

**CITY OF ISSAQUAH
DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT COMMISSION**

STAFF REPORT

February 25, 2016

FILE NO.: COM16-00001

PROJECT: CLARK ELEMENTARY AND GIBSON EK CAMPUS

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REQUEST: Preliminary review for a proposed reconfiguration of the existing Issaquah Middle School site to accommodate the relocation of Clark Elementary School and a new Gibson Ek High School. The campus will include educational support facilities to be housed in portables and the replacement of the existing track and field with a sand playfield (see Proposed Site Plan, Sheet A1.1 of Attachment 3). Some of the existing structures will be demolished to accommodate a new wing for the existing Middle School (400 1st Ave. SE).

This project will be reviewed as a Level 3 Site Development Permit. It will be executed in a phased construction process, with the existing Bldg. 200 (500 1st Avenue SE) expansion permitted separately to house Gibson Ek High School, to meet its schedule for occupancy in September of 2016. The site improvements for the whole campus will be part of phase 2, along with the other existing and new buildings proposed. The new Clark Elementary School is scheduled to open at the start of the 2017 school year.

The project site currently consists of 7 contiguous parcels. The

Clark Elementary School and Gibson Ek High School (PRJ14-00006, COM16-00001)

Issaquah School District has applied for a Lot Line Adjustment to consolidate the 7 existing parcels into one (File no. LLA 16-00002).

SITE ADDRESSES: 400, 420 and 500 1st Avenue SE.

EXISTING LAND USE (See Figure 1. *Existing Land Uses*):

Subject Property: Issaquah Middle School (Community Facilities).

North: Julius Boehm Pool and Issaquah Community Center

South: Multifamily residential; Southeast: Issaquah High School and future Middle School; School District bus yard

East: Conservation/open space owned by the City, Rainier Trail, 2nd Avenue SE, church and single-family residential

West: Single-family residential

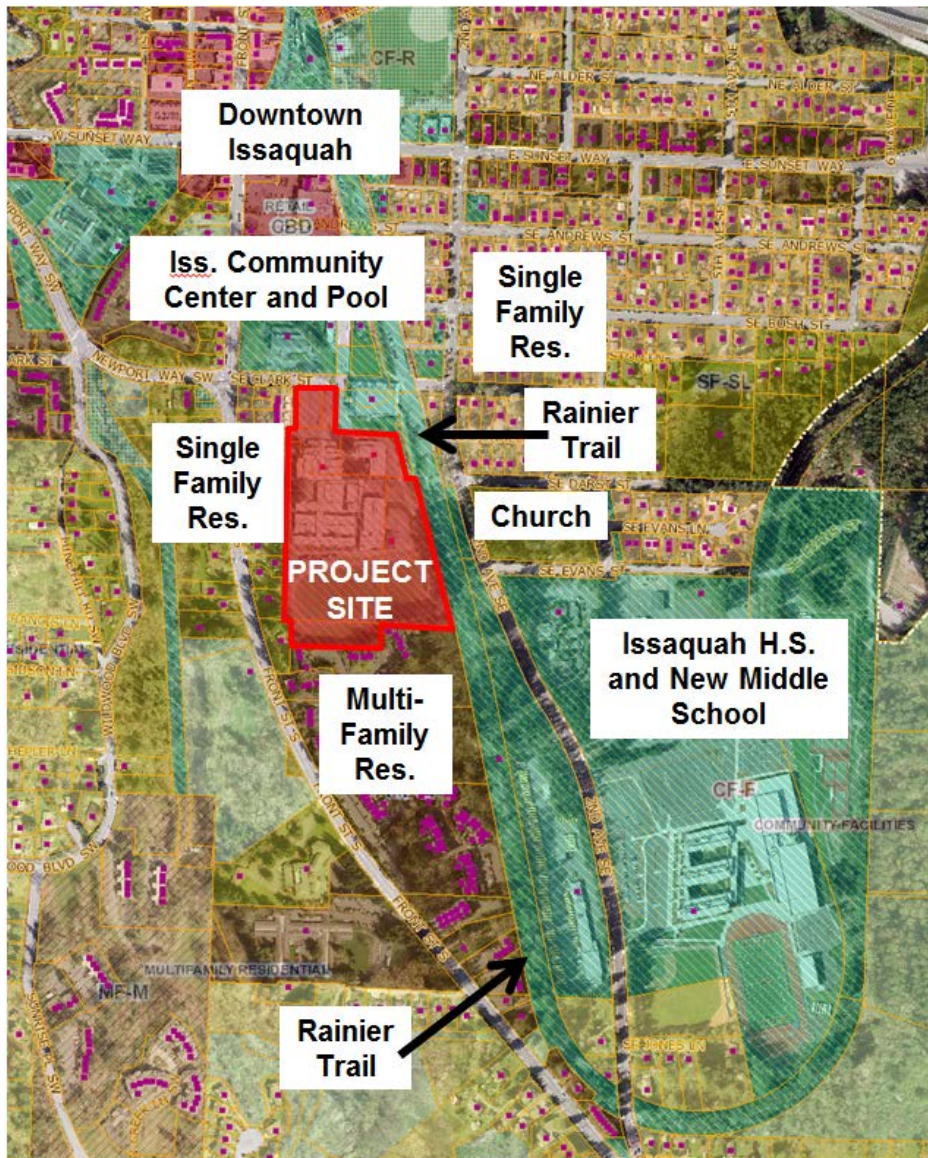


Fig. 1. Existing Land Uses

Clark Elementary School and Gibson Ek High School (PRJ14-00006, COM16-00001)

EXISTING ZONING: The zoning of the property is Community Facilities-Facilities (CF-F), which allows schools. In accordance with IMC 18.07.360, the Development Standards for the site (i.e., setbacks, impervious surface coverage, building height, etc.) are determined by the most restrictive contiguous zoning, which is SF-S, Single Family-Suburban, within the city boundary. See Sheet G-004. *Site Plan, Overall, Zoning Summary*

COMPREHENSIVE PLAN: The site is designated “Community Facilities” by the Issaquah Comprehensive Plan, adopted in 1995 and as amended 2014.

SUBAREA: Olde Town

NEXT STEPS: The applicant will submit an application for a Level 3 Site Development Permit (SDP). Ultimately, the SDP will be reviewed at a public hearing by the Development Commission.

LIST OF ATTACHMENTS:

1. Application and General Information
2. Project Narrative submitted by the Applicant
3. Plans and Photo Simulations
4. Survey of Existing Conditions
5. Building Height Analysis of Existing Nonconforming Building (Gibson Ek)

COMMUNITY CONFERENCE - PURPOSE:

This meeting scheduled before the Development Commission is for the informal "Community Conference" meeting required as part of the development approval process. A Site Development Permit will be required for this project.

Section 18.04.140(A) of the Issaquah Land Use Code states the following under Community Conference Purpose:

"The Community Conference is an informal community meeting, hosted by the Development Commission. The purpose of the meeting is to generate discussion, raise issues, and propose creative options relative to the proposed project. It is intended to provide a means by which the applicant, staff, the Development Commission and the public are able to work together in a productive and creative manner. However, options and issues raised may not be all inclusive and no guarantees on the project outcome are made at this stage."

Section 18.04.140 (B) states the following under Community Conference Expectations:

"The applicant can expect the following results from the conference:

- 1) *The more information an applicant can provide for a community conference, the more complete staff's review and input will be for the proposal.*
- 2) *Any information or opinions expressed by the Development Commission or the staff shall not be binding on the final decision or constitute approval or denial of the proposed project.*

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- 3) *Inconsistency with the Comprehensive Plans, Guiding Principles or City Vision will be discussed.*
- 4) *Development Commission, staff and applicant should discuss creative approaches to address challenging site constraints or potential mitigations.*
- 5) *Recommended revisions or modifications to the proposal will be discussed; and*
- 6) *The applicant should be aware that additional modifications will most likely be required before the project review is final and a decision has been made."*

Public Notification:

As part of the Community Conference process, public notice is required to be provided to all property owners within 300 feet of the exterior boundaries of the proposal site at least 10 days prior to the meeting. Notice of the project and the Community Conference meeting was mailed out to 60 property owners on February 19, 2016. Notice of the Community Conference Meeting was also posted on the City's web site.

SITE DEVELOPMENT PERMIT REVIEW:

Purpose: Per IMC 18.07.410, the purpose of the Level 3 Site Development process is to ensure public input and review by the Development Commission, the Development Services Department and other departments for consistency with the development regulations, Design Criteria Checklist (see Chapter 18.07 IMC) and other approval criteria.

Review Process: The basis for a Level 3 Review is IMC 18.06.130, Table of Permitted Land Uses. Under the land use category, "School", both an elementary school and high school are Level 2 reviews. However, the Table has a footnote indicating that sites that are greater than 3 acres are raised to a Level 3 Review.

The Issaquah Municipal Code (IMC) Section 18.04.450 states that Site Development Permits shall be reviewed through the Level 3 Review process. The flow chart in Section 18.04 for Level 3 Review requires the Community Conference for Site Development Permits. As stated above, the Site Development Permit will ultimately be approved at a Public Hearing with the Development Commission. Through that review process, the applicants must show that the project meets the approval criteria for Site Development Permits.

In the event that the Applicant chooses to apply for a Variance, the project will be reviewed as a Level 4 review, with the Hearing Examiner as the decision-maker. Chapter 18.04.160 of the Land Use Code has regulations for "Consolidated permit review process." This section states that the City shall provide for consolidated permit review with a single open record hearing and no more than one (1) closed record appeal as provided with this chapter. The decision of all permits shall be made by the decision-maker of the highest level of review. For the Clark Elementary and Gibson Ek project, that would be the Hearing Examiner for each of the land use applications.

PROJECT DESCRIPTION AND STAFF ANALYSIS:

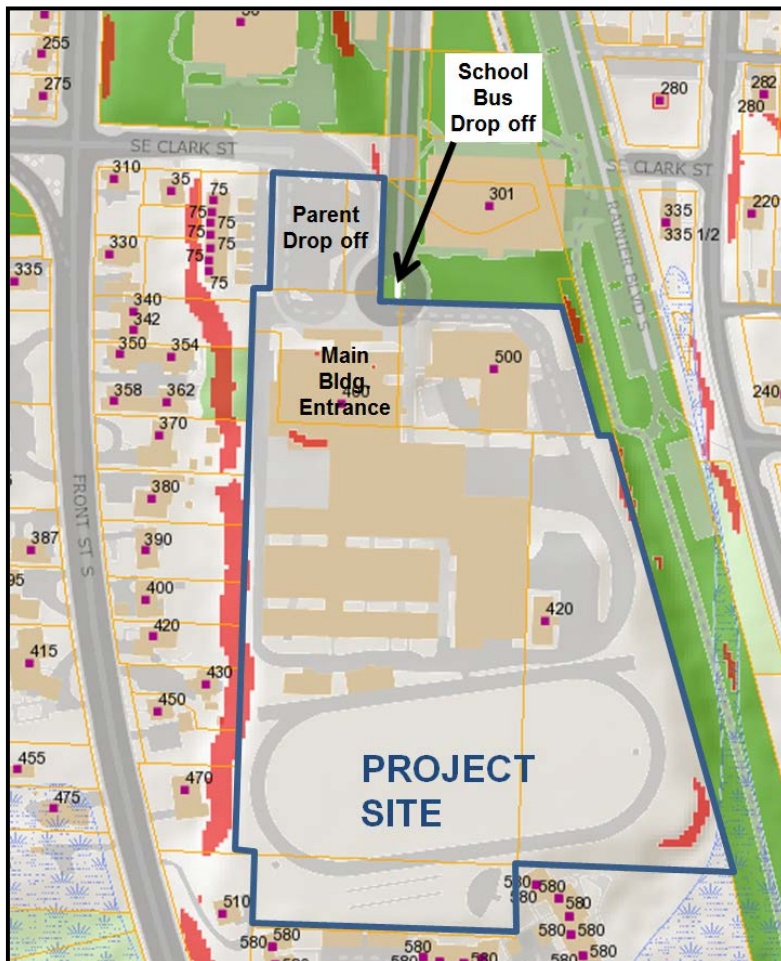
Staff analysis for this meeting is focused on how the proposed development meets the intent and general standards of the Comprehensive Plan and Land Use Code.

Project Background

On February 18, 2015 and May 6, 2015, the Development Commission reviewed the Site Development Permit and Master Plan for the Issaquah Middle School. At that public hearing, City Staff and the School District presented a two-phased proposal that involved the construction of the new Middle School building as Phase 1 and the construction of the playfields as Phase 2. In order to implement phase 2 of the Issaquah Middle School project, a new Clark Elementary School has to be built before the existing Clark Elementary School can be demolished. The construction of a new Clark Elementary School in the current Issaquah Middle School site (Interim Phase), is the subject of this Community Conference review.

During the SEPA review of the new Middle School, traffic impact analysis included interim impacts on the project site and the future Middle School/existing Issaquah High School site, as well as ultimate build out of phase 2, when Clark Elementary School is relocated to this project site. Traffic mitigation included additional improvements at the intersection of SE Clark and Front Street, to serve this new Clark Elementary campus and the Tiger Mountain Community High School (TMCHS). However, it did not factor the transition of TMCHS into the Gibson Ek High School. For this reason, Staff has required the School District to revise its Traffic Impact Analysis to reflect the additional traffic on this project site due to the new Gibson Ek High School.

Existing Conditions:



The project site is currently occupied by the Issaquah Middle School. The main vehicular access is at SE Clark for parents/visitors while school buses arrive through 1st Ave. SE (see Fig. 2, *Existing Conditions*). Both streets lead to the same school building public entrance. Most of the site is impervious, and significant trees are mostly found along the perimeter of the property.

The interior of the site is relatively flat and improved but steep slopes and a small wetland are found in the southeast corner of the property (see **Fig.2, Existing Conditions**, with wetlands shown as a blue grass pattern and steep slopes in red). Steep slopes found between the western boundary of the school property and the single family residences along Front Street drops towards the residential area. The Rainier Trail provides a green corridor at the eastern property line.

Fig.2. Existing Conditions

DESCRIPTION OF PROJECT

See Project Narrative (Attachment 2)

PROJECT REVIEW

This project is being reviewed for compliance with the requirements and criteria for approval in the Site Development Permit and the Community Facilities section of the Issaquah Land Use Code (IMC 18.07.480.E, *Approval Criteria, Non-utility Community Facilities*).

Consistency with the Comprehensive Plan:

The new Clark Elementary School and Gibson Ek High School campus is meant to accommodate growth in student population in the last few years. The Issaquah Comprehensive Plan recognizes the value of quality education in enhancing the quality of life of its residents in Policy HS-3.1 and expressly stating support for the siting of schools in HS-6.1. The proposed development is consistent with these Comprehensive Plan policies. While the proposed use is an expansion of a nonconforming situation, the Land Use Code provides for such expansions for sites zoned CF-Community Facilities where public benefits can be clearly established.

A. USE AND ZONING DISTRICT STANDARDS:

Permitted Use and Development Standards for the Project Site

The proposed site for the Clark Elementary School is zoned Community Facilities- Facilities (CF-F). The intent of the CF-F district, per the IMC 18.06.090. E. 3, is “to provide a land use designation for community facilities...such as indoor recreation oriented development, utilities, government facilities, libraries, daycare, conference centers, schools, park and rides, banquet reception halls, museums, or public/private projects”. Furthermore, the IMC states that ” CF-F zone is primarily for and/or recreation-oriented development that serves the larger community and includes uses that generate high levels of traffic.”

In accordance with the Table of Permitted Land Uses, IMC 18.06.130, “Elementary/Kindergarten” schools are a permitted use in the Community Facilities-Facilities (CF-F) zone. In accordance with IMC18.07.360, the district standards for the project site (i.e., setbacks, impervious surface coverage, building height, etc.) are determined by the most restrictive contiguous zoning,

Permitted Uses and Development Standards for Most Restrictive Contiguous Zoning

The zoning designations for the adjacent land uses are as follows:

Table 1. Zoning Designations of Contiguous Land Uses

Land Use	Zoning District Designation
Issaquah Community Center	CF-F, Community Facilities – Facilities
Julius Boehm Pool	CF-F, Community Facilities - Facilities
Residential Neighborhood, west of project site	SF-SL, Single Family Small Lot
Residential Neighborhood, northwest corner of project site	SF-D, Single Family Duplex
Residential Development south of project site	MF-H, Multi-family High Density

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Determination of Most Restrictive District Standards

The SF-SL, Single Family Small Lot has the most restrictive standards and will be used as the basis for development standards applied to this project.

A comparison of the development standards for the SF-SL, Single Family Small Lot Zoning District and the proposed Clark Elementary School and Gibson Ek High School campus is shown below:

STAFF COMMENTSTable 2. Comparison of SF-S Zone Standards and Clark/Gibson Ek Schools Proposal

District Standards per 18.07.360	SF-SL, Single Family Suburban	Clark/Gibson Ek Schools Proposal
Density or dwell. unit/acre	7.26 DU/Ac	N/A
Minimum lot size	6000 sq. ft.	494,545 s.f. (11.35 acres)
Front Setback	10 feet (Minimum)	30 feet, minimum
Side Setback	6 feet (Minimum)	Varies, but more than 6 feet
Rear Setback	20 feet (Minimum)	30 feet
Impervious Surface	50% (Maximum)	64.83% (exceeds limit)
Pervious Surface	50 % (Minimum)	35.17%
Base Building Height	30 feet	Gibson Ek: 32'-0" (exceeds limit)*
Maximum Building Height	N/A	N/A
Minimum Lot Width	None	More than 70 ft. at narrowest width

* Height proposed is permitted as an expansion of a nonconforming condition.

Expansion of Nonconforming Situations

In accordance with IMC 18.08.085, nonconformities may be continued and expanded, subject to the approval criteria in IMC 18.07.480 and 18.08.060. In particular, it must be shown that, “the public interest will best be served by an expansion of the nonconforming situation.” The expansion of the nonconforming situation must meet the approval criteria established in IMC 18.07.480, Community Facility standards, and at no time shall a nonconforming situation preclude a conforming use.

Based on Table 2 above, the proposed Clark Elementary School does not comply with the required height limit and maximum impervious area. The Applicant has maintained that the existing school structure already exceeds the maximum building height of 30 feet; thus, the structure is deemed legally nonconforming to the zoning standards.

Please see Attachment 5 for existing building height analysis for Building 200 (future Gibson Ek building).

B. COMMUNITY FACILITIES STANDARD (Non-utility Community Facilities)

Specific requirements for community facilities are found in IMC 18.07.480. Development, including retail/commercial uses, is permitted in community facilities only when all of the following criteria are met and as permitted in the Table of Permitted Land Uses (IMC 18.06.130). Accessory retail/commercial uses are permitted as allowed in the accessory use criteria in the Land Use Code.

Staff Comments:

IMC 18.07.480.E, Approval Criteria:

- 1 Architectural Format and Character: Community facility buildings and structures must be compatible with the architectural form of surrounding buildings. Community facility buildings and structures must meet the applicable sections of the Design Criteria Checklist (Chapter 18.07 IMC, Appendix 2);

Staff Comments: The proposed architecture design of the buildings are compatible with the other community facilities immediately north of the campus. The school buildings are not required to be designed with a residential character to be compatible with the residential neighborhood to the west and south. As noted in the Applicant's Project Narrative (Attachment 2), the buildings are set back significantly from the perimeter of the property, thus minimizing their visual impacts to the lower scale residential buildings. However, the Applicant is required to provide view analysis showing what will be visible to the residential neighborhoods, especially the one to the west of the Clark Elementary School building. This neighborhood sits at a lower elevation than the school campus.

The Design Checklist includes the standards to address building and site features compatibility with adjacent properties. The Applicant will be required to demonstrate how the proposed building design and siting complies with the Design Standards in Appendix 2. This project will be reviewed in greater detail to ensure compliance with the Design Checklist at Site Development Permit review.

See additional discussion in Site Lay-out and Building Design in sections E and F below.

2. Development Standards: All buildings and structures shall conform to development standards including setback, height, and impervious surface of the most restrictive contiguous zoning district as established in the District Standards Table (IMC 18.07.360).

Staff Comments: As summarized in the Table 2, *Comparison of SF-SL Zone Standards and Clark/Gibson Ek Schools Proposal*, the proposal complies with all general standards except the impervious area limit. In the Olde Town Subarea, there is no administrative flexibility for reducing the required pervious areas for zoning districts. The only option to increase the impervious area above the limit of 50% is for the Applicant to obtain a Variance, which is a Level 4 Review, subject to the Approval Criteria in IMC18.04.460.B.2.

See discussion on Consolidated Review at "Review Process" section of this staff report.

3. Access: Existing or proposed motorized and non-motorized access to facilities, including barrier-free, pedestrian and bike, are provided and identified;

Staff Comments: The new Clark Elementary School will continue to use the existing bus drop off and vehicular access will continue to be at Clark and 1st Ave. SE. New continuous sidewalks will be required throughout the campus and shall connect to the existing sidewalks on Clark and 1st Ave. SE.

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Site access is continuing to be evaluated by staff as part of the revision to the Traffic Impact Analysis for the Issaquah Middle School (SDP14-00001). Additional site improvements may be required if staff deem necessary.

Staff is concerned about the proposed new parent drop-off in the southern end of the site, which includes a two way driveway and parking for visitors. The intent is for parents to enter the site at the Clark Street entrance and head south, and go around the parking lot to go north and queue for the drop-off or pick-up at the northbound lane of the driveway. In congested situations, it is likely the parents will let their children out if they are in standing traffic while on the southbound lane of the driveway, instead of waiting until they have gone through the full length of driveway to the designated drop-off zone. The Fire Marshal is also concerned that during pick-up and drop-off periods, fire trucks will not be able to use this driveway, which is designated as a fire and emergency vehicle access route.

- 4 Environmental Impacts: The existing natural environment of the area shall be identified, along with impacts of the proposed facility upon the natural environment, and required mitigation shall also be identified;

Staff Comments: Steep slopes are found along the east and west edges of the property, and immediately outside of the west property boundary. As mentioned earlier, there is a wetland area at the southeast corner of the campus. A critical areas report will be required, to evaluate the steep slopes and determine whether the slopes are man-made, and therefore exempt from the critical areas regulation, or not, which will require the project to meet the critical areas development standards prescribed in IMC 18.10.520. The geotech report will also be required to analyze impacts of ground disturbance and soil stability to support the proposed site development.

Per IMC 18.10.500, wetlands and associated buffers shall not be altered. It appears that an existing parking lot is encroaching in the wetland buffer, rendering this a nonconforming site condition. A critical areas report to verify the wetland boundaries, wetland type and corresponding buffer will be required as part of the Site Development Permit (IMC18.10.410.A). The dimensions of the buffers need to be shown on the site plan, and the critical areas report needs to demonstrate how the proposed buffer averaging meets the standards set forth in IMC18.10.650.D.5, Wetland Buffer Averaging Requirements.

- 5 Linkage to Community Facilities: Linkage, if any, by pedestrian and/or bike trail to other community facilities is provided and identified;

Staff Comments: It is not clear from the site plan provided how the proposed campus is connected to the existing community facilities to the north, namely, the Issaquah Community Center and the Julius Boehm Pool, and the Rainier Trail, immediately east of the school site.

A circulation plan will be required as part of the Site Development Permit to demonstrate:

- a. Walk route for school children and pedestrian facilities provided
- b. Bike access from existing bike facilities in the vicinity of the school
- c. Pedestrian and bike access to school facilities after school hours, when gyms and playfield is open

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- 6 Maintenance: Long-term maintenance requirements are identified, funding options are noted, and a long-term maintenance program is provided;

Staff Comment: This information is not provided at this time, but will be required as part of the Site Development Permit review.

- 7 Phasing: Phasing, if any, of the construction of the facility is identified;

Staff Comments: The Applicant intends to expedite the remodel and expansion of the Gibson Ek High School (Building 200 on site plan) apart from the rest of the campus. The phasing schedule is as follows:

Gibson Ek (Building 200): Construction begins in April 2016, completed by August 2016.
Clark Elementary and related portables: Construction begins in August 2016, completed in August 2017.

The remodel and expansion of Building 200 includes the addition of building areas where a courtyard exists today. This area is shown in the cross-hatch pattern on the site plan. Gibson Ek is being reviewed by the City as a building permit, concurrent with the SDP review of the Clark Elementary buildings. Gibson Ek High School will not require any site improvements except for the required utilities serving the building. According to the Applicant, the High School will use the existing surface parking lot to the east and the existing school bus drop off.

- 8 Safety: The safety of all users is ensured through the use of posted regulations and user directions, adequate lighting, marked access points and other methods;

Staff Comment: To be required as part of the SDP review

- 9 Users: The potential users and general percentage of community that will benefit from the facility are identified, with potential conflict among user groups minimized;

Staff Comments: The direct beneficiaries of the new Clark Elementary School and Gibson Ek High School are the students. The school population planned for the two schools is as follows:

Clark Elementary: 664 students, 72 staff (future expansion will accommodate an additional 160 students and 8 staff)

Gibson Ek High School: 250 students and 20 staff

Secondary beneficiaries include their families and people in the community who may use the sports facilities and meeting rooms available for use during non-school hours or in the summer when school is out. The School District will manage the scheduling of activities on site to ensure no conflicts will result from the use of the facilities. The School District has factored in the multiple types of users in its programming and design of the schools.

- 10 Waste/Recycling: Waste/recycling receptacles are provided and identified;

Staff Comments: Location and number of waste and recycling receptacles are not provided at this time and will be reviewed through subsequent permit reviews.

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- 11 Parking/Traffic: Provision for adequate on-site parking, with impacts of the proposed facility upon neighborhood traffic, and required mitigation shall also be identified;

Staff Comments: Per IMC Table 18.09.050 – Table of Off-Street Parking Standards, the required parking for this project is as follows:

Proposed	Required Min. Parking	Required
Clark Elementary: 31 classrooms	3 spaces per classroom	93 spaces
Gibson Ek H.S.: 11 classrooms	4 spaces per classroom plus 1 space per employee/faculty	44 plus 20 spaces for staff/faculty
Office portables, total area: 1850 s.f. each x 5 = 9250 s.f.	1 space/300 s.f.	31 spaces
Portable classrooms : 7	4 spaces per classroom	28 spaces
TOTAL REQUIRED		216 spaces

The Applicant is proposing to provide a total of 242 permanent parking spaces with 81 overflow parking spaces (shown as dashed lines on site plan) in the surface play area located in the center of the site. The Land Use Code does not have a maximum limit to parking spaces.

Off-street parking is distributed throughout the site. The existing parking lot at the building entry will remain. Staff parking for the Clark Elementary will be along the southwestern area of the site. Parking for Gibson Ek will be at the east parking lot.

Up to 60 percent of required parking may be sized for compact cars provided the compact spaces are not located along a fire lane. It is not clear at this time if compact stalls are proposed.

The Applicant shall provide a parking calculation table as part of the SDP application to include the number of bike parking and motorcycle parking stalls, ADA stalls and any proposed compact stalls. The dimensions of stalls shall also be clearly shown on the site plan.

The surface parking lots will be required to meet the Landscape requirements in IMC 18.12.100, including the requirement to provide 1 tree for every 6 parking spaces. The proposed site plan does not show compliance with the landscape standards. It is likely that the total parking spaces will have to be reduced to meet both the impervious area and the landscape requirements. See additional staff comments in “Landscaping and Screening” section below.

Traffic analysis: See discussion in “Project Background” above.

- 12 Signs: All signs shall be kept to a minimum size which is compatible with the surrounding neighborhood and uses, while providing adequate visibility;

Staff Comments: The size of signs is regulated in IMC 18.11.160, *Community facilities/religious facilities signs* and other applicable Sign standards in IMC 18.11. Proposed signs will be reviewed for compliance with the IMC during the construction permit review.

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- 13 Site: For new facilities, it has been established that alternative sites have been considered and it has been established that the proposed site is best suited for the development;

Staff Comments: Not applicable

- 14 Nonconforming Situations: Existing, legally nonconforming situations may be expanded as allowed (IMC 18.08.085, Expansion or reconstruction of nonconforming situations within the Community Facilities Recreation and Community Facilities–Facilities zones); if the aforementioned criteria of this section and IMC 18.08.060 are met, and it is determined that the public interest will best be served by an expansion of the nonconforming situation.

Staff Comments: See discussion of Nonconforming Situations above.

C. ACCESS/STREET IMPROVEMENTS:

Staff Comments: The north visitor/staff parking lot will be reconfigured continuing the one way in and out operation to SE Clark Street, and a new parking lot on the south end of the site along with a parent drop off zone will be provided on the west side of the elementary school. A chained gate between the north parking lot and the bus loop can be removed to accommodate car movement exiting on 1st Ave SE. The Gibson Ek high school parking lot is located on the east side of the site and will be accessed from 1st Ave SE.

Fire and Emergency Vehicle Access

The proposed site plan shows the fire lane looping around the site, starting from the main entry at Clark Street, turning south along the western driveway, then east, past the portables and the covered play areas, to connect to the east parking lot, then finally reconnecting back to Clark Street at the bus loop/drop off. The fire lanes are adequate to provide fire equipment access to all the buildings. The Fire Marshal has required a ladder truck access and maneuvering analysis for the site as part of the SDP application.

D. PARKING:

Staff Comments: Requirements for off-street vehicular parking, bicycle parking, loading spaces and other accessory vehicular uses are governed by IMC Chapter 18.09. The purpose of parking standards is to assure adequate off-street parking, reduce on-street parking, increase traffic safety, maintain smooth traffic flow, and reduce the visual impact of parking lots. These standards are also designed to achieve safe and efficient vehicular and non-motorized circulation and economy of space (IMC 18.09.010.A). The intent of the parking standards is to promote effective use of transportation facilities with the goal of moving people from place to place. Emphasis shall be given to alternate methods of moving people which will: deter traffic congestion; promote environmental quality through less use of fossil fuels and potentially less impervious surface needed for parking areas; and provide convenience and reliability to commuters, residents, pedestrians, employees, tourists, shoppers, students, bicyclists, special populations and service providers (IMC 18.09.010.B).

The Parking Area standards in IMC 18.09.090 specifies stall sizes for standard and compact stalls, drive aisle widths, parking lay-out, barrier-free access design and construction standards. For non-residential developments, surface parking material must be hard-surfaced, consistent with the City's

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construction standards. Similarly, driveways must be constructed to City of Issaquah Street Construction Standards per IMC 18.09.090.F.1.

Light standards must be located with adequate clearance from trees, parking stalls, stacking areas, driveways and ingress/egress points (IMC 18.09.090.E). The exterior lighting must also comply with additional lighting design requirements in IMC 18.07.107.

Up to 60 percent of required parking may be sized for compact cars provided the compact spaces are not located along a fire line. Compact stalls must be clearly shown on the site plans (IMC 18.09.090.H).

Two hundred forty-two parking spaces are proposed for the Clark/Gibson Ek campus. No explanation is provided as to how the number of parking spaces meets the IMC Parking requirements. The Applicant will be required to meet the parking standards, as described above. Landscaping to screen the parking and break up the large expanse of pavement will also be required. One tree for every 6 parking spaces shall be provided, per IMC 18.09.090.L.

Design Standards and Stall Dimensions (IMC 18.09.090.H)

The proposed parking plan for the Clark/Gibson campus shows mostly 90-degree parking stalls and diagonal stalls for the visitor/parent parking area. IMC 18.09.090.H and IMC 18.09.095 provide the minimum dimensions for compact and standard stalls, design and construction standards for parking areas. Parking stall dimensions are not provided at this time. Compliance to design standards and stall dimensions will be reviewed during the landscape plan and site improvement construction permit reviews.

Barrier-Free Parking Spaces (IMC 18.09.090.I)

The project is required to provide barrier-free parking spaces, in accordance with the Washington State Amendments to the Uniform Building Code, Chapter 11, Regulations for Barrier-Free Facilities. Additional standards for barrier-free parking are found in IMC 18.09.090.I:

Required Bicycle Parking (IMC 18.09.030.I)

IMC Chapter 18.09.030(I) contains the required standards for bicycle parking. The code states that all sites required to provide non-motorized facilities shall provide bicycle parking spaces equal to five (5) percent of required automobile parking spaces for the first 300 required auto stalls and 1% of autos stalls in excess of 300. No less than 2 bicycle parking spaces shall be provided for each project.

The IMC also requires bicycle parking to be placed in a publicly visible location within fifty (50) feet of a primary building entrance. Bicycle parking shall not block pedestrian use of a walkway. Shopping centers or other multi-building developments may group bicycle parking in a unified location, provided the location is consistent with the other location requirements.

Bike racks are proposed to be provided at the Covered Play Area next to the portable classrooms. No other bike parking locations are proposed. It is not clear whether the number of bike racks provided meet the required minimum of 5% of required automobile parking.

The Director/Manager may require additional bike spaces when it is determined that the use or its location will generate a high volume of bicycle activity per IMC 18.09.030.I.3.c. Uses listed include playfields, elementary and secondary schools, among other recreational, cultural and retail uses. Staff is recommending additional bike racks be provided at the building entry, and the southeast corner where the relocated office portables are located.

Landscaping and Screening (IMC 18.09.090.L)

No landscape plan is provided by the Applicant at this time. This project will be required to meet the parking lot landscaping and screening requirements per IMC 18.12.100 and IMC18.09.090.L.3, which states:

Every parking area in a non-single family project abutting property in any residential district shall be separated from such property by a solid wall, view-obstructing fence, or compact evergreen hedge at least six (6) feet in height. The screening shall be provided and maintained along the property line of such lot except in the required front setback.

IMC 18.12.100, *Additional landscape requirements for parking areas*, also provides for sight barriers and adequate shading of parking lots. Trees and vegetation are required in parking areas to break up large impervious areas and mitigate the negative impacts created by vehicles on the public realm, including noise, heat island effect, glare and views from residential areas and public rights-of-way.

Table 18.12.060(B) – Schedule – Landscape Types by Land Use Districts, Additional Requirements for Specific Situations, indicate that parking areas and loading areas require Type 1 Landscape Buffers when abutting a less intense land use.

Loading Spaces Requirements (IMC 18.09.110)

According to Table 18.09.110, a school is required to provide at least one (1) Type A loading space for each food service operation. A Type A loading space has a dimension of 25 feet deep by 10 feet wide. Maneuvering space of at least fifty-two (52) feet in length, and exclusive of off-street parking or other obstructions, is required adjacent to the loading space. A service yard is shown for the Clark Elementary building, at the west side of the new wing. The Gibson Ek building has a small loading space immediately south of the stormwater pond. However, without the dimensions shown, it is not clear whether the proposed service yard and loading space for the Gibson Ek building meets the loading space dimension requirements.

E. SITE LAY-OUT

Staff Comments: The site consists of multiple buildings and portable buildings interspersed with active play areas and surface parking lots. There is only one site access for vehicles, at the northwest corner of the property. The three permanent buildings, Bldg. 100, 200 and 300, are located in the central section of the site (see Sheet A1.1, grey buildings) and connected by a covered walkway. Portables fill in the rest of the site that is not occupied by play areas. Parking lots are located next to the buildings they are meant to serve. However, it is not clear whether walkways from parking lots will be provided for pedestrians to provide safe and

clear access to building entries from the parking lots. There are minimal landscape areas where trees can be planted.

The Applicant will be required to provide additional pervious area to meet its pervious area requirements. This will allow areas for trees to be planted. Safe and connected pedestrian circulation and exterior lighting throughout the site will be required for Site Development Permit review. Site lay-out will be reviewed for compliance with the Design Checklist, Appendix 2 of the IMC, during the Site Development Permit review.

F. BUILDING DESIGN (See Attachment 2, Photo Simulation)

Staff Comments: The largest structure in the campus is the main school building for Clark Elementary. This includes the existing Building 100 with a new three-story wing that extends approximately 300 feet to the south. The east and west building facades of the new wing shows the base, middle and top expressed through use of color and change in materials. The roof is modulated and broken into smaller masses by the gables. However the length of the building requires further modulation to break up the mass. Blank walls mitigation will be required, for both the buildings and any retaining walls or free standing walls on accessory structures.

Due to inadequate information at this phase of review, Building Design will be reviewed for compliance with the Design Checklist, Appendix 2 of the IMC, during the Site Development Permit review.

G. DRAINAGE/GRADING:

Staff Comments: Minimal grading will be required as part of this site redevelopment since the majority of the site is already graded to accommodate the roads and buildings. Storm drainage design must comply with the most recently adopted King County Surface Design Manual, City of Issaquah Addendum to the King County Surface Design Manual and National Pollutant Discharge Elimination System standards for a Municipal Stormwater Permit.

H. UTILITIES:

Staff Comments: All existing and new overhead utilities (power, telephone, CATV, etc.) shall be constructed underground along and throughout the project. Per Issaquah City Municipal Code Chapter 12.32, the contractor will need to provide and install conduit for cable television if it does not already exist.

Adequate water mains are available in the public right-of-way. New or upgraded water mains shall be designed and installed to meet the fire and capacity requirements of the City of Issaquah 2002 Water System Plan Update. The system will require a fire flow of 3,500 gpm (gallons per minute) with a

maximum velocity of 7 feet per second and will require a minimum 35 PSI (pounds per square inch) to all upper floors. Also, water mains will need to be looped through the site.

I. LANDSCAPING AND TREE RETENTION (IMC18.12):

Staff Comments: No landscape plan is provided at this time. A landscape plan, including a plant schedule and site details will be required as part of the SDP application.

The Applicant shall comply with the requirements of IMC 18.12, *Landscaping and Tree Preservation*. No Tree Retention Plan is provided at this time. A Tree Retention Plan, demonstrating how the project complies with the required Tree Retention Rate of 30% (see IMC 18.12.1385) and meet the minimum tree density of 4 significant trees per 5000 s.f. of developable area (see IMC 18.12.1370). Replacement trees will be required per IMC 18.12.1390, if applicable.

IMC 18.12 requires Type 3 Landscaping along the street frontage and around the perimeter of the site, and Type 2 Landscaping in and around the interior parking lots. IMC 18.12.070, Schedule-General Requirements by Landscape Type, list those landscape requirements, including type, spacing, planter width and plant sizes. In addition, Type 1 landscaping is required as screening for parking lots visible from the street and less intense land uses, for mechanical equipment, loading areas, and blank walls.

IMC 18.12.120 specifies the use of native vegetation for plantings near critical areas and their associated buffers. Where native vegetation cannot be retained, all vegetation is required to be planted and maintained so that no plant material or runoff of irrigation water and fertilizers will be diverted into the critical areas or their associated buffers.

The Design Criteria Checklist and Comprehensive Plan asks for thoughtful landscaping throughout the development to soften the built environment, reduce urban heat island effect, and generally improve the project aesthetics.

J. SEPA:

Staff Comments: An Environmental Checklist and compliance with the WA State Environmental Policy Act will be required prior to approval of the Site Development Permit. The Issaquah School District is the lead agency for SEPA review. The City is an agency with jurisdiction as a regulatory body that issues permits and the School District consults City staff prior to issuance of the Threshold Determination for public comment. SEPA review will be conducted concurrent with the Site Development Permit review.

Based on the proposed improvements to the existing Middle School site, this project will require SEPA review based on the following:

1. The proposal meets SEPA thresholds for environmental review. The gross floor area of new construction is 62,794 SF. IMC 18.10.110.3 sets the SEPA threshold exemption at 4,000 SF for new schools; the maximum exemption threshold allowed by the State for new schools is 30,000 SF.

2. SEPA Rules require SEPA review for all additions or modifications to existing buildings that are larger than the exemption threshold (WAC197-11-800(2)(e)). The SEPA handbook is explicit – “SEPA is required for any addition when the total square footage of the building (old plus new) exceeds the threshold adopted by the local jurisdiction.” Furthermore, when there are wetlands or other critical areas on a site (there are wetlands on site and adjacent properties), the categorical exemption based on the building size does not apply. IMC 18.10.300 and in the SEPA rules, found in WAC 197-11-800(1)(b), specifies the exemption levels do not apply when “undertaken wholly or partly on lands covered by water.”