

# Clark Elementary School & Gibson Ek High School Renovations & Additions Project Narrative

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**CLARK ELEMENTARY SCHOOL & GIBSON EK HIGH SCHOOL  
RENOVATION AND ADDITIONS  
PROJECT NARATIVE**

The Proposed Project is to utilize the existing Issaquah Middle School site to house Clark elementary school, Gibson Ek High School (currently Tiger Mountain) and portable office building complex along with a couple of future portable classroom buildings for Clark. The Gibson Ek addition and remodel portion of the project, which are the 200 & 300 buildings, will be the first phase so it can be occupied in September of 2016. All site work will be included in this site development permit. Clark remodel and additions along with site development will start in the summer of 2016 and be open for school at the start of the 2017 school year. When the portable buildings will be brought on site is not known at this time but could be as soon as the summer of 2016.

**ADDRESS**

400, 420 & 500 1<sup>st</sup> Avenue SE  
Issaquah, WA 98027

**STUDENT, STAFF AND OFFICE POPULATION**

Clark Elementary School is being planned to house 668 students and 72 staff with the potential to add 4 Portable Classroom buildings which can house an additional 160 students and 8 staff.

Gibson EK HS will house approximately 250 students and 20 staff.

Office complex will be designed to accommodate a normal office use as defined by IBC. There are 8 buildings at 1,850 sf each for a total of approximately 14,800 sf which would have a total occupant load of 49.



**TRAFFIC**

A traffic study was prepared by TENW for the new Issaquah Middle School. This study included a TIA for moving the existing Clark Elementary School along with Gibson Ek HS (formerly known as Tiger Mountain) to this site.

Buses for Clark Elementary will arrive off SE Clark Street and run along the existing drive on west side of site to new bus drop off areas designated on plans. Existing bus drop area at the end of First Ave SE will be used for parent drop off and parents that need to park will route through the new drive (on site) to reconfigured front parking area at north end of site. There will be no more than 8 buses required to service the elementary school.

Buses for Gibson Ek HS will use the existing turn around on First, they will have a maximum of 3 buses. Parking is provided for students attending Gibson Ek HS along the east property boundary. This parking will be controlled by staff and only a certain number of parking passes will be issued to students. Since they will not have students driving to this campus for the first couple of years they will evaluate how many spaces are required to meet student parking needs.

This new vehicle circulation arrangement will significantly reduce traffic at the intersection of SE Clark and Front Street. Traffic will be moved over to First Ave. SE which provides for better distribution of vehicles in all directions.

### **CRITICAL AREA PROTECTION**

The project survey shows a wetland complex near the southeast corner of the property. The wetland is located approximately 18 feet lower than the developed site and will remain undisturbed. Critical areas buffer averaging will be used to adjust buildable areas to better meet owner's uses, maps and descriptions are included in this submittal. Wetland report is also attached.



Steep slopes on west side of site are addressed in Geotechnical Report.

### **EXISTING BUILDINGS TO REMAIN**

Site currently has 9 permanent buildings and 3 portable buildings. This project will remove 5 of the 9 buildings and the main gym of the 300 building (as shown on plans). The 100 and 400 buildings will become Clark Elementary School, the 200 building is being converted into Gibson Ek HS and the 300 building use has not been assigned at this time.

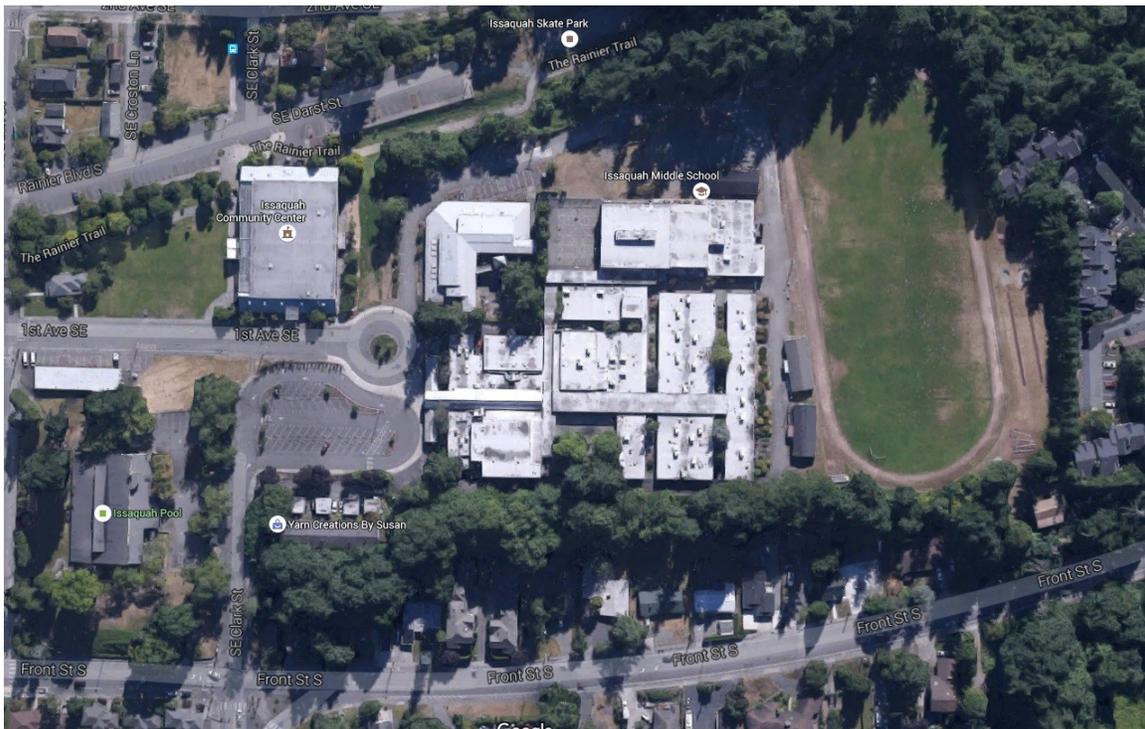


## GENERAL SITE DEVELOPMENT DESCRIPTION

The 11 acre site currently serves as the campus for Issaquah Middle School. Issaquah Middle School will move to its new location, which is currently under construction, adjacent to Issaquah High School. The existing campus is bounded by residential properties to the west and south, 2<sup>nd</sup> Ave. S. and The Rainier Trail to the east, and Clark Street to the north. The subject property is highly developed with nine separate buildings, portables, and paved parking lots. The existing topography generally slopes down in elevation to the northeast. The football field, near the south end of the property, represents the high point of the site at elevation 129. The low point, near the northeast corner of the campus, is at elevation 112.

The proposed development includes a shared campus between Clark Elementary School and Gibson Ek High School. Major building additions are planned for both Building 100 and 200. Buildings 300 and 400 will remain primarily the same with some minor interior remodeling in the 400 building. Clark Elementary School will be located in Building 100 and 400, which will include a three-story classroom wing on the 100 building located where existing 1 story buildings are being removed, administrative offices, gymnasium, Commons, kitchen, music room, and staff offices.

This project will reconfigure about 60% of the site. Use will not change since it will still be a school but details are adjusted to meet current needs.



**Aerial Photograph of Overall Site**

## **COMMUNITY CONSIDERATIONS**

Site is located on the site of the existing Issaquah Middle School which is being relocated to a different site. This will allow the community to continue having a local school. It is adjacent to the community center and city pool with allows these different uses to support one another for parking and access between sites. Existing residential neighborhood access will be maintained in the new site design.

Woods along the east boundaries will remain. The only trees that will be removed are those within the existing built campus area. There are some trees in poor health which will be replaced. Arborist report is included in this submittal.

New playfield, surfaced play area and covered play structures will be located along the southern end of the site where the existing track and field are located.

Site development will utilize LID techniques to provide good stewardship of the property by the school district. It will also set an example for others. Additional information is provided in site development descriptions below.



## **SITE LOCATION IDENTIFICATION**

Current site has 3 different addresses, 400, 420 and 500 1<sup>st</sup> Ave SE. Since the site will house 3 different uses we will use all three. Clark will be 400, GiBson Ek will be 500 and Portable office complex will be 420.

Site has a number of different tax account numbers. These will be combined as a part of a Lot Line Adjustment. Documents are included in this submittal.

## **PARKING AND SIGNAGE**

A new school sign will replace the existing school sign over the building main entry. A new wall sign will be provided for Gibson Ek HS. Signs will comply with city signage requirements.

Parking will include striped parking lots along with overflow parking for events on surfaced play areas. There are 235 permanent parking spaces and 81 overflow parking planned for surfaced play areas for a total of 316 spaces. The overflow parking count for the surfaced play area assumes the portables are in place.



## **ZONING: COMMUNITY FACILITY**

Development standards shall conform to most restrictive contiguous zoning which is SF-SL, single family small lot. Setbacks are 10' front, 6' side, 20' rear. Impervious area allowed is 50%. Base building height is 30'.

Increase in base building height meets associated criteria. Building roof is modulated through varied heights and different roof pitches, exterior materials are varied to break up building height and overall mass, overhangs and sunscreens are used to create interest and provide sun control. Proposed building height is 65'.

Upper floors of 2 stories of 100 building is reduced by more than the minimum 25% of first floor area.

No parking is provided below the buildings since this is a school and does not require as much parking as a residential building.

Design features are included to break up overall mass of building such as transparent windows and doors, site furnishings, plazas and outdoor play areas, etc. to give the ground floor exterior a pedestrian scale.

Highly reflective glass is not used.

Building modulation is extensive to break up building mass.

There isn't much street frontage due to site location.



All buildings are held back a minimum of 30 feet from the property lines with the exception of portable classroom buildings which can comply with adjacent zoning setback requirements listed above. 3 story portion of the building is held back over 90 feet from the property line.

Site is not located within a shoreline zone.

Since the school is at the high spot of adjacent topography and is set back more than 30' from property lines it will not create shadows or obstruct views from adjacent properties.

Pervious pavement is not required due to the fact that we are infiltrating storm water and providing rain gardens and other BMP site development practices as described in attached documentation. This should allow us to avoid using the LEVEL 5 review requirements.

Most existing trees are being saved and exist primarily within the critical areas. There are some large on site trees that are in the way of building development which will be removed. New trees will be planted to comply with landscaping requirements.



## **TEMPORARY EROSION AND SEDIMENTATION CONTROL**

Temporary erosion control facilities will be installed prior to any construction activities. Erosion control best management practices will include silt fencing, catch basin inlet protection, sediment ponds, straw mulch, and plastic covering. Existing paved driveways and other hard surfaced areas will be utilized for construction access to minimize erosion/sedimentation. The most effective erosion control measure is to maintain adequate groundcover. Maintaining cover measures over disturbed soils will greatly reduce turbid runoff and sediment transport. These best management practices will be incorporated into the erosion control plan.



The proposed development of the campus will disturb 11-acres of the 14 acre site. Since this area exceeds the Washington State Department of Ecology's (WSDOE) threshold of 1 acre of land disturbance, a National Pollutant Discharge Elimination System (NPDES) permit will be required, which will dictate specific stormwater monitoring requirements for turbidity and pH. A Stormwater Pollution Prevention Plan (SWPPP) and Temporary Erosion and Sediment Control (TESC) plans will be required by the City of Issaquah and WSDOE. Due to the presence of offsite wetlands, maintaining water quality during construction will be a high priority.

## **EARTHWORK AND GRADING**

Based on the geotechnical report prepared by Associated Earth Sciences, Inc, onsite soils consists of primarily Vashon Recessional Outwash and Younger Alluvium, which are both characterized as gravelly, sandy soils. General earthwork quantities to construct the proposed improvements are expected to be relatively modest. Based on the information currently available, the preliminary earthwork quantities are as follows:

- Cut = 14,500 CY
- Fill = 2,900 CY
- Net Export Cut = 11,600 CY

Most of the significant earthwork activities are located along the east side of the site. An existing mound in this area will be graded to accommodate the new parking lot. Other parts of the site will only require minor grading to reach finish grades.

It is anticipated at this time that most of the site work, which includes major earthwork activities, will be performed during dry summer months.

## **DOMESTIC WATER AND FIRE PROTECTION**

The project site is serviced by the City of Issaquah for fire and domestic water services. Based on earlier discussions with the City, the results of their preliminary hydraulic model showed an available fire flow of approximately 1,500 – 2,100 gpm. The static pressure is roughly 66-74 psi. The topographic survey shows an existing 8" D.I. water main looped through the site that connects to the City's system in 1<sup>st</sup> Ave. and Clark Street. An additional loop will be constructed to connect mains in SE Clark Street and First Ave. SE to increase water flow.

Available static pressure and final system capacity will be verified with the City. Fire flow has been confirmed with East Side Fire. Fire services to each building will include double detector check valve assemblies, post indicator valves, and fire department connections. The domestic water system will consist of 2"-4" service lines to each building off of the site's water distribution system.



## **SANITARY SEWER SYSTEM**

Based on available information at this time, there are no known sewer capacity issues within the immediate area that would affect the development of the subject property. The project survey shows existing sanitary sewer services in the north half of the site connecting to the systems in Clark Street and a separate sewer main within the Issaquah Community Center site. Most of the existing onsite sanitary sewer system will remain in place. A small section of the sewer system will be relocated near Building 200 to accommodate the new building addition. Building 100 will also require service connections to the existing onsite sewer system.