park Impact Fee Fund to \$1,047,656.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED: Goal 5 – Implement a parks improvement and financial plan.

Northshore Summit Park

Drainage Issue Locations and Sod Proposal



Summit Park
July 2013

