
CITY OF KIRKLAND

CITY COUNCIL



Joan McBride, Mayor • Doreen Marchione, Deputy Mayor • Dave Asher
Shelley Kloba • Toby Nixon • Penny Sweet • Amy Walen • Kurt Triplett, City Manager

Vision Statement

*Kirkland is an attractive, vibrant and inviting place to live, work and visit.
Our lakefront community is a destination for residents, employees and visitors.
Kirkland is a community with a small-town feel, retaining its sense of history,
while adjusting gracefully to changes in the twenty-first century.*

123 Fifth Avenue • Kirkland, Washington 98033-6189 • 425.587.3000 • www.kirklandwa.gov

AGENDA

KIRKLAND CITY COUNCIL MEETING

City Council Chamber

Tuesday, July 2, 2013

6:00 p.m. – Study Session

7:30 p.m. – Regular Meeting

COUNCIL AGENDA materials are available on the City of Kirkland website www.kirklandwa.gov. Information regarding specific agenda topics may also be obtained from the City Clerk's Office on the Friday preceding the Council meeting. You are encouraged to call the City Clerk's Office (425-587-3190) or the City Manager's Office (425-587-3001) if you have any questions concerning City Council meetings, City services, or other municipal matters. The City of Kirkland strives to accommodate people with disabilities. Please contact the City Clerk's Office at 425-587-3190. If you should experience difficulty hearing the proceedings, please bring this to the attention of the Council by raising your hand.

EXECUTIVE SESSIONS may be held by the City Council only for the purposes specified in RCW 42.30.110. These include buying and selling real property, certain personnel issues, and litigation. The Council is permitted by law to have a closed meeting to discuss labor negotiations, including strategy discussions.

ITEMS FROM THE AUDIENCE provides an opportunity for members of the public to address the Council on any subject which is not of a quasi-judicial nature or scheduled for a public hearing. (Items which may not be addressed under Items from the Audience are indicated by an asterisk*.) The Council will receive comments on other issues, whether the matter is otherwise on the agenda for the same meeting or not. Speaker's remarks will be limited to three minutes apiece. No more than three speakers may address the Council on any one subject. However, if both proponents and opponents wish to speak, then up to three proponents and up to three opponents of the matter may address the Council.

1. *CALL TO ORDER*
2. *ROLL CALL*
3. *STUDY SESSION*
 - a. NE 85th Corridor Project Update
4. *EXECUTIVE SESSION*
5. *HONORS AND PROCLAMATIONS*
 - a. Park and Recreation Month Proclamation
6. *COMMUNICATIONS*
 - a. *Announcements*
 - b. *Items from the Audience*
 - c. *Petitions*
7. *SPECIAL PRESENTATIONS*
 - a. Kirkland 2035 Update # 4

QUASI-JUDICIAL MATTERS

Public comments are not taken on quasi-judicial matters, where the Council acts in the role of judges. The Council is legally required to decide the issue based solely upon information contained in the public record and obtained at special public hearings before the Council. The public record for quasi-judicial matters is developed from testimony at earlier public hearings held before a Hearing Examiner, the Houghton Community Council, or a city board or commission, as well as from written correspondence submitted within certain legal time frames. There are special guidelines for these public hearings and written submittals.

ORDINANCES are legislative acts or local laws. They are the most permanent and binding form of Council action, and may be changed or repealed only by a subsequent ordinance. Ordinances normally become effective five days after the ordinance is published in the City's official newspaper.

RESOLUTIONS are adopted to express the policy of the Council, or to direct certain types of administrative action. A resolution may be changed by adoption of a subsequent resolution.

PUBLIC HEARINGS are held to receive public comment on important matters before the Council. You are welcome to offer your comments after being recognized by the Mayor. After all persons have spoken, the hearing is closed to public comment and the Council proceeds with its deliberation and decision making.

NEW BUSINESS consists of items which have not previously been reviewed by the Council, and which may require discussion and policy direction from the Council.

8. *CONSENT CALENDAR*

a. *Approval of Minutes:* (1) June 17, 2013 Special Meeting

(2) June 18, 2013

b. *Audit of Accounts:*

Payroll \$

Bills \$

c. *General Correspondence*

d. *Claims*

e. *Award of Bids*

(1) Rapid Flashing Beacon (RFB) Crosswalks Near Emerson High School, and Between John Muir Elementary and Kamiakin Middle School, Westwater Construction, Black Diamond, WA

f. *Acceptance of Public Improvements and Establishing Lien Period*

g. *Approval of Agreements*

h. *Other Items of Business*

(1) Accepting Cultural Arts Commission Resignation

(2) Report on Procurement Activities

9. *PUBLIC HEARINGS*

10. *UNFINISHED BUSINESS*

a. Resolution R-4986, Adopting the 2013 Urban Forestry Strategic Management Plan

11. *NEW BUSINESS*

a. Ordinance O-4413 and its Summary, Relating to Zoning, and Land Use; Amending Zoning Provisions Relating to Commercial Uses and Zones; Amending the Following Chapters of the Kirkland Zoning Ordinance 3719, as Amended: 25, 27, 40, 45, 47, 48, 50, 51, 52, 53, 54, 55, 56, 60, 105, and 142; and Approving a Summary Ordinance for Publication, File No. CAM13-00185.

12. *REPORTS*

a. *City Council*

(1) Finance and Administration Committee

- (2) Public Safety Committee
- (3) Community Planning, Housing and Economic Development Committee
- (4) Public Works, Parks and Human Services Committee
- (5) Regional Issues

b. City Manager

- (1) City Council Meetings with the Neighborhoods
- (2) Calendar Update

ITEMS FROM THE AUDIENCE

Unless it is 10:00 p.m. or later, speakers may continue to address the Council during an additional Items from the Audience period; provided, that the total amount of time allotted for the additional Items from the Audience period shall not exceed 15 minutes. A speaker who addressed the Council during the earlier Items from the Audience period may speak again, and on the same subject, however, speakers who have not yet addressed the Council will be given priority. All other limitations as to time, number of speakers, quasi-judicial matters, and public hearings discussed above shall apply.

13. ITEMS FROM THE AUDIENCE

14. ADJOURNMENT

**CITY OF KIRKLAND****Department of Public Works**

123 Fifth Avenue, Kirkland, WA 98033 425.587.3800

www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: David Snider, P.E., Capital Projects Manager
Ray Steiger, P.E., Deputy Public Works Director
Pam Bissonnette, Interim Public Works Director

Date: June 6, 2013

Subject: NE 85TH Street Corridor Project Update

RECOMMENDATION:

It is recommended that Council conducts a study session with staff in order to receive an update on the overall NE 85th Street Corridor Project and provide direction on project modifications and/or budget. Staff is recommending that the full project proceed in December after seeking a state Transportation Improvement Board (TIB) grant.

BACKGROUND:

The NE 85th Street Corridor enhancement is the largest, longest non-facility Capital Improvement project ever undertaken by the City. In 2001 the City Council formally adopted the NE 85th Street Subarea Plan; it was further updated in 2007. The Plan recognizes the importance of NE 85th Street as a vibrant commercial transportation corridor, a gateway to and from Redmond, and a neighborhood boundary for both the North and South Rose Hill Neighborhoods. The corridor business district also accounts for the City's second highest level of economic activity based on total sales tax revenue (\$2.2M in 2012). Development of the vision for the NE 85th Street corridor was a community based effort that brought together residents, businesses, and the City. The Plan is formalized in the City's Comprehensive Plan.

The NE 85th Street corridor developed over the decades within the jurisdiction of unincorporated King County. Until 2010, NE 85th Street was under the ownership of the Washington State Department of Transportation as SR-908. As such, development standards and patterns were consistent with highway access and minimal pedestrian features. Over time as growth and annexation (1988) brought NE 85th Street into the city limits of Kirkland, patterns of development became more urban in nature; however many of the properties remained as they had been since first being developed. Many in the community expressed hope that this critical

arterial could be transformed from a highway to an attractive and inviting gateway to the city. Therefore, improving the look and feel, creating an inviting pedestrian experience, improving transit access, and attracting and retaining businesses to NE 85th were central themes in the NE 85th Street Subarea Plan.

The NE 85th Street Subarea Plan identified a number of specific improvements that would facilitate the redevelopment of the NE 85th Street corridor from a drive to/through arterial to a safer and more vibrant pedestrian and commercial destination. An overall vision and key goals and principals were adopted to guide the redevelopment of the corridor. Several goals included requiring private property owners to adhere to new standards for building locations, landscaping, and other neighborhood focused design. Some of the goals and policies were put in place to help guide public investments either through capital expenditures or partnerships with various agencies. Public ownership goals include:

Goal NE85-6: Transform NE 85th Street from a transportation system dominated by the use of automobiles to a system having a balance among the transportation modes.

Goal NE85-9: Improve pedestrian safety and enhance the pedestrian environment throughout the Subarea, with particular attention to NE 85th Street itself.

Goal NE85-11: Encourage transit and consider high-occupancy vehicle (HOV) usage on NE 85th Street to improve local and regional mobility.

Goal NE85-12: Pursue ongoing and effective inter-jurisdictional coordination on transportation issues affecting the NE 85th Street Subarea.

Goal NE85-15: Observe all citywide sensitive areas policies and development regulations when developing or redeveloping properties in the Subarea.

Goal NE85-17: Provide coordinated streetscape improvements throughout the Subarea that enable pedestrians, drivers, bicyclists, and other users to have a safe, pleasant experience.

Partnership with Sound Transit

At approximately the same time that the NE 85th Street Subarea Plan was being developed, Sound Transit, through Sound Move II, had begun discussions with the City regarding a number of projects that would enhance transit to Kirkland. In 2003, in partnership with Sound Transit, the City Council formulated the Rose Hill Business District Advisory Group to begin to study and guide how Sound Transit would be able to enhance bus service, specifically the Route 540 from Redmond to the University of Washington through Kirkland. The NE 85th Street corridor provided a critical link in the route. Improved travel time and greater ridership were goals that both Sound Transit and Kirkland shared. An agreement between Sound Transit and the City of Kirkland in 2004 resulted in Kirkland assuming responsibility for the design and construction of the corridor improvements. Sound Transit agreed to provide approximately \$3.75 M in funding for their share of the improvements which included improvements to intersections at 114th Ave NE, 124th Ave NE, and 132nd Ave NE and associated sidewalks to improve pedestrian access to

transit. The Sound Transit money is transferred to Kirkland only after each improvement is completed. Sound Transit also agreed to provide funding for art. In 2005, in recognition of the mutual benefits to Kirkland and Sound Transit, the Council provided local funding in the amount of \$7.92 M for improvements along the NE 85th Street corridor that could be done in conjunction with the Route 540 enhancements.

Improved sidewalks, intersection improvements at 132nd Ave NE, 124th Ave NE, and 114th Ave NE, as well as surface water improvements to the under designed storm system along NE 85th Street were funded by Kirkland in the City's CIP. In 2006, after considerations of various scopes of work and available funding, the City Council provided an additional \$1.66 M to the 86th Street projects so that the above ground utilities could be converted to underground facilities. This investment leveraged over \$1M in work performed by various utility companies and was designed to significantly improve the look and feel of the corridor.

Taking Ownership of NE 85th Street

In early 2010, the City of Kirkland was approached by the Transportation Improvement Board staff with an inquiry into Kirkland's receptiveness of assuming control of NE 85th Street (at the time SR-908) between I-405 and the City of Redmond at 132nd Ave NE. Redmond had also been seeking to assume control over their section of SR-908 between their downtown and the Kirkland City limits in order to realize their vision for downtown traffic modifications. The process of a Route Jurisdiction Transfer (RJT) was established by the State legislature and enabled moving a select category of State routes into local control and regulation. The candidate route needed to be determined to be redundant with other parallel or nearby State routes, supported by the receiving jurisdictions, amenable to the State DOT, and be formally transferred by the Legislature. SR-908 between 520 and I-405 (Lake Washington Boulevard to Lake Street to Central Way) was transferred through the same process in approximately 1990.

Kirkland (and Redmond) assuming local control of the route allowed design and regulation using local standards. Although local standards comply with all safety and design requirements, State DOT staff would be required to review and approve any lane modifications, signal operations, driveway cuts, plantings, and so on if it remained a State route. Not necessarily prohibitive, the state review and approval process adds time and costs to any modifications of the roadway. In certain circumstances, deviations from State standards *would* be prohibited. Assumption of NE 85th Street allowed the higher level of local control necessary to achieve the vision of the NE 85th Street Subarea Plan.

SR-908 met all of the requirements and was transferred to Kirkland and Redmond in June, 2010. Kirkland required that funding for costs associated with an overlay of the degrading roadway (PCI of 27) be included in the RJT; Redmond had a similar condition and completed the overlay of their portion of the former SR 908 in 2012. WSDOT agreed to provide Kirkland \$1,122,000 for the overlay within Kirkland's jurisdiction.

The NE 85th Street Watermain Project

A separate project, a trunk line watermain replacement along NE 85th, was approved by the Council in 2012 in the amount of \$3,039,000. The watermain project was identified as a significant priority in accordance by the City's Water Comprehensive Plan for capacity and fire

flow needs. The existing main is over 50 years old and has experienced costly and highly visible emergency repairs over the past 10 years. Doing the watermain project concurrent with the NE 85th Street project would save money for both projects by creating economies of scale and synchronized construction management. More importantly, combining the projects would limit the impact and cost to the community by preventing a second major construction project on NE 85th (the watermain) that would otherwise follow within a few years of the street and sidewalk improvements and overlay.

The original budget approved in 2012 of \$3,039,000 was based on a planning level estimate from the Water Comprehensive Plan consultant. After Council approval the City's engineering consultant re-estimated the project cost at \$3,992,000. This new cost is based on final design, and the determination that a disproportionately high share of the savings from the efficiencies captured by combining the 85th Street project and the watermain project was allocated to the water project. A stand-alone watermain project is currently estimated at \$4,473,000 demonstrating that a larger share of the costs to gain efficiencies of combining construction should be borne by the Watermain project. Elements included in the increase for a stand-alone project are contractor mobilization, traffic control, sediment and erosion control, construction signage, public outreach, and a full lane width asphalt overlay. Based on combining the watermain project with the 85th Street Corridor project for more efficient project delivery, a budget increase of \$953,000, for a total Watermain project budget of \$3,992,000, is recommended. This results in a reduction in cost of about \$700,000 to the 85th Street Corridor project. This savings to the 85th Street Corridor project is reflected in all subsequent budget tables.

		Revenue	Revised Expenditure Estimate	Surplus/(deficit):
Watermain Project	WA 014	3,039,000	3,992,152	(953,152)

Progress To Date

A complete history to date and a map of the project, including the watermain project, are attached (Attachments A & B). Attachment C shows several before and after pictures of the project to date.

Since beginning the project, a number of objectives of the 85th Subarea Plan have now been accomplished:

- New and complete sidewalks and roadway have been installed along both sides of 124th Ave NE between NE 80th Street and NE 90th Street (Attachment C);
- 99% of all property needed to construct the remainder of the improvements has been acquired;
- Accommodation has been made for the new Intelligent Transportation System (ITS) through the corridor which was not originally envisioned;
- New video detection has been installed through the corridor improving operational flexibility in changing signal coordination during normal and construction activities;

- The underground conversion of overhead utilities has now been completed, and conduit is installed between 128th Ave NE and 132nd Ave NE to facilitate future redevelopment;
- Intersection improvements at 114th Ave/NE 85th have reduced morning peak delays from the Highlands neighborhood;
- Kirkland has assumed control and responsibility of NE 85th Street from the WSDOT, assuming coordination of design and construction for the corridor improvements, and easing development coordination;
- Approximately \$5 M of external funds have been secured from both Sound Transit and the Washington State Department of Transportation which have been leveraged with local funding;
- A completely new primary supply watermain between 132nd Ave NE and 114th Ave NE has been fully designed and is ready to be bid for construction concurrent to or prior to the corridor improvements;
- Construction ready sets of plans for the remaining corridor elements are complete;
- And lastly, there is an engaged business community through the creation of the Construction Advisory Group (CAG) and robust community outreach developed for the corridor.

As of May, 2013, approximately \$10,301,000 has been expended on the accomplishments of the project as follows:

	Storm Drain	Undergrounding	Sidewalk	Signal 132 nd	Signal 114 th	Signal 124 th	Total by Category
	SD 25	ST 75	NM 51	TR 78	TR 79	TR 80	
Design/ROW Services	60,619	200,433	1,144,823	520,470	467,962	304,834	\$ 2,699,141
In-house Engineering	46,682	229,598	513,617	164,287	211,470	145,538	\$ 1,311,192
Right of Way	-	328,435	1,596,761	81,683	-	-	\$ 2,006,879
Inspection & Testing	-	307,377	180,493	81,924	69,272	54,625	\$ 693,691
Construction	-	975,921	1,366,183	371,194	587,970	288,831	\$ 3,590,099
Total by project	\$ 107,301	\$ 2,041,764	\$4,801,877	\$ 1,219,558	\$ 1,336,674	\$ 793,828	\$ 10,301,002

Budget Update

Now that right-of-way acquisition and the underground conversion have been physically completed, staff recently updated the scope, schedule and budget for completing the project. Several large elements of the project had not been updated over the years as ROW acquisition was occurring. That has now been done and there are not sufficient funds allocated to the project to complete it. As a result, staff needs to update the City Council on the status of the project and to provide options for consideration on how to proceed.

Throughout the development of the project, a number of complicating factors have been brought to the Council with discussions of the potential impacts. However staff did not request budget increases from the Council as a result of these issues for two main reasons. First, it was hoped that the bidding climate during the Recession might allow enough savings to cover the gaps (Attachment D). And second, since there was still a large fund balance, staff did not want

additional monies remaining "idle" in the 85th Street project while other projects needed money. This resulted in all new NE 85th budget requests accumulating at the end of the project. Under our new capital project management system, that will change.

Some of the complicating issues were:

- Termination of the original underperforming design consultant in 2008 and destruction of his work product by a fire requiring the work to be redone;
- Extensive delays and additional costs experienced in the property acquisition process involving approximately 100 property owners;
- Unanticipated final costs for the Underground Conversion; and
- Uncertainty and fluctuations in bids brought about through the recession of 2007-2010.

In addition, other factors have impacted the project in both cost and schedule:

- PW did not propose budget adjustments for each active project within the overall corridor project through the CIP processes throughout the project duration given that the overall project funding had not been expended; and
- Delays and performance by franchise utilities in underground conversion design and construction.

Updated Estimates

Staff has analyzed project revenues and anticipated costs to complete, and with each issue documented opportunities for improvements. In May of 2013, the Project is markedly different in both timing and scope than was envisioned in 2007. A comparison of the original project schedule to that anticipated at completion is shown in Attachments E1 and E2. A comparison of the original project budget estimates is summarized in the following table.

Expenditures - By Project		CIP - - Expenses ⁽¹⁾	Revised Estimate	Variance:
Surface Water Improvements	SD 25	621,800	371,687	250,113
Underground conversion	ST 75	1,665,000	2,691,475	(1,026,475)
Sidewalks, landscaping and lighting	NM 51	4,372,287	7,666,468	(3,294,181)
Intersection Improvements at 132nd Ave	TR 78	2,564,400	2,149,850	414,550
Intersection Improvements at 114th Ave	TR 79	2,562,000	1,336,675	1,225,325
Intersection Improvements at 124th Ave	TR 80	1,687,300	2,022,304	(335,004)
Overlay	ST 06	1,122,000	1,468,040	(346,040)
Subtotal per improvements		\$ 14,594,787	\$ 17,706,499	\$ (3,111,712)

(1) Combination of the 2013-2018 CIP adopted Dec 2012 plus 85th Street corridor projects previously funded through the CIP process

The CIP identified \$14,595,000 in funding for the Corridor improvements; however, the actual revised funding is \$14,110,000. This difference is due to an error in calculating the available

Sound Transit funding as a percentage of project costs in the CIP rather than a fixed dollar amount per the contract. The following table summarizes the current CIP and revised estimates by project and by funding source.

Funding by Source:	Initial CIP - - Funding ⁽¹⁾	Revised Funding Estimate	Variance:
General Fund	7,598,587	7,600,967	2,380
Impact Fees	1,399,300	1,399,300	-
Sound Transit	4,222,000	3,734,460	(487,540)
Surface Water	1,374,900	1,374,900	-
			-
Subtotal:	\$ 14,594,787	\$ 14,109,627	\$ (485,160)
Subtotal of expenditures by Project from above			
			\$ (3,111,712)
GRAND TOTAL ^{(2):}			\$ (3,596,872)
(1) Combination of the 2013-2018 CIP adopted Dec 2012 plus 85th Street corridor projects previously funded through the CIP process			
(2) The \$3,596,872 deficit is a combination of the projected increase in Project cost and known lower Sound Transit funding			

Estimate to complete

With a number of project elements now constructed, a different bid climate, and design of the remaining elements complete, staff and their consultant have updated expenditure estimates to accomplish the overall Corridor improvements as envisioned. Including all associated costs, the Corridor estimate is approximately \$17,707,000 or about \$3,600,000 above the current funding authorization.

		Revised Funding Estimate*	2013 Estimate of Project Costs**	Surplus/(deficit)
Surface Water Improvements	SD 25	621,800	371,687	250,113
Underground conversion	ST 75	1,817,000	2,691,475	(874,475)
Sidewalks, landscaping and lighting	NM 51	4,142,510	7,666,468	(3,523,958)
Intersection Improvements at 132 nd Ave	TR 78	2,135,578	2,149,850	(14,272)
Intersection Improvements at 114 th Ave	TR 79	2,624,100	1,336,675	1,287,425
Intersection Improvements at 124 th Ave	TR 80	1,646,639	2,022,304	(375,665)
Overlay	ST 06	1,122,000	1,468,040	(346,040)
Subtotal per Improvement		\$ 14,109,627	\$ 17,706,499	\$ (3,596,872)

*Revised Funding Estimate is a combination of the known lower Sound Transit funding and concomitance revenue received

**Incomplete projects re-engineered and adjusted for inflation; Projects ST75 & TR 79 are completed

Additionally, due to limitations on how certain funding can be spent (e.g. surface water funding cannot be spent on right of way, etc.) the total shortfall for the complete project by funding source is as follows:

General Government	3,226,657
Impact Fees	351,805
Surface Water Utility Fund	18,410

The "Gap"

A number of factors contributed to the projected shortfall.

Past expenditure factors impacting the Project:		
		Comments
Expenditure:		
GSA Expenditures	1,095,298	Portion of consultant costs incurred from termination and fire damage
ROW acquisition	926,224	Additional expenses incurred to acquire ROW
Underground Conversion	874,475	Actual project cost greater than budget
Expenditure Subtotal:	\$ 2,895,997	
New expenditure factors impacting the Project:		
		Comments
Expenditure:		
ADA Changes	249,055	Impact of federal regulation changes, Project includes 44 ADA ramps
Art 1% of Construction Projects	58,166	Sound Transit spent their funding for art without producing an art feature
Engineering & Inspection costs	1,000,268	Project scope and schedule changed. Impact of project delay over 6 years
Expenditure Subtotal before inflation applied:	\$ 1,307,489	
Inflation adjustment	\$ 1,110,000	Impact of inflation not recognized in the CIP
Expenditure Subtotal with inflation:	\$ 2,417,489	
TOTAL of Expenditure Factors impacting the Project:	\$ 5,313,486	
Sound Transit Revenue error	485,160	Described Earlier
Total Project Shortfall	\$ 5,798,646	
Factors positively impacting the project:		
Recognize efficiencies	(1,287,425)	Savings from TR79 signal project
Re-apportion to watermain	(700,000)	Reflect appropriate allocation of costs based on revised estimates to the watermain project
	3,811,221	

Inflation was not added to uncompleted projects during the last three updates of the CIP because the bid climate was favorable, as compared to the assumptions that were contained in the initial project budget estimates. Given that, and that there was substantial funding remaining in the overall project's bottom line, staff, in reports to Council, stated the intention to request additional budget based on actual bids when they would be awarded. The intent was

to leave funds that would otherwise have been programmed to offset inflation in the 85th Street Corridor Project for other projects since the Corridor project was being delayed due to R/W acquisition difficulties. Unfortunately, the bid climate was not sufficiently favorable to erase the costs of inflation and other elements of the project cost increases. Project delays are shown in Attachment F. The updated project is now ready for the bidding of its final elements.

Completion Options

At this point, staff is seeking City Council direction on whether to add funding, down-scope the Project, or a combination thereof to complete the Corridor.

Elements that remain incomplete include the construction of sidewalks, curb, and gutter along NE 85th Street, intersection improvements at 124th Ave NE and 132nd Ave NE, completion of the watermain, and completion of the storm drain improvements and the final paving. Due to the projected revenue shortfall to complete the Corridor, staff has prepared options for Council consideration.

A. Option 1 - Complete the Project as originally envisioned: Additional need of \$3,226,657 from General Government Sources. Seek TIB funding first. (Staff Recommendation)

Details of necessary funding by Project are as follows:

		Option 1		
		Complete as Envisioned		
		Funding Necessary		
		Surplus/(deficit)		
		Gen Govt	Utility (Surface Water)	TOTAL:
Surface Water Improvements	SD 25	-	250,113	250,113
Underground conversion	ST 75	(741,610)	(132,865)	(874,475)
Sidewalks, landscaping and lighting	NM 51	(3,581,744)	57,786	(3,523,958)
Intersection Improvements at 132 nd Ave	TR 78	72,556	(86,828)	(14,272)
Intersection Improvements at 114 th Ave	TR 79	1,290,131	(2,706)	1,287,425
Intersection Improvements at 124 th Ave	TR 80	(271,755)	(103,910)	(375,665)
Overlay	ST 06	(346,040)	-	(346,040)
Total per improvements		\$ (3,578,462)	\$ (18,410)	\$ (3,596,872)

- Components of the Project that remain to be completed:
 - All signal related improvements including 124th Ave NE and 132nd Ave NE which are intersection improvements to support ITS
 - ADA compliant Sidewalks and crossings, landscaping and lighting on both sides of NE 85th Street from 120th Ave NE to 132nd Ave NE

- Roadway resurfacing NE 85th St (PCI is 27, Kirkland standard is 70)
- Stormwater controls to improve water quality to Forbes Lake

2. Pros

- Overall Corridor vision is realized
- Maximize use of external funding
- Engaged Construction Advisory Group
- Example of long range planning efforts being realized during current 2035 comp plan public engagement period
- Reduced impact on community during completion of construction of all Project components

3. Cons

- Need additional Funding (offset by TIB grant if awarded)
 - General Government 3,226,657
 - Impact Fees 351,805
 - Surface Water Utility 18,410
- Opportunity cost to other capital projects competing for City funding

B. Option 2 - Down Scope project while maximizing the use of external funding: Additional need of \$1,257,610 from the General Government Sources. Fund remainder of project over time in future CIPs.

Details of available funding and expenditures for the revised Project are as follows (also included as Attachment G):

		Revenue (Estimate)			Option 2 Keep external \$ ESTIMATED COST			Funding Necessary Surplus/(Deficit)		
		FINANCE								
		Gen Govt	Utility (Surface Water)	TOTAL:	Gen Govt	Utility (Surface Water)	TOTAL:	Gen Govt	Utility (Surface Water)	TOTAL:
Surface Water Improvements	SD 25	-	621,800	621,800		371,687	371,687	-	250,113	250,113
Underground conversion	ST 75	1,817,000	-	1,817,000	2,558,610	132,865	2,691,475	(741,610)	(132,865)	(874,475)
Sidewalks, landscaping and lighting	NM 51	3,524,010	618,500	4,142,510	5,136,707	489,947	5,626,654	(1,612,697)	128,553	(1,484,144)
Intersection Improvements at 132 nd Ave	TR 78	2,090,078	45,500	2,135,578	2,017,522	132,328	2,149,850	72,556	(86,828)	(14,272)
Intersection Improvements at 114 th Ave	TR 79	2,565,400	58,700	2,624,100	1,275,269	61,406	1,336,675	1,290,131	(2,706)	1,287,425
Intersection Improvements at 124 th Ave	TR 80	1,616,239	30,400	1,646,639	1,887,994	134,311	2,022,305	(271,755)	(103,911)	(375,666)
Overlay	ST 06	1,122,000	-	1,122,000	1,468,040		1,468,040	(346,040)	-	(346,040)
Total per improvements		\$ 12,734,727	\$ 1,374,900	\$ 14,109,627	\$ 14,344,142	\$ 1,322,544	\$ 15,666,686	\$ (1,609,415)	\$ 52,356	\$ (1,557,059)

1. Components of the Project that will be completed

- All signal related improvements including 124th Ave NE and 132nd Ave NE which are intersection improvements to support ITS
- ADA compliant ramps at intersections, no continuous sidewalks or lighting
- Curb and gutter to support roadway resurfacing NE 85th St (PCI is 27, Kirkland standard is 70)
- Stormwater controls to improve water quality to Forbes Lake

2. Components of Project that will compete for funding through future CIP updates:

- ADA compliant sidewalks, street lighting and landscaping - \$2,657,755 in today's dollars. Components will be completed as a stand-alone project, economies of scale gained from the combined project will not be realized on this portion of the project and therefore the project will cost more.

3. Pros

- Maximize use of external funding
 - Sound Transit contribution 3,492,116
 - WSDOT contribution 1,122,000
- Supports Congestion Mitigation and Air Quality (CMAQ) grant received for subsequent ITS Project along the corridor ~ \$531,100 (separate project)
- Transportation and roadway improvements realized
- All property necessary will be acquired to support projects in the future

4. Cons

- Need additional Funding - \$1,557,059
 - General Government 1,257,610
 - Impact Fees 351,805
 - Surface Water funds returned (52,356)
- Overall corridor vision not yet realized
- No continuous sidewalk along NE 85th St
- Opportunity cost to other capital projects competing for City funding
- Future need of \$2,657,755 (for a total project of \$5,167,966 in today's dollars)

C. Option 3 – Stop projects funded with General Government revenue: Additional need of \$192,069 from the General Government Sources to close out project. Fund remainder of the project over time in future CIPs.

1. Components of the Project that have been completed:

- Sidewalks on both sides of 124th Ave NE from NE 80th St to NE 90th St, 114th Ave Intersection
- Underground utility conversion between 120th and 128th
- Property acquisition complete

2. Pros

- Will allow staff to reprioritize projects through upcoming CIP update
- Will allow staff opportunity to seek additional grant funding based on the project's "shovel ready" status
- Minimizes immediate funding need
- Property has been acquired for future improvements

3. Cons

- Need additional Funding to close out what has been completed and finish utility Projects – \$1,324,891

- General Government 192,069
- Water Utility 1,324,891
- Surface Water funding sufficient
- External funding lost or at risk - \$2,557,297
 - Sound Transit 1,435,297
 - WSDOT Overlay 1,122,000
- Improvements to accommodate CMAQ ITS grant of \$531,100 will not be completed; therefore, funding must be returned
- Corridor vision not fully realized
- Need to address non ADA compliant existing ramps and sidewalks
- Redevelopment along the corridor will match existing inadequate roadway cross section design
- Future costs will be greater

Depending upon the timing of future elements of the project and whether we could retain the outside funding from Sound Transit and WSDOT, the future cost could range from an additional \$4M to \$7M.

Funding Options

Utilities

The Water and Surface Water utilities have adequate reserves to fund the additional costs attributed to those functions in each option. There are no immediate impacts to the 2013-2014 utilities CIP projects and impacts, if any, will be factored into the next CIP update process.

General Government

Potential sources for the General Government share of costs includes a portion of one or more of the following:

- Compete for a Transportation Improvement Board Grant (Between \$1M and \$2M).
- Capital Contingency Reserve – The reserve balance is \$4.8 million, including the \$2.1 million replenishment that occurred in March 2013.
- REET Reserves not currently programmed in the CIP - The actual 2012 REET 1 receipts exceeded the budget by over \$2.0 million, which has yet to be appropriated for CIP projects. This balance is in excess of REET 1 reserve needs and is eligible for this purpose.
- Year to date sales tax receipts through May 2013 exceed last year's results by \$900,000. The 2013 budget was based on the prior year per Council policy, so these funds are not currently appropriated.
- New Transportation Impact fee reserves are available to fund the impact fee eligible portion of \$351,805.
- Debt financing
- Reprioritized CIP funding - The City 2013-2018 Transportation Capital Improvement Program consists of the following unrestricted funded projects:
 - Annual Street Preservation Program
 - Sidewalk Maintenance Program for 2013 -2014
 - NE 120th Street Roadway Extension (East Section)
 - Annual Striping Program
 - Juanita Drive Corridor Study
 - 100th Ave NE Corridor Study

- Crosswalk Upgrade Program
- Annual Sidewalk Maintenance Program
- Park Lane Pedestrian Corridor Enhancements Phase II
- JFK Non-Motorized Program
- 100th Ave NE/NE 132nd Street Intersection Improvements
- Kirkland ITS Implementation Phase IIC
- Citywide Safety & Traffic Flow Improvements
- Purchase of a Milling Machine

The Milling Machine budgeted at \$500,000 is the lowest priority on the list. The other projects on the current funded list consist of four grant projects (NE 120th St, Park Lane, Kirkland ITS and Citywide Safety & Traffic Flow), important initiative projects (Street Maintenance Levy, Juanita Drive, and JFK Non-Motorized), essential annual programs (Annual Street Preservation Program and the Annual Striping Program), or are already under contract.

Staff recommendation – Proceed with full project after seeking TIB grant

The staff recommendation is to proceed with the full project given its importance to the City, community expectations, and the significant amounts of outside money the full project leverages. Staff recommends that the City first seek a Transportation Improvement Board (TIB) grant this year, prior to proceeding with bids on the whole project. With City Council concurrence, staff will submit a TIB grant application for the NE 85th Street Corridor Project under its current Urban Arterials Program (UAP). The estimated grant request amount will be between \$1M and \$2M in order to maximize the City's competitiveness in the selection process. The application deadline is August 23, and the award selection results will be available near the end of November, 2013.

In order to comply with TIB grant eligibility requirements, the advertisement for contractor bids on the NE 85th Street Corridor Project must occur after the grant selection is made. If selected to receive TIB grant funding, the plans, specifications and a certified engineer's estimate will be presented to TIB staff for immediate approval and its concurrence to advertise for contractor bids. With TIB grant funding, the Project would be advertised as soon as mid-December, followed by a bid opening in mid-January and a City Council award action in February, 2014. Staff would also bring back a proposed financing proposal to cover the rest of the funding gap to the Council in December. Note that the cost numbers provided in this memo are still estimates. Staff will not have final numbers until the project actually goes to bid and completes construction. Under this scenario, construction would begin in March 2014 and be complete by spring of 2015, followed by a complete street overlay during the summer of 2015.

If not selected for TIB funding, the Project would still be advertised in December. Without the benefit of additional grant funding, the City Council will be presented with options and a recommendation as to what to award, based on actual contractor pricing and available city funding. Bid documents will likely be structured to provide bid alternates to allow Council to make choices among scope and schedules. Staff would then bring back a final financing proposal to accomplish the project based on the Council's decisions.

Staff requests City Council concurrence with the recommendation to advertise the NE 85th Street Corridor Project in December after the results of the TIB grant selection process is known.

Lessons Learned

The 85th Street Corridor project demonstrates why Public Works has changed the way we manage large capital projects. At the Council Retreat on June 17, 2013, new systems for managing capital projects were presented and can be found at [*Capital Project Management Improvements*](#).

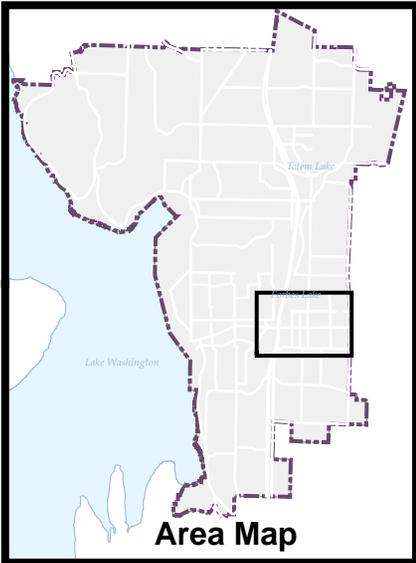
In summary, new systems for managing large capital projects include:

- establishment of a Steering Committee
- improved coordination with Finance
- development of improved monitoring tools for comparing expenses against budget
- improved claims management
- appropriate use of eminent domain
- improved and more timely reporting to Council
- inclusion of all active projects in each CIP update revised to reflect current information such as inflation

Since the 85th Street Corridor project still has major elements to complete, a Steering Committee has been established including the City Manager, Finance Director, Public Works Director and staff. A new monitoring system has been put in place to evaluate the percent budget spent against the percent of the work actually accomplished every month. Any deviations will be found at an early stage in the project allowing for appropriate adjustments before they accumulate. For example, in hindsight a Steering Committee could have provided guidance on a more appropriate use of the eminent domain authority provided by the Council, which may have resulted in better schedule adherence with lower inflation costs to the entire project. Processes for claims management, use of contingency, and approvals of change orders have also been revised to provide more oversight. Going forward, the 85th Street Corridor project budget will be revised to reflect inflation at each CIP update, and any other unanticipated costs so they do not accumulate at the end of the project. The Public Works/Parks/Human Services Council Committee will receive periodic reports, as will the full Council during CIP Updates and at project authorization milestones.

History of NE 85th Street

April	2001	NE 85th Street sub-area plan adopted
April	2003	Council approves Sound Transit Route 540 project Creation of Rose Hill business district advisory group
October	2003	Community completes scope of desired corridor improvements Sound Transit agrees to Community scope of improvements City of Kirkland provides funding for project starting in 2004
November	2004	City of Kirkland initiates public outreach
December	2004	Completion of Environmental Process/30% design by Sound Transit Kirkland assumes project lead role
January	2005	Design Consultant selection by City of Kirkland
March	2005	Zoning Code amendments update
August	2005	Undergrounding Utilities brought to Council
June	2006	Decision to include underground conversion in project Draft Condemnation Ordinance
September	2006	Amendment of the 2006-2011 CIP to include Undergrounding utilities
August	2007	Inter-local Agreement between Kirkland/Sound Transit signed
January	2008	First right of way packages sent (27 properties)
February	2008	Access Control issues to Transportation Commission
March	2008	Terminated project consultant due to non-performance
December	2009	Right of way acquisition update
February	2010	Undergrounding 100% Design Roadway 30% Design
May	2010	Transfer of SR 908 to Local Jurisdictions Effective 6/10/2010 Estimated \$1.1 Mill in State funding for overlay
June	2010	Council authorizes Condemnation Ordinance #4245
October	2010	Acquisition update Project Schedule update
November	2010	Condemnation Update
February	2011	Intersection improvements NE 85th St/114th Ave NE - Award Contract
October	2011	Authorization to bid utility underground conversion
November	2011	Video Detection - Accept Work
December	2011	Utility Underground conversion - Award Contract
June	2012	NE 85th St./114th Ave NE intersection improvements - Accept work Acquisition complete for all parcels associated with Phase I of the project
July	2012	NE 85th Street Watermain Replacement - Authorize Funding
August	2012	Rose Hill Business District Sidewalks - Award Contract



Vicinity Map
NE 85th Street Corridor Improvements
Watermain Replacement

NE 85TH Street Corridor Improvements Before/After Photos

124th Ave NE Sidewalks (NM 0051 – Phase 1)



NE 85TH Street Corridor Improvements Before/After Photos

85th & 114th Intersection Improvements (TR 0079)

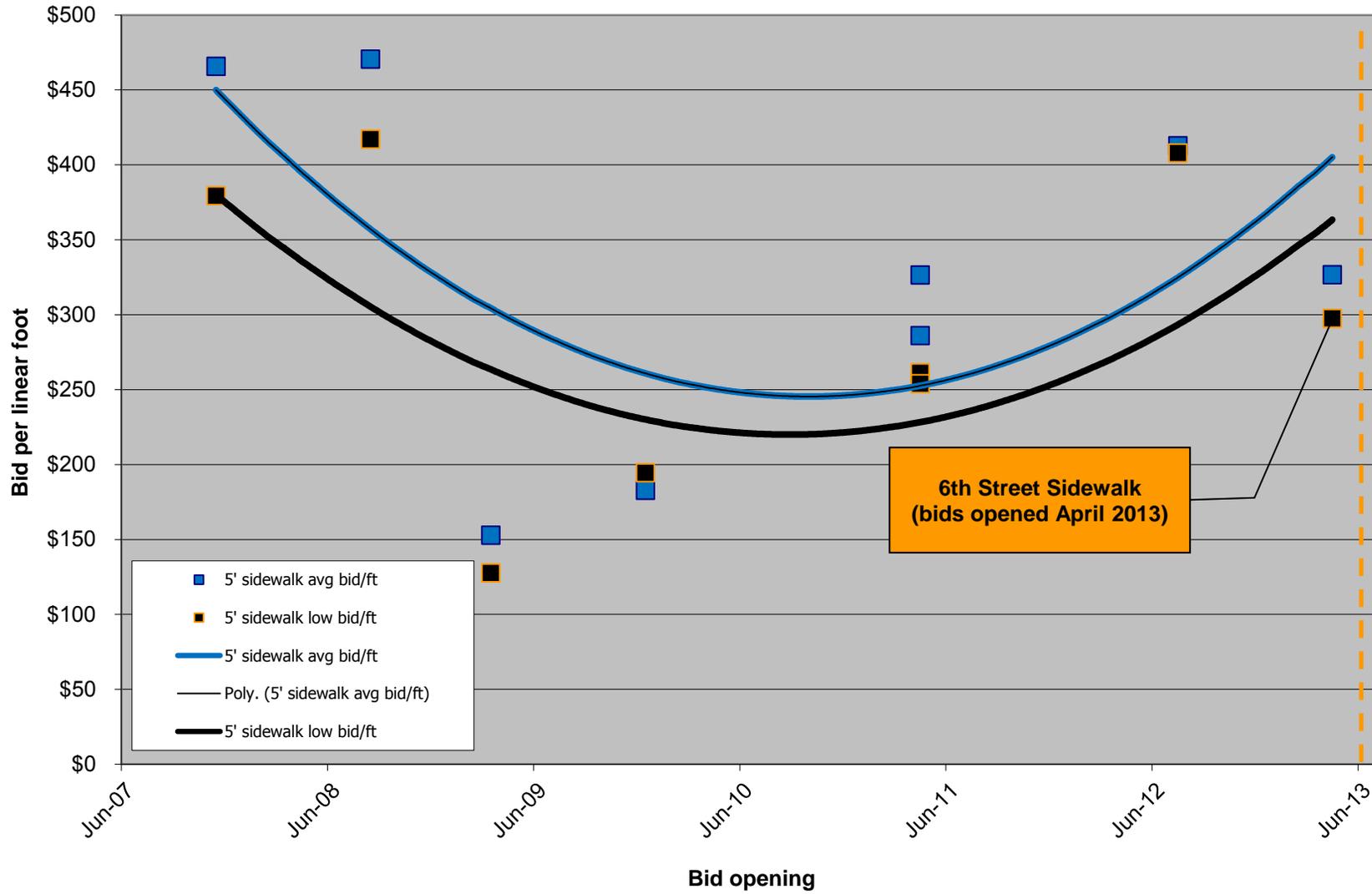


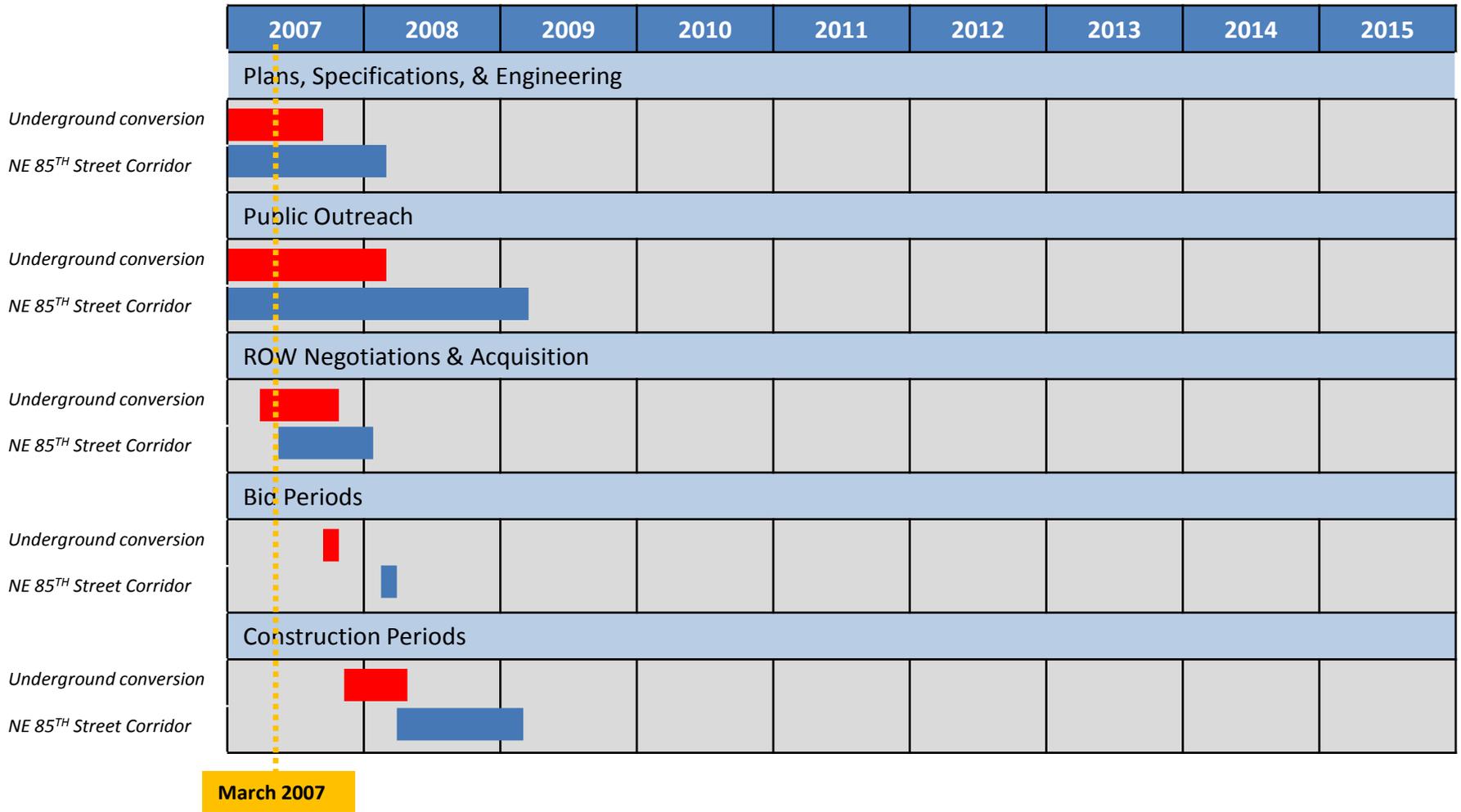
NE 85TH Street Corridor Improvements Before/After Photos

NE 85th Street Undergrounding (ST 0075)

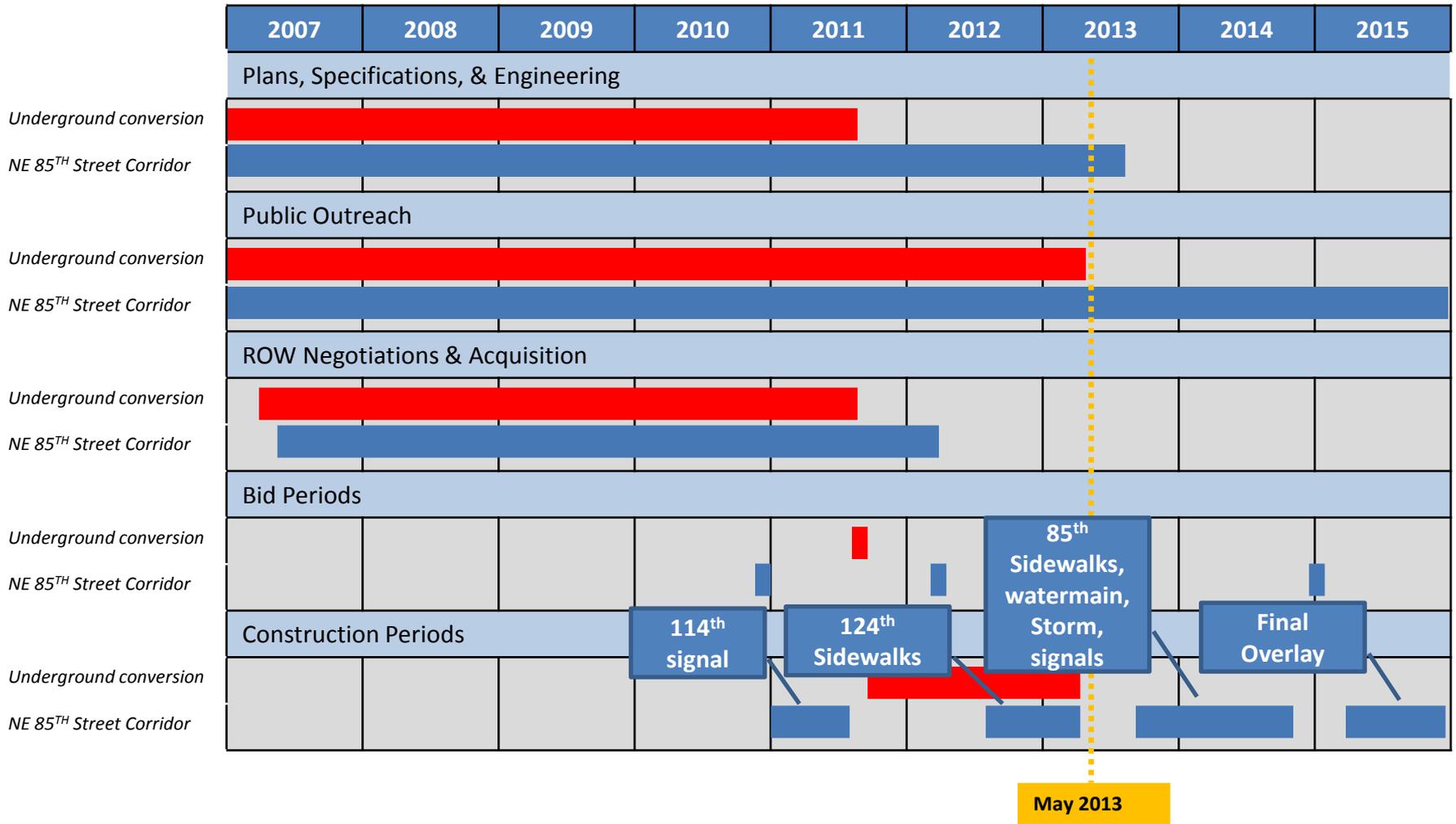


Historical Comparison of Sidewalk Bids 2007-2013





Schedule for Underground Conversion and Sidewalk Projects



Details of available funding and expenditures by Option

Option 1 ~ Complete as Envisioned

		Revenue (Estimate)			Option 1			Funding Necessary		
		FINANCE			Complete as Envisioned			ESTIMATED COST		
		ESTIMATED COST			Surplus/(deficit)					
		Gen Govt	Utility (Surface Water)	TOTAL:	Gen Govt	Utility (Surface Water)	TOTAL:	Gen Govt	Utility (Surface Water)	TOTAL:
Surface Water Improvements	SD 25		621,800	621,800		371,687	371,687	-	250,113	250,113
Underground conversion	ST 75	1,817,000		1,817,000	2,558,610	132,865	2,691,475	(741,610)	(132,865)	(874,475)
Sidewalks, landscaping and lighting	NM 51	3,524,010	618,500	4,142,510	7,105,754	560,714	7,666,468	(3,581,744)	57,786	(3,523,958)
Intersection Improvements at 132 nd Ave	TR 78	2,090,078	45,500	2,135,578	2,017,522	132,328	2,149,850	72,556	(86,828)	(14,272)
Intersection Improvements at 114 th Ave	TR 79	2,565,400	58,700	2,624,100	1,275,269	61,406	1,336,675	1,290,131	(2,706)	1,287,425
Intersection Improvements at 124 th Ave	TR 80	1,616,239	30,400	1,646,639	1,887,994	134,310	2,022,304	(271,755)	(103,910)	(375,665)
Overlay	ST 06	1,122,000		1,122,000	1,468,040		1,468,040	(346,040)	-	(346,040)
Total per improvements		\$ 12,734,727	\$ 1,374,900	\$ 14,109,627	\$ 16,313,189	\$ 1,393,310	\$ 17,706,499	\$ (3,578,462)	\$ (18,410)	\$ (3,596,872)

Option 2 ~ Keep External Funding

		Revenue (Estimate)			Option 2			Funding Necessary		
		FINANCE			Keep external \$			ESTIMATED COST		
		ESTIMATED COST			Surplus/(Deficit)					
		Gen Govt	Utility (Surface Water)	TOTAL:	Gen Govt	Utility (Surface Water)	TOTAL:	Gen Govt	Utility (Surface Water)	TOTAL:
Surface Water Improvements	SD 25	-	621,800	621,800		371,687	371,687	-	250,113	250,113
Underground conversion	ST 75	1,817,000	-	1,817,000	2,558,610	132,865	2,691,475	(741,610)	(132,865)	(874,475)
Sidewalks, landscaping and lighting	NM 51	3,524,010	618,500	4,142,510	5,136,707	489,947	5,626,654	(1,612,697)	128,553	(1,484,144)
Intersection Improvements at 132 nd Ave	TR 78	2,090,078	45,500	2,135,578	2,017,522	132,328	2,149,850	72,556	(86,828)	(14,272)
Intersection Improvements at 114 th Ave	TR 79	2,565,400	58,700	2,624,100	1,275,269	61,406	1,336,675	1,290,131	(2,706)	1,287,425
Intersection Improvements at 124 th Ave	TR 80	1,616,239	30,400	1,646,639	1,887,994	134,311	2,022,305	(271,755)	(103,911)	(375,666)
Overlay	ST 06	1,122,000	-	1,122,000	1,468,040		1,468,040	(346,040)	-	(346,040)
Total per improvements		\$ 12,734,727	\$ 1,374,900	\$ 14,109,627	\$ 14,344,142	\$ 1,322,544	\$ 15,666,686	\$ (1,609,415)	\$ 52,356	\$ (1,557,059)



CITY OF KIRKLAND

Department of Parks & Community Services

505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300

www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager
From: Jennifer Schroder, CPRP, Director of Parks and Community Services
Date: June 13, 2013
Subject: Park and Recreation Month Proclamation

RECOMMENDATION

That the Mayor proclaims the month of July "Park and Recreation Month" in Kirkland.

BACKGROUND DISCUSSION

Since 1985, the National Recreation and Park Association has designated the month of July as "Park and Recreation Month." Recreation facilities and parks across the country annually use July to celebrate the kick-off of summer programming. Kirkland's parks are an essential component of Kirkland's identity and quality of life. Kirkland residents so value their parks that they overwhelmingly passed the parks levy in 2012 and made a permanent investment in Kirkland's parks to be enjoyed by all current and future generations.

As part of this month's celebration, Kirkland Parks and Community Services has tied in the national campaign and promoted July as national "Parks and Recreation Month" in prominent display cases at both Community Centers and City Hall. The department also has planned many activities to keep the community active and involved, including the Kirkland Steppers, Beach Volleyball at Juanita Beach, Friday Night Market, learn-to-swim classes, fitness opportunities, a variety of youth day camps, sports leagues and many more programs and classes.

Sue Keller, Chair of the Kirkland Park Board, will accept the proclamation.



A PROCLAMATION OF THE CITY OF KIRKLAND

Designating July, 2013 as "Park and Recreation Month" in the City of Kirkland, Washington

WHEREAS, the City of Kirkland's parks, natural areas, playgrounds, playfields, recreation programs and community and cultural centers make Kirkland, Washington an attractive and desirable place to live, work, play, and visit while contributing to its ongoing economic vitality; and

WHEREAS, the City of Kirkland Parks and Community Services Department's programs touch the lives of individuals, families, and groups and positively impact the social, economic, health, and environmental quality of the community; and

WHEREAS, parks, recreation activities, and leisure experiences provide opportunities for young people to live, grow and develop into contributing members of society and creates lifelines and continued life experiences for older members of our community; and

WHEREAS, recreation programs provide safe and enjoyable activities promoting and developing healthy lifestyles, strong minds, and fit bodies; and

WHEREAS, parks, greenways, natural areas, and open spaces provide a welcome respite from our fast-paced, high-tech lifestyles while protecting and preserving our natural environment; and

WHEREAS, the Kirkland City Council recognizes the vital contributions of the City of Kirkland's dedicated parks and recreation employees and volunteers; and

WHEREAS, Kirkland residents so value their parks that they overwhelmingly passed the parks levy in 2012 and made a permanent investment in its parks to be enjoyed by all current and future generations;

NOW, THEREFORE, I, Joan McBride, Mayor of Kirkland, do hereby proclaim July as "Park and Recreation Month" and encourage all citizens to celebrate by participating in their choice of recreation and leisure activities with family, friends and neighbors.

Signed this 2nd day of July, 2013

Joan McBride, Mayor



CITY OF KIRKLAND
City Manager's Office
123 Fifth Avenue, Kirkland, WA 98033 425.587.3001
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager
From: Marilynne Beard, Deputy City Manager
Date: June 20, 2013
Subject: KIRKLAND 2035 – UPDATE #4

RECOMMENDATION:

City Council receives an update on recent and upcoming public outreach and communication efforts relating to the Kirkland 2035 plan updates.

BACKGROUND DISCUSSION:

This is the fourth in a series monthly updates intended to apprise the City Council and the public about the results of recent public involvement activities and upcoming opportunities to get involved.

Recent Activities

Walk and Roll Safety Fair – June 7, Juanita Beach Park

The Walk and Roll Safety Fair was held in conjunction with the Friday Farmer's Market at Juanita Beach Park. Staff estimates as many as 500 people visited the fair, primarily families with children. A number of vendors provided activities and education. The Evergreen Safe Kids program sold twenty bike helmets and took fittings for another 15-20. The Bike Rodeo gave kids the opportunity to navigate their bikes through an obstacle course that included stop signs, slow signs and intersections. The Interlaken Volkswalkers sponsored an interactive walking route and the Kirkland Youth Council provided a bike decorating booth. Metro provided demonstrations about how to load a bike onto a Metro bus bike rack. Although there was no formal evaluation conducted, staff received many positive comments. The Walk and Roll Safety Fair may become an annual event.

Community Planning Day -- June 8, Kirkland City Hall

On Saturday, June 8, the City hosted a Community Planning Day from 10 am to 2 pm at City Hall. Displays and interactive opportunities were available on a drop-in basis, with staff and project consultants available to answer questions and receive input from participants. Opportunities to provide written comments were also made available at each project station as well as general community vision comments that were collected on butcher paper posted on walls in various locations. Kids' activities included tours of public safety vehicles and an event

“passport” where they could participate in games and challenges related to the various initiatives under study. Over 200 people participated in the overall event in addition to members of the City Council, Planning Commission, Parks Board, Transportation Commission and Houghton Community Council.

Two structured sessions were held in the Council Chamber. The first session was a Neighborhood U session presented by Joe Tovar on Growth Management Act basics and what they mean for Kirkland. Approximately 75 people attended the session which was videotaped for future broadcast on Kirkland’s cable TV channel. The second session was a Town Hall related to how the City’s business districts should develop to meet community needs. The session was moderated by Mayor Joan McBride and was attended by approximately 45 people. Members of the City Council and boards and commissions were present.

Participants were asked to complete evaluation cards for the event. Each person was asked to rate the following event elements on a scale of 1 to 5 with answers ranging from 1) Not At All to 5) Very Much. A total of 48 participant feedback cards were returned. The results and comments are summarized below:

Question	Average Score
How easy was the event to navigate?	4.64
How useful and easy were the materials?	4.50
How convenient was the time of this event?	4.48
How convenient was the location of the event?	4.90
How likely are you to attend another community planning day?	4.79

Raters were also asked an open-ended question about how we could improve future community planning events. Comments including:

- *Better advertisement of the event*
- *Clarification that it is was a drop-in event (didn’t need to stay the entire four hours)*
- *Offer lunch trucks in the parking lot*
- *Have the Town Hall more a two-way conversation*
- *More topic-specific presentations*
- *Consider bringing participants together based on common interests*
- *Excellent organization and execution*
- *Very exciting to see what opportunities are and start to dream about what could be. Very nice event. Thank you!*
- *Loved the postcards by mail*
- *Continue mailings for future community planning days*
- *Can’t think of any ways; I had about six or seven wonderful information discussions today!*
- *Have a comp plan update display and planner at community festivals and gatherings.*
- *Traffic flow through exhibit was difficult; people gathered at discussion stations and impeded movement*
- *This was the best attended and neat people!*
- *Loved all the helpers/volunteers and information*
- *Make it over two days (Friday/Saturday?)*
- *It was terrific networking opportunity as well as educational. Thank you!*
- *Great event; nice to speak directly with city staff and project teams!*

- *Good to see that my taxes are not being wasted!*
- *Well done! Thanks*
- *Better advertisement*
- *Well done event. It was great to have information on a variety of areas all at once. Large displays are good. Town hall discussion was very productive.*
- *Thank you for writing down all my comments today*
- *Fun idea!*

A summary of comments received by Planning on the Comprehensive Plan Update (from comment cards and visioning boards) and the Town Hall are included as Attachment A.

Based on the overall positive comments, a second Community Planning Day will be held in October. Staff is polling for Council availability. The focus for the next day will be to engage participants in the community visioning process and to obtain feedback on master plan concepts and ideas received to date. Adjustments to the format and activities will take into consideration the participant feedback.

Chamber of Commerce Membership Luncheon – June 1, Woodmark Hotel

City Manager Kurt Triplett focused his annual state of the City address on economic development successes and the Kirkland 2035 plan and activities. Businesses were encouraged to be involved in the community planning process.

Juanita Corridor Workshop – June 12, Finn Hill Middle School

The Juanita Corridor Study project team held a community workshop on June 12. Participants were asked for general input and could also comment on specific segments of the corridor of special interest to them. There were approximately 100 residents that participated in the workshop. Workshop materials can be viewed on the project webpage at http://www.kirklandwa.gov/depart/Public_Works/Capital_Improvements/Juanita_Drive_7cfffXor_Study.htm

Upcoming Events

Before the next presentation to Council takes place, two additional meetings will have occurred and staff will be able to provide a report on the results at the July 2 Council meeting.

Finn Hill Neighborhood Alliance Meeting on Finn Hill Area Planning – June 25, Finn Hill Middle School

Planning staff will be meeting with Finn Hill Neighborhood Alliance about how to begin planning for the Finn Hill area on June 25. Finn Hill Neighborhood Alliance president Scott Morris sent the following invitation to Finn Hill Residents:

Dear Finn Hill neighbors:

*Do you want to know what Finn Hill could look like in 5 years, or 10, or 25?
Do you want to have an impact on how our neighborhood evolves?*

The Finn Hill Neighborhood Alliance has scheduled a neighborhood meeting to peer into the future with Kirkland Planning Director Eric Shields and Deputy Planning Paul Stewart on Tuesday, June 25, at 7pm in the Cafeteria of Finn Hill Middle School at 8040 NE 132nd St.

The meeting will focus on:

- *how much more growth Finn Hill is expected to absorb under the current zoning plan (inherited from the County),*
- *where growth is most likely to occur on Finn Hill,*
- *whether the County's zoning decisions make sense,*
- *whether those decisions can be changed, and*
- *how the City will contend with laws that require it to absorb projected growth in its Comprehensive Plan update. (For a City staff memo on development capacity in Kirkland's neighborhoods, click [here](#).)*

Typically, we find out about land use activities when it's too late to make a difference. Once postings go up on a property to announce a short plat application or permit request, there's little chance to rewrite the rules. But getting a long-term view of what the zoning map looks like offers an opportunity to ask fundamental questions while there may still be time to rethink the plan. It allows us as a community to send clear messages to our public officials about what we want and what we hope to avoid.

FHNA has been advocating for a Finn Hill neighborhood plan since we were annexed by the City 2 years ago. Kirkland's planning resources are currently focused on a citywide Comprehensive Plan update, mandated by state law, but our meeting on June 25 will give us an opportunity to talk to Kirkland's Planning Department about the development issues that concern us most. It is an important first step toward our own neighborhood plan.

We hope you'll make every effort to attend this informative and important meeting!

Scott Morris
Finn Hill Neighborhood Alliance - President

Planning Commission Meeting on Comprehensive Plan Public Involvement Plan – June 27, Kirkland City Hall

On June 18, the City Council received a presentation on the preliminary land capacity analysis and the implications for the Comprehensive Plan update. The Planning Commission will receive the same presentation at their June 27 meeting. In addition, the Commission will review the Planning staff's proposed public outreach strategy for the update of the Comprehensive Plan. The outreach plan will be presented to the City Council in July and will include presentations on the land capacity analysis to neighborhood associations, KAN and other stakeholder groups.



Comprehensive Plan Update Station-
Share Your Thoughts Comment Cards:

- Shift terminology or “how we think” of Downtown Kirkland from a business center to more of an “Old Town” feel. Emphasis on living, dining, tourism/Marina. Our Business center, our Economic engine, our Center of Kirkland is Totem Lake Urban Center and Yarrow Bay Business District. That is where we work. ---Lisa McConnell, kirby994@frontier.com
- More detailed planning & zoning, more mixed use & better way finding needed in Totem Lake Zone. Better ped. & bike connections throughout – shortcut & interconnections. ---Susan Jensen, sjensen@triadassociates.net
- Start local area discussion group? ---Susan Jensen, sjensen@triadassociates.net
- Businesses @ Bridal Trails Shopping Center are interested in redeveloping the site – How can this be included in the new Comp Plan? --- Anonymous
- Allow for brewing in Light Industrial Zones. See Hales in Ballard, Black Raven in Redmond and accessory brew pub, Elliot Bay in Lake City Way. ---D Jean Guth, djguth@yahoo.com
- Old Albertsons – Improve pedestrian connections through property and would like to see it developed ---Anonymous
- Finn Hill – Pedestrian pathways needed to and from Juanita Dr. Beach Park ---same Anonymous as Old Albertsons comment

Visioning Walls- What ISSUES do you hope your city focuses on as it plans for the year 2035?

- Concerns regarding gentrification and cost of housing/living on fixed incomes:
 - affordable housing
 - making sure Kirkland isn't just for the mega-rich
- Kids:
 - Metro routes to schools
 - Easy access to Ballfields & Parks
 - Daycare facility goals in urban development

- Regulations for gambling, liquor sales, and marijuana growth & sale
- Sidewalks to places kids go to
- Smoking huts in designated locations
- Heavy ticketing and enforcement on underage drinking
- Allow small stores in residential zoned areas. Like grocery stores with apartments above.
- BIKE/PED TRANSPORTATION:
 - Use the CKC as a spine for Bike/Ped Transportation and connect the rest of the city w/East-West pedestrian/biker streets – safe for people of all ages.
 - Accountability.
 - Provide Bike/Pedestrian focused throughways.
 - DRIVERS need to learn how to drive with cyclists!
 - BIKERS – Get out of the ROAD!
 - There should be a biking education class.
 - Provide bike paths separated by planting strips from traffic.
 - X-K Corridor monorail w/bike & pedestrian path below.
 - Find some way to generate revenue to fund Bike Lanes from those who ride Bikes! License? Fees?
 - Tax what you don't want, i.e. cars, traffic jams, congestion, rather than what you do want!
 - There should be a bus transportation system on Holmes Pt. that connects ppl to Kenmore P&R.
 - Converting low-rise shopping centers into more efficient (in terms of land-use) communities.

Visioning Walls- What is your BIG IDEA for Kirkland in the year 2035?

- What about Local Improvement Districts to pool sidewalk developments instead of lot by lot.
- Limit "Big Ideas" to what "small taxes" will support.
- More sidewalks.

- More mixed use developments – like Juanita Village.
- Increase intergenerational opportunities.
- Passenger ferry(ies) – Kirkland to U dist/Madrona/? & Juanita Bay!
 - That would be sweet!
 - Drop off near downtown transit/streetcars
- Personal Responsibility.
- Consolidate Pub works/Pub utility ops with neighboring small cities & districts.
 - Agree with this idea!
- Pedestrians need far more attention at cross walks. And on any sidewalk. Cut back all vegetation to sidewalk width.
- More playgrounds

Town Hall Conversation -Ideas for "Making Business Districts Work for You"

- Accessible to neighborhood – by foot, bike, auto
- Mix of businesses that meet needs of neighborhood so don't need to travel to get services
- Pedestrian access
- Parking is adequate
- Coalesce Totem Lake micro-businesses
- Daycare facilities – parents have to drive to get to school/daycare – need daycare where people work
- Historical district – maintain character of Kirkland by keeping historic buildings
- Parking or transportation system to accommodate transit
- Ensure compatibility of neighborhood business design with neighborhoods adjacent
- Local shuttle between business districts to cut down on traffic
- Green spaces in business districts to eat, walk

- Light rail on Kirkland Corridor (priority)
- Space to relax, sit, meet
- Totem Lake (the Lake) as a visible attraction
- Village character – some streets with no cars, just for walking
- Commitment to public gathering spaces – events, place to connect
- View corridors to natural habitat
- Trolley (like South Lake Union & Portland)
- Juanita Village is good model
- Connect to nearby parks – flow

Town Hall Conversation - Mixed Use

- Mixed-use not always compatible with neighborhood or business district that is there
- Each business district has a unique character
- Don't be too rigid on ground floor commercial – more flexibility about what can go there
- Size of some mixed-use is a concern
- What kind of housing will be needed to accommodate growth? Affordability.
- Mixed-use should have transit incorporated to be successful – include along corridor
- Don't want a whole neighborhood of mixed-use – need variety to create character
- Mixed-use built before recession are not full but may be more successful as economy improves
- More flexibility on ground floor uses
- Each neighborhood has unique needs – mixed-use developments are still in a neighborhood
- Transit needed

- Parking with mixed-use – shared uses between commercial & residential
- Parking needs to be adequate
- Businesses serve neighbors and visitors
- Last trolley didn't work
- Park & Ride creates traffic
- Transit oriented development works
- "Live above work" – e.g. artist studio w/housing on top
- Housing units need to be affordable and accessible to people with all special needs
- Need open spaces in between and nearby mixed-use
- Mixed-use can be designed in a variety of ways e.g. not just small business below
- There are limited number of businesses that want to go into small ground floor spaces
- What fits Kirkland today? May not be same as in the past

Town Hall Conversation - What should business district do to accommodate growth?

- Assume fossil fuel will not always be available
- Have larger destinations (theater, Home Depot) in Kirkland and clustered
- Separate people from motorized vehicles (more pedestrian-oriented facilities)
- Totem Lake would become a wellness mall – includes assisted living residential
- Small hardware store back!
- Housing for middle class – need affordable
- Support smaller businesses
- Totem Lake to develop like a European village
- Kirkland as a destination city for tourism (not just in summer)

- Put character in building design - more interesting architecture – e.g. gargoyles
- Fred Meyer has a hardware store one-stop shopping
- People who are over 60 need light – LEED (green building) doesn't encourage enough lighting
- Need designated smoking places
- Multi-family will be needed to accommodate growth – it needs to go into business districts because they won't fit in neighborhoods
- Why do we have to have 8,000 new households?
- Where are 20,000 jobs going? (large employers?)
- Find a way to piggyback on winery traffic
- Housing – innovative ways to do (not just Multi-family or Single-family) – ADU's (affordable dwelling unit), duplex/triplex, infill, redevelopment
- Need office space (large campuses) to attract large businesses
- Be cautious with infill development in neighborhoods - if too close, ruins single family home. Minimum set-backs
- Character of neighborhood is what makes Kirkland unique
- Be cautious with speculators from outside Kirkland
- Keep in mind larger Puget Sound businesses – Kirkland as incubator for small startups
- Traffic jams are a problem
- Lots of potential in Kingsgate area - mixed-use would be good option – offices, gathering spaces, apartment homes, but fit in with neighborhood
- Plan more community centers (places where people can meet without having to pay)
- Indoor community meeting places
- Kirkland is cut in half by freeway and traffic – need to connect Kirkland to Kirkland across freeway
- Need transportation to get people around Kirkland (trolley, streetcar)

- Totem Lake used to have all the right elements when it first opened – what went wrong – know what that is before we fix it.

Town Hall Conversation – Themes

- Character
- Compatible
- Flexible
- Connection
- Transportation
- Historic
- Gathering
- All weather
- Health
- Safety
- Architecture
- Accessibility
- Friendly
- Kirkland has many successes, things that work well.



KIRKLAND CITY COUNCIL SPECIAL MEETING MINUTES
June 17, 2013

1. Call to Order
2. Roll Call

ROLL CALL:

Members Present: Councilmember Dave Asher, Councilmember Shelley Kloba, Deputy Mayor Doreen Marchione, Councilmember Toby Nixon, Councilmember Penny Sweet, and Councilmember Amy Walen.

Members Absent: Mayor Joan McBride.

Mayor McBride was absent/excused due to illness.

3. Agenda Overview and Housekeeping

City Manager Kurt Triplett reviewed the day's topics.

4. Financial Planning

Finance and Administration Director Tracey Dunlap and Financial Planning Manager Sri Krishnan provided a recap of the year-to-date 2013 financial results, an overview of the mid-year budget adjustments slated for the City Council's June 18, 2013 regular meeting, the 10 year (2013-2022) financial forecast and provided other long-range financial planning and budget consideration topics for discussion.

5. Break

Council recessed for a short break.

6. Strategic Planning and Performance Management

Director of Human Resources and Performance Management Jim Lopez discussed proposed process improvements to the existing strategic planning process to develop a performance management system.

7. Lunch

Council recessed for lunch until 1 p.m.

8. Public Disclosure Ordinance Follow-up

Finance and Administration Director Tracey Dunlap provided an overview of project activities to date and proposed revisions to the draft ordinance and resolution, including next steps.

9. Capital Project Management Improvements

Interim Public Works Director Pam Bissonnette reviewed a number of proposed improvements to the Public Works CIP management process.

10. Break

Council recessed for a short break.

11. Discussion on Topics of Interest to the Council

Council discussed their process for proclamations, Councilmember social media participation and communication, and pool facilities.

12. Adjournment

The June 17, 2013 Kirkland City Council special meeting/retreat was adjourned at 4:15 p.m.

City Clerk

Mayor



KIRKLAND CITY COUNCIL REGULAR MEETING MINUTES
June 18, 2013

1. CALL TO ORDER
2. ROLL CALL

ROLL CALL:

Members Present: Councilmember Dave Asher, Councilmember Shelley Kloba, Deputy Mayor Doreen Marchione, Councilmember Toby Nixon, Councilmember Penny Sweet, and Councilmember Amy Walen.

Members Absent: Mayor Joan McBride.

Motion to excuse Mayor McBride due to illness.

Moved by Councilmember Dave Asher, seconded by Councilmember Toby Nixon

Vote: Motion carried 6-0

Yes: Councilmember Dave Asher, Councilmember Shelley Kloba, Deputy Mayor Doreen Marchione, Councilmember Toby Nixon, Councilmember Penny Sweet, and Councilmember Amy Walen.

3. STUDY SESSION

None.

4. HONORS AND PROCLAMATIONS

None.

5. COMMUNICATIONS

- a. Announcements
- b. Items from the Audience

Lisa McConnell
Atis Freimanis
Jack Arndt

- c. Petitions

6. SPECIAL PRESENTATIONS

- a. Citizen Hero Award: David Gregg

Fire Chief Kevin Nalder and Councilmember Sweet presented the Citizen Hero award to Mr. Gregg and an Award of Merit to Captain Larry Peabody.

- b. Urban Land Institute (ULI) Northwest Center for Sustainable Leadership Team Presentation; 'Totem Lake Regional Center - Connections and Places'

Urban Land Institute Leadership Team members John Hoey, Program Manager of the Washington State Office of the Trust for Public Land, and Kathryn Gardow of Gardow Consulting, presented the findings of their volunteer study of the Totem Lake Business District.

7. CONSENT CALENDAR

- a. Approval of Minutes:

(1) May 21, 2013

(2) June 4, 2013

- b. Audit of Accounts:

Payroll \$2,707,543.60

Bills \$1,744,883.70

run #1216 checks #544011 - 544168

run #1217 check #544169

run #1218 checks #544170 - 544325

- c. General Correspondence

- d. Claims

Claims received from Heather Lehman, Woodrow Marzittie Sr., Galina Medvedeva, Patrick and Tina Robinson, and Bruno Vogele were acknowledged via passage of the Consent Calendar.

- e. Award of Bids

Via approval of the Consent Calendar, the following contracts were awarded:

(1) The contract for the Peter Kirk Park Restroom Renovation Project was awarded to Moon Construction of Lynnwood, WA in the amount of \$90,994.50.

(2) The contract for the 7th and 8th Avenue West Alley Sewermain Replacement Project was awarded to Kamins Construction of Bothell, WA in the amount of \$148,588.93.

(3) The contract for the Annual Street Preservation Program, 2013 Phase III Slurry Seal Project was awarded to Blackline, Inc. of Vancouver, WA in the amount of \$511,793.69.

(4) The contract for schedules A, B and D of the 2013 Striping Project were awarded to Stripe Rite, Inc. of Pacific, WA in the amount of \$194,209.25.

f. Acceptance of Public Improvements and Establishing Lien Period

g. Approval of Agreements

(1) Resolution R-4983, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITIES OF BOTHELL, EDMONDS, KIRKLAND, LAKE FOREST PARK, LYNNWOOD, MILL CREEK, MONROE AND MOUNTLAKE TERRACE; FOR THE NORTH SOUND METRO SPECIAL WEAPONS AND TACTICS/CRISIS NEGOTIATING TEAM."

(2) Resolution R-4984, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING PARTICIPATION BY THE CITY IN A MEMBERSHIP AGREEMENT WITH THE NATIONAL JOINT POWERS ALLIANCE FOR THE PURPOSE OF ENGAGING IN COOPERATIVE PURCHASING AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY OF KIRKLAND."

h. Other Items of Business

(1) Totem Lake Stormwater Retrofitting Plan - Grant Agreement

Via approval of the Consent Calendar, the City Manager was authorized to sign a document substantially equivalent to the draft Grant Agreement with the Washington State Department of Ecology for the Totem Lake Stormwater Retrofitting Project which was submitted for Council consideration.

(2) Ordinance O-4412, entitled "AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING THE BIENNIAL BUDGET FOR 2013-2014."

Motion to Approve the Consent Calendar.

Moved by Councilmember Penny Sweet, seconded by Councilmember Amy Walen

Vote: Motion carried 6-0

Yes: Councilmember Dave Asher, Councilmember Shelley Kloba, Deputy Mayor Doreen Marchione, Councilmember Toby Nixon, Councilmember Penny Sweet, and Councilmember Amy Walen.

8. PUBLIC HEARINGS

a. Resolution R-4985, Approving a Development Agreement With Kirkland Park & Ride L.L.C., Modifying the Time of Payment of Certain Impact Fees and Capital Facility Charges for the Kirkland Crossing Transit Oriented Development.

Director of Planning and Community Development Director Eric Shields reviewed the background and purpose of the proposed development agreement. Deputy

Mayor Marchione opened the public hearing. Testimony was provided by Holly Smith. No further testimony was offered and the Mayor closed the hearing. Following the public hearing, Mr. Shields presented proposed criteria for future development agreements for Council consideration.

Motion to Approve Resolution R-4985, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING A DEVELOPMENT AGREEMENT WITH KIRKLAND PARK & RIDE L.L.C., MODIFYING THE TIME OF PAYMENT OF CERTAIN IMPACT FEES AND CAPITAL FACILITY CHARGES FOR THE KIRKLAND CROSSING TRANSIT ORIENTED DEVELOPMENT."

Moved by Councilmember Dave Asher, seconded by Councilmember Amy Walen

Vote: Motion carried 6-0

Yes: Councilmember Dave Asher, Councilmember Shelley Kloba, Deputy Mayor Doreen Marchione, Councilmember Toby Nixon, Councilmember Penny Sweet, and Councilmember Amy Walen.

Motion to adopt the proposed criteria for future development agreements with the exception of the reference to work programs.

Moved by Councilmember Dave Asher, seconded by Councilmember Amy Walen

Vote: Motion carried 6-0

Yes: Deputy Mayor Doreen Marchione, Councilmember Amy Walen, Councilmember Penny Sweet, Councilmember Dave Asher, Councilmember Toby Nixon, and Councilmember Shelley Kloba.

9. UNFINISHED BUSINESS

None.

10. NEW BUSINESS

a. Kirkland Comprehensive Plan Development Capacity Analysis

Director of Planning and Community Development Eric Shields provided an overview of the draft land capacity analysis and responded to Council questions and comment.

11. REPORTS

a. City Council

(1) Finance and Administration Committee

Have not met.

(2) Public Safety Committee

Have not met.

(3) Community Planning, Housing and Economic Development Committee

Totem Lake transfer of development rights project, current development project updates.

(4) Public Works, Parks and Human Services Committee

Have not met.

(5) Regional Issues

Councilmembers shared information regarding the documentary film "A Place at the Table;" Alliance of Eastside Agencies Human Services Annual Awards Luncheon at which the elected official of the year award was presented to Councilmember Walen; Kirkland Chamber of Commerce Membership Luncheon where City Manager Kurt Triplett gave a presentation on "Kirkland 2035 - How Business Can Shape Kirkland's Future"; Sound Cities Association Public Issues Committee meeting; Puget Sound Regional Council Transportation Policy Board meeting; One Redmond Inaugural Investor's Gala; Eastside Human Services Forum breakfast; Eastside Transportation Partnership; Hunger Awareness Week; upcoming June 24 Totem Lake Conversation event; upcoming June 25 ribbon cutting at the new Friends of Youth Service Center; June 25-28 Association of Washington Cities conference; meeting with A.G. Bell elementary third grade classes.

b. City Manager

(1) Calendar Update

(2) Legislative Update

City Manager Kurt Triplett provided an update on recent legislative activities.

12. ITEMS FROM THE AUDIENCE

None.

13. EXECUTIVE SESSION

a. To Discuss Labor Negotiations

Deputy Mayor Marchione announced at 9:17 p.m. that Council would enter into executive session to discuss labor negotiations and would return at 9:40 p.m.; at 9:40 p.m. City Clerk Anderson announced that the Council would require additional time and would return at 10:15 p.m., which they did. City Attorney Robin Jenkinson was also in attendance.

14. ADJOURNMENT

The Kirkland City Council regular meeting of June 18, 2013 was adjourned at 10:15 p.m.

City Clerk

Mayor



CITY OF KIRKLAND

Department of Public Works

123 Fifth Avenue, Kirkland, WA 98033 425.587.3800

www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: David Snider, P.E., Capital Projects Manager
Pam Bissonnette, Interim Public Works Director

Date: June 20, 2013

Subject: 2013 Crosswalk Upgrade Project – Award Contract

RECOMMENDATION:

It is recommended that City Council awards the construction contract for installation of new Rectangular Rapid Flashing Beacon (RRFB) crosswalks near Emerson High School, and between John Muir Elementary and Kamiakin Middle School, to Westwater Construction, of Black Diamond, WA, in the amount of \$61,350.00.

BACKGROUND DISCUSSION:

Included in the City's Capital Improvement Program is a biennial Crosswalk Upgrade Project for maintaining and improving crosswalks throughout the City. The specific work for the current 2013 Project consists of installing specialty signage and pedestrian crosswalk lights, which Kirkland staff have simplified to Rapid Flashing Beacons (RFBs), at two locations: on 108th Ave NE at NE 53rd Street, near Emerson High School (formerly Best), and 132nd Ave NE, between John Muir Elementary and Kamiakin Middle School (Attachment A).



RFBs are user-activated flashing amber lights that supplement pedestrian warning signs at un-signalized intersections and mid-block crosswalks. The devices enhance driver awareness of the presence of pedestrians wishing to cross the street. Other work elements associated with the installation of the RFBs include: the construction of new ADA (Americans with Disabilities) wheel chair ramps and new pavement crosswalk markings.

With an engineer's estimate of \$59,500, staff advertised for contractor bids through the City's Shared Procurement Portal as a Small Public Works Roster project; a total of two bids

were received with the lowest responsive bid received from Westwater Construction, as follows:

Contractor	Emerson High School	John Muir / Kamiakin	Total (Award)
<i>Engineer's Estimate</i>	<i>\$14,500</i>	<i>\$45,000</i>	\$59,500
Westwater Construction	<i>\$12,000</i>	\$49,350	\$61,350
Trinity Construction	<i>\$ 48,000</i>	\$ 57,900	\$105,900

The Project's overall funding of \$101,213 is made up of \$70,000 in City base CIP funding, with an additional \$31,213 received as a "developer" contribution for improvements made at Emerson High School by the Lake Washington School District (Attachment B). These two crosswalks and RFB's are in addition to the Council's 2013 levy-funded Crosswalk Initiative. There are no Proposition 1 Levy funds allocated to these two projects. Levy funds have already been allocated to other crosswalk and sidewalk projects for 2013-14. The individual cost at each of these locations will include the installation contract price (this memo) plus the cost of the equipment, together with the design, contract administration and other soft costs.

As shown above, the cost of the Emerson High location is significantly less than the Muir/Kamiakin location. The reason is because 108th Avenue NE is on the schedule to receive an asphalt overlay this summer and the existing sidewalk ramps at the Emerson High location were on the work plan to receive extensive ADA upgrades, including new striping, as a part of the 2013 Overlay Project; that new ADA ramp work is now complete and the striping will be completed after the new overlay work.

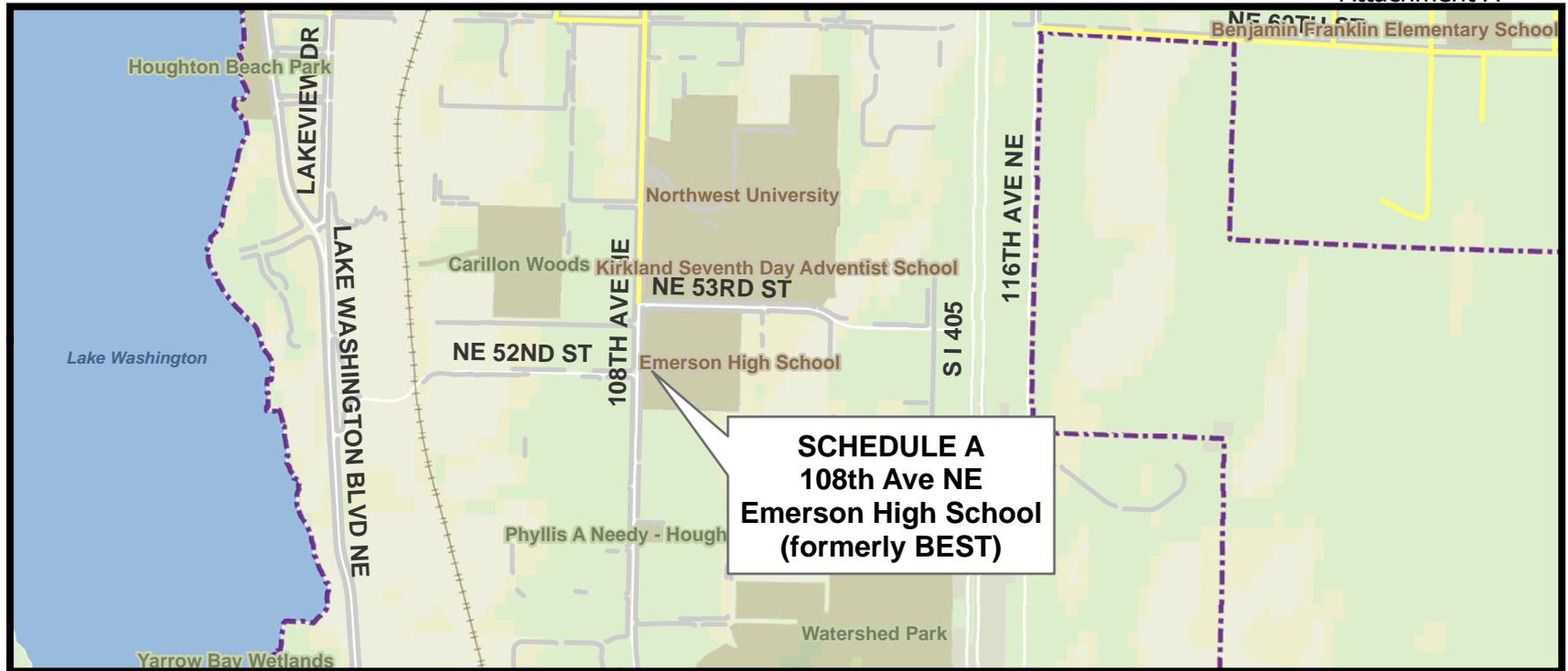
In order to accelerate the overall Project schedule as needed to meet a construction completion ahead of the new school year in the fall, staff will procure the RFB equipment through the State Purchasing Contract for a total equipment cost of \$15,705 (Attachment B). When combined with the low bid and all other costs, a preferred 10% amount of a construction contingency can be reduced to an amount closer to 6.8% in order to award the contract while maintaining the overall Project budget. Staff believes that this lesser contingency amount is adequate for the type of construction and for this Project.

With an award of the construction contract by City Council at their July 2 meeting, work will begin later in the month and be complete by September, 1, 2013, before the new school year begins. In advance of construction, Public Works staff will consult with the schools and notify adjacent property owners and businesses. This information, along with a regularly updated construction schedule, will also be posted on the City's web site and, since the Project includes sidewalk and ADA ramp reconstruction, staff will ensure the contractor maintains safe travel for pedestrians throughout the work areas at all times.

Attachment A: Vicinity map
Attachment B: Project Budget Report

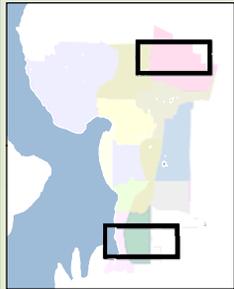
2013 Crosswalk Upgrade Program

CNM-1312



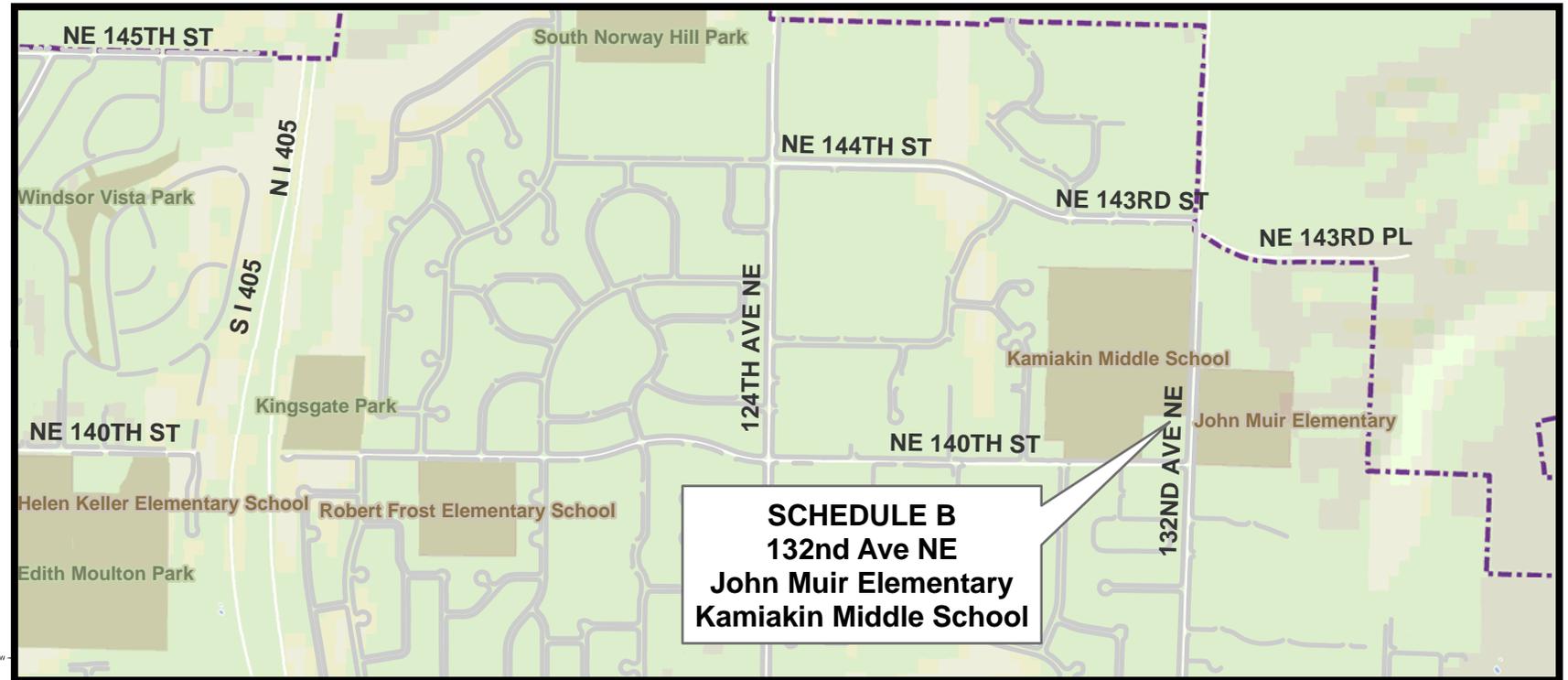
LEGEND

- Sidewalks
- Parks
- Schools
- Streets



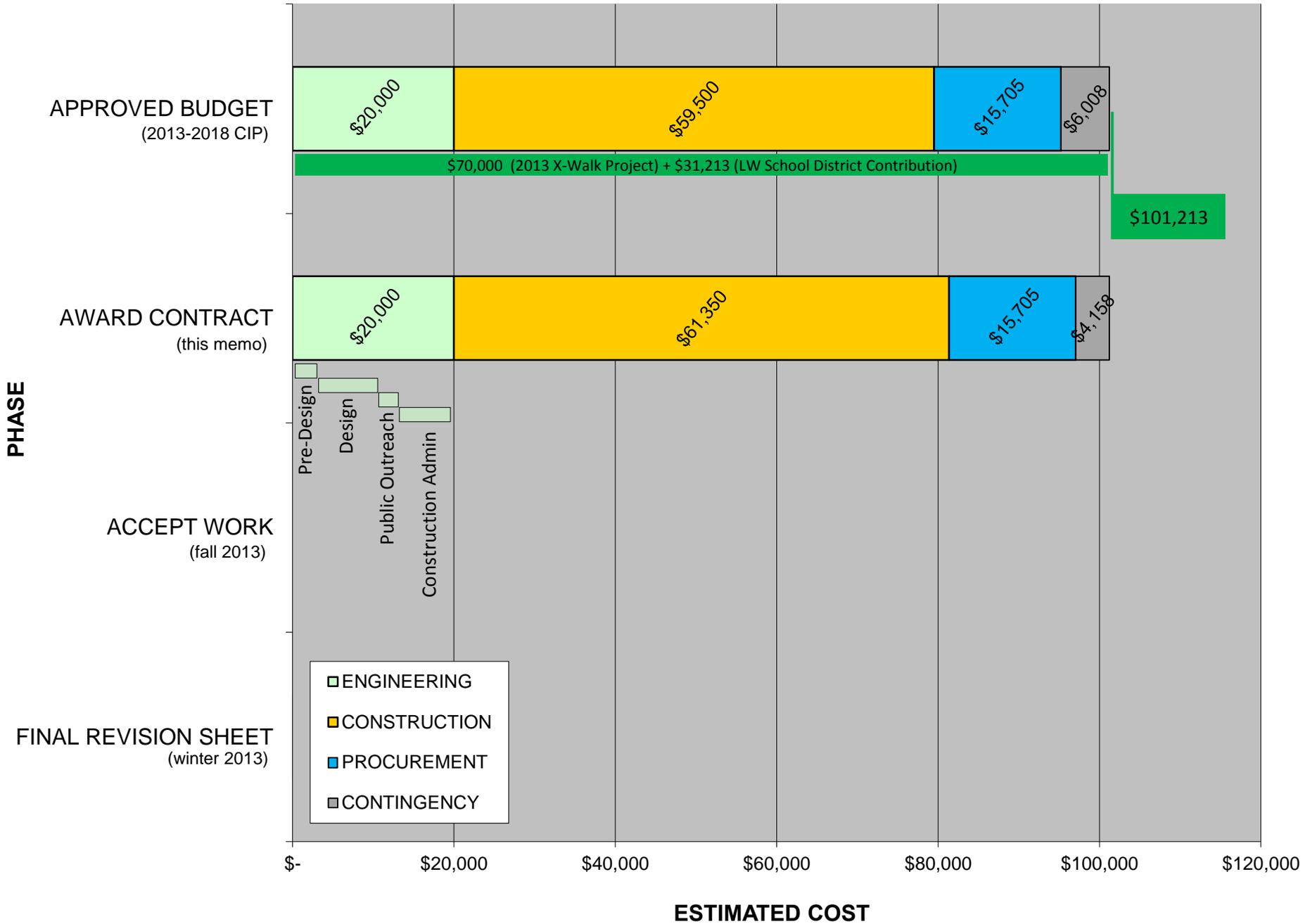
Produced by the City of Kirkland.
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Author:
 Name: 2013 Crosswalk Upgrade Program
 Date Saved: 6/5/2013 7:35:56 AM



**2013 Crosswalk Upgrade Program
(CNM-1312)**

Project Budget Report





CITY OF KIRKLAND
Department of Finance and Administration
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Kathi Anderson, City Clerk
Tracey Dunlap, Director, Finance and Administration

Date: June 20, 2013

Subject: Accept Cultural Arts Commission Member Resignation

RECOMMENDATION

Council acknowledges receipt of the resignation of Cultural Arts Commission member Trent Latta effective June 11, 2013, and authorizes the attached correspondence thanking him for his service.

BACKGROUND DISCUSSION

Mr. Latta was appointed to the Cultural Arts Commission for a four year term which began on March 31, 2011. The City Clerk's Office has begun a recruitment to fill the remainder of his unexpired term ending March 31, 2015.

From: Trent Latta [<mailto:trentlatta@gmail.com>]
Sent: Tuesday, June 11, 2013 12:34 PM
To: Amy Whittenburg; Ellen Miller-Wolfe
Subject: Kirkland Cultural Arts Commission

Amy and Ellen,

With tremendous regret, I must resign my position on Kirkland's Cultural Arts Commission. The reality of my work situation and my family life is that I do not now have the capacity to accept the responsibility that is required of an Arts Commission member.

I hope you and the remaining members understand that I wish my circumstances were different. I wish I could dedicate a great deal of my time to developing arts and cultural activities in Kirkland. But this chapter of my life simply does not tell that story.

Again, I regretfully resign my position. I hope, however, that you will think of me as a continued friend and supporter of the Arts Commission and all its activities.

Trent

DRAFT

July 3, 2013

Mr. Trent Latta
9736 NE 119th Way, #E217
Kirkland, WA 98033

Dear Mr. Latta,

We have regretfully received your letter of resignation from the Cultural Arts Commission.

The City Council appreciates your contributions to the Commission, and we thank you for volunteering your time and talent to serve our community.

Sincerely,
KIRKLAND CITY COUNCIL

By Joan McBride
Mayor



CITY OF KIRKLAND

Department of Finance & Administration
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Barry Scott, Purchasing Agent

Date: June 20, 2013

Subject: REPORT ON PROCUREMENT ACTIVITIES FOR COUNCIL MEETING OF JULY 2, 2013

This report is provided to apprise the Council of recent and upcoming procurement activities where the cost is estimated or known to be in excess of \$50,000. The "Process" column on the table indicates the process being used to determine the award of the contract.

The City's major procurement activities initiated since the last report, dated May 23, 2013, are as follows:

	Project	Process	Estimate/Price	Status
1.	Cross Kirkland Corridor Ditch Maintenance	Small Works Roster	\$65,000-80,000	Contractors to be notified week of 6/23 with bids due week of 7/1.

Please contact me if you have any questions regarding this report.



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3225 - www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Deb Powers, Urban Forester
Paul Stewart, Deputy Director, Planning & Community Development
Eric Shields, Planning Director

Date: June 20, 2013

Subject: **FINAL DRAFT URBAN FOREST STRATEGIC MANAGEMENT PLAN**

RECOMMENDATION:

Staff recommends the City Council reviews the attached Final Draft Urban Forestry Strategic Management Plan and either:

- Approves Resolution R-4986 (attached), adopting the plan; or
- Provides direction for further revisions prior to bringing the Plan back to a subsequent Council meeting for adoption.

BACKGROUND:

Previous Council Review

At the [October 16, 2012 Study Session](#), the Kirkland City Council received the Draft Urban Forest Strategic Management Plan (Plan). Based on the City Council direction, staff was to condense the Draft Plan, get additional public input on the Plan, and bring back the revised Final Draft Plan for adoption by the Council at a regular Council meeting. In addition, staff was to present a work plan for implementation of the priority strategies and recommendations.

The Kirkland Urban Forest Strategic Management Plan (Attachment 1) was developed to help establish the protocols, outcomes and services related to Kirkland's urban forest over a long term horizon. Intended to assist City staff, the City Council, and citizens, this Plan is a response to significant changes in Kirkland, including a major land annexation and the prior achievement of forestry-related goals.

Purpose of the Plan

Recognizing that the urban forest is an integral part of community character, the city's identity and its infrastructure, the Plan is intended to provide the overall framework to efficiently and effectively manage the asset through a coordinated approach among

three responsible departments: Parks, Planning and Public Works.

In keeping with the City Council Goals and to ensure Kirkland's urban forest is a functioning part of the natural environment now and for future generations, the *primary focus of the Urban Forest Strategic Management Plan is to achieve a healthy and sustainable urban forest* through these management efforts:

- Develop a long-term vision for the resource that reflects community values
- Identify the current challenges to better urban forest management in Kirkland
- Measure the asset
- Provide a framework for efficient and consistent urban forest management
- Determine management goals, priorities and service levels

The revised draft plan sets forth specific recommendations to implement the plan. Of these, twelve priority strategies were identified by the Tree Team to undertake over the initial 6-year first phase. This will enable to City to efficiently allocate funding and resources directed to the targeted strategies. Annual work plans will be developed and an annual report to the City Council will be prepared to measure progress and outcomes.

Development of the Plan

Funded with a grant from the Washington Department of Natural Resources, the first Draft Plan was initially developed by Davey Resource Group (DRG). DRG interviewed staff that were consistently engaged in the city's urban forestry-related activities. DRG compiled notes from research into City policies, codes, and documents, Best Management Practices (BMPs), and other related literature and conducted a public survey gauging the community's sentiment on general urban forestry issues in Kirkland. In addition, the land-use and resource conservation group Forterra conducted focus group meetings, targeting key stakeholders in the development community, neighborhood groups, forestry advocates, and tree care professionals that live or work in Kirkland.

Using a business model approach with performance indicators (Attachment 2), Kirkland's performance in sustainable urban forest management was assessed using a ratings system that ranged from low to optimal for twenty-one criteria. The assessment indicated that while Kirkland was performing well by a few indicators, the City is currently averaged overall as *'low to moderate'* - with twice as many criteria rated below a 'moderate' performance rating than above. A summary assessment of Kirkland's performance in urban forest management is outlined in the Plan (see page 42).

Following the October 16th study session, an inter-departmental service team (*The Tree Team*) comprised primarily of staff from Parks, Public Works and Planning involved with forestry-related issues was assembled to incorporate the directives requested by City Council and revise the plan as appropriate to bring back to the Council for adoption.

The service team members were selected by a steering committee that recognized the need for improved communication and city-wide cooperation with forestry issues. The current draft Plan is a collaborative effort of these City arborists, park managers, foresters and natural resource managers:

Jason Filan (Parks)	Deb Powers (Planning)
Sharon Rodman (Parks)	Jennifer Schroder* (Parks)
Ryan Fowler (Parks)	Ray Steiger* (Public Works)
Mark Padgett (Public Works)	Paul Stewart* (Planning)
Mark McDonough (Public Works)	Marilynne Beard* (City Manager's Office)
Tim Werner (Parks)	
Aaron McDonald (Public Works)	

(*) Steering Committee

Context of the Plan

The urban forest is defined as a natural system of trees and vegetation in woodlands, parks, yards, in public spaces and along streets. Trees affect the air and water where we live and the desirability of our neighborhoods and downtown. They are a valuable natural resource that minimize the effects of urbanization, foster civic pride, contribute to community character and enhance Kirkland's quality of life; qualities that residents, businesses and visitors seek.

Many cities, including [Lake Forest Park](#), [Bainbridge Island](#), [Renton](#), and [Seattle](#) have drafted and adopted forestry management plans, recognizing that proactive urban forest management is needed in balance with other urban priorities such as accommodating population and employment growth and development. The U.S. Conference of Mayors recognizes that communities can be improved through the *management and care of an increasingly important urban forest*.

Urban forests require sound and deliberate management to ensure trees function well in their intended landscape, provide optimal benefits to the community, and remain reasonably safe for property and people. Unfortunately, many urban elements negatively impact trees, shortening their normal life expectancy. These impacts include constrained spaces, poor quality and limited soil volumes, reflected heat, and lack of adequate water. On a larger scale, tree removal resulting from development, insufficient public tree monitoring or maintenance, and the threat of invasive species contribute to the decline of a community's physical environment.

Prior Urban Forest Management Achievements

Kirkland has taken many positive steps to manage its urban forest resource, making laudable progress in the last decade. Kirkland's achievements in urban forest management include:

- Eleven consecutive years as a Tree City USA
- Four Growth Awards from the National Arbor Day Foundation (2005, 2009, 2011-2012)
- Comprehensive Analysis of Kirkland's Urban Tree Canopy Coverage (2011)
- Community Wildlife Habitat Certification by the National Wildlife Federation (2009)
- Successful implementation of the 20-Year Forest Restoration Plan (2008)
- Adoption of comprehensive tree protection codes (2006)
- Establishing the Green Kirkland Partnership (2005)
- Conducting the Initial Street Tree Inventory (2004)
- Adopting Kirkland's Natural Resource Management Plan (2003)

One of the most significant accomplishments in establishing the community's vision for the environment is a policy to increase canopy coverage. Prompted by an alarming loss of tree canopy cover in the Puget Sound region with the simultaneous increase in impervious surfaces, Kirkland revised the City's Comprehensive Plan to establish a long term goal to increase the overall canopy. Policy NE-3.1 states that the City should "Work toward increasing Kirkland's tree cover to 40 percent" and goes on to explain that:

"Significant improvements in storm water management and air quality could be realized if the average tree cover were to be increased to 40 percent [from 32%]. To approach measurable economic and ecologic benefits, Kirkland's regulations, programs, and public outreach should aim toward increasing the City's tree canopy long term..."

As a result of the 2011 annexation, the City gained an additional 2,187 acres of tree canopy, exceeding the 40% canopy cover goal due to the larger residential lots and parks with high canopy cover. The absence of further direction once this significant milestone has been met raises a number of important issues regarding canopy cover:

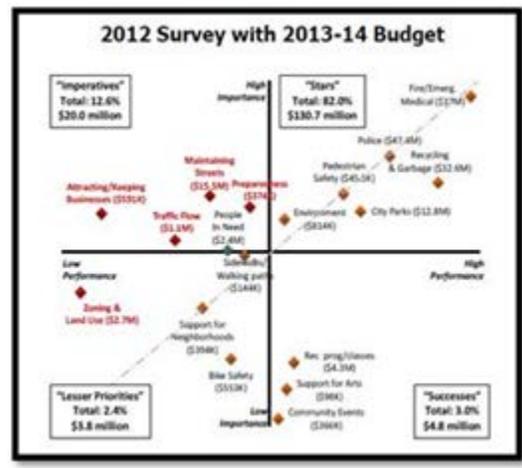
- Should we distribute canopy cover requirements? How can we do this equitably? By neighborhood? Zoning district? Watershed?
- How will Kirkland maintain its canopy cover over time as growth occurs?

It is important to note that canopy cover is a *quantitative* measure of citywide tree population. To ensure that Kirkland's urban forest is resilient enough to provide optimal benefits to the community in ten, twenty, or fifty years from now, management decisions must account for canopy *quality* as well. Essentially, the decisions we make now on how to manage the urban forest determine how well (or poorly) Kirkland's urban forest functions in the future.

Link to City Council Goals and Performance Measures

Ten years have lapsed since the City has undergone a review of its urban forestry management. Assessing the City's management of its urban forest is consistent with the City Council goals and value statements for efficiency, continuous improvement, and accountability to the community for the achievement of goals. Implementing the Plan establishes the annual work plans by which the public can measure the City's success in accomplishing its goals, and communicates to the City Council progress towards its goals and priorities.

This Plan embodies the City Council Goal for the Environment to "protect and enhance our natural environment for current residents and future generations." The findings from the 2011 City of Kirkland Performance Report support the implementation of an Urban Forest Management Plan: the "Kirkland Quad" shows that citizens rate the 'Environment' category as having high importance yet lower performance ratings in core services. The City's biennial citizen survey ranks the public's perception of City services by their importance and how well the City provided them.



Other Influencing Factors

Since the First Draft Plan was presented to City Council last fall, events or actions have occurred influencing Kirkland's urban forestry management efforts. It is important that with these changes, the City departments involved in urban forest management are collaborating and working efficiently together towards common goals; further justification to adopt a plan guiding the City's urban forest management efforts.

- Levy measure - In Kirkland, a park and road levy ballot measure was passed in the November 2012 election. The Park measure provides funding for park land acquisition, and provides on-going funding for the Green Kirkland Partnership (GKP) program.

- Staff changes/ new hires – there are now two Field Arborist positions city-wide, one each in Parks and Public Works. In the Parks department, a number of positions supporting the GKP were filled as a result of the levy passage. In the Planning Department, a contract consulting arborist has been hired to complete development plan review for tree ordinance compliance.
- In early 2013, the City completed an organizational review of its Development Services. Amongst a number of recommendations aimed at increasing efficiency with permitting and development review, Recommendation #193 in the Zucker Systems report states “the City should finalize the Urban Forest Strategic Management Plan and implement its recommendations to create a comprehensive urban forestry program in the City.”

Work Plan Objectives

The recommendations established in the 2012 Draft Plan were refined and prioritized into Six Year Objectives by the multi-departmental working team. A six year horizon was chosen as it correlates to budget cycles and CIP planning. Each objective supports one or more long-range goal outlined in the Plan. From these Six Year Objectives, each department develops their annual working plans, prioritizing the actions based on budget availability. It should be noted that with the formation of the interdepartmental working team, the first objective has been met:

Six Year Objectives & Supporting Goals	~ Cost	Dept
Develop an interdepartmental working team <i>GOAL: Build a comprehensive urban forest program for greater accountability, cooperation & resource-sharing</i>	\$	PCD, Parks, PW
Provide adequate public tree maintenance resources <i>GOALS: Improve safety, quality & sustainability of asset/ protect, maintain and enhance the asset/ build an urban forest program with greater accountability, cooperation & resource-sharing</i>	\$\$-\$\$\$\$	PW, Parks
Develop annual report /annual work plans with tracking and performance measures <i>GOAL: Build a comprehensive urban forest program for greater accountability, cooperation & resource-sharing</i>	\$	PCD, Parks, PW
Update & maintain the public tree inventory <i>GOALS: Document the urban forest asset to improve safety, quality and sustainability/ standardize public tree care/build an urban forest program to increase efficiency & collaboration</i>	\$\$-\$\$\$	PW, Parks

<i>between departments</i>		
Make minor improvements to current tree planting efforts as a short-term interim strategy <i>GOALS: Maintain & enhance Kirkland's urban forest/ promote stewardship of the urban forest</i>	\$	PW, Parks
Determine the value, functions, and benefits of the urban forest <i>GOAL: Document the urban forest asset to improve safety, quality and sustainability</i>	\$	PCD, Parks, PW
Conduct public outreach re: tree regulations <i>GOALS: Emphasize community partnerships, involve the community in long-range decisions/ protect, maintain & enhance the urban forest, balancing regulations with education & incentives</i>	\$\$	PCD
Update tree codes and ordinances to simplify & clarify <i>GOAL: Protect, maintain & enhance the urban forest, balancing regulations with education & incentives</i>	\$\$	PCD, PW
Update tree planting guidelines <i>GOAL: Protect, maintain & enhance the urban forest, balancing regulations with education & incentives</i>	\$	PCD, Parks, PW
Identify the community's roles in urban forestry <i>GOAL: Promote stewardship of the urban forest to emphasize community outreach & education</i>	\$-\$\$	PCD, Parks, PW
Dedicate resources for ongoing public outreach & education regarding the urban forest. <i>GOAL: Promote stewardship of the urban forest to emphasize community outreach & education</i>	\$	PCD, Parks, PW
Support further growth of the Green Kirkland Partnership with adequate funding <i>GOAL: Protect, maintain & enhance the urban forest/ promote stewardship to emphasize community outreach & education</i>	\$\$\$	Parks

This work plan, the areas of urban forest management that each objective supports, and

Plan implementation is described in more detail in the Urban Forestry Management Plan. Relative costs for these strategies are estimated in the ranges below:

\$	Less than \$50,000. Often accomplished with existing City staff resources.
\$\$	Between \$50,000 and \$100,000. Has budget implications; requires dedicated staffing, contractor and/or volunteer commitment.
\$\$\$	Greater than \$100,000. Involves substantial project management, staffing and commitment.

Plan Funding

Although the City may not be able to fully implement the resources that support all actions outlined in this plan, many of these objectives can be attained by utilizing innovative approaches or alternative funding sources outlined in the Plan. For example, to meet the objective to 'provide adequate public tree maintenance resources,' the potential funding strategy of **shared resources** can be effective. Collaborative relationships between City departments can yield greater results when resources are pooled. Kirkland Public Works and Parks departments have already formed a cooperative relationship to share the City's limited equipment and address heavy workloads maintaining public trees in the right-of-way and in parks. A more formal collaboration on an administrative level may help to finance equipment purchases and address staffing issues to support these priorities.

Another potential funding source to meet the same objective is through **emergency funding** for the replacement of aging or inefficient equipment needed to clean up after storms, accidents or other unplanned events. The Federal Emergency Management Agency (FEMA) and other agencies provide financial assistance for urban forest restoration following these catastrophes when baseline data is in place. The City's Emergency Fund may be an appropriate source to fund updates to Kirkland's tree inventory or to develop a tree damage assessment protocol such as the FEMA-approved i-Tree STORM.

It should be noted that the tree plan public survey results show that 41.9% of those surveyed are willing to "pay a little more" for public tree care, while only 22.3% say they are "not willing to pay more." This may be useful information when allocating resources for the management of Kirkland's urban forest.

Council Direction

Due to the effectiveness of the 'Tree Team,' establishing clear goals and

recommendations resulted in a much more concise management plan. The revised document was published online on the City's website to solicit public comments per the City Council direction. In addition, the Urban Forest Management Plan was one of over one dozen plans represented in the well-attended Community Planning Day Open House event held on June 8, 2013. The extensive outreach efforts included a press release, publication on the Kirkland Neighborhood listserv, publication on the City's Developer's Forum, and targeted emails to over fifty key stakeholders in the development community, environmental groups and urban forest advocates, and tree care professionals. The comments on the Plan are attached (Attachment 3).

Staff is seeking City Council review of the Final Draft Urban Forest Management Plan and consideration of adoption of Resolution R-4986 or further direction by the Council.

Specific feedback regarding the Plan includes:

- Is there additional information needed in the draft document?
- Does the Council concur with the long-range goals established in Plan?
- Are there amendments or additional items the Council wishes to add to the Six Year Strategies?

Once the Final Draft Urban Forest Management Plan is adopted, City staff will implement the Six Year Strategy by drafting annual Work Plans in each respective department, prioritize resources to achieve the work plans, and update the Council on these efforts.

Attachments

1. July 2013 Final Draft City of Kirkland Urban Forestry Strategic Management Plan
2. A Model of Urban Forest Sustainability
3. Public Comments on the Final Draft Urban Forestry Strategic Management Plan
4. Resolution R-4986

cc: Eric Shields
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City of Kirkland
**Urban Forestry
Strategic Management Plan**

[FINAL DRAFT]

July 2013



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Executive Summary

Context & Purpose

Kirkland was recently labeled as one of the “happiest neighborhoods in and around Seattle,” a place where the “sky is bluer and the trees seem greener...” (Seattle Magazine, 2013). Trees enhance community character, but they also make enormous environmental, economic and social contributions, many of which can be monetized.

Because of this, urban trees are regarded more and more as assets similar to other infrastructure investments. Protecting the asset and ensuring a healthy and sustainable urban forest requires sound and deliberate management.

This Strategic Management Plan was developed to establish the protocols, outcomes and services related to Kirkland’s urban forest over a long term horizon. This Plan is a response to significant changes in Kirkland, including a major land annexation and the prior achievement of forestry-related goals. Having exceeded the City’s forty percent canopy goal – a measure of *quantity* - the City may want to shift its focus to urban forest *quality* for long-term sustainability. This can be attained by:

- Identifying Kirkland’s current challenges to better urban forest management
- Providing a sustainable framework for efficient and consistent urban forest management
- Reflecting the values of the community as a whole



Trees are a community asset

Process

To identify the challenges related to better urban forestry management, Davey Resource Group (DRG) conducted a review of the City’s forestry operations (Section 2). DRG interviewed staff from five departments, obtaining feedback to assess the City’s performance. The performance measures for adaptive, sustainable urban forest management are derived from *Criteria and Indicators for Strategic Urban Forest Planning and Management* (Kenney et al. 2011) (Appendix A).

Public feedback was sought during the development of this Plan to ensure that the City’s efforts are aligned with the community. Davey Resource Group conducted an online survey using Survey Monkey[™] to gauge the community’s interest and priorities in urban forestry issues (Section 3.1). Over 650 responses resulted from the survey, showing the community’s strong interest in urban forestry. The non-profit organization Forterra targeted three key stakeholder groups for additional input on the Plan (Section 3.2).

Local urban forestry program data is based on National Arbor Day Foundation reporting, provided by the Washington State Department of Natural Resources (Section 4.1). Best Management Practices (BMPs) are adopted or accepted industry standards for safe, efficient urban forest management (Section 4.3). The Plan is formatted in accordance to the Washington State Evergreen Communities’ *A Guide to Community and Urban Forestry Programming* (Washington State Department of

Commerce, 2009) and divided into key areas of urban forest management based on *A Model of Urban Forest Sustainability* (Clark et al, 1997).

Collectively, this data provides the rationale for the goals, strategies and recommendations in this Plan. In addition, recommendations from a review of the City’s Development Services were incorporated into this Plan (Zucker Systems, 2012). Directors and staff from the Parks, Public Works and Planning Departments prioritized the recommendations into a Six Year Strategy (Section 7).

Goals, Strategies & Recommendations

In the last decade, Kirkland has taken many positive steps towards urban forest management. In a recent gap analysis, Kirkland is performing well by a few indicators in urban forestry management; however the City is surprisingly averaged overall as ‘low to moderate’ - with twice more criteria rated below a ‘moderate’ performance rating (see Section 5). In response to these findings, along with information gathered from a public survey and focus group meetings, four over-arching goals and strategies were developed to direct Kirkland’s urban forest management efforts over a long-term horizon:

Document Kirkland’s urban forest asset to improve safety, quality and sustainability. Obtain a greater understanding of the condition, risk potential and benefits of the urban forest asset.

Protect, maintain and enhance Kirkland’s urban forest, an integrated natural resource, through a balanced approach using education, incentives and regulations.

Build a comprehensive urban forest program to increase efficiency, public accountability and collaboration between City departments and to standardize public tree management.

Promote stewardship of the urban forest with community outreach and partnerships. Involve the community with long-range decisions regarding the urban forest.

In May 2013, a newly-formed interdepartmental urban forest team (‘Tree Team’) prioritized urban forest objectives. Discussions centered on high priorities – safety, accountability, and sustainability – and the most feasible accomplishments that could be addressed in the next six years. The high priority actions are divided into four key areas of urban forest management:

THE ASSET	Update & maintain the public tree inventory
	Make minor improvements to current tree planting efforts as a short-term interim strategy
	Determine the value, functions, and benefits of the urban forest
POLICIES / CODES	Conduct public outreach re: tree regulations
	Update tree codes and ordinances to simplify & clarify
	Update tree planting guidelines for utility, contractor and City compliance to BMPs and codes

THE PROGRAM	Develop a program by establishing a formal interdepartmental working team
	Provide adequate public tree maintenance resources
	Develop annual report /annual work plans with tracking and performance measures
THE COMMUNITY	Identify the community's roles in urban forestry
	Dedicate resources for ongoing public outreach & education
	Support further growth of the Green Kirkland Partnership

Many of these action items attain more than one of the long-term goals and strategies. There were a number of recommendations that were not ranked as high priorities or that must be sequenced after other action items (Section 6), however only the top three priorities in each area of urban forest management are included here. To correlate with Kirkland's budget and Capital Improvement Project (CIP) cycles, the working team developed a 6-Year Work Plan, the first increment of a twenty-four year framework.

From this Six Year Work Plan, each department develops its annual operating, or work plan so that urban forest goals and strategies are coordinated, linked to specific actions, and directing efficient operations on a daily basis. Previously, urban forest efforts have not been well-coordinated or tracked using meaningful performance measures. The intent of this Plan is to lay the foundation for cohesive, efficient and sustainable urban forest management on a daily, annual, incremental and long-term basis.

With oversight, regular monitoring and revisions, the resulting plan remains effective and relevant to the community now through the year 2038 and provides a template for the next 20-24 years.

New York's Central Park was designed and constructed during a civil war and the Great Depression. Its opening in 1859 is largely due to the visionary leaders of the time.

What should our community look like 150 years from now? How will the public benefit from the urban forest then?

1. Introduction

Kirkland's urban forest consists of the trees in woodlands, parks, yards, in public spaces and along streets. Trees affect the air and water where we live and the desirability of our neighborhoods and downtown. They are a valuable natural resource that enhance Kirkland's quality of life, minimize the effects of urbanization, foster civic pride and contribute to community character; long-term benefits that residents, businesses and visitors seek.



Autumn in downtown Kirkland

Unfortunately, many urban elements negatively impact trees, shortening their normal life expectancy. These impacts include constrained spaces, poor quality and limited volume of soils, reflected heat, and lack of adequate water (Urban, 2008). On a larger scale, tree removal resulting from development, insufficient public tree monitoring or maintenance, and the threat of climate change and invasive species contribute to the decline of a community's physical environment.

For these reasons, urban forests require sound and deliberate management to ensure that trees function well in their intended landscape, provide optimal benefits to the community, and remain reasonably safe for property and people. To do this, jurisdictions -

- Develop a long-term vision for its urban forest resource
- Measure the asset
- Establish tree protection ordinances
- Determine management goals and service levels

In the last decade, Kirkland has taken many of these steps towards urban forest management; however, many of the efforts have not been well-coordinated or tracked using meaningful performance measures. The intent of this Plan is to examine Kirkland's efforts towards its long-term vision and lay the foundation for cohesive, efficient and sustainable urban forest management to reflect the values of the community as a whole.

“ *We are committed to the protection of the natural environment through an integrated natural resource management system.* ”

City Council Goal

1.1 Background

Located across Lake Washington from Seattle, the City of Kirkland is an attractive, vibrant lakefront community situated north of Bellevue and west of Redmond in King County, Washington. The City is approximately 18 square miles with a population of about 82,000. Kirkland maintains its distinctive lakeside character with exceptional restaurants, shops, art galleries, public parks, beaches, and a collection of public art. Kirkland has a unique history and character of its own, particularly in relation to its urban forest.

History of Kirkland's Urban Forest



Peter Kirk

Prior to the arrival of the first Euro-American settlers in the late 1860's, the eastern shore of Lake Washington was home to the original Native American inhabitants from the Duwamish tribe (Harvey, 1992). Small areas along the lake were cleared by periodic burning to provide browse for game animals and to cultivate camas bulb.

Early homesteaders also cleared land for farming, creating "stump ranches" and burn piles from the native Douglas fir, Western red cedar, Bigleaf maple and cottonwood that once extended to the lakeshore at what is now the Houghton neighborhood (Sundberg, 2012).

At that time, few decent roads for overland travel existed; as a result much of the native woodland on the eastern shore of Lake Washington was left intact. Historical records and maps show that timber was cut only to clear sections of land for dwellings and farming. Quite a bit of timber remained even around the town's first shingle mill.

Eventually, the original inhabitant and homesteader farms gave way to a small town to support British businessman Peter Kirk's vision for a steel mill. Completed in 1880, the mill was located on Rose Hill, two miles from the lake's shore. Due to a financial crisis, the steel mill closed in 1893 prior to producing any steel.

After its incorporation in 1905, Kirkland's homes, businesses and streets grew steadily, leaving native forest remnants behind, both intentionally and unintentionally, to become part of the urban forest that exists today. As shade, ornamental and food-source trees were planted, the tree species became more diverse: oaks and maple trees were planted, and small cherry and apple orchards became commonplace on many properties.

“*Scandinavian settlers planted birch trees on Big Finn Hill to use in their traditional sauna.*”

Loita Hawkinson, Kirkland Heritage Society

Growth & Community Vision

Kirkland's modest growth continued after World War II until the SR 520 floating bridge was constructed in 1963, connecting Kirkland to Seattle. As a result, Kirkland's population increased dramatically in the next two decades, especially with the annexations of Houghton, Totem Lake, South Juanita, North and South Rose Hill. Unfortunately, the rapid growth resulted in a decline in environmental quality (Kirkland Comprehensive Plan, 2004).



Acquisition of Kirkland's renowned waterfront parks are a result of community vision

The link between growth, environmental degradation and an alarming loss of tree canopy cover in the Puget Sound region prompted many jurisdictions to act on a local level (American Forests, 1998). Kirkland responded with changes to its Comprehensive Plan, including the community's vision of the natural environment with a specific goal to *"work toward increasing Kirkland's tree cover to 40 percent"* (V-8 Policy NE-3.1).

Recognizing that the highest percentage of tree canopy was on private property, the Kirkland City Council adopted a comprehensive tree protection ordinance in late 2005 with the intent to slow the loss of tree canopy city-wide. To restore the declining native forests in City parks, the Cascade Land Conservancy partnered with the City (now Forterra) to prepare a 20-Year Forest Restoration Plan that was adopted by the City Council in 2008.

With a recent annexation in 2011, the City of Kirkland nearly doubled its area and significantly increased its population, making it the 12th largest City in Washington State. As a consequence, the City increased its urban forest resource considerably. By including the Finn Hill, Juanita and Evergreen Hill (Kingsgate) residential properties and parks with high canopy percentages, the City added 2,187 acres of tree canopy, effectively meeting the city-wide 40% canopy cover goal.

The Case for Better Urban Forest Management

The decisions we make now determine how well or poorly the urban forest functions in the future.

Both forestland outside the urban growth boundary and the wetlands, open space, and sensitive areas within contribute to a healthy environment. However, a significant amount of these areas has been and will continue to be adversely impacted by urban growth (Nowak & Walton, 2005). Currently, 82% of all Americans live in urban areas. It is important that regional and municipal scale planning and management efforts understand, adapt to, and direct the urban landscape to maximize the benefits that trees provide for the residents within cities.

1.2 Urban Forest Benefits

While Kirkland has committed to accept its share of growth and development in the region, the challenge becomes balancing this growth while maintaining a livable community over the next few decades. By modifying the environment, trees improve air and water quality and contribute to human health, safety, community character and economic stability.

Water Quality and Stream Flow



Clean water for a healthy environment

Surface water runoff is a major source of contamination for Lake Washington and riparian areas, impacting humans and wildlife. Requirements for surface water management are becoming more stringent and costly for both developers and the City. Runoff volumes, peak stream flows and flooding incidents can be reduced by incorporating trees into stormwater management planning, lessening the need for expensive detention facilities and the cost of treatment to remove sediment and other pollutants (Fazio, 2011). Trees improve and protect water quality in the following ways:

Interception - Trees intercept rainfall, acting as mini-reservoirs. Some water evaporates from the canopy, and some slowly soaks into the ground, reducing the total amount of runoff. (Xiao et al, 1998). Canopy interception lessens soil compaction, which in turn further reduces runoff.

Increase soil capacity and infiltration - Root growth and decomposition increase the capacity and rate of soil infiltration by rainfall and snowmelt (McPherson et al, 2002), resulting in even percolation rates and increased filtration of contaminants.

Reduce soil erosion – Tree roots reduce the flow and volume of stormwater runoff, avoiding erosion and preventing sediments and other pollutants from entering streams, rivers, Lake Washington, and the Puget Sound.

Provide salmon habitat – Shade from trees helps to cool warmer urban runoff, increasing dissolved oxygen which is essential to anadromous fish like salmon. Shade from trees provides lakeside and riparian habitat, offering protection from predation.

Air Quality

Air pollution is a serious health threat that causes asthma, bronchitis, eye irritation, headaches, dizziness, nausea and sensitivity to allergens (AirNow, 2007). Trees remove tons of material from the air within a city, improving air quality in the following ways:

Absorb pollutants & particulate matter - Trees absorb harmful pollutants like ozone (O₃), nitrogen dioxide (NO₂), carbon monoxide (CO) and sulfur dioxide (SO₂) (McPherson et al, 1999; Nowak 1992, Rowntree et al, 1991). Trees intercept particulate matter (PM₁₀) including dust, ash, pollen, and smoke. Mature trees absorb 120-240 lbs of particulate pollution each year (University of Washington, 1998).

Ozone and VOC reduction - Shade and evapotranspiration reduce the formation of ozone (O_3), which is brought on by high temperatures. VOCs are carbon-based particles emitted from automobile exhaust, lawnmowers, and other human activities. Although some vegetation can produce VOCs that increase ozone pollution, local i-Tree Eco models have shown trees have a positive overall effect on ozone levels. (Ciecko et al, 2012).

Increase oxygen levels - Trees and vegetation increase oxygen levels in the atmosphere through photosynthesis. Photosynthesis is the process where plants use sunlight to convert CO_2 to plant tissue.



Coast redwood on Lake Street

Carbon Storage & Sequestration

Trees reduce atmospheric carbon dioxide (CO_2) in two ways: *carbon storage* (total carbon bound up in tree biomass) and *carbon sequestration* (the annual rate of CO_2 removal through photosynthesis) (Jo, et al., 1995). Urban trees reduce atmospheric carbon:

Directly – Through growth and the storage of carbon in roots, wood and leafy biomass. ‘Biomass’ is the calculation of the tissue mass of a tree. Atmospheric carbon reductions offset a city’s total annual emissions.

Indirectly – By lowering the demand for heating and air conditioning, thereby reducing the emissions associated with electric power generation and natural gas consumption.

The City of Kirkland is a founding member of the King County Climate Change Collaborative and a member of the International Council for Local Environmental Initiatives (ICLEI). ICLEI consists of over 1,000 local governments providing national leadership on climate protection and sustainable development. In 2009, the City Council adopted a *Climate Protection Action Plan* to achieve targeted reduction of greenhouse gases according to ICLEI milestones, identifying tree canopy as a performance measure towards reaching target carbon levels.

Energy Conservation

Urban trees and forests modify the environment, conserve energy and reduce energy consumption in three principal ways:

Shade – In 2011, impervious surfaces covered 36% of the City’s total land base (Kirkland, 2011). Shade from trees reduces the amount of radiant energy absorbed and stored by impervious surfaces, thereby reducing the *urban heat island effect*, a term that describes the increase in urban temperatures in relation to surrounding urban infrastructure (Stone, 2012).

Shade from trees also reduces the amount of energy used to cool a structure in summer (Simpson, 2002). Trees and vegetation on rooftops can decrease heat loss through rooftops and provide a beautiful addition to the urban landscape (Department of Energy, 2004).

Evapotranspiration- Evapotranspiration is the release of water vapor from foliage, cooling the surrounding area. Through shade and transpiration, trees and other vegetation within an urban setting modify the environment and reduce heat island effects. Temperature differences of more than 9°F (5°C) have been observed between city centers without adequate canopy cover and more forested suburban areas (Akbari, et al., 1997).



Well-located trees provide energy savings

Wind reduction – Trees reduce wind speeds by up to 50%, influencing the movement of air and pollutants along streets. By reducing air movement into buildings and against conductive surfaces (e.g., glass, metal siding), trees reduce conductive heat loss from buildings, translating into potential annual heating savings of 25% (Heisler, 1986).

Social & Economic Benefits

Trees create livable cities on an aesthetic level, but also in terms of health, safety, and economic stability. Trees contribute to the improved physical and psychological health of urban residents, creating an atmosphere conducive to community participation. Trees contribute to making Kirkland a healthier and more desirable community in the following ways:

Health and well-being – Exposure to nature has a healthy impact on people, including higher test scores with kids and reduced symptoms of Attention Deficit Disorder (Wolf, 1998). Residents of areas with the highest levels of greenery were three times as likely to be physically active and 40 percent less likely to be overweight or obese than residents living in the least green settings (Ellaway, et al., 2005).

Reductions in crime – Results of a Portland crime study found that street trees fronting houses had a net effect to reduce crime occurrences (Donovan, et al., 2010). Empirical evidence shows a connection between trees and reduced violent crime and theft (Kuo, et al., 2001). Urban residents report they feel safer than residents who have fewer trees around them (Sullivan, 1996).

Increased property values – On average, street trees add \$8,870 to home sales prices in Portland, Oregon and reduced time on the market by 1.7 days. The increase in property value with trees extends to neighboring houses (Donovan, 2010). A study found 7 percent higher rental rates for commercial offices having high quality landscapes (Laverne, 2003).



The character of downtown Kirkland is enhanced by its trees

Economic stability – In business districts and commercial areas, trees have been shown to stimulate more frequent shopping trips and a willingness to pay more for parking. Consumers travel further, shop longer and spend 9 to 12 percent more in business districts with trees (Wolf, 2005, 2007).

Sense of Place - Urban planners and architects recognize that trees contribute to a great city (Benfield, 2012). A majority of people feel that trees improve one's quality of life by contributing to the attractiveness of a place to work, live, and play (Lohr, 2004).

Numerous other benefits, such as sound control, wildlife habitat, bird migration corridors, biodiversity, and scenic values have been traditionally regarded as free social goods. Undervaluing these services may result in an urban forest vulnerable to development and conversion to other uses.

Costs vs. Benefits & Green Infrastructure

There are also problems associated with urban forests: generation of pollen and hydrocarbons; water and energy consumption; obscured views; and displacement of native plant species. Costs directly attributed to urban forests include tree establishment and care, repair of tree-induced damage to other urban infrastructure (particularly sidewalks and utilities); blocked solar collectors, and foregone opportunities for activities such as gardening and sports.

Comparing costs to benefits is essential for strategic planning and justifying municipal resources. Many cities track costs and quantify the environmental benefits – or ecosystem services - of their trees. This enables managers to plan for acceptable levels of environmental quality and community livability. Seattle's Forest Ecosystem Values Report monetizes the environmental services of its trees in terms of pollution removal, carbon storage, and energy conservation (Ciecko et al, 2012) to balance urban forest management costs with benefits.

On a small scale, green streets, rain barrels, and tree planting is estimated to be 3-6 times more effective in managing stormwater runoff than conventional methods per \$1,000 invested (Foster, et al. 2011). On a larger scale, using trees and vegetation as "green infrastructure" capitalizes on these benefits to perform the functions of the built – or "grey" infrastructure. The shift from grey to green infrastructure is increasingly used by cities and developers as a cost saving measure.

Portland, Oregon is saving \$64 million by integrating green infrastructure – including the planting of 4,000 trees – into its innovative stormwater infrastructure

National Green Infrastructure Conference, 2011

Throughout this Plan, there is reference to software programs that can be of immense help to understand the benefits of trees. Two, in particular, are widely used: CITYgreen and i-Tree. This sidebar presents a brief summary of each. To gather additional, up-to-date information, consult the respective websites for these software products:

www.americanforests.org/productsandpubs/citygreen/ and www.itreetools.org/

CITYgreen software is a powerful GIS application for land-use planning and policy-making. CITYgreen calculates monetary benefits, specifically, stormwater runoff, air quality, water quality, carbon storage and sequestration based on local site conditions. CITYgreen uses the most up-to-date scientific research to calculate the monetary value of trees and vegetation. A CITYgreen generated analysis produces a colorful, easy to understand map and summary report of key findings

CITYgreen is developed by American Forests. It is an extension to ESRI's (Environmental Systems Research Institute) ArcGIS products and works with Windows-based PCs that have ArcGIS.

i-Tree is a suite of programs that can be used by companies of all sizes to inventory, evaluate, and assess the benefits of urban and community forests. Developed by U.S. Forest Service Research, state and private forestry, and other cooperators, i-Tree is offered free of charge to anyone wishing to use it. The i-Tree software suite includes the following urban forest analysis tools:

UFORE (Urban Forest Effects Model) is designed to quantify urban forest structure and numerous urban forest effects and benefits.

STRATUM (Street Tree Resource Analysis Tool for Urban Forest Managers) uses a sample or existing tree inventory to describe tree management needs.

It quantifies the value of annual environmental and aesthetic benefits such as energy conservations, air quality improvement, CO2 reduction, stormwater control, and property value increases.

In addition to the analysis programs in i-Tree, the following utilities are also available:

MCTI (Mobile Community Tree Inventory) is a basic tree inventory application that allows communities to conduct tree inventories and analysis at various levels of detail and effort. Data can be collected and entered into the program using paper tally sheets or a Personal Digital Assistant (PDA) using new or existing inventories.

The **Storm Damage Assessment Protocol** provides a standardized method to assess widespread storm damage in a simple, credible, and efficient manner immediately after a severe storm. It is adaptable to various community types and sizes, and provides information on the time and funds needed to mitigate storm damage.

- Hand-held Personal Digital Assistant (PDA) programs to collect field data.
- Plot selection programs to determine where to collect sample field data.
- Report writers to generate reports, graphs, charts, and tables to summarize data and results in an easily understandable format.

The wide range of urban forest benefits provides a strong justification to support better management of trees in urban areas. However, in reality, this can be very challenging. To begin, we need to take a close look at our current organization and management approach.

“ *Setting clear goals, choosing an approach, measuring results, and then using those measurements to continually refine our approach—helps us to deliver tools and services to everybody who will benefit.* ”

Bill Gates

2. Review of Current Management

This section details Kirkland's current management efforts in urban forestry. Divided into four key areas of management, this section describes the current status in each area. This information is applied in an assessment of Kirkland's performance in urban forest management, (Section 5).

2.1 The Urban Forest Asset

Asset inventories are important to any organization and business model; they are the basis of tracking all related expenses, defining acceptable levels of service and for strategic planning. The Urban Forest Asset is the individual and collective tree resource and the current level of knowledge about the structure, condition, and benefits of Kirkland's trees.

Measuring the Urban Forest

Measuring urban forests is done in several ways: from documenting individual trees on the ground to looking at a whole tree population from overhead, or by measuring the benefits that trees provide. Inventories vary depending on resources and the extent of management in any given area. The following two most commonly used methods are explained below, with pros and cons of each:

Tree canopy assessments determine the amount of tree leaf surface covering a large area, usually expressed in acres or square miles. It allows a municipality to see how much of their jurisdiction is covered by trees, regardless if the trees are on public or private property.



The urban forest asset: the trees themselves

Tree canopy reveals quite a bit of information about a city's growth if compared over time or by looking at smaller areas within a larger boundary, such as land-use zones. The data is used with setting canopy goals, planning efforts, and to assess the value and ecosystem services of an urban forest. A shortcoming of urban tree canopy assessments is the lack of detailed information regarding individual trees.

Tree inventories provide detailed information such as the location, quantity, species, size, condition, risk assessment, maintenance needs and history of trees. While this information is very useful for managing public trees, it alone does not provide enough information for long-range planning of the citywide urban forest since public trees account for a fraction of a city's urban forest. In the event of severe catastrophes, the Federal Emergency Management Agency (FEMA) provides financial assistance when tree inventories and damage assessment protocols are submitted by the affected community.

The following three tree inventories describe how Kirkland's urban forest is currently measured by city-wide canopy coverage and for public trees located in the right of way and open space areas.

Kirkland's Tree Canopy

In 2002, a canopy assessment completed by the City's GIS Department estimated that Kirkland had 2,151 acres of tree canopy, which translated to approximately 31.6% coverage. To mitigate the effects of development and to provide urban forest benefits to the community, the City established a 40% canopy goal based on the recommendations in an American Forests report for the Puget Sound Region (Figure 4) (American Forests, 1998).

This report conveyed the dramatic decline in canopy cover associated with the rapid growth in the Puget Sound region from 1972 to 1996. The analysis placed a dollar figure on the increased cost of stormwater management and the cost of air quality controls. Based on

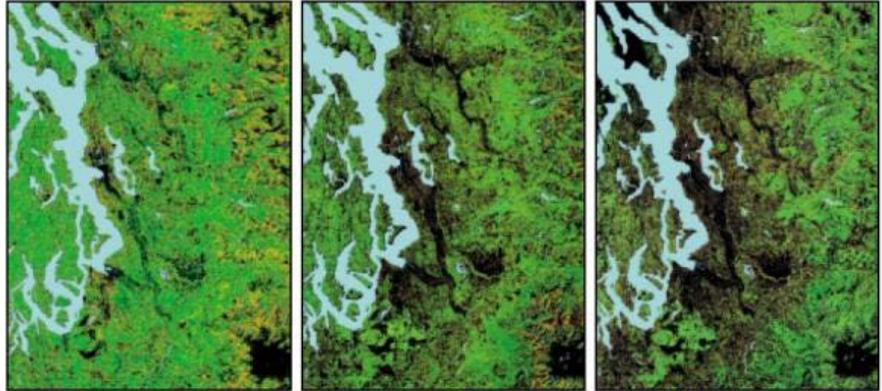


Figure 4. Puget Sound land cover from 1972 to 1996.

Black represents impervious surfaces, canopy cover is indicated by green

these findings, American Forests recommended canopy cover goals for the region as follows:

- 40% tree canopy overall in the Puget Sound region
- 50% tree canopy in suburban residential areas
- 25% tree canopy in denser urban residential areas
- 15% tree canopy in Central Business Districts

To determine the effectiveness of its tree regulations, the City conducted a comprehensive canopy assessment in 2011 using high-resolution satellite imagery, remote sensing and geographic information system (GIS) mapping. The data from the canopy study has not yet been incorporated into the city's GIS system for use by all departments.

The data showed that tree canopy within the pre-annexation boundary had increased by 299 acres of tree canopy; a net gain of 4.4%. As a result of the 2011 annexation, the City's canopy coverage increased to 40.7%, meeting the canopy goal. This is due to the larger single-family properties and parks with higher canopy percentages located in the newly-annexed area.

Public Tree Inventory

While it's generally not feasible to account for individual trees on private property, documenting public trees on streets, trails, parks, and City facilities is an important step towards proactive management. Initially created in 2004, the City's Street Tree Inventory is a partial inventory of 23,400 trees along the public right-of-way within the pre-annexed city boundary.

Stored as a data layer in the City's GIS, the inventory shows little evidence of having been edited since 2005, suggesting that there have been no follow-up inspections of these trees since they were first inventoried. When development occurs or major arterials are improved, new street trees are installed, typically without recording in the inventory.



Street trees enhance the City's neighborhoods

In late spring 2012, the City's IT-GIS staff recorded the locations of 15,226 right-of-way trees in the newly annexed areas; however, no other tree data was collected. The number of tree locations in the annexed neighborhoods combined with the existing tree inventory suggests the City has approximately 38,630 street trees.

Currently, there is no inventory of trees in active parks.

Two of the most important details obtained through a tree inventory are *condition* and *risk assessment*, which together can alert managers to public safety concerns. When

Kirkland's inventory data was collected in 2004, 50 percent of trees were found to be in good condition and 44 percent were found to be in fair condition.

Since the inventory data has not been maintained or updated, the current validity of these ratings cannot be confirmed. Of additional concern, 6 percent of the inventoried trees (1,087) were reported as dead or in poor health; conditions that often pose the greatest risk to public safety.

Size is an indication of a tree's age, a signal to the lifespan of individual trees. *Species* is the type of tree. Diversity in tree size and species is fundamental for long-range planning. Too many trees of any one age or species can be severely impacted by pests or disease, storms, drought and climate change. From a management standpoint, diverse tree sizes and species is desirable so that, as trees age, their removal and replacement costs can be spaced over a number of years. Kirkland does not actively manage for tree age and species diversity.

Over one-third of Kirkland's total number of right-of-way trees and all trees in formally-landscaped parks are of an unknown value, size, condition, and risk potential. The latter issue has raised broad safety questions locally and nationally in cases where municipalities have been exposed to increased liability associated with tree failure (Glaberson et al, 2012) (Marcham, 2011).

Details on Kirkland's inventory are difficult to access in its current format, which is not practical for field personnel. Although Public Works uses Hansen software as a work order program to manage its capital assets, *Hansen or other software is currently not in use to manage public trees.* Hansen can be used to track productivity and costs associated with public assets. Hansen links to the City GIS browser; *however it is not compatible with the City's permit database.*

Public trees are important attributes of the City's infrastructure, just as sewers, light signals and sidewalks are.

Trees are different than bridges, roadways and other "gray infrastructure" assets in that their value APPRECIATES over their useful lifespan.

Natural Areas Assessment

In 2008, the City's 20-Year Forest Restoration Plan identified and categorized 372 acres of natural areas within city parks according to tree composition and invasive species cover (Figure 6). The Forest Restoration Plan is discussed in more detail in Section 2.2; however, the Tree-iage model is included here as an inventory method of trees in natural areas.

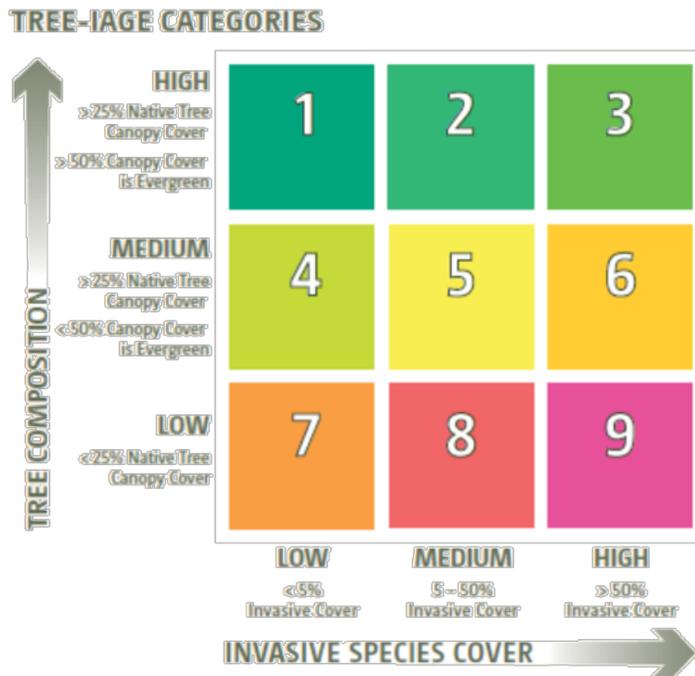


Figure 6. Tree-iage model for tree composition and invasive cover

The Tree-iage model provides a detailed understanding of the ecological structure and function of Kirkland's publicly-owned natural areas, allowing the City to quantify and prioritize the maintenance needs in natural areas for the next 20 years.

Although 60 percent of the city's forested natural areas fall within the "low" invasive threat, the remaining high threat areas amount to 44 acres.

Only 10% of forested city park land is classified as "high" value, the desired condition for forested natural areas.

Most of Kirkland's natural areas fall within the "medium" value and are managed for invasive weeds and conifer and native plant succession

It is important to note that the 2008 Forest Restoration Plan does *not* address these areas:

- Parks acquired since the Restoration Plan was adopted
- Kirkland parks acquired with annexation
- Significant acreage of parks currently owned or managed by other agencies (such as Bridle Trails State Park, Lake Washington School District and King County's Big Finn Hill Park)
- Easements, private tracts, and greenbelts

2.2 The City's Guiding Policies & Regulatory Framework

The City has developed policies to protect its urban forest based on the vision and direction from the community. The current regulatory framework has been developed over the last two decades, some of which was initiated on a state level. For example, in 1990, the State Legislature adopted the Washington State Growth Management Act (Chapter 36.70A RCW). Unique among states, the Growth Management Act (GMA) requires that municipalities plan for growth, using a public process to develop their own comprehensive plans.

City of Kirkland Comprehensive Plan

The Comprehensive Plan reflects Kirkland's intent to meet the requirements of the GMA and attain the community's vision of the future. When Kirkland's Comprehensive Plan was updated in 2005, it included direction to meet a citywide 40 percent tree canopy cover goal (Policy NE-3.1). This goal has played a key role in increasing tree canopy cover over the previous decade. It is the Comprehensive Plan that articulates the City's approach to natural resource management:

“We have an opportunity and a responsibility to create a sustainable community that balances urban growth with natural resource protection.”

Comprehensive Plan Framework Goal (II.FG-7)

City Council Values & Goals

In 2009, the City Council adopted ten goals to articulate its key policy and service priorities for Kirkland. Guiding the City's work plans and projects, the 'Environment' goal statement commits to “protect our natural environment for current residents and future generations.” As a tool for reviewing the City's services, an annual Performance Measures Report serves as a “report card” on the City's progress, using canopy cover as a performance measure.

Natural Resource Management Plan

Adopted by City Council in 2003, the Natural Resource Management Plan (NRMP) has provided further direction for Comprehensive Plan policies for ten years. **Nearly all of the urban forestry-related goals outlined in this document have been achieved; with these exceptions:**

- *Proactively manage public trees – trees in city parks, rights-of-way, and on other city-owned properties constitute valuable public assets*
- *Provide education on the benefits of trees on private property and on the alternatives to [tree] removal*
- *Update street tree planting standards and specifications to accommodate a more diverse palette of tree species*
- *Develop and maintain a Notable Tree Program to identify and preserve notable trees in Kirkland*

Tree Protection Codes

In late 2005, the City established a tree protection ordinance by adopting Chapter 95 of the Kirkland Zoning Code (KZC). The purpose of this ordinance is to support the Comprehensive Plan's city-wide 40 percent canopy goal. The code establishes a permit process and standards for the protection and replacement of trees on private and public property.

No permits are required to prune trees on private property; however, topping is not allowed. Permits are not required for the removal of up to two (2) trees on private property within a twelve-month period; however a permit is required for multiple tree removal on private property. Table 1 summarizes Kirkland's tree code:

Table 1. Summary of Kirkland Zoning Code Chapter 95

	REMOVAL SCENARIO	REVIEW? PERMIT?	MISC.
PRIVATE PROPERTY	Remove 2 trees (regardless of condition)	No review, no permit Tree removal request recommended	Notification appreciated to avoid unnecessary Code Enforcement response
	Remove >3 trees Considered hazard or nuisance	No review, no permit if...	Hazard or nuisance is obvious in a photo or other documentation
	Remove hazard or nuisance trees in critical areas	Yes, review and permit required	Arborist report, replacements may be required
	Emergency/urgent tree removal	No review, no permit	Contact Planning Dept. 2 weeks after incident
	Prune or trim trees	No review, no permit	-Property owners are responsible for tree care -No topping allowed (>50% live crown removal is same as tree removal)
	Tree removal with development	Yes, included with land use or development permit (BLD, SPL)	-Arborist report required for trees potentially impacted by development -Protection measures required on site
PUBLIC PROPERTY	Trees in right-of-way medians/Central Business District maintained by the City. Otherwise, street trees are the maintenance responsibility of the adjacent property owner.	Yes, review and permit required	-Public Works staff may prune street trees by property owner request -Public Works staff may remove street trees at their discretion
	Prune or remove park trees	No permit required; review/service performed by request	-Staff may prune park trees by property owner request -Most hazard tree removal is contracted out

In regards to tree retention with development, the code is fairly complex. It provides sufficient flexibility for various development scenarios while intending to protect high retention value trees; however most developers feel it is too onerous. Data shows an increase in tree canopy within the pre-annexed city boundary from 2002 to 2010, indicating that the regulations have been effective towards reaching the canopy goal. Based on the comments in the public survey, the City’s tree regulations appear to have had a polarizing effect in the community.

The following codes also pertain to tree protection in specific areas:

Kirkland Zoning Code, Chapter 83 - regulations concerning tree protection and restoration requirements within the Lake Washington shoreline jurisdiction

Kirkland Zoning Code Chapter 70 - defines mature tree and native vegetation protection in the Holmes Point overlay area.

Kirkland Municipal Code Title 1, Chapter 1.12 includes the special provisions relating to enforcement of tree regulations

20-Year Forest Restoration Plan

In 2008, the City adopted a 20-Year Forest Restoration Plan, which has successfully guided the Green Kirkland Partnership restoration efforts located in park natural areas. Based on a similar strategy used by the City of Seattle, the Forest Restoration Plan aims to achieve these key goals over a long-term horizon:

- Establish an oversight role for the Kirkland Park Board
- Educate the community on the threat of invasive plants in urban forests
- Identify how to reverse natural area decline and sustain healthy forests
- Establish a program to engage the community in stewardship projects
- Sustain a volunteer work force and conduct ongoing restoration and maintenance of natural areas
- Acquire land that has ecological and habitat benefits



Green Kirkland Partnership volunteers

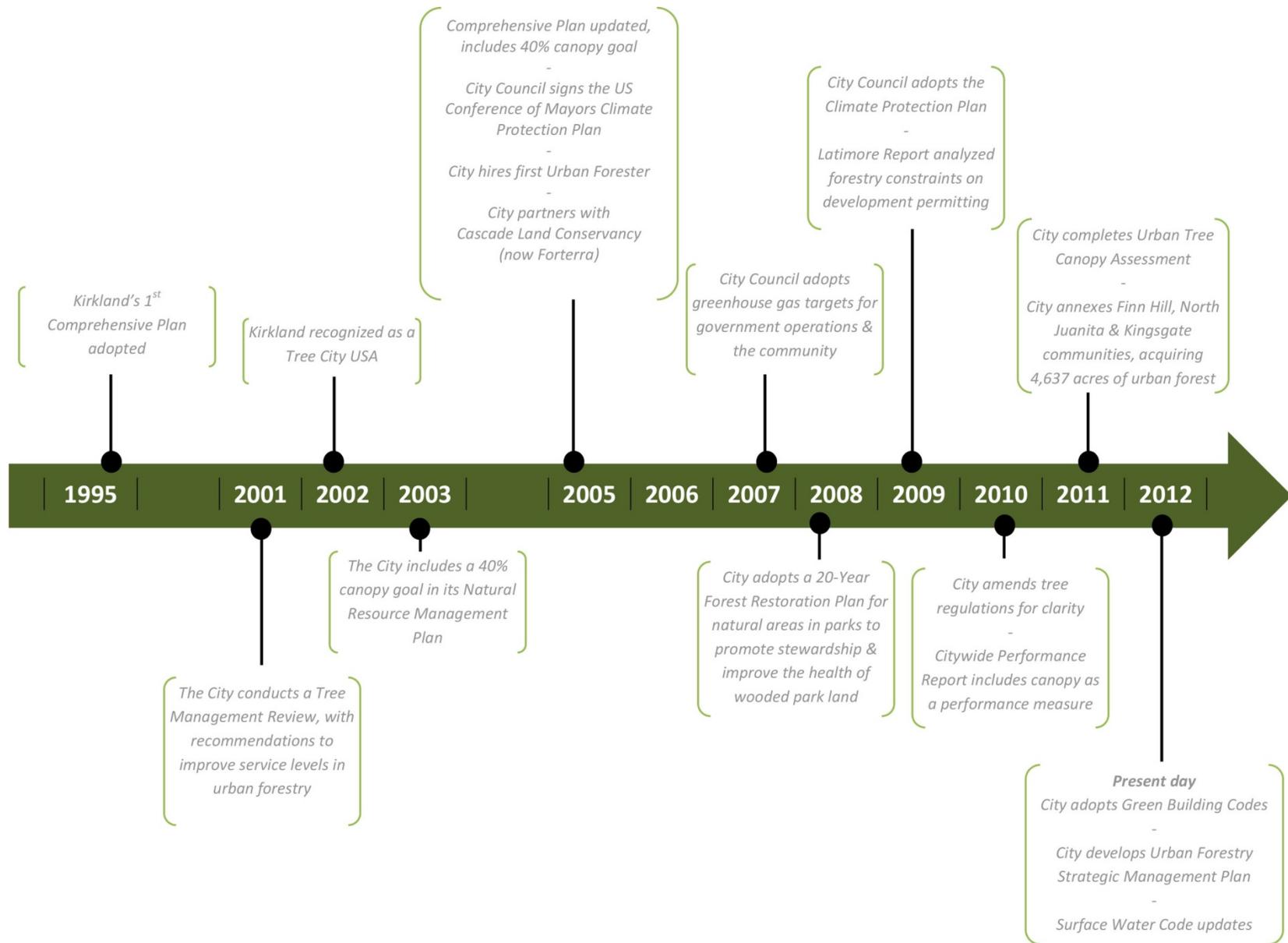
2001 Tree Management Review

In an effort to understand how Kirkland's trees were being managed at the time, a consultant was hired to review the City's management efforts in 2001. Although this document is over 10 years old, it is still very relevant in its assessment of community awareness and staff roles. **Most of the goals outlined in the document have been achieved with the exception of these two:**

- *Determine goals and desired level of service to shift from reactive to proactive management of publicly owned trees*
- *Expand public outreach and the education of residents, business owners, developers, staff, and public officials (regarding urban forestry issues)*

Figure 8 summarizes the City's legacy of placing a high value on its urban forest through its policies and regulatory framework.

Figure 8. Kirkland’s guiding policies and regulatory framework for urban forest management



2.3 The Municipal Urban Forestry Program

This section captures *the current organization and the municipal resources dedicated to urban forest management*, mapping out how departments interact with each other, with trees, and with the community on a routine basis.

Current Program Overview

Without a centralized program, urban forest management in Kirkland involves individuals in the legal, IT/GIS, planning, public works and parks departments. Overall, there is evidence of moderate to good communication between staff, especially with the recent formation of an interdepartmental working team.

Urban forest priorities have been driven by reactive decisions based on budget constraints, limiting the City's ability to manage proactively with common goals. Generally, Kirkland's forestry-related achievements are due to independent efforts made by individuals or separate divisions' efforts. These include:

- Community Wildlife Habitat certification by the National Wildlife Federation
- Growth Awards from the National Arbor Day Foundation (2005, 2009, 2011-2012)
- State and federal grants for urban forest-related Work Plan projects

Funding Overview - Municipal budgets can be quite complex, as researching Kirkland's urban forestry budget has shown. Without a centralized program or distinct divisions, there is limited accounting of equipment, staffing and other operations as urban forest line items. For example, fees collected for tree removal permits in Kirkland are not tracked and reported as revenue supporting urban forestry staff. Determining actual expenditures for program items and whether or not operations are cost-effective is difficult.

Funding sources include the *General Fund*, *Surface Water Utility*, *REET funding*, *grants* and the *Capital Improvement Program (CIP)*. Department managers utilize the *General Fund* to balance urban forest management against other operating expenses and needs. New tree planting is typically included in *CIP* project budgets as part of major capital improvement projects.

The City has apportioned funding from the *Surface Water Management budget* to fill the 0.5 FTE temporary Urban Forester position. Kirkland has established a *City Forestry Account*, which receives funds primarily from code enforcement fines and fees paid in lieu of tree planting. This account is intended to fund a variety of urban forestry related projects.



Interdepartmental working team prevents "silo-ism"

Staffing Overview – DRG outlined forestry-related operations with department managers, identifying over thirty (30) individuals city-wide as persons who work with tree issues on an intermittent basis. About one-third of these, or eleven individuals, were identified as those that work with trees or tree-related issues on a consistent basis (defined as 30-80% of their work week). Two Field Arborists, one each in the Parks Department and the Public Works Department, work with trees on a consistent basis due to other workload demands of their respective departments.

City-wide, five positions are currently dedicated to urban forestry issues, quantified as over 80% of their time on a weekly basis. With the passing of a Park levy in the November 2012 election, three new FTE positions now manage the Green Kirkland Partnership program: a Supervisor, Program Assistant and Senior Maintenance position. The temporary Urban Forester position and the contracted consulting arborist perform bodies of work that amount to over 80% of their time.

Only 'consistent' and 'dedicated' staff services are shown in Tables 2 through 4 and designated by color in Appendix D. The following department reviews are the result of discussions with individuals and managers in the Human Resources, IT/GIS, Planning, Parks, and Public Works departments. The sidebar below may help avoid confusion with the roles and titles used for urban forest professionals.

WHO IS INVOLVED IN URBAN FORESTRY?

Arborists are trained professionals concerned primarily with the management of individual trees. *Commercial arborists* provide tree care and management services on private and public property, utility arborists deal with tree management issues along utility – typically electrical corridors, and municipal arborists are those employed or contracted by municipalities to manage tree programs. Many arborists are also skilled in consulting and appraisals.

Foresters are trained to analyze and understand whole ecosystems of stands or large groups of trees on a systemic level. Traditional foresters are likely to be engaged with forestry as a researcher or scientist.

Community or Urban Foresters and *City or Municipal Arborists* generally have an overlap in the experience, training and skills of the previous two professionals and are those who oversee a municipal urban forestry program. A city arborist may be placed within a public works department

such as in Tacoma; or, to review development plans, an urban forester may be positioned within a planning department such as in Olympia and Kirkland. Some cities may have the oversight of an urban forestry program as in Renton and Vancouver, while others may have urban forestry functions within individual departments such as Seattle or Mercer Island.

Parks Managers work largely in local government to manage public parks and open spaces used for active or passive recreation. How these groups work together or relate to another is determined primarily by how a local government organizes its own departments and workforce, and how lines of responsibility are established.

Naturalists are experts in natural history, botany, or ecology. They are often involved in public outreach and education programs.

Tree Boards or Commissions provide citizen oversight or guidance to urban forest programs in many cities, such as Woodinville or Seattle.

Planning Department Review

Staff in the Planning Department is primarily responsible for development review, permit processing and code enforcement. As part of their normal duties, Planners respond to general tree code inquiries, processing most tree removal requests/permits over the planning counter at the time they are received.

Typically, the Urban Forester has been responsible for overall urban forestry management including policy development and programs and applying the tree code for permit reviews. The latter requires technical knowledge of trees impacted by construction, experience with applying municipal code and the ability to balance growth with urban forest sustainability.

Current staffing levels - Since 2011, Urban Forester responsibilities have shifted to grant administration and project management for special projects outlined in the department’s Work Program. The combined efforts of the planning staff and a contracted consulting arborist maintain the current levels of service in regards to permit reviews. Two code enforcement officers respond to illegal tree activities.

Table 2. Planning and Community Development forestry-related services

Division	Staff Services
Development Services & Permitting (Current Planning)	<ul style="list-style-type: none"> - Plan review for tree code compliance - Public information (online, phone, counter) - Tree removal permit review
Code Enforcement	<ul style="list-style-type: none"> - Investigating tree removal complaints - Ensuring tree regulations are enforced, including restoration and fines
Comprehensive (Long-range) Planning	<ul style="list-style-type: none"> - High priority Work Program projects - Tree regulations & related policy - Federal, state grant procurement - Tree City USA applications
Education and Outreach	<ul style="list-style-type: none"> - Web site content and public outreach - Special projects
Contractor	<ul style="list-style-type: none"> - Plan review for tree code compliance

Current Funding – Planner time, code enforcement and consultant fees for the contract arborist come out of the General Fund. The temporary .5 FTE Urban Forester position is funded from the Surface Water Utility budget.

Tree protection code administration - Staff noted that the code is generally working; however there are many areas that could be improved to be less confusing. Staff believes that the current code, although quite comprehensive, is sufficiently flexible for property owners to accommodate tree retention in their development plans. There are concerns, however, that many permit applicants and developers do not share that sentiment (Zucker Systems, 2012).

Development plans/permit applications – In regards to tree retention plans and tree removal permits, the City has reoccurring issues with receiving incomplete or poor quality permit applications, resulting in revisions and increased review times. Planning staff attributes this to either a resistance to observe the City’s tree codes, or that permit applicants simply overlook or omit incorporating required tree information into their development permit applications. This information includes:

- Trees not shown accurately (or not shown altogether) on site plans
- Significant changes in grade that are unaccounted for
- Installation of utilities that present conflicts with tree roots
- Limits of disturbance/root zones not to scale or inaccurately represented

Code enforcement – Code enforcement staff revealed that the public’s most common explanation for tree-code violations is that the property owner or tree companies did not know what the code allowed or prohibited. This lack of understanding of the City’s tree code is prevalent, as evidenced in the public survey and focus group findings. Unauthorized tree removals are successfully mitigated with restoration plantings, however code enforcement staff believes higher fines may help to deter unauthorized tree removal.



Tree retention on development sites in Kirkland

Permit fees –Currently, tree removal permit fees and development fees indirectly fund the planners’ time and the contracted services of a consulting arborist (see the Public Works review regarding permit fees). To ensure permit fees are appropriate, consistently collected and procedures are well-coordinated between departments, an analysis of tree-related permits needs to occur. The City will be conducting a permit fee study in 2013.

Parks Department Review

Interviews with the Parks Department staff involved their approach to planting trees, maintaining existing trees, and mitigating hazardous trees. Discussions focused on the management of formally landscaped areas, wetlands, critical areas and the natural areas in Kirkland parks. Overall, care of individual trees occurs on an as-needed basis according to urgency and budget availability. The following are summary comments from these discussions:

Current staffing levels - Parks and Community Services currently has four designated positions dedicated to tree care and management in city parks: the Green Kirkland Partnership Supervisor, a Program Assistant, a Senior Grounds person and a Field Arborist. Annexation has greatly increased service requests regarding trees: prior to annexation, Parks might get a few calls for tree-related services each month. Now, Parks receives calls for tree service requests each week and often multiple calls a day.

Table 3. Parks Department forestry-related services

Division	Staff Services
Maintenance	<ul style="list-style-type: none"> - Tree planting and establishment - Structural pruning on smaller trees - Inspection & ID of hazardous trees
Green Kirkland Partnership	<ul style="list-style-type: none"> - Native tree & vegetation planting - Implement 20-Year Restoration Plan - Event and volunteer coordination
Contractors	<ul style="list-style-type: none"> - Pruning/removal of large or hazard trees as needed

Productivity tracking – Currently, labor is tracked manually for timesheets, but work is no longer recorded and tracked for productivity as it had been with the City’s formerly-used payroll software. Readily searchable records are not available in regards to tree care productivity (see the Public Works review). Parks staff does track tree-related service requests: in the third quarter from July through September 2012, over 150 written letters, emails, and phone calls regarding tree issues were fielded by Parks staff.

Current Funding – The General Fund supports staffing for tree maintenance, removals or tree risk assessments, which are considered discretionary budget items. Parks budgets \$3,000 annually for high or severe risk tree management, which typically mitigates only one or two trees a year. Once the reserve funds have been exhausted, Parks diverts funds from other park activities to contract out work that may be potential public safety risks. In 2012, approximately \$25,000 was spent on contracted high risk tree removals, wildlife snagging and other priority tree-related issues.

In April 2013, a park levy was passed, provided funding for three full time positions to manage the Green Kirkland Partnership Program. However, levy funding amounts to \$190,000 per year for the program; whereas the 20-Year Forest Restoration Plan estimates that, if the program grows at the same rate, an additional \$110,000 in labor and materials will be needed by 2014.

Equipment – Heavy equipment for tree work is shared with Public Works (see Public Works review). In the event of severe storms and other emergencies, the equipment and resources to address these situations are inadequate.

Tree inventory – The City has no inventory of trees in active parks and no formal protocols for inspection. Without any summary data about park trees, the Parks Department is functioning reactively to tree issues as they emerge in parklands. Annexation in 2011 increased forested natural area acreage in city jurisdiction by approximately 31 acres, but these acres have not been surveyed in the City’s 20-Year Forest Restoration Plan (2008).

Tree planting – On an annual basis, Parks staff focus on areas where they perceive have deficiencies in tree cover. Staff communicates with the Green Kirkland Partnership Supervisor and with local nurseries about tree planting needs and opportunities. With limited funding for establishment (primarily watering), Parks’ staff focus on planting native trees and describe this as being an effective strategy to grow the forest in city parks.

Tree maintenance – On small trees, parks maintenance staff perform simple structural pruning or mitigate potential tree risk situations. This tree work is not always performed by qualified arborists, but staff is aware of ANSI A300 pruning standards and an effort is made to perform correct tree care practices.

For large trees, Parks staff will collaborate with the Public Works Grounds Division to secure their staff time and equipment as tree issues emerge. When urgent tree work is identified that is beyond the scope or exceeds workload capacity of city crews, Parks uses an annual reserve to contract out this work.



Peter Kirk Park

The Green Kirkland Partnership Program – Since 2005, over 40 acres have been restored. By the end of 2012 over 42,200 volunteer hours contributed to the management of Kirkland's forested open space. These volunteer hours translate into a total estimated value of \$867,700. To support this level of community engagement, Green Kirkland Partnership currently staffs 3 FTE positions.

In addition to volunteer management and support, staff conducts activities not suitable for volunteers, such as removal of invasive trees and the application of chemicals to kill invasive weeds, required for successful forest restoration efforts. By the end of 2012, a total of 1,881 invasive trees had been removed.

Green Kirkland Partnership currently staffs 3 FTE with funding from the recently-passed parks levy. Still, without increased funding, the program will fall short of plan goals. The newly-annexed natural areas (including King County and Finn Hill Neighborhood Alliance-managed lands), Big Finn, O. O. Denny or Juanita Woodlands parks are currently not in the City's jurisdiction; however any transfer of responsibility or ownership will likely increase service demands on Kirkland Parks and Green Kirkland Partnership management.

Public Works Review

The staff in Public Works discussed urban forestry from both the perspective of street tree (right-of-way) maintenance, stormwater mitigation strategies and capital improvements. The Public Works Grounds Maintenance Division is responsible for managing trees in the public right-of-way.

Aside from other grounds-keeping tasks, the Lead Grounds person and a Field Arborist are responsible for the pruning, removal and other maintenance of trees, review of tree permits, maintaining the street tree inventory, evaluating potential tree failure and responding to emergencies and storm events. These individuals routinely cooperate with Parks Department staff to share equipment and perform tree work on parks trees.

Current staffing levels – Public Works has 1 FTE solely dedicated to forestry operations and no dedicated urban forest budget. Staff in the Street, Grounds and Surface Water Maintenance divisions is responsible to clear trees and vegetation blocking the right-of-way.

Table 4. Public Works forestry-related services

Division	Staff Services
Street Maintenance/ Grounds Maintenance Division	<ul style="list-style-type: none"> - Street tree pruning and removal, including hazard trees - ROW tree service requests/inspection, including permitting - Brush clearance for pedestrian & vehicle clearances - Stump grinding - Replacement tree planting & establishment - Tree grate maintenance - Spray/weeding tree wells - Street tree inventory updates
Surface Water	Stormwater facility vegetation maintenance
Contractors	<ul style="list-style-type: none"> - Hazard tree pruning/removals as needed or when workload exceed crew capacity - Spraying when needed

Productivity tracking – Currently, labor is reported on manual timesheets, but not recorded and tracked for productivity. Readily searchable records are not available in regards to tree care productivity. Staff describes maintaining or removing approximately three (3) trees per week as a typical production rate, but could not compare the rate in response to work orders or demonstrate tracking in an electronic system like Hansen or the City’s permit database. The majority of tree work is reactive, with little to no time to implement planned maintenance strategies.

Current Funding - The General Fund and Surface Water funding support the Field Arborist position and Grounds staff responsible for tree care. When the City undertakes major capital improvements, trees are typically planted as part of the project. CIP projects are funded on a project-by-project basis but not necessarily aimed at achieving overarching urban forestry and community goals, nor do they include maintenance contingencies.

Equipment – Public Works Grounds Division has access to an aging surplus signal truck to perform tree work. Shared with the Parks Department and signal crew, its usefulness and availability is very limited. The City’s one chipper, although suitable for minor brush clean-up, is inefficient for a wider range of purposes such as corridor pruning or clearance associated with storm emergencies. Its availability is limited as it is shared with the Street Division and Parks. It is not towed by a dedicated truck that enables efficient load dumps. The crew has access to an air excavator and compressor (for root excavations), climbing equipment, and small tools such as chainsaws and blowers. When enough stump-grinding is needed by both Parks and Public Works, the two departments rent a grinder and split the cost.

Emergency response - The 2010 Comprehensive Emergency Management Plan establishes structure for an organized and effective response to emergencies and disasters that may occur

within the City. The Plan does not explicitly address trees, but effectively considers them with an operational plan for debris management. With respect to emergency preparedness and risk management, the City's partial public tree inventory may be problematic in emergency situations.

Certifications & safety training – The Field Arborist and Lead Grounds person maintain their Certified Arborist and Tree Risk Assessor certifications. Contractors pruning public trees are required to adhere to ANSI pruning standards, however no such requirement exists for staff. When DRG initially reviewed Kirkland's tree care operations, safety training was achieved through self-directed learning. This is undocumented safety training and presents a liability for meeting Occupational Safety and Health Administration (OSHA) requirements. City staff was unable to readily produce documentation that demonstrates all City employees working with trees had been trained on OSHA standards. The new Public Works Field Arborist has been moving the division towards greater safety compliance with weekly safety meetings and skills training. An informal collaborative relationship has developed between Public Works and Park departments' Field Arborists that has leant itself to more efficient and safe tree operations.

Tree inventory –According to the database, over 12,000 right-of-way trees have not been revisited since initially inventoried in 2004. Public Works staff does not perform planned cyclical inspections or regularly update the tree inventory; potential public hazards become known to the Public Works department through service requests. Most formally-documented street tree inspections occur as a result of permit reviews.

The City's IT-GIS department recorded the location of over 15,000 tree sites located in the annexed right-of-ways. However, no further information has been collected such as species, age, condition, maintenance history, or potential hazards - basic information to effectively manage the asset for public safety.

A mobile tablet computer is available to update the street tree inventory. However, the data is not automatically or easily downloaded into the City's GIS system. The tree inventory is not compatible with the City's version of work order software (Hansen) or the City's permit database, Energov, hindering productivity tracking and the ability to easily communicate permit status to staff and the public.

Tree planting – Public Works does not have a tree planting program or planting goals; consequently, crews plant trees on an occasional basis. No formal tree planting programs have been developed for the rights-of-way since the Centennial Tree Project in 2005. Exceptions include trees planted by the Surface Water division when conducting volunteer stewardship projects and those planted with capital improvement projects. Street trees are required as frontage improvements with development on adjacent private property.

Tree maintenance and removal – By code, trees in the right-of-way are the maintenance responsibility of the abutting property owner, with two exceptions: if public safety is threatened or the maintenance of trees located in Central Business Districts. Permits are required for public tree removal and pruning. Procedures for public tree care have been confusing to the public and



Public Works inspecting a street tree

not standardized for staff (Zucker Systems, 2012). Issues with permit application completeness, delays in permit processing, and staff responding to pruning and removal requests without fee collection occurs on occasion. See Planning Department review on Permit Fees/Fee Study.

2.4 Municipal-Community Interaction

Community interaction describes *the groups and individuals outside the general management structure of the City who are aware and engaged in urban forest sustainability, advocacy, volunteerism, and partnerships*. These are the committees, community groups, business groups, non-profit organizations and other agencies that may interact with the City on urban forest issues:

The Green Team – is a City service team (committee) that serves to increase interdepartmental communication and improve the City’s efforts on sustainable issues, sometimes externally with partners and the community. Typical meeting agendas do not focus on forestry issues.

Developer’s Partnership Forum - The City’s Development Services committee hosts a forum for developers to keep up to date with development regulations and development-related topics. Once enrolled on the group’s listserv, participants receive the latest information about development regulations in Kirkland via email. Participants are also notified about upcoming meetings with the Partnership Forum, which are held typically a few times a year. Typically, this resource is not utilized to communicate urban forestry issues.

Green Kirkland Partnership - Since 2005, the Green Kirkland Partnership (GKP) has built a successful program that engages the Kirkland community in urban forest restoration. The partnership is an alliance between the City of Kirkland, nonprofit partners, businesses, and the community to restore natural areas in City parks. Organizations that support the Green Kirkland Partnership include:

Forterra	Kirkland Neighborhoods
King Conservation District	Kirkland Community Wildlife Habitat
EarthCorps	Team
Washington Native Plant Society	Kirkland Kiwanis Sunrisers Club
UW Restoration Ecology Network	Eastside Preparatory School
National Wildlife Federation	Finn Hill Neighborhood

Adopted by six cities in the Puget Sound region (Seattle, Kirkland, Tacoma, Redmond, Kent, and Everett) the Green Cities Partnership model has become the most successful urban reforestation program in the state. The Green Kirkland Partnership supports other municipal-community interactions such as annual Arbor Day celebrations.

Neighborhood Groups - The Finn Hill (formerly Denny Creek) Neighborhood Alliance is a good example of a neighborhood group that is a strong advocate for sustainable urban forests. Since 1996, this non-profit group serves to “preserve, protect, and restore the natural resources of the area and promote stewardship of wildlife and the environment” by

- Leading efforts to restore Denny Creek
- Drafting a King County ordinance protecting mature trees and native vegetation
- Raising funds to help purchase Juanita Woodlands, a 240 acre parcel of wooded land
- Producing a detailed study of watershed issues (Finn Hill Neighborhood Alliance, 2012).

The City has utilized all its neighborhood groups to solicit public feedback for this Plan and other urban forestry projects.

Tree City USA - This designation shows a community's commitment to protecting its urban forest resource by meeting criteria established by the National Arbor Day Foundation annually:

- A community forestry program with an annual budget of at least \$2 per capita
- A tree care ordinance
- An Arbor Day Observance and Proclamation
- A Tree Board or Department

The City of Kirkland has shown a commitment to responsible urban forest management by celebrating its eleventh consecutive Arbor Day in 2012, maintaining its status as a Tree City USA. Going beyond the requirements for Tree City USA, Kirkland has received four Growth Awards from the National Arbor Day Foundation (2005, 2009, 2011-2012). Aside from the recognition and community pride in this designation, maintaining Tree City USA status enables cities to be competitive for grant funding. Without this support, Kirkland could not have conducted its 2011 canopy assessment and this strategic management plan.



The City of Kirkland website has a webpage dedicated to urban forestry interests and issues. It is updated as needed, such as with policy changes or with the completion of a special project. Visitors to the City website must navigate from the home page to the 'Community Link' and then to the 'Kirkland Green' link to access the page. Although this page is an excellent starting point to accessing other City webpages regarding trees, visitors to the Kirkland website must know to navigate through the Planning Department to learn about tree related policies. This could be a very useful informational resource if adequately maintained and updated on a regular basis.

A recurring concern observed during this analysis was the lack of resources available to educate and engage the community on urban forestry issues. A greater emphasis on community outreach can help generate the support and community vision necessary for a sustainable and successful urban forestry program. The opportunity to combine efforts or provide mutual support through collaboration and partnership is extremely valuable to government operations; these groups can make significant contributions towards the City's goals.

“ Urban Forestry can be defined as the art, science and technology of managing trees and forest resources in and around community ecosystems for the physiological, sociological, economic and aesthetic benefits trees provide to society. ”

Helms, 1998

3. Public Feedback

To reflect the values of the community as a whole, public input was solicited to provide residents and other stakeholders an opportunity to express their views about urban forest management, policy and priorities. The intent of the public feedback was to gauge the community's:

- Vision and overall sentiment related to trees and ecological systems
- Understanding of tree-related codes and policies
- Priorities for managing the urban forest resource

To do this, an on-line survey was sent to several City email listservs, through news releases and on the City's website. The survey results are summarized below and shown in Appendix C. In addition, Kirkland partnered with Forterra to conduct a series of focus group discussions on the Plan, summarized below and shown entirely in Appendix B. The most recent revision of the Draft Plan was linked through the City website, and an article in the Fall 2012 City Update newsletter featured the September 2012 Draft Plan. In addition, public comments on the Final Draft Plan will be provided to City Council in July 2013.

Citizen participation & engagement are critical for maintaining democracy –fostering it is a key task of municipal officials.

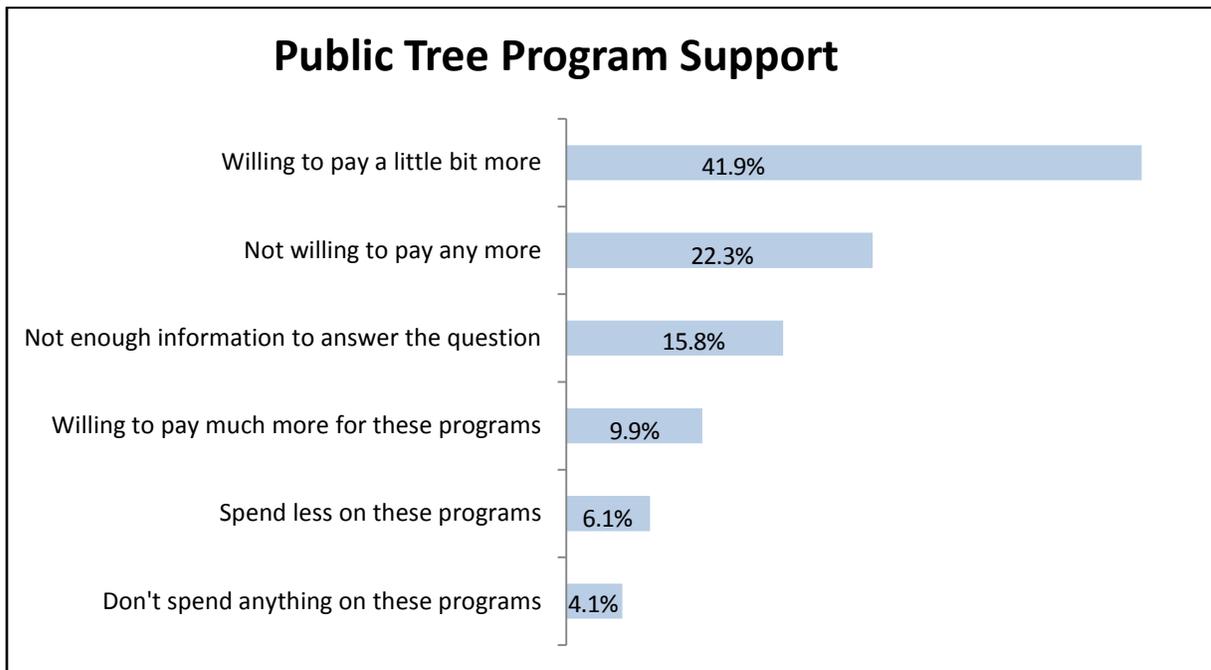
3.1 Survey Results Summary

The online public survey was conducted between August 21, 2012 and September 14th, 2012. A total of 665 people responded, with 484 (72.8%) indicating that they were residents of Kirkland. Another 24% of survey responders live and/or work only in Kirkland. Of residents, the greatest response (18.6%) came from those living in the Finn Hill neighborhood.

The majority of those surveyed (>93%) are satisfied with the overall condition of trees in formally-landscaped parks and in forested parks. In contrast, when it comes to trees in the right-of-way, only 20% thought that the "trees look great." Nearly forty-eight percent (47.7%) of those surveyed understood that they have a responsibility to care for the trees located in front of their property, between the street and the sidewalk. However, twenty-three percent (23.2%) believed that the City's tree crew was responsible for these trees and 29.1% were not sure who is responsible.

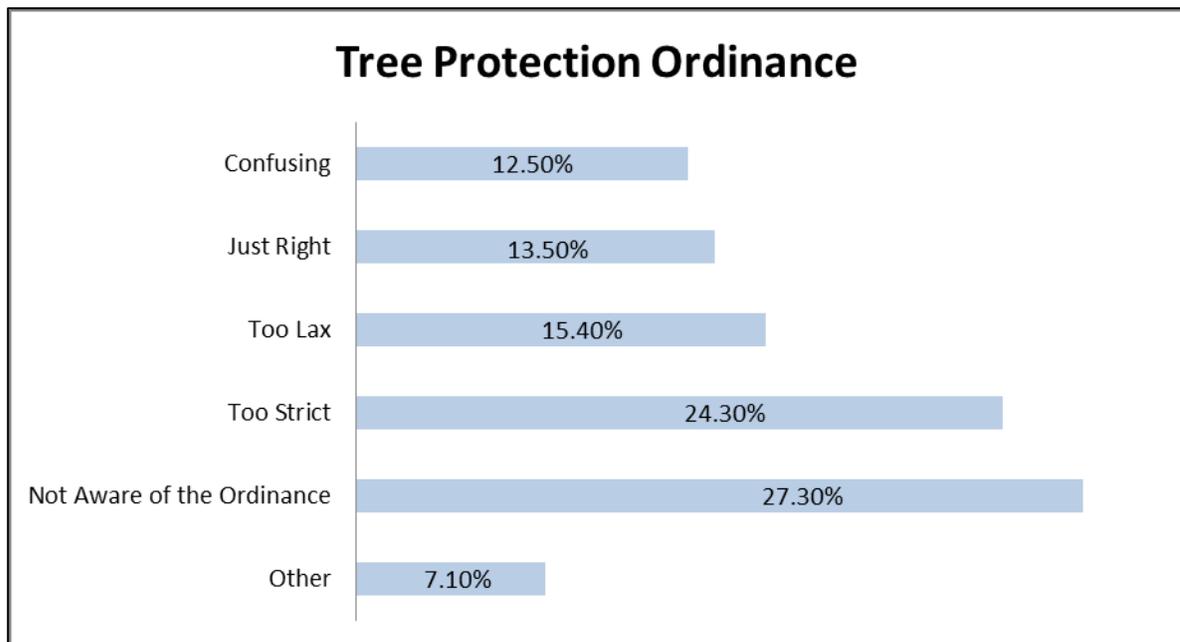
About forty-two percent (41.9%) of those surveyed indicated that they would be willing to pay a little bit more to support public tree protection, planting and maintenance programs versus 22.3% that were not willing to pay any more for public tree support (Figure 9).

Figure 9. Survey results on public tree program support



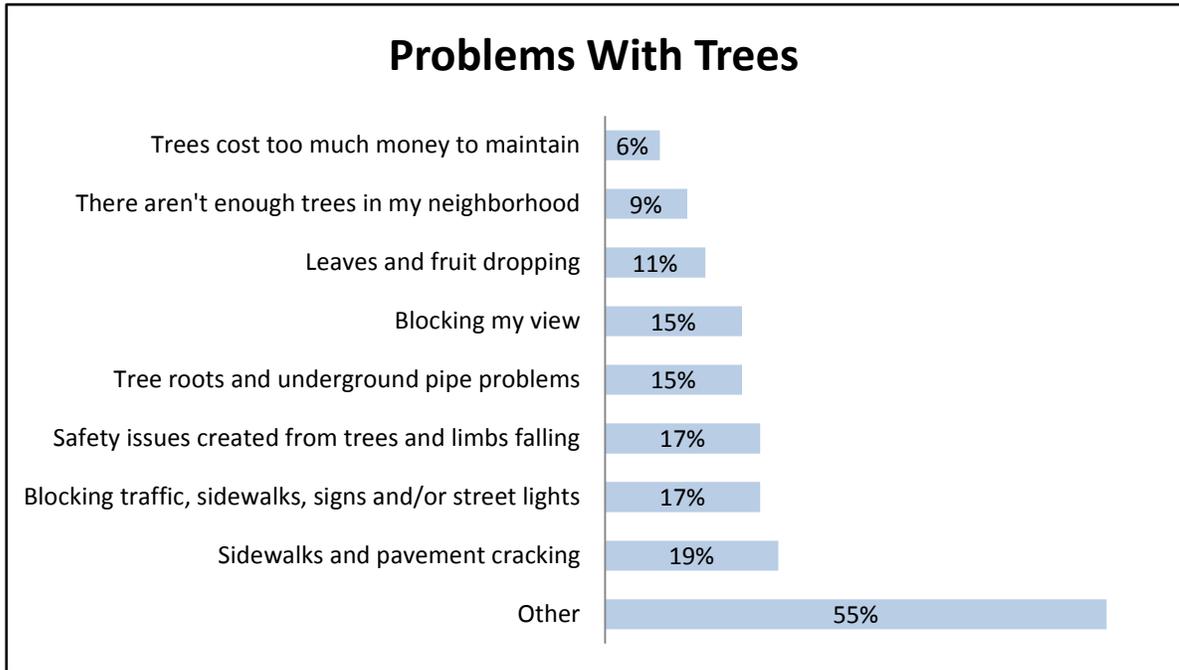
When asked to provide an opinion about the City's tree protection ordinance, the majority response (27.3%) indicated that they were not aware of the city ordinance enough to comment. Twenty-four percent (24.3%) of respondents believe the ordinance is too strict, as it limits what can be done on private property. More respondents (15.4%) feel the tree regulations are 'too lax' than those that feel the ordinance is 'just right' (13.5%) (Figure 10).

Figure 10. Survey results on Kirkland's tree protection ordinance



When asked to rate a series of problems generally encountered with trees, fifty-five percent of respondents chose ‘Other’ as their major problem, using the comment section to indicate their concern with a variety of problems, including power outages and onerous regulations (See Appendix C for a complete list of comments). The cost of maintaining trees was of least concern (Figure 11).

Figure 11. Survey results on the perceived problems with trees



3.2 Focus Group Meetings Summary

Three focus groups were held in September, 2012 at Kirkland’s City Hall. Key stakeholder groups that were targeted include:

- Developers, builders, architects and the business community
- Tree care professionals, consulting and utility arborists and landscapers/nursery persons
- Neighborhood groups and Kirkland residents

All focus group comments are included in Appendix B. The meetings were facilitated to get feedback on:

- The City’s outreach, education and communication efforts regarding urban forestry
- The Draft Urban Forestry Management Plan
- Opportunities to improve urban forest management in Kirkland

All groups spent a large amount of time discussing opportunities and weaknesses around outreach, education and communication. Many of the respondents were not familiar with current tree removal and permit requirements, especially in the annexation areas. Clear, concise text, easily understandable graphics and outreach efforts to make residents more aware of the current requirements for tree removal, recommended species and replacement was requested.

There was an expectation amongst all focus groups that the City provides an adequate level of service (primarily staff) to respond to code questions, perform outreach and support urban forest management efforts. It was suggested that a workshop partnering developers and tree care professionals would be a good first step.

Many participants were unsure about what goals and recommendations were made in the draft Management Plan, requesting that the report use less jargon and present a balanced, professional tone that is understandable by the public and professionals alike. Additionally, the Plan should clearly convey the benefits of maintaining and enhancing the urban forest along with the potential costs such as maintenance and reduced development flexibility.

It was requested that the Executive Summary be more concise. Many participants stressed a need to identify how existing tree canopy will be maintained as parcels develop, especially in the annexation areas, and whether neighborhoods, watersheds and/or zoning types could have varying canopy goals towards an overall citywide average. The takeaway regarding the Plan was that it should be much more concise, fully articulate the value/costs of the urban forest in Kirkland and make clear recommendations.

Participants from each focus group discussed management opportunities on both public and private lands in Kirkland. Tree professionals stressed that codes should look at function instead of tree size when it comes to tree retention and replacement. All groups stressed the need for some level of flexibility including the opportunity to cluster homes to conserve trees, in-lieu fees instead of retention and incentives to preserve heritage trees.

Concerns were expressed that trees on private property and property rights need to be respected. Many participants thought the City could devote more resources to managing existing public tree canopy in rights of way and parks.

“ *The key to urban conservation
is to find the balance
between the seemingly conflicting goals
of allowing development density
and protecting natural resources.* ”

Metropolitan Greenspaces Program, Portland, Oregon

4. Program Development Considerations

Other factors to consider when developing an urban forest program include regional consistency amongst municipal forestry programs, funding strategies, and industry standards/best management practices (BMPs).

4.1 Municipal Comparisons

This Plan includes a limited comparison of regional and local municipal forestry programs. Most cities in this section have completed tree inventories and performed tree canopy studies; many have drafted management plans and developed tree protection ordinances. The areas in which these cities differ are in how much they spend on urban forestry, how they are organized and how they staff their programs.

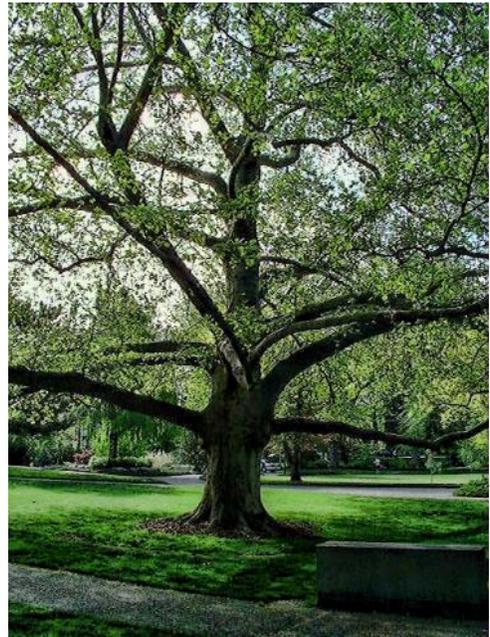
Information on funding levels for urban forestry programs is difficult to obtain. City budgets may not tell the entire story about the total forestry resources. To start somewhere, municipal forestry budgets submitted to the National Arbor Day Foundation were utilized as a basis for comparison (Table 5).

To be awarded Tree City USA status, cities must report their spending on urban forestry program elements to the Foundation. The standards for reporting are identical: *all expenses related to tree planting, maintenance, removal and management are to be included, even volunteer hours are accounted for at a standardized hourly rate.*

However, many cities – especially those that have multiple departments responsible for various program elements - may not report all aspects of their urban forest budget. For example, the City of Bellevue submits the budget amounts from their Natural Resource Division budget, which does not include tree work performed in developed parks, right-of-way vegetation management by the Street Maintenance staff or the new trees and landscaping from the Transportation Department capital projects.

In 2011, the City of Kirkland reported a total forestry budget of \$553,907. With annexation, this equates to a normalized \$6.86 in per capita spending. This is lower than other municipalities in the region of varying sizes and urban forestry programs. It should be noted that these numbers include volunteer time at a rate of \$15 per hour. The high level of community involvement in the Green Kirkland Partnership program accounts for about a third of Kirkland's annual urban forestry expenses.

This data is not prescriptive as to what would be the most appropriate spending level for Kirkland. As different as these programs may be, it provides a starting point for determining what might be reasonable for program funding in Kirkland.



Large London Plane tree

Table 5. 2011 funding levels for local urban forestry programs

City	Annual Spending	Total Population	Spending per Capita
Bellevue	\$4,475,153.00	123,400	\$36.27
Lake Forest Park	\$347,662.55	12,598	\$27.60
Olympia	\$569,409.85	46,478	\$12.25
Portland, OR	\$5,440,112.69	550,560	\$9.88
Redmond	\$524,645.10	54,144	\$9.69
Renton	\$794,192.00	92,590	\$8.58
Kirkland	\$553,906.55	80,738	\$6.86
Vancouver	\$982,991.10	162,300	\$6.06
Woodinville	\$68,822.60	11,350	\$6.06
Seattle	\$3,336,175.00	608,660	\$5.48

Source: National Arbor Day Foundation

How municipal urban forestry programs are organized and how they staff their programs varies greatly. In Bellevue, Renton and Vancouver, an urban forestry division is positioned within one department with oversight or close collaboration with other departments' urban forestry functions. Vancouver's Urban Forestry Division is made possible through a partnership between the City's Public Works Department and the Vancouver-Clark Parks and Recreation Department.

Cities like Mercer Island and Seattle have opted to designate forestry units within multiple departments. This allows each department to meet their specific objectives and urban forestry goals. However, if individual departments undergo budget cutbacks or constraints, certain aspects of the overall program may suffer. One challenge for cities with multiple forestry units is communication internally between departments and to the public.

In Kirkland, there is no centralized urban forestry program or distinct forestry divisions in each department, making it difficult to gauge program efficiency and effectiveness. Currently, tree management involves many departments where staff priorities for urban forestry operations are often driven by reactive management tactics due to budgetary constraints. This limits the City's ability to realize efficiency gains from proactive management. Some operations involve a moderate level of informal, intra-departmental cooperation and communication. This lack of more formalized leadership results in a general disconnect between staff's understanding of the City's urban forestry policies and the public's understanding and application of them.

For comparative purposes, Table 6 shows the program lead or management positions for urban forestry divisions in local and relevant municipalities.

Table 6. Urban Forestry Statistics in select Washington cities (2012)

Municipality	Population (rank in state)	Area (mi ²)	Canopy % (year)	Tree Regs?	UF Mgmt. Plan?	Tree Board? (#)	UF Program Lead Positions (Dept)
Seattle	608,660 (1)	142.5	23% (2007)	Yes	Yes	Yes (9)	8 (Parks, SDOT, Seattle Public Utilities)
Tacoma	198,397 (3)	62.6	19% (2009)	Yes	No	No	2 (Metro Parks, Environmental Services)
Vancouver, WA	162,300 (4)	46	19.7% (2002)	Yes	Yes	Yes	3 (Public Works)
Bellevue	122,400 (5)	34	36% (2007)	Yes	No	Yes	4 (Parks; 1 in Development Services)
Renton	93,910 (8)	22.3	28.6% (2010)	Yes	Yes	No	1 (Community Services)
Kirkland	80,738 (13)	18	40% (2010)	Yes	No	No	.5 (Planning)
Redmond	54,144 (19)	16.6	No data	Yes	No	Arborist	3 (Parks)
Olympia	46,478 (17)	19	Data pending	Yes	No	No	.5 (Planning)
Bothell	33,505 (30)	12	No data	Yes	No	Yes (7)	1 (GIS department)
Mercer Island	22,699 (42)	13	41% (2007)	Yes	Yes	Yes	2.5 (Parks, Public Works, Development Services)
Kenmore	20,460 (45)	6.3	No data avail	No	No	No	1 (Planning)
Lake Forest Park	12,598 (66)	3.6	43% (2004)	Yes	Yes	Yes (9)	1 (Planning)
Woodinville	10,938 (72)	5.7	~34% (2007)	Yes	Yes (1998)	Yes (5)	2 (Development Services, Public Works)

4.2 Potential Funding Strategies

Now more than in the past decade, municipal programs compete for reliable and sustainable funding and attention from community leaders. City leaders and urban forest managers need to explore new and creative opportunities for sustainable funding, volunteerism, partnerships, and collaboration both internally and within the region (See Section 4.6). Aside from the municipal general fund, which is generated from a tax base, these funding strategies have successfully generated stable and predictable financial resources for urban forest management in other jurisdictions:

Shared Resources - Collaborative relationships between City departments can yield greater funding when resources are pooled. Kirkland Public Works and Parks departments have formed a cooperative relationship to share the City's limited heavy equipment and address heavy workloads. A more formal approach may help to finance equipment purchases and address staffing issues to implement urban forestry goals.

Emergency Funding – The City's Emergency Fund may be an appropriate source for the replacement of aging or more efficient equipment needed to clean up after storms, accidents or other unplanned events. In the event of severe catastrophes, the Federal Emergency Management Agency (FEMA) and other agencies provide financial assistance for urban forest restoration when a tree inventory is in place, justifying the use of emergency funding for inventory updates and acquisition of equipment. Many cities have adopted the FEMA-approved i-Tree STORM for a damage assessment protocol.

Surface Water Utility Funding - Some cities utilize stormwater utility funding to actively manage green infrastructure. Bellevue and Vancouver, Washington are currently using this funding model. For over two decades, the City of Bellevue has combined the maintenance of parks with stormwater management to fund mandates that protect riparian open space. In Vancouver, surface water management fees are used to provide city services for its urban forestry program. Using surface water utility is justified to meet Clean Water Act, Clean Air Act, and Endangered Species Act compliance.

Capital Improvement & Other Large Projects Large-scale building or improvement projects such as roads or bridges often have an impact on existing trees. If trees are identified as a capital asset, funding can be guaranteed as part of the construction project for tree protection, replacement or relocation. Examples are the Park Lane improvements, Kirkland Transit Center, and major park improvement projects such as in Juanita Park. This funding strategy, however, has been a matter of exception rather than a matter of policy in Kirkland.



Park & trail land acquisitions for public benefit

Excess Levy - Another fund raising strategy is the use of citizen approved levies. Washington law allows cities to levy property taxes in excess of limitations imposed by statute when authorized by the voters. Levy approval requires 60 percent majority vote at a general or special election. Excess levies by school districts are the most common use of this authority.

In Kirkland, a park levy ballot measure was passed in the November 2012 election. The measure funded park land acquisition, supports tree maintenance and provides stable on-going funding for the Green Kirkland (GKP) program.

General Obligation Bonds - For the purposes of funding capital projects, such as land acquisitions of facility construction, cities and counties have the authority to borrow money by selling bonds. Voter-approved general obligation bonds may be sold only after receiving a 60 percent majority at a general or special election. If approved, an excess property tax is levied each year for the life of the bond to pay both principal and interest.

Real Estate Excise Tax (REET) - Washington law authorizes the governing bodies of counties and cities to impose excise taxes on the sale of real property within limits set by the statute. Two (2) taxes of $\frac{1}{4}$ of 1% may be imposed; however, the funds can only be used on capital projects listed in the capital facilities plan. Specifically related to urban forestry, such projects would likely need to be associated with one of the following project types to be eligible: parks; recreational facilities; trails; or river and/or waterway flood control projects. Currently, REET can be used for maintenance or operations on a limited basis. Unless reauthorized by the legislature, this will expire at the end of 2016.

Utility Company Partnerships - Collaboration with utilities such as Seattle City Light (SCL) and Puget Sound Energy (PSE) can provide additional cost savings to both parties. Where community values of electric reliability and sound tree care intersect, partnerships between utility and municipalities often emerge. In Kirkland, this has included financial support for Arbor Day celebrations by PSE and preliminary discussions to develop vegetation management strategies to align Kirkland's tree protection codes with the needs of the utility.

Landscape Maintenance District (LMD) - This funding source can be used by property owners who vote to assess themselves an annual fee to pay and receive services beyond what the City normally provides. In 2002, ballot measure Proposition No. 1 was presented to voters in the King County general election that resided within the Finn Hill park boundaries. It passed, authorizing a tax levy for the creation and maintenance of the Finn Hill Park and Recreation District.

LMDs can also be formed when a new subdivision is built. The City can require the developer to pay the assessments until they are turned over to a homeowner's association or LMD. When a LMD is created, it is specifically documented what additional services will be provided for the assessment. This can include such items as regular tree pruning, litter cleanup, and planting projects. LMDs are also known as maintenance assessment districts, lighting and landscape maintenance districts, or local improvement districts.

Business Improvement Districts (BIDs) - Similar to the LMD strategy, Business Improvement Districts (BIDs) provide increased services in an assessed area. BIDs are formal organizations made up of property owners and mixed-use commercial tenants dedicated to the improvement of quality of life within their districts. A downtown Spokane, Washington business district manages a Clean Team and a Green & Beautiful program with BID funding. Seattle and Tacoma have BIDs

that operates separately from the City government with their own full-time staff providing neighborhood maintenance.

These differ from LMDs in that BIDs are usually self-managed entities as opposed to being managed by the City. BIDs are often compared to residential homeowners associations. Many cities and their contractors allow their BIDs to obtain services such as tree maintenance, street maintenance, and litter cleanup at the same discounted rates as the City pays

Street Repair Funds - The City of San Diego, California has been successful in leveraging street repair funds to contribute to the maintenance of their right of way (ROW) trees. San Diego's code provides that, when street maintenance activities are conducted, all City assets within that ROW receive any required maintenance, including maintenance to the trees within the ROW.

Frontage Assessments - Based on the amount of street frontage a property occupies, fees are collected annually and dedicated to the program for which they are being assessed. Unlike general fund monies, frontage assessments can be created to provide a consistent funding source to support ongoing maintenance and enhancement of street trees. The City of Pittsburg, California receives its entire urban forestry budget from a \$0.17/foot frontage assessment.

City Forestry Account - As part of the City's tree ordinance, a fund was established for all tree-related civil penalties and other revenue sources such as the sale of trees or wood. Funds in the City Forestry Account can be used for acquiring, maintaining, and preserving wooded areas, establishing a public tree nursery, and conducting urban forestry education. Additionally, grants and donations received can be placed into this fund.

Grants & Private Fundraising

Fundraising projects are used to support special projects and programs. Tree climbing tournaments and plant sales are two examples of successful fundraising efforts.

Endowment / Trust Fund - Many trusts and private foundations provide funding for park, recreation and open space projects. The Casey Tree Endowment Fund is a funding source for tree planting projects and maintenance operations. Aggressive capital campaigns can raise seed money to establish the initial fund, where interest provides revenue thereafter.

Business Sponsorships/Donations - Business sponsorships for programs are available throughout the year. Sponsorships and donations can be of any value.

Grants, Donations & Gifts - Grant funding from the USDA Forest Service is available through the Washington State Department of Natural Resources. Over \$330,000 in grant money was available in 2011-2012 for ordinance development, tree inventories, and development of management plans. Kirkland has obtained grants from these sources for urban forest projects, including the development of this plan.

Other grant monies are available through organizations such as the National Tree Trust (NTT) and the National Urban and Community Forestry Advisory Council (NUCFAC), two prominent national urban and community forestry nonprofit organizations.

Interagency Agreements - State law provides for interagency cooperative efforts between units of government. Agreements between Kirkland and neighboring jurisdictions and King County are an example.

4.3 Industry Standards & BMP's

The tree care industry has developed comprehensive standards for maintenance and care, safety, and professional certification. Compliance with these standards can decrease exposure to risk, reduce injuries to workers and the public, increase consistency of maintenance, and improve urban forest health.

ANSI Z133 Safety Standard (2012) – Developed by the American National Standards Institute (ANSI), this universally-recognized industry safety standard provides detailed criteria for safe tree care operations. It is reviewed and revised periodically by a committee of industry experts and is accepted as current safety standards for tree care in the United States.

The Occupational Safety and Health Administration (OSHA) is very specific about the personal protective equipment (PPE) that tree workers are required to wear and employers are to furnish. OSHA also requires reporting of workplace injuries and imposes fines on employers that are found to be allowing unsafe work environments or practices.

Tree Care Standards – The ANSI A300 Series take precedence over all previously existing tree care industry standards. The standards cover all tree care operations, including standards for pruning, construction management, and tree risk assessment standards:

Best Management Practices - The International Society of Arboriculture (ISA) publishes the Best Management Practices (BMP) Series as companions to the ANSI A300 Series. These BMPs are written as guides for applying ANSI A300 standards in daily tree care:

Arborists' Certifications – ISA certifications standardize tree care professionalism throughout the world. ISA-certified Arborists and Certified Tree Workers are individuals who have demonstrated a level of knowledge in tree care through experience and by passing a comprehensive examination. Certified arborists must continue their education to maintain their certification and agree to adhere to a code of ethics.

The Tree Risk Assessor Certification, formerly known as TRACE, 'TRAQ' is now the ISA standard for assessing trees for potential for failure.

Emergency Preparedness – Storm events can cause significant damage to the urban forest, resulting in unexpected emergency response situations. Debris, leaves, limbs or whole tree failure can block the right-of-way, clog storm drains, increasing the risk of flooding, and cause utility infrastructure and property damage.

Tree failure resulting from accidents, hazardous tree conditions, and insect and disease outbreaks such as Dutch elm disease and Emerald Ash borer can have devastating and expensive consequences. A comprehensive Emergency Management Plans addresses reforestation and prevention in addition to debris management.



Whole tree failure on Central Way, 2012

5. Current Performance Assessment

Using the review data (Section 2) and the Clark model (Appendix A) for sustainable urban forest programming, Kirkland's performance was assessed with a rating from low to optimal. The current status of each performance measure is summarized below, along with the risks of inaction and the benefits of increased performance. Note: there are three performance indicators of urban forest health in which the City has no data to accurately perform an assessment.

Criteria: Accessible Canopy Cover Data

Performance	Good
<i>Current Status</i>	High resolution imagery analysis conducted in 2011. Compares canopy at several levels (watershed, neighborhood, zoning type, parcel, etc.) from 2002 to 2010. Data has not been fully integrated into the City GIS system. No subsequent canopy studies are planned.
<i>Risk</i>	Cannot track community sustainability goals. Limits interdepartmental effectiveness & services. Limits green infrastructure, Smart Growth, climate action planning.
<i>Benefit</i>	Baseline data. Can optimize coordination of development services, improve internal efficiency, is a tool for public outreach and positions Kirkland for regional collaboration

Criteria: Existing Canopy Cover Status

Performance	Optimal
<i>Current Status</i>	40.7% canopy cover following the 2011 annexation; consequently the City has met its 40% canopy goal. The City can shift towards maintaining its canopy cover and achieve acceptable levels of urban forest health and sustainability.
<i>Risk</i>	Unknown status can result in low canopy %, causing increased flooding, urban heat island effects, energy use; reduced air quality and degraded asphalt road surfaces. Canopy reductions also negatively impact wildlife travel corridors and decrease habitat.
<i>Benefit</i>	Optimized ecosystem services and equality between zoning, land use, watersheds or business district canopy cover % goals.

Criteria: Public Tree Inventory

Performance	Low to Moderate
<i>Current Status</i>	Outdated; does not include trees in the annexation area or trees in active parks. The City does not have enough information to manage resource for three criteria: age, species suitability and diversity (see below).
<i>Risk</i>	Cannot proactively manage public trees and monitor service levels. Without condition and value of trees on record, cannot efficiently resolve accident claims and reimbursements for damage caused by

extreme weather events, etc. Prioritizing urban forestry activities is based on institutional knowledge, conjecture and anecdotal evidence.

Benefit Managers can develop work plans appropriately and justify funding needs. City can quantify assets, risks, and liabilities. Lower public tree maintenance costs. Plan proactive tree management strategies and distribute workloads efficiently.

Criteria: Uneven-Aged Tree Distribution

Performance Not enough information to determine

Current Status Unknown. Need complete public tree inventory.

Risk Substantial maintenance and tree removal costs result from even-aged populations reaching the end of their useful life simultaneously. Tree failure from disease, extreme weather events, and pests can be catastrophic in even-aged tree populations. Neighborhoods and business districts can become devoid of canopy.

Benefit Age distribution facilitates long-term budget forecasting. Annual costs for care of public trees can be more evenly distributed over many years. A varied age-class distribution is important for optimizing environmental benefits and results in a healthier, more resilient and sustainable urban forest.

Criteria: Species Suitability

Performance Not enough information to determine

Current Status Unknown; need complete public tree inventory.

Risk Unsuitable species require substantial maintenance and must be replaced more frequently.

Benefit Poor performing tree species do not continue to be planted, reducing tree maintenance and removal costs.

Criteria: Species Diversity

Performance Not enough information to determine

Current Status Unknown. Need complete public tree inventory.

Risk Predominance of fewer species can lead to substantial impacts or catastrophic loss from pests or disease. (Dutch elm disease and Emerald Ash borer are examples of why cities diversify tree species). The risk of ignoring species diversification can be costly for municipalities.

Benefit Healthier, resilient and sustainable urban forest.

Criteria: Condition of Public Trees

<i>Performance</i>	Low
<i>Current Status</i>	Condition of public trees is largely unknown. Trees in the right-of-way or in parks do not typically receive routine planned inspections. Request-based, reactive management system.
<i>Risk</i>	Lack of proactive hazard tree evaluations can compromise public safety and increase risk of property damage or injury.
<i>Benefit</i>	Successful budgeting. Increased public safety. Reduced risk.

Criteria: Management of Trees & Vegetation in Public Natural Areas

<i>Performance</i>	Good
<i>Current Status</i>	The 20-Year Forest Restoration Plan outlines the structure & function of forested parkland. It does not include the extensive acreage of natural areas in the annexation areas. The ecological structure and function of all publicly-owned natural areas is not documented in the citywide GIS system.
<i>Risk</i>	If services are not tracked, the value of the asset is unknown and preservation and maintenance is more difficult to rationalize.
<i>Benefit</i>	Healthier, more resilient and sustainable natural areas.

Criteria: Tree Planting & Establishment

<i>Performance</i>	Low
<i>Current Status</i>	Current tree planting in the City is ad hoc, no formal tree planting goals or programs except in open space areas. Plantings through development frontage requirements, GKP, CIP and major park projects (e.g. Juanita Beach Park) are not tracked consistently.
<i>Risk</i>	The number of trees decline in urban settings without active replanting. Without data to quantify tree mortality, the number of trees that should be planted annually cannot be determined.
<i>Benefit</i>	Healthy urban forest succession guides the value of ecosystem services. Control costs by proactively managing the tree inventory.

Criteria: Native Vegetation

<i>Performance</i>	Good
<i>Current Status</i>	This criterion is well managed through the Forest Restoration Plan, which IDs the composition of native stands and recognizes the dangers of invasive species. Use of native vegetation is encouraged on a project-appropriate basis. Use of invasive species is discouraged but not prohibited.

URBAN FOREST ASSET

<i>Risk</i>	Reductions in native species decrease wildlife habitat (example: declining native range of Pacific madrone).
<i>Benefit</i>	Resilient urban forest. Native vegetation often requires less maintenance and optimizes ecosystem health.

Criteria: Tree Planting Guidelines

<i>Performance</i>	Low to Moderate
<i>Current Status</i>	No community-wide guidelines for the improvement of planting sites, selection of suitable species, adequate soil quality and quantity, and growing space to achieve greatest potential of asset.
<i>Risk</i>	Improperly planted trees and unsuitable species increase future workloads and potential hazard trees.
<i>Benefit</i>	Important to help to ensure that trees maximize current and future benefits and to control costs.

Criteria: Effective Tree Protection Codes or Ordinance

<i>Performance</i>	Optimal
<i>Current Status</i>	Adopted tree protection regulations (KZC 95) in 2005. Code amended for clarity in 2009. Adequate staffing resources dedicated for code administration and enforcement. Canopy increased from 2002 (32%) to 2010 (36%) prior to annexation.
<i>Risk</i>	Loss of canopy results in decreased ecosystem benefits.
<i>Benefit</i>	Increased desirability to live, work, recreate in Kirkland vs. adjacent communities with less aesthetic character

Criteria: City-wide Urban Forestry Management Plan

<i>Performance</i>	Low; shifts to good or optimal pending acceptance
<i>Current Status</i>	No citywide formally-recognized Urban Forest Strategic Management Plan.
<i>Risk</i>	Uncontrolled costs associated with tree maintenance and removal, inefficient and ineffective public service, increased risk associated with tree failure.
<i>Benefit</i>	Provide a framework for consistent, efficient City operations. With periodic reviews and updates, Plan maintains relevance to the community and City staff. Creates pathways to stable and predictable funding.

POLICIES & REGULATORY FRAMEWORK

Criteria: Stable Municipality-wide Funding

<i>Performance</i>	Low to moderate
<i>Current Status</i>	Funding for reactive management. Diverse funding sources are used: General Fund, Surface Water Utility, grants and capital improvement program.
<i>Risk</i>	Plan objectives will not be attained.
<i>Benefit</i>	Controlled costs, as funds are allocated to urban forestry programs strategically.

Criteria: Adequate Qualified Urban Forestry Staff

<i>Performance</i>	Moderate
<i>Current Status</i>	Municipal tree maintenance staffing is ad hoc. There are a number of ISA-certified arborists in Parks and Public Works and a limited number of staff with TRAQ credentials. Permitting, code enforcement and development review staff attend to urban forestry issues but are not formally trained in arboriculture.
<i>Risk</i>	Staff unaware of current BMPs, tree industry safety standards, and tree risk assessment protocols.
<i>Benefit</i>	Staff can effectively manage urban forest risks and control costs using the best available science and practices.

Criteria: Formally-recognized Urban Forest Program

<i>Performance</i>	Moderate
<i>Current Status</i>	No centralized urban forest program, no designated urban forest divisions within multiple departments. More institutional knowledge than formal protocols. Some common goals when functioning on a project-specific basis, but no leadership between departments. More effective with the recent formation of interdepartmental team.
<i>Rationale</i>	All departments cooperate with common goals/objectives with leadership across all urban forestry projects. Municipal policy implemented by formal interdepartmental working team or program.
<i>Risk</i>	Misaligned and uncoordinated procedures and policies, misinformed public.
<i>Benefit</i>	Greater accountability, cooperation and resource-sharing; greater stewardship of public investment. Improved operating efficiency on urban forestry projects. Plan obstacles can be addressed through collaborative problem solving. Improved levels of public service.

Criteria: Stakeholder Cooperation

<i>Performance</i>	Low
<i>Current Status</i>	Damage to trees on development sites occurs frequently. No adherence to industry pruning standards in many commercial landscapes, no vegetation management plans with utility providers. Issues with development permit applications not meeting professional standards or City requirements.
<i>Risk</i>	Damage to public trees and canopy loss.
<i>Benefit</i>	Partnerships with stakeholders, alignment with City urban forestry objectives. Stakeholders operate with high professional standards. Creates advocates of proper tree care.

Criteria: Neighborhood Level Action

<i>Performance</i>	Moderate to Good
<i>Current Status</i>	Regular interaction city-wide with GKP and Kudos Kirkland; otherwise isolated or limited number of active groups. With the recent annexation, all neighborhoods are not unified in their understanding of the City's urban forest management objectives.
<i>Risk</i>	Failure to engage with neighborhoods can lead to misunderstandings and citizen distrust of City staff and policies.
<i>Benefit</i>	Stewardship can be one of the most cost-effective methods for creating a sustainable urban forest and foster volunteerism in the community, which lowers costs associated with urban forest management through voluntary cooperation.

Criteria: Municipal-Citizen Interaction

<i>Performance</i>	Moderate
<i>Current Status</i>	Aside from GKP, interactions are on a project-by-project basis or with general cooperation. Tree vs. view issues and the tree codes have been polarizing amongst constituencies. Permit processing is often a main point of interaction for urban forestry issues.
<i>Risk</i>	Public does not have a way to voice opinions, are left out of important urban forestry decisions.
<i>Benefit</i>	Improved community support for urban forestry funding and a public forum to resolve tree conflicts.

Criteria: General Awareness of Trees as a Community Resource

<i>Performance</i>	Low and optimal
<i>Current Status</i>	Trees are often seen as a problem by developers and homeowners, while others recognize trees as vital to community, creating very polarized views. Public education on the City's tree codes is not readily available.
<i>Risk</i>	Limited effectiveness of plan, conflict or affect funding.
<i>Benefit</i>	Citizens and developers are more likely to invest their energy and resources to help achieve program goals of Plan and support urban forestry projects.

Criteria: Regional Cooperation

<i>Performance</i>	Low to moderate
<i>Current Status</i>	Kirkland's forestry goals should be consistent with Washington State, King County, the Puget Sound Partnership, and neighboring municipalities Bellevue, Redmond, Bothell and Woodinville.
<i>Risk</i>	Conflicts with regional planning efforts.
<i>Benefit</i>	Ensures Kirkland's urban forest management is an integrated component of larger regional planning efforts. Regional partnerships can create pathways to stable and predictable funding.

6. Goals, Strategies and Recommendations

Based on the review findings, broad *goals* were developed to guide the City's long-term efforts towards sustainable urban forest management (Figure 2). Each management goal is further defined by a *strategy* that specifies how to attain each goal:

Document Kirkland's urban forest asset. Improve the safety, quality and sustainability of the asset by obtaining a greater understanding of the condition, risk potential and benefits of the urban forest asset.

Protect and enhance Kirkland's urban forest, an integrated natural resource, through a balanced approach using regulations, education and incentives.

Build an urban forest program to increase public accountability, efficiency and collaboration between City departments, and to standardize public tree management.

Promote stewardship of the urban forest to emphasize regional partnerships and community outreach. Involve the community with long-range decisions regarding the urban forest.

To connect daily operations with long-term goals, *recommendations* were developed within each urban forest management focus area as the basis for annual work plans, ensuring City departments are cooperating with common goals and objectives.

Many of the recommendations support more than one of these goals. This section describes all the recommendations that were prioritized by the interdepartmental working team. Table 8 illustrates the strategies and recommendations that can be accomplished within a Six-Year Work Plan and further broken down into annual work plans.



Figure 2. Plan framework

6.1 Urban Forest Asset

These are the individual and collective trees and what we currently know about them, as outlined in Section 2.1.

CURRENT STATUS: In the last decade, the City has conducted a partial street tree inventory, performed a vegetation assessment of its parks' natural areas, and completed an urban tree canopy assessment. However, the outdated street tree inventory does not include the additional 2,187 acres of tree canopy in the annexed area, and no inventory exists for trees in active parks. The 20-Year Forest Restoration Plan does not include the significant acreage now under Kirkland jurisdiction. Consequently, Kirkland's public tree inventories are limited in both scope and utility, and the lack of sufficient hazard tree assessments on public trees poses potential safety risks. Aside from the GKP efforts, no formal tree planting programs have been developed since 2005.

RECOMMENDATIONS:

1. **Update Public Tree Inventory in active parks, open space areas and in the right of way of annexed neighborhoods, include hazard tree assessments to prioritize**

management efforts. Inventory the asset to obtain reasonably current knowledge of street trees, active parks and open space areas to

- Reduce the potential risk for property damage and injury resulting from public tree failure
- Facilitate access to Federal Emergency Management Agency (FEMA) funding
- Improve accountability
- Facilitate with accident claims
- Effectively manage for overall health of the asset
- Integrate with a system for maintaining data and tracking workflows, making it easy to search, generate reports, and update inventory data on a regular or as-needed basis.

2. Make minor improvements to current tree planting efforts as a short-term interim strategy. Until further information of the asset is known, continue planting trees with frontage improvements, CIP projects, as replacements for trees removed with development, and when tree replacement is triggered by tree removal on private property. Review of current tree planting efforts may reveal areas of improvement with BMPs or species suitability.

3. Determine the value, functions, and benefits of Kirkland’s urban forest - Current inventory data can be used in conjunction with software to analyze the structure, value, and ecosystem benefits for urban forests and can assess a cost versus benefits ratio.

4. Develop a long-term planting program to increase canopy in key areas and to manage the asset for sustainability and urban forest succession. Managers can focus tree planting resources in the most efficient manner, where they will provide the greatest benefits.

Species diversity must be considered in planting programs. Dominance of any single species or genus can have detrimental consequences in the event of storms, drought, disease, pests, or other stressors, which can severely affect the urban forests’ benefits and costs over time.

A varied-age tree population allows managers to allocate annual maintenance costs uniformly over many years, assuring continuity in overall tree canopy coverage and associated benefits. A desirable age distribution has a larger proportion of young trees as the percentage of older trees declines over time (Richards, 1982/83). Mature trees should be maintained and protected whenever possible, since the greatest benefits accrue from the continued growth and longevity of larger trees.

Generally, the larger the tree, the greater the benefits, but both benefits and costs increase with the size of a tree. A large tree such as a red oak is estimated to provide \$50 worth of benefits annually for the first 20 years of its life and around \$100 per year for the next 30 years, effectively producing around \$4,000 worth of benefits over a 50-year lifespan.

McPherson, 2002

Developing a planting program also involves:

- Identifying appropriate public spaces for tree planting
- Setting annual planting targets for street and park trees
- Supporting neighborhood and volunteer efforts
- Considering incentives for tree planting
- Continuing support of the Green Kirkland Partnership program
- Considering incentives for tree planting such as a rebate (Tree-bate) program
- Enlisting public support for the protection and establishment of newly planted trees

Understanding these relationships can help Kirkland determine where best to focus tree planting resources that will maintain and enhance the existing canopy cover and associated benefits.

5. **Plan for a subsequent canopy assessment (2020).** Trees respond to external pressures, including development, weather, climate, pests, disease, and patterns of use by humans and wildlife. Periodic updates to the landcover GIS map layer allow planners and urban forest managers to identify changes in canopy. Integration of canopy data into the City's GIS system will provide staff with tools to monitor canopy cover, anticipate threats and challenges to canopy preservation, and respond perceptively to requests for tree removal.



Large oak tree in the Houghton neighborhood

6.2 Guiding Policies & Regulatory Framework

These are the formal guidelines for managing the resource outlined in Section 2.2.

CURRENT STATUS: The City's Comprehensive Plan provides a clear vision for Kirkland's future urban forest by establishing a target canopy goal. Recognizing that over 50 percent of the City's canopy is on private property, the adoption of code requirements for tree retention sought to achieve a city-wide 40 percent canopy goal. Kirkland Zoning Code Chapter 95 requires a permit to remove multiple trees and a review process for trees impacted by development. The code, while comprehensive and somewhat complex, provides adequate flexibility to accommodate various development scenarios. As a program asset, Kirkland's regulatory framework and code enforcement has played a role in canopy preservation and expansion over the previous decade: Kirkland's tree canopy coverage increased from 2002 to 2010. *Having met the canopy cover goal through annexation, the City may now want to shift its focus to maintaining its current canopy cover while achieving optimal health, safety and sustainability of the urban forest resource.*

RECOMMENDATIONS:

1. **Conduct Public Outreach/Education on Tree Protection Regulations** - The City currently has a strong regulatory and policy framework. However, a more balanced approach using education and outreach may be as effective and less polarizing within the community.

Increasing awareness and educating residents about the goals and challenges of managing the urban forest is instrumental for developing tree protection policy support and may reduce misunderstanding with regard to tree permit requirements. Increasing public outreach on tree regulations involves:

- Providing educational opportunities for City staff, developers, landscapers, consulting arborists, and homeowners on city requirements, development review procedures, and proper tree care
- Engagement with regional planning groups
- Developing presentations, workshops, and materials to communicate important concepts about trees and Kirkland's urban forest.
- Celebrating Kirkland Arbor Day
- Establishing a recognition and Heritage Tree program

2. Update Codes and Ordinances to Simplify and Provide Clarity - The city should conduct a periodic review and update of codes and ordinances that relate to the management and preservation of Kirkland's urban forest. Review should include consideration for current industry standards, recognition of the intended consequences, and simplification of language to promote greater clarity and compliance. Other elements to consider include:

- Compare codes and ordinances with similar communities
- Evaluate the effectiveness of current regulations and policies
- Consider feedback from staff, residents, and developers

3. Establish Tree Planting and Maintenance Guidelines for utility, contractor and City compliance to BMPs and codes -

All contractors and City staff involved in the installation, protection, care, and maintenance of public trees adhere to industry accepted standards and best management practices (BMPs) for tree care operations. Developing and promoting tree planting guidelines will promote greater tree health and longevity, increasing economic and environmental benefits. Tree planting guidelines provide for the following:

- Adequate soil volumes and quality
- Selection of species based on size at maturity and available planting space
- Species selection based on landscape application and desired benefits
- Identify specific applications and standards for structural soils, suspended pavement (e.g., Silva Cells), pervious pavement, and stormwater management strategies
- Planter design and installation specifications and details that in compliance with industry standards for best management practices



Installing Silvacell to increase soil volume for urban trees

All contracts, bid solicitations, and internal maintenance policy guidelines should reference and require compliance with the following specific standards:

- ANSI Z133 Safety Standards
- ANSI A300 Series Standards for Tree Care Operations
- ISA Best Management Practices Series
- OSHA Standards, Sections 1910.132, 190.133, 1910.135, and 1910.95

Collaboration with utility companies for tree maintenance within City utility corridors can provide additional cost savings to both parties. Working with Puget Sound Energy and Seattle City Light to develop vegetation management plans can provide Kirkland forestry managers with an opportunity to address concerns about protecting tree health under utility lines (where possible), reducing and avoiding tree-utility conflicts, and addressing issues where utility clearance is needed in critical areas. Ideally, the resulting plans

- Align Kirkland's tree protection codes with the needs of the utilities
- A cooperative program for tree replacement when removal is necessary
- City codes, industry standards and BMPs into utility pruning guidelines

6.3 Municipal Urban Forestry Program

This is the municipal organization and resources dedicated to urban forest management as outlined in Section 2.3.

CURRENT STATUS: Tree management involves many departments within the City of Kirkland; there is no centralized urban forestry program or distinct divisions. Staff priorities for urban forestry operations are currently driven by reactive management tactics due to budgetary constraints, limiting the City's ability to achieve common goals and operate with high levels of efficiency. Some operations involve a moderate level of informal, intra-departmental cooperation and communication.

RECOMMENDATIONS:

1. **Establish a Formal Urban Forestry Program** – for greater accountability, cooperation and resource-sharing. It is important to distinguish the urban forestry program as an entity within the organization and for the community. Establishing a formal forestry program provides a centralized point for organized outreach and public education about the value and benefits of trees. In a defined urban forestry program, individuals and City departments cooperate with common goals and objectives, increasing efficiency and providing higher levels of service. Program establishment should provide authority for:

- Implementing the Plan
- Increasing stability and efficiency of funding, staff, and other resources
- Leadership for interdepartmental cooperation and coordination with external groups
- Establishing education and outreach efforts involving urban forestry

The creation of a formal interdepartmental working group provides a platform for discussing the goals, objectives, and challenges related to managing Kirkland's urban forest. With representation from Planning, Public Works, Parks, and the City's Urban Forester, the team can ensure that urban forestry issues receive appropriate consideration with regard to community planning, development, maintenance policies, and work planning.

2. Provide Adequate Public Tree Maintenance Resources - Public tree maintenance is critical to ensure that residents receive a high return of benefits on their investment and long-term success and health of the urban forest. Tree maintenance (including structural pruning), providing for clearances, and mitigating hazardous conditions is a vital part of urban forest management. The City will need to justify and establish dedicated funding for the staff and equipment necessary for meeting the safety and maintenance expectations of the community. To establish dedicated resources for public tree maintenance, it will be necessary to:

- Establish efficient systems for tracking productivity and generating work orders
- Identify the number of staff needed to fulfill current and desired levels of maintenance
- Identify and provide equipment resources necessary for tree care operations
- Train and certify staff to maintain expertise, professional performance, and compliance with industry safety standards

42% of Kirkland survey respondents indicated that they would pay "a little bit more" to support public tree protection, planting and maintenance, and 10% responded that they would be willing to pay "much more"

versus

10% that think we should spend less or not spend anything at all on public trees, 22% of those who were not willing to pay any more. (16% indicated that they "didn't have enough information to respond.")

3. Develop annual work plans with tracking & performance measures and deliver an annual report to City Council - Annual work plans can help to focus and track the long-term goals and objectives outlined by the Urban Forest Management Plan. In addition, having an annual plan can facilitate budget forecasting and justify program funding. Each department should develop an annual work plan aimed at accomplishing their 6-year objectives outlined in Section 7.1.

Annual Urban Forest Reports communicate progress or setbacks and milestones, providing an opportunity to update City Council, citizens and stakeholders on the status of the Urban Forest Management Plan.

4. Monitor and revise this Plan every 5-6 years - Designed to be adaptive to change and adjust to new criteria and indicators, this Plan should be regularly monitored to analyze progress towards reaching long-term goals. A comprehensive review should be taken in the final year of each management planning cycle, ideally in consultation with a technical advisory committee and key stakeholders. The successes and shortcomings experienced after each planning period should be reviewed, and the findings incorporated into the subsequent Six Year Management Plan.

6.4 Municipal-Community Interaction

This is the relationship between the City and the groups/individuals who are engaged in urban forest advocacy, volunteerism, and partnerships.

CURRENT STATUS: Under the Green Kirkland Partnership program, the City has successfully engaged the community to steward Kirkland parks' forested areas; however other partnerships and community interactions for urban forestry are limited. A recurring concern observed during this analysis was the lack of resources to educate and engage the community on urban forestry issues, especially with the development community and other partners.

RECOMMENDATIONS:

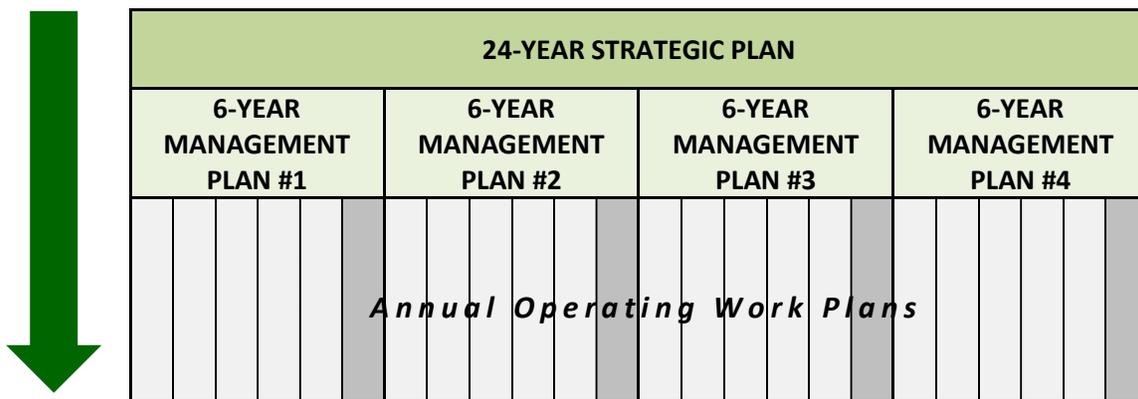
1. **Identify the community's roles in urban forest management (ie: volunteer base, citizen advisory board, etc.)** - Citizens should be involved in the important, long-term decisions about the urban forest. Many communities establish a citizen steering committee or tree board (see Table 6) to advise urban forest managers and decision-makers on urban forest issues, oversee the urban forest program, meet Tree City USA standards, and obtain input from the community as a whole. There is even an online Tree Board University (treeboardu.org) to support and educate community tree board members. Rather than a formal committee, the occasional sounding board or focus groups can convene on a project-by-project basis.
2. **Dedicate resources for ongoing public outreach and education regarding urban forestry issues** - Engaging community groups in urban forest goals and challenges develops the support base necessary for a sustainable program and increases the opportunities for collaboration with non-profits and special interest groups.
3. **Support further growth of the Green Kirkland Partnership program with adequate funding** - The Green Kirkland Partnership works to restore the community's natural forest areas. This successful program, an alliance between the City of Kirkland, nonprofit partners, businesses, and the community, relies heavily on volunteer participation. Staff resources are required to leverage community engagement to help meet the goals identified in the 20-Year Forest Restoration Plan.
4. **Maintain Tree City USA status and strive to earn Growth Awards** - Tree City USA recognition from the National Arbor Day Foundation (NADF) demonstrates Kirkland's commitment to protecting its urban forest and can play a role in the successful acquisition of grant funding. The designation has specific requirements, including:
 - Spend \$2 per capita annually on an urban forest program or tree related expenses
 - Adopt a tree protection ordinance
 - Proclaim and celebrate Arbor Day annually
 - Establish a municipal urban forestry program or a Tree Board

To obtain Growth Awards, cities must earn a total of 10 points from activities in Education & Public Relations, Partnerships, Planning & Management and Tree Planting & Maintenance categories.

7. Plan Implementation

The intent of this Plan is to examine Kirkland’s efforts towards its long-term vision and lay the foundation for well-coordinated, consistent, efficient and sustainable urban forest management. Over-arching goals and objectives must be distributed into incremental management plans with oversight, regular monitoring and revisions to ensure day-to-day operations are associated with long range goal achievement. To correlate with Kirkland’s budget and CIP cycles, six annual work plans form a Six Year Work Plan, which is distributed over a twenty-four year framework (Figure 3).

Figure 3. Framework for an adaptive plan that includes monitoring and revisions



7.1 Work Plan Objectives 2014-2038

In May 2013, a newly-formed interdepartmental urban forest team (‘Tree Team’), led by the Urban Forester and supported by a steering committee of three directors and Assistant City Manager, prioritized urban forest objectives, ranking them into the first six year increment of a 24-year strategic plan. Discussions centered on high priorities – safety, accountability, and sustainability – and the most feasible accomplishments that could be addressed in the next six years.

From this Six Year Work Plan, each department develops its annual operating work plans so that urban forest goals and strategies are coordinated, linked to specific actions, and directing efficient operations on a daily basis. Previously, urban forest efforts have not been well-coordinated or tracked using meaningful performance measures. The intent of this Plan is to lay the foundation for cohesive, efficient and sustainable urban forest management on a daily, annual, and long-term basis.

The lead department assigned for each objective was based on the current organization and staffing levels. The political and managerial structures of the City have not fully implemented the resources that support all actions outlined in this plan. Many of these objectives can be attained by utilizing current funding or the alternative funding sources outlined in the Plan. Estimated costs

for each objective are provided for the development of work plans; costs for reaching these objectives are shown below in Table 7.

Table 7. Key to estimated costs

SYMBOL	ESTIMATED COST
\$	Less than \$50,000. Often accomplished with existing City staff resources.
\$\$	Between \$50,000 and \$100,000. Has budget implications; requires dedicated staffing, contractor and/or volunteer commitment.
\$\$\$	Greater than \$100,000. Involves substantial project management, staffing and commitment.

Table 8. Work Plan Objectives for 2014-2038

	WORK PROGRAM OBJECTIVES & SUPPORTING GOALS	~ COST	DEPT
THE ASSET	Update & maintain the public tree inventory GOALS: Document the urban forest asset / standardize public tree care/build an urban forest program	\$-\$\$\$	PW, Parks
	Make minor improvements to current tree planting efforts as a short-term interim strategy GOALS: Maintain & enhance Kirkland’s urban forest/ promote stewardship of the urban forest	\$	PW, Parks
	Determine the value, functions, and benefits of the urban forest GOAL: Document the urban forest asset	\$	PCD, Parks, PW
POLICIES & CODES	Conduct public outreach re: tree regulations GOALS: community partnerships in long-range decisions/ protect, maintain & enhance the urban forest	\$\$	PCD
	Update tree codes and ordinances to simplify & clarify GOAL: Protect, maintain & enhance the urban forest	\$\$	PCD, PW
	Update tree planting guidelines GOAL: Protect, maintain & enhance the urban forest	\$	PCD, Parks, PW

THE PROGRAM	Develop a formal interdepartmental working team GOAL: Build a comprehensive urban forest program	\$	<i>PCD, Parks, PW</i>
	Provide adequate public tree maintenance resources GOALS: Improve safety, quality & sustainability of asset/ protect, maintain and enhance the asset/ build an urban forest program	\$\$-\$\$\$	<i>PW, Parks</i>
	Develop annual report /annual work plans with tracking and performance measures GOAL: Build a comprehensive urban forest program	\$	<i>PCD, Parks, PW</i>
COMMUNITY INTERACTION	Identify the community's roles in urban forestry GOAL: Promote stewardship of the urban forest	\$-\$\$	<i>PCD, Parks, PW</i>
	Dedicate resources for ongoing public outreach & education regarding the urban forest. GOAL: Promote stewardship of the urban forest	\$	<i>PCD, Parks, PW</i>
	Support further growth of the Green Kirkland Partnership with adequate funding GOAL: Protect, maintain & enhance the urban forest/ promote stewardship	\$\$\$	<i>Parks</i>

7.2 Oversight & Accountability

Oversight is needed to develop work plans, monitor performance measures, report on progress, and interpret plan elements whenever necessary. The oversight of a department, position, or designated working team is ideal to achieve the highest level of Plan effectiveness. For greater accountability, **the creation of a formal interdepartmental working team with a citizen steering committee is recommended, accountable to the City Manager or City Council.**

7.3 Monitoring & Revisions

Reviews should be undertaken in the final year of each planning cycle, ideally in consultation with a technical advisory committee and key stakeholders. **Operational and management priorities should be reviewed on an annual basis and the annual report should be appended to the strategic plan document.** When unsuccessful in accomplishing goals, further explanation is warranted along with adaptive strategies that may include establishing new priorities.

The result is that the plan remains effective and relevant to the community through 2037, while providing a template for the next 24 years.

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Appendix A: Performance Measures

The following table reflects the Clark et al model for sustainable urban forest programming. Using this matrix, Kirkland’s performance was assessed in Section 5. The performance measures and criteria indicators below can be used for subsequent analysis and goal-setting.

Criteria	Justification	Performance Indicators			
		Low	Moderate	Good	Optimal
Accessible Canopy Cover Data	For effective planning, management and service	No inventory	Visual assessment.	Sampling of tree cover using aerial photographs or satellite imagery	City-wide tree cover using aerial photographs or satellite imagery in GIS for citywide use
Existing Canopy Cover Status	Gauge of balanced growth, development and natural resource protection	Equals 0%-25% of the potential	Equals 25%-50% of the potential	Equals 50%-75% of the potential	Equals 75%-100% of the potential
Complete tree inventory	Infrastructure asset management	No inventory	Sample-based inventory of public trees	Complete inventory of publicly owned trees	Complete inventory of publicly owned trees and sample-based inventory of privately owned trees
Uneven-aged tree distribution	Diverse age distribution of trees for long-term succession	DBH (trunk size) class represents more than 75% of the tree population	DBH (trunk size) class represents between 50% and 75% of the tree population	No DBH (trunk size) class represents more than 50% of the tree population	25% of the tree population is in each of the four DBH (trunk size) classes
Tree species suitability	Resilient tree population suitable to the urban and regional environment	Less than 50% of trees are species considered suitable for the area	50% to 75% of trees are species considered suitable for the area	More than 75% of trees are species considered suitable for the area	All trees are species considered suitable for the area.

Criteria	Justification	Performance Indicators			
		Low	Moderate	Good	Optimal
Tree species diversity	Genetically-diverse species for greater resiliency	Fewer than five species dominate the entire tree population	No species represents more the 20% of the entire tree population citywide	No species represents more than 10% of the entire tree population citywide	No species represents more than 10% of the entire tree population at the neighborhood level.
Public Tree Inventory with condition	Increased efficiency, better planning. Lower risk of property damage/injury resulting from tree failure	Reactive, request-based tree maintenance or risk assessment. Outdated or no tree inventory	Proactive tree maintenance. Sample-based inventory, no tree condition and risk level in place.	Proactive maintenance with regular inspections and updates to inventory. Sample-based inventory with tree condition and risk level in place.	Complete tree inventory that includes detailed condition and risk ratings, proactive tree maintenance with regular inspections.
Tree & vegetation management in public natural areas	Healthier, more sustainable public natural areas.	No information about publicly owned natural areas	Publicly owned natural areas identified in a “natural areas survey” or similar document	The level and type of public use in publicly owned natural areas is documented.	The ecological structure and function of all publicly owned natural areas are documented in the City’s GIS.
Tree planting programs	A healthy, resilient urban forest is ensured when tree planting is driven by canopy status, age distribution and species diversity objectives	Tree establishment is ad hoc	Tree establishment occurs on an annual basis	Tree establishment is directed by needs derived from an inventory	Tree establishment is directed by needs derived from a tree inventory and is sufficient to meet canopy cover objectives
Tree planting guidelines	Public trees are planted in appropriate locations to maximize current and future benefits	Trees planted without consideration of site conditions	Tree species are considered in planting selection	Community-wide guidelines are in place for the improvement of planting sites and the selection of suitable species	All trees planted in sites with adequate soil quality and quantity, and growing space to achieve their genetic potential.

Criteria	Justification	Performance Indicators			
		Low	Moderate	Good	Optimal
Native Vegetation	Preservation and enhancement of local natural biodiversity	No program	Voluntary use of native species on publicly and privately-owned lands; invasive species are recognized	The use of native species is encouraged on a project-appropriate basis; invasive species are recognized and their use discouraged	The use of native species is required on a project-appropriate basis; invasive species are recognized and prohibited.
Effective tree protection codes	Supports community vision as stated in local policy documents	No codes	Public tree protection but minimal land use protection	Land use and public tree protection	Effectively enforced land use and public tree protection; tree removal limitations on private property.
Citywide urban forest management plan	Consistent, efficient long-term management of the urban forest resource	No Plan	Existing plan limited in scope and implementation	Comprehensive plan for publicly owned forest resources is accepted and implemented	Strategic plan with adaptive management mechanisms for public and privately-managed forest resources accepted and implemented
Stable municipality-wide funding	Achieve plan goals, strategies and recommendations; control costs	Funding for reactive management	Funding to maintain existing urban forest	Funding to provide for net increase in urban forest benefits	Adequate private and public funding to sustain maximum urban forest benefits
Adequate qualified urban forestry staffing	Employ and train adequate qualified staff to manage the resource	No Staff	Adequate staff to maintain/manage the resource for risk, no training.	Certified arborists and professional foresters on staff with regular professional development	Multi-disciplinary team within the urban forestry program or units
Formally-recognized urban forest program	City cooperates with common goals & leadership. Greater accountability, cooperation and resource-sharing	Conflicting goals among departments or agencies	Common goals but little or no cooperation among departments and/or agencies.	Informal teams among departments are functioning and implementing common goals on a project-specific basis	All municipal projects, including policy implemented by formal interdepartmental working team and leadership

Criteria	Justification	Performance Indicators			
		Low	Moderate	Good	Optimal
Partnerships with key stakeholders	Developers, landscapers, utilities and tree care professionals operate with high standards and commit to City goals	Ignorance of issues, no cooperation. No adherence to industry standards.	General cooperation, some adherence to industry standards and city codes.	Specific cooperative arrangements. Educational materials and advice available to stakeholders, incentives for preservation of private trees.	Same as 'good,' plus stakeholders participate to develop codes and tree management plans, operate with high professional standards
Neighborhood level action	Citizens understand and cooperate in urban forest management	No Action	Isolated or limited number of active groups	Citywide coverage and interaction	All neighborhoods organized and cooperating.
Municipal-citizen interaction	Public roles include partners, advocates, volunteers and decision-makers regarding the urban forest	Conflicting goals among constituencies.	No interaction among constituencies	Informal and/or general cooperation	Formal interaction, such as a tree board with staff coordination.
General awareness of trees as a community resource	The urban forest is linked to community character, recognized as vital to social, environmental, and economic well-being.	Trees seen as a problem, a drain on budgets	Trees seen as important to the community	Trees acknowledged as providing social and economic services	Urban forest recognized as vital to the community's environmental, social and economic well-being
Regional cooperation	Supports City Council goals to provide for cooperation and interaction among neighboring communities and regional groups	Communities cooperate independently	Communities share similar policy vehicles	Regional planning is in effect	Planning, coordination, and/or management plans are a regular part of a regional interaction among neighboring communities

Appendix B: Focus Group Meeting Responses

Neighborhoods and Forest Stewards

Tuesday, September 26th, 2012 at 6:30pm in the Peter Kirk Room, Kirkland City Hall

Question: What are the opportunities/threats around urban forest management on private lands in Kirkland?

- 1 Permitting process on tree removal—need to have education on the process and the requirements
- 2 Most people are not even aware of the regulations
- 3 Regulations are new to the annexation area—most people were under and overlay or King County regulations
- 4 New construction tree requirements are confusing-it is hard to know what are the tree replacement requirements
- 5 Can the city monitor whether people are complying with tree regulations/requirements?
- 6 What about “tree credits”
- 7 Need to consider the high density areas
- 8 Different requirements in multi-family and single family is confusing
- 9 Need monitoring of trees in the right of way and on public lands
- 10 Need good examples and graphics to explain current regulations
- 11 Clear recommendations on preferred tree species for private lands, streets trees
- 12 Offer Incentives for valuable trees (mature, unique species, heritage trees)
- 13 Need resources (staff) to manage the urban forestry program
- 14 It's difficult to balance the private property rights and protecting the resource (trees)
- 15 I don't know what is protected in development regulations already?
- 16 It's a challenge because each jurisdiction (King County vs. Kirkland) has different regulations and requirements
- 17 Tree planting programs---giving away free trees for people to plant on their property would be a good step
- 18 Broaden the cities education efforts to raise awareness of those benefits

Question: What are the opportunities/threats around urban forest management on public lands in Kirkland?

- 1 Invasive species are a huge problem, currently this is mainly addressed by a group of volunteers in the City of Kirkland
- 2 We need to invest in long-term health of natural areas
- 3 The city needs to take a more pro-active approach regarding funding, maintenance staff and planning
- 4 Other green cities (re: Green Kirkland Partnership) have a much larger paid staff component (vs. volunteer) labor
- 5 City has done enough large, fancy parks (Juanita Beach) and improvements. Now they need to invest in restoration along with the quality and connectivity of the tree canopy

Question: What opportunities/threats do you see with Kirkland's plans for balancing walkable, compact development with retaining and enhancing tree canopy coverage and ecosystem functions?

- 1 I have concerns about more and more regulation and fees
- 2 Keep it simple---people need to understand the regulations that apply to their property
- 3 Need clear and consistent message/answers from all city departments
- 4 Big houses on smaller lots are a threat to trees
- 5 Can new developments be clumped to make room for trees?
- 6 Need to keep working towards the 40% canopy goal in “old” Kirkland (pre-annexation)
- 7 Kirkland needs to accommodate higher density, but where do trees fit as more development occurs
- 8 Need to balance new density and infill with new open space within the city
- 9 We need density to prevent sprawl, therefore need to invest in city open space as well. It's about quality of life
- 10 Use green roofs to offset loss of tree canopy
- 11 Allow off-site mitigation for tree removal
- 12 Opportunities to educate developers on regulations and incentives
- 13 Highly visible properties need special protection, such as the area above Goat Hill (base of Finn Hill). City should conduct outreach for acquisition of future park land here or overdevelopment will occur.
- 14 These properties are under threat of future development and we can't count on this canopy just being here---it could be developed

Question: What are the strengths/weaknesses in the draft management plan?

- 1 The plan needs clear, simple goals that tie into larger city goals and council goals
- 2 It's unclear what the point of this plan is.
- 3 What is the overall goal?
- 4 Include data in the plan on how trees increase property values
- 5 The plan needs a short executive summary, around 2 pages that is much more readable and makes the recommendations in the plan much clearer.
- 6 “Adaptive” on page 15 is a powerful explanation (*unclear what this was referring to*)

City of Kirkland

- 7 Need measurable goals which are much more clear and concise
- 8 Sort out the difference between goals and strategies in the plan
- 9 Should the 40% goal be split into smaller geographies (neighborhoods or zoning types)
- 10 This goal (40%) may not be realistic
- 11 Why is 40% the goal
- 12 Style and tone of the report feels like corporate speak
- 13 Quality of urban forest and trees are more important than quantity (i.e. percentage of canopy cover)
- 14 Need to address community benefits of trees and the ecosystem services
- 15 Report should help us understand what benefits are currently being provided
- 16 Direct plan consultant to be more clear and concise in their writing

Tree Care Professionals

Thursday, September 28th, 2012 at 6:30pm in the Rose Hill Room, Kirkland City Hall

Question: What opportunities/threats do you see in regards to maintenance of trees in the City of Kirkland?

- 1 Concerned about the loss of large trees being replaced with small trees that have less function
- 2 It takes time for replacement trees to provide the value of mature trees that have been lost
- 3 Kirkland has a tough tree code compared to other jurisdictions, which is good for trees
- 4 The tree ordinance is based on tree diameter, but canopy loss may be a better metric
- 5 The site conditions affects ability of trees to survive and function, so should influence design & selection of tree
- 6 Large trees that are removed should be replaced with native species
- 7 A tree's contribution to site should influence preservation prioritization, not necessarily strict size requirements (staff should review Bellevue's system)

Question: What are the opportunities/threats around urban forest management on public lands in Kirkland?

- 1 Adjacent landowners are responsible for trees in the right-of-way (ROW), but it is unclear how (legal speak)
- 2 Plan needs to clarify this responsibility
- 3 Many residents are not aware of the existing ordinance – need to educate on ROW responsibilities
- 4 The right tree/right place should be driving factor for ROW & public utility trees
- 5 We need a long-term vision with trees selection and the effect of forthcoming needs of utilities above and below ground
- 6 Was glad to see both above ground and below ground utilities addressed in the plan
- 7 There is a need to develop a strategy for communicating the ordinance and regulations
- 8 How do residents know who to hire/trust for tree care
- 9 Can the city provide an assessment of street trees
- 10 There is a need for consistency of hazard/risk assessments which could be addressed by the city doing all of the hazard/risk assessments

Question: What are the opportunities/threats around urban forest management on private lands in Kirkland?

- 1 Many developers are unaware that they need a tree plan
- 2 There is a need to educate developers that a tree plan is needed & should be planned for early on
- 3 There should be upfront reporting - during short platting, and retention requirements should be known beforehand
- 4 It's unclear/confusing as to what needs to be reported in the arborist's UF plans
- 5 We (arborists/urban foresters) expect that we will be able to call a planner to receive interpretation of the code
- 6 Plan should convey that this expected level of service leads to a resource need (staff) that should be recognized
- 7 Municipality should be flexible in their site-specific requirements: arborists should work with parties to develop a reasonable plan based on desired function, rather than driven completely by ordinance
- 8 Expect redevelopment in the annexation area, which will lead to canopy loss – how to balance strong preservation?
- 9 The city needs to consider health of the current canopy and plan for succession of the forest

Question: What are the strengths/weaknesses in the draft management plan?

- 1 Consider having a focus group/review session with other municipalities – regarding the urban forestry management plan
- 2 There is a need to facilitate outreach and engage community around the plan
- 3 Strengthen the Executive Summary and realize that some people won't and don't want to read beyond that point
- 4 A factoid/summary sheet should be created that highlights the essential pieces; distribute this to residents
- 5 Use language that the general public can understand
- 6 Make the goals and recommendations clear and obvious
- 7 Consider training sessions for arborists on the codes/permitting process
 - a. workshops are more engaging & effective
 - b. walk through of the what & how of codes
 - c. take attendance and create a resource for arborist recommendation
 - i. incentivizes arborists to attend
 - ii. creates knowledge & trust

Developers and Builders

Friday, September 28th, 2012 at 12:30pm in the Peter Kirk Room, Kirkland City Hall

General Comments/Questions about the plan:

- 1 Now that the goal for canopy has been met, is there intent to increase?
- 2 Is there a plan to divide the city into areas (by zoning type, neighborhood, or watershed) with specific canopy goals?

Question: What are the opportunities/threats around urban forest management on private lands in Kirkland?

- 1 Options for replacement and relocation of trees are needed for flexibility
- 2 Property rights and public good are often in conflict around urban forestry issues
- 3 Regulation for retention and/or replacement could be based on size/merit or location
- 4 Views are not included in code as a reason to remove a tree
- 5 Trees of high retention value in setbacks present challenges, including creating a potential hazard tree
- 6 Regarding views, safety, number of lots, I should be able to move things around to maximize the parcel.
- 7 Small lots is where development is going, so need codes that recognize that a 3600 square foot lot is the new normal
- 8 Codes should allow replacement of significant trees using a calculation value
- 9 Is there a size of tree that is more appropriate for the urban forest?
- 10 Private and public rights should be able to find a win-win solution regarding trees on private parcels
- 11 Using master landscape plans on individual lots would give more control to the process
- 12 The city should take into account the trees' likelihood of survival, based on location
- 13 How does the 40% goal resolve down at the lot level
- 14 Development as an opportunity to balance slowing loss and providing for future growth of canopy
- 15 Regulations that require changing plans or reducing views have large budget implications.
- 16 Losing a lot or having to change a plan is not an inexpensive option
- 17 Outreach and education is important, but other times there are just dead ends in the code and even carefully planned projects that carefully review regulations and requirements well in advance cannot go forward
- 18 Should have classes of tree retention based on value
- 19 Mitigation banking or funding benefits off—site may provide options (tree fund or in-lieu fee)
- 20 A third option is needed (1=all trees cut, 2= all trees retained)
- 21 There could be value of bringing arborists and developers/builders together to look for options
- 22 Health, location and species should factor into tree value
- 23 The code needs to take topography into consideration, especially in sloped side yards
- 24 Despite outreach and education, dead-ends still exist and need solutions
- 25 City needs to make sure it avoids unintended consequences with codes that violate the spirit of the regulation
- 26 Lack of equity in that regulations for homeowners on an existing parcel vs. developer on a new development or remodel allow for different levels of tree removal
- 27 Public comment is not balanced in terms of development.
- 28 It is important to make sure that public trees are adequately maintained
- 29 Resources needed to care for existing trees—can this be compensate?
- 30 Liability of potential hazard trees is expressed by clients—should this liability be passed to city in cases of required retention
- 31 Compensation possible for other community good or stewardship ---value of canopy and forest health providing opportunities for enhancement.
- 32 The City could step up around pre-treatment and maintenance of trees
- 33 It is the City responsibility to maintain these trees

Question: What are the strengths/weaknesses in the draft management plan?

- 1 The final report should read as an unbiased document---much of the current draft reads like propaganda and the studies' cited are not always fully honest
- 2 It is good to have documented information about city's tree resources, personnel needed etc. in the plan draft
- 3 New city processes (such as this plan) need the budget and staffing to vet them and make they will work in the way intended
- 4 Inclusion of solar potential, rain gardens etc. and also cost of trees would provide good perspective in the plan
- 5 All regulations need to be as objective as possible with respect to city staff implementing and enforcing so that the answers are clear and don't depend on who is staffing the counter
- 6 The report should contain more information about canopy studies conducted and expected future development will impact canopy including things like complete streets and other development that will potentially increase canopy

Appendix C: Public Survey Results

The following represent the summary results of the Urban Forestry Management Plan online survey. At the close of the survey on September 14, 2012, a total of 665 respondents completed the survey. All ranked responses appear in descending order.

1) What is your relationship with the City of Kirkland, do you:

72.8% Live in Kirkland

- 18.6% Live and Work in Kirkland
- 5.4% Work in Kirkland
- 3.2% Neither

2) What neighborhood do you live in?

18.6% Finn Hill

- 10.5% North Rose Hill
- 10.4% Other (please specify)
- 8.4% North Juanita
- 7.8% South Juanita
- 7.3% Central Houghton
- 6.9% Norkirk
- 6.1% Bridle Trails

- 5.2% Kingsgate (Evergreen Hill)
- 5.2% Market
- 3.7% Highlands
- 2.9% Moss Bay
- 2.3% Everest
- 1.8% Totem Lake
- 1.7% None
- 1.4% Lakeview

Comments:

1	11506 NE 113th Pl. 98033	26	Rocky Point Heights Camano Island, WA 98282
2	Bellevue	27	Shoreline
3	Close to 132nd Square Park, south of Kingsgate		So Rose Hill
4	Denny Plateau, between Juanita Dr and Holmes Pt drive.		South Rose Hill
5	Downtown		South Rose Hill
6	Downtown		South Rose Hill
7	Edmonds		South Rose Hill
8	Enatai		South Rose Hill
9	Finn Hill		South Rose Hill
10	Finn hill		South Rose Hill
11	Finn Hill		South Rose Hill
12	Firloch near Kingsgate		South Rose Hill
13	Goat Hill		South Rose Hill
14	Holmes Point	28	South Rose Hill
15	Holmes Point		South Rose Hill
16	Holmes Point		South Rose Hill
17	Holmes Point		South Rose Hill
18	Holmes Pt		South Rose Hill
19	Houghton		South Rose Hill
20	Juanita - I don't know north and south		South Rose Hill
21	Lake Forest Park		South Rose Hill
22	Mercer Island		South Rose Hill (thanks for remembering us)
23	Mill Creek		South Rosehill
24	Mukilteo		Springbrook Square
25	Ne70th and 126th Ave	29	Totem Lake
26	North Rose Hill	30	Very near to Bridle Trails
27	Norway Hill	31	Wallingford
28	Not Kirkland	32	West of Market
29	Other (please specify)	33	West of Market
30	Point on Yarrow Bay	34	West Seattle
31	Redmond Microsoft area	35	Woodinville
32	Ridgecrest		Work at Yarrow Bay

3) How would you rate your knowledge about trees?

- 68.0% Some**
- 25.7% Extensive
- 3.6% None
- 2.7% Professional

4) Can you identify by name the trees near your home?

- 66.6% Some of them**
- 29.6% All of them
- 3.8% None of them

5) Kirkland's Urban forest's consists of:

- 82.5% All of the above (below)**
- 19.7% The native forest areas all over
- 19.6% Trees in formally-landscaped parks
- 19.1% Street trees or trees located along the road and the public right-of-way
- 14.0% The trees in my neighbor's yard
- 6.7% I'm not sure

6) Understanding which benefits are most appreciated by residents can help guide long-term management strategies. Please rate the following benefits according to their importance, with 1 being the most important and 5 being the least important.

	Rating Average	Most Important
Provide habitats for birds, animals, and fish	1.57	64%
Reduce erosion and stabilize hillsides	1.58	62%
Protect water quality and reduce stormwater runoff and flooding	1.61	61%
Other	1.66	53%
Carbon reduction or sequestration	1.96	50%
Filter air pollutants and reduce vehicle emissions	1.87	50%
Help define city character and make it a desirable or more livable place	1.95	43%
Improve human health and provide social benefits	2.06	41%
Save energy by cooling homes and neighborhoods	2.17	38%
Provide shade	2.36	26%
Increase property values	2.51	25%
Enhance the shopping experience in business districts	2.91	14%

Comments:

- 1 A place for kids to learn to climb trees.
- 2 Recreation
- 3 A trees provide a place for children to play and stay connected to nature
- 4 Nature connection for kids
- 5 Provide a forest for kids to play in and others to use for trail runs and/or biking
- 6 Absorb traffic noise, enhance local environmental awareness and appreciation especially fragrance, wind sound, weather, season, and biological dynamics, e.g., leafing, bird and wildlife behavior and changes, leaf mulch, fruit, etc.,
- 7 Buffer Freeway noise
- 8 Buffer noise, create a sense of privacy
- 9 Noise reduction
- 10 Add character to mono-cultured landscaping trends

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- 11 Trees and landscaping reduce visual impacts of urban development
- 12 Reduce traffic noise, provide visual buffer for roads
- 13 The impact on water views must be considered
- 14 Get rid of view blocking trees, trim, or top. The views of Kirkland are what make it special.
- 15 Block views and lower property values. Wrong trees for the area
- 16 Block views, so property value is increased when they are useful, but a problem when they just block the view
- 17 Not too high to block views
- 18 Adds privacy from neighboring houses
- 19 Privacy
- 20 Privacy from neighbors; Don't have shades
- 21 Aesthetic beauty / offset asphalt & concrete
- 22 Aesthetically beautiful
- 23 Beautiful to look at
- 24 Beauty
- 25 Enhance beauty. Maintain Northwest identity. Screen undesirable parking lots, night lighting, etc.
- 26 Esthetics
- 27 Esthetics
- 28 Trees are what makes our city green and beautiful
- 29 Trees can make a yard/house look nice
- 30 Trees are beautiful!
- 31 Provide seasonal color to brighten our year
- 32 Simply beautiful to look at
- 33 Helps bring normalcy to our hectic city environment
- 34 Historically significant trees enhance livability
- 35 Overall quality of life
- 36 Make sidewalks/streets more walking friendly
- 37 It is why I live here, trees go - I go
- 38 Education benefits---nature field trips without leaving the city; major benefits to bees and other insects that collect pollen.
- 39 Establish corridors that link open space
- 40 Produce oxygen
- 41 Respect and care for nature.
- 42 Reduce the urban "heat island" effect
- 43 Shade creeks to keep temperature down
- 44 Wind breaks
- 45 Habitat for wildlife
- 46 Wildlife Corridors
- 47 Have roots that destroy houses and yards, and create the need for massive cleanup all year long
- 48 Trees can also reduce the value of the area as the water view and sidewalk safety are also important
- 49 Plant trees that are evergreens less to clean up. Cedar
- 50 Help improve patient recovery. they help increase the amount of time people spend in business districts and how much they spend
- 51 I have an immediate calm feeling driving through Holmes Point and N. Juanita from the forest.
- 52 Trees help us relax and enjoy the outdoors by improving the landscape-- for example; commuting down a highway lined in trees is far more pleasant than driving past monotonous concrete walls.
- 53 Trees help with our peace of mind, and help to keep peace in our relationships by absorbing negative thoughts. They help the planet hold the energy of "Light", Love and goodwill towards ourselves and others. Every time I hear the saws cutting another tree in my neighborhood, I wince.
- 54 Trees are emotionally stabilizing - they make people happy.
- 55 We have something unique that international visitors can't understand why we can't appreciate and why we destroy them. I think we end up taking them for granted when we live here. The trees are very special and unique and our little area of Holmes Pointe is sacred and special to preserve.
- 56 Maintains the character of the PNW.
- 57 More trees more green spaces build businesses up not sprawls less asphalt parking
- 58 Must be balanced with other important needs of the community
- 59 Open areas around homes also provide sunshine to warm homes in winter/cool days reducing the need to run the furnace.
- 60 Provide food
- 61 Provide fruit
- 62 Provide fruit, nuts, and wood products
- 63 They are usually the only source of fresh, healthy foods in our urban areas.
- 64 Reduce crime
- 65 Reduce crime
- 66 Reduce housing congestion
- 67 None

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- 68 Other (please specify)
- 69 Personally, I would rate all of the benefits Extremely Important, but have attempted above to segregate significance levels to give you a sense of my priorities
- 70 Question are slanted to producing a result desired by the forester
- 71 These questions are obviously all skewed to support what you want to say... All are important... At the same time allowing sunny areas and views are just as important. Planting the right tree in the right place is essential.
- 72 Stop building so many condos. This would be more effective than trees in reducing air pollution. More people=more traffic=more pollution

7) What problems do you encounter with trees? (1 Most important-5 Least Important)

	Rating Average	Major Problem
Other	2.38	55%
Sidewalks and pavement cracking	2.76	19%
Blocking traffic, sidewalks, signs and/or street lights	2.92	17%
Safety issues created from trees and limbs falling	3.06	17%
Tree roots and underground pipe problems	3.07	15%
Blocking my view	3.64	15%
Leaves and fruit dropping	3.25	11%
There aren't enough trees in my neighborhood	3.82	9%
Trees cost too much money to maintain	3.93	6%

Comments:

- 1 Ability to cut trees when necessary without burdensome regs
- 2 Again a skewed question obviously written to get anticipated results to report. Cost of trees planted by city and sidewalk repair should be borne by the city not the local homeowner.
- 3 All the nice old HEALTHY trees are being cut down for big box homes. Not necessary.
- 4 Birds "planting" English holly and laurel
- 5 Block sun when over planted and over grown (Red Maples)
- 6 Block sunlight making me depressed
- 7 Blocking sightline views at certain intersections
- 8 Blocking sun from garden
- 9 Blocking sunlight
- 10 Cause power outages when they blow down. Blot out the sun. Ugly stumps remain.
- 11 City does not seem to distinguish benefit of removing invasive holly as opposed to Douglas fir; only trunk diameter matters. Just look at what "trees" are selectively fenced off on development projects. City does not seem to value/understand benefits of citizen supplied solar energy, which can be combined with shorter trees, but does require removal of some older trees. "Canopy percent cover rules all" is myopic view that does not consider all sustainable land use.
- 12 City of Kirkland reluctant to allow removal and replacement of trees that are a nuisance or near the end of their lifespan.
- 13 City plants but doesn't maintain trees in their own parks
- 14 City regulations
- 15 City required trees are wrong type and destroy build infrastructure.
- 16 City rules and fees for cutting on private property
- 17 Constant property damage due to moss, pine needles, lack of sunlight and fallen tree limbs
- 18 Continuing loss of tree canopy
- 19 Cottonwood trees leave a thick carpet of white sticky blooms that cover *everything* in area, it invades our house and driveway, and is very difficult to remove. This is a nuisance.
- 20 Cutting and destruction of trees
- 21 Declining health creates safety issue but those who 'love' trees without adequate knowledge and without common sense make it almost impossible for those trying to do the right thing by replacing an ailing urban tree that we ultimately are impeded from helping promote a healthy tree canopy for the area.
- 22 Decreased property value by trees blocking views
- 23 Diseases that reduce the health and affect the appearance of trees
- 24 Downed branches causing power outages
- 25 Effects and potential problems vary per species
- 26 Fir needles are a pain in the back side. They make a mess every where
- 27 Fir needles in my gutter (sucks)

- 28 Fire hazard with accumulated downfall in near area; abundance of shade causing moisture problems with house
- 29 Growing into power lines
- 30 Having to seek permission to replace diseased or poor choices of varieties of trees.
- 31 Hazard trees that are not dealt with
- 32 High costs associated with Tree Ordinance requirements
- 33 I consider trees to be part of the "view"
- 34 I rake the leaves into my garden, providing habitat and food for worms and enhancing the productivity of my vegetable garden.
- 35 Ignored apple trees that spread codling moths
- 36 In appropriate trees (such as Leland cypress) planted as landscaping cause dangerous situations
- 37 Increased home roof maintenance
- 38 Invasive nonnative trees
- 39 Kirkland has Water; Mountain and City views I use to love driving into Kirkland on 85th and see the mountains and water view now All I see are the huge Maple trees. Nothing special about that I still love driving into downtown Edmonds for the sound view.
- 40 Lack of knowledge and trust of who to hire to care for my trees
Large trees have huge branches falling on creek and my yard. Looks like cottonwood trees over 100 feet that drop leaves, sticky covers for leaves, which is hard to get off lawn, lawn furniture, patios, deck and hot tub. The trees are in an easement that butts up against Juanita-Woodinville Rd. The creek use to have fish and frogs but nothing except branches, leaves, and lots of wild ivy that is growing up the trees. I feel it would be better to have the trees topped, trimmed and clean up the creek to return it to the original way it was. With the trees that have been planted in the middle of Juanita-Woodinville Road, it makes impossible to trim those trees unless the road is closed as there is only 2 lanes. The trees in the middle of the road have grown so much that it is hard to see clear ahead to the crosswalks and there have been accidents due to the low visibility. Trees are great. They are a great buffer for noise, home to many birds, clean the carbon in the air, pretty to look at and provide shade but they are hard to deal with when they get so big you can't do anything.
- 41
- 42 Leaves are a problem not fruit.
- 43 Many of these questions are irrelevant to trees on public lands. Trees on private property should not be subject to government control
- 44 More trees needed
- 45 Most ROW widths are not sufficient for street trees. Shoehorned trees conflict with more important ROW uses and become harmful.
- 46 My neighbors have large trees on their property and they don't take the time or spent the money to care for them properly so I fear their tree could fall on my house.
- 47 Need to get permits and \$\$\$ to remove problem trees. They are pretty in the summer (cottonwood and poplar), but they are a massive problem.
- 48 Needles clog gutters and storm drains.
- 49 Neighbors cutting down trees that provide shade or privacy for my yard.
- 50 Neighbors cutting down trees thoughtlessly or without a permit
- 51 Neighbors cutting too many trees
- 52 Neighbors intent on cutting down vast majority of trees on their property, thereby reducing Kirkland green cover
- 53 Neighbor's trees blocking solar panels
- 54 New home construction does not do enough to protect trees. Many are removed and more disturbing, many die post construction
- 55 None
- 56 Non-native trees can be very invasive!
- 57 Not allowed to cut trees down
- 58 Not enough clusters of trees for wildlife habitat due to in-building
- 59 Not maintained.....pin oaks are nasty all around
- 60 Nothing else
- 61 Old trees need to be removed/maintained
- 62 Other (please specify)
- 63 Overhang blocks sunlight for garden and solar panels
- 64 People clear-cutting property for development
- 65 People don't know how to prune trees properly, and that includes utility workers.
- 66 Pollen and sap dirties up my car
- 67 Poor pruning practice from others on street trees
- 68 Power outage due to limbs falling
- 69 Provides haven for crime
Recently eight (8) old Douglas Firs were ripped out by a construction next to our property. I objected to this because the demolition workers had not yet submitted to the city to remove these trees. They used an excavator to slash the trees down which was an extremely dangerous practice within 9 feet of my house. I do though object to neighbors planting fast growing trees as fencing and which they allow to grow 40 or 50 feet obscuring a diminishing view of the lake and which reduces the value of homes above the offending house. If the city has code that states you cannot erect a fence more than 6 1/2 feet, then the city should have the same code for trees that are being used for no other reason but as fencing.
- 70
- 71 Removal of sick trees in areas city and parks department are responsible for
- 72 Restrictions on tree maintenance and trimming/topping - Big but not Major problem

- 73 Restricts residence construction
 74 Ridiculous ordinances that prohibit property use
 75 Should be tree/hedge height limit in view areas
 76 Some "protected" views aren't being protected.
 77 Some trees drip sticky substances that damage cars
 78 Strict city rules about trees that aren't well understood by the neighbors
 79 Tall trees with large canopies block light entering our homes, are huge safety concerns, and prevent grass from growing in our yard. Lack of useable yard due to too many and too large of trees lowers my property value.
 80 The City of Kirkland is preoccupied with trees. We need to focus on reducing traffic congestion and limit building of new condos
 81 The city spends too many resources to keep trees that should be removed or replaced, many times to the detriment of the homeowner
 82 The city takes down more trees than the neighbors.
 83 The power company butchers the trees because of the lines
 84 The small inconveniences caused by trees are minor compared to the very large problems caused by the trees being taken down. There was an old, large, gorgeous tree in the front yard of someone's house near my house. It was an unusually beautiful tree. The owner of the tree had it cut to the ground recently - exposing a very ugly house. The large old trees should not be at the mercy of the ignorant person who owns the property
 85 The trees are disappearing continually.
 86 The trees behind my house are a problem! They are too tall
 87 There are TOO MANY trees in our neighborhood
 88 There aren't enough NATIVE trees in Kirkland
 89 They can get too big for the property/surroundings, and one they do it's hard to deal with (especially if you're prohibited from cutting them down).
 90 Too close to houses so increase fire risk
 91 Too many cottonwoods are allowed to remain. One of the biggest culprits is the City of Kirkland allows all the cottonwoods to stand along the shores of Lake Washington near Juanita Beach Park and trail.
 92 Too many large ones cut to open for development or "better landscaping" and not taking into consideration what might happen if the support trees are removed. Seen too many firs standing alone in someone's yard, waiting to fall in the next storm.
 93 Too many large windbreak trees have been removed; now my street experiences very strong winds.
 94 Too many non-native trees (e.g., English Laurel)
 95 Too many trees are being cut down by developers, AND the beautiful old trees on Kirkland Ave are being cut down because they don't meet the current sidewalk code. What a terrible decision. Those trees are priceless and have been in Kirkland longer than many human residents. I am disappointed that the city couldn't find another solution to level the sidewalk.
 96 Too much city time and money spent on this non problem
 97 Too much shade reduces sun and solar warming of homes
 98 Too much shade, moss damage to roof
 99 Tree fall during wind storms does knock out power.
 100 Trees *ARE* the view
 101 Trees are the view. Don't be so arrogant and self-absorbed.
 102 Trees are too close to the house - should be able to remove them.
 103 Trees blocking view of cross traffic at driveways as well as street corners
 104 Trees do cause some maintenance issues but it's worth it
 105 Trees do cost money, so we must be realistic and practical
 106 Trees overhang into the road and on power lines this is a major problem, with a simple fix.
 107 Views should be protected too
 108 Watching some Kirkland trees being removed
 109 We are required to maintain trees in the strip along our sidewalk, yet we have no rights to trim them which is not fair.
 110 We keep cutting them down in mill creek to make way for new homes. We're losing our natural forests here
 111 When the City requires developers to plant street trees, it needs to specify trees that are NOT shallow-rooted and that WILL BE of an appropriate scale in 20 years or more.
 112 Wrong kinds of trees...e.g. Cottonwoods
 113 Wrong types of trees planted in sidewalks and near buildings

8) To your knowledge, who is supposed to care for trees that are located in front of your property between the street and sidewalk?

47.7% Me: the adjacent property owner

29.1% I'm not sure

23.2% The City's tree crews

9) Do you think the City's tree protection ordinance is:

27.3% I'm not aware of the ordinance enough to say

24.3% Too strict - you can't even remove trees on your own property!

- 15.4% Too lax - It's sad how many tree are getting cut down everywhere
- 13.5% Just right - Kirkland has actually increased its canopy coverage
- 12.5% Confusing - It's not clear what is allowed and what's not
- 7.1% Other (please specify)

10) Overall, which statement represents your sentiments regarding the condition of trees? (1 Most important-5 Least Important)

	Rating Average	Trees look great!
Trees in forested areas in parks	1.62	47%
Trees in formally-landscaped parks	1.64	43%
Trees in the right-of-way (along streets)	2.05	20%

Comments:

- 1 After car accidents street trees that were eliminated/destroyed are rarely replaced
- 2 Along Market Street median trees need to be trimmed. There are many dead limbs.
- 3 Always wonder what markings and ribbon mean on some of the trees in the woods
- 4 Block view of traffic. Icy streets slow to melt because they are shaded.
- 5 Bridle Trails park is an absolute gem.
- 6 Carillon Woods needs to have fewer trees in the children's play area vicinity for safety, visibility and warmth.
- 7 City should focus on basic services, not trees
- 8 Cottonwoods should be removed and replaced with desirable trees
- 9 Dead trees all over the place that no one seems to be responsible for; that goes for severe pruning needed.
- 10 Do general a question if it pertains to existing. Right of ways vary all over the city.
- 11 Don't know
- 12 Don't use these parks.
- 13 Established trees are being cut down at an alarming rate, especially during new home construction because the fines are too low to discourage clear cutting. Spindly saplings take decades to mature. Some trees can live hundreds of years. We need laws that protect our grandchildren's natural tree heritage.
- 14 Existing large trees in most rows need to be removed.
- 15 Greenbelt area trees are safety issue with windstorms.
- 16 I cannot respond because I am unsure
- 17 I don't live in a neighborhood that has a public right-of-way
- 18 I feel strongly that government should have no right to dictate the use of plantings on private property unless it presents a public safety issue
- 19 I know we are working on the forest trees so I put generally satisfied to keep supporting that work
- 20 I live on the greenbelt and there are dead trees that should be thinned. One fell onto my house years ago.
- 21 I think our trees seem to be healthy, but I wish we were doing more to replace the old growth trees that periodically get cut down.
- 22 I think there should be more limits to which kind of trees can be planted as street trees next to sidewalks.
- 23 I think trees and other landscaping are incredibly important to the overall feel and appearance of a community.
- 24 I would like more street trees and a way for neighbors to coordinate street tree planning/planting on their street.
- 25 I would like to see concern for the trees be a high priority over convenience of people. The cherry trees along 130th could use some attention. They need to have the ivy pulled off them.
- 26 I'd love to see power lines go underground which would allow our trees to grow naturally and continually get topped.
- 27 It's not the condition of trees; it's the cutting of trees. We are obsessed with controlling things. I moved here because of the firs and cedars and we keep cutting them and replacing them with maples.
- 28 Kirkland needs to do landscaping and plant trees along 124th Ave in Kingsgate. Not nearly enough landscaping is done there.
- 29 Lack information. Requires both a case-by-case and a general perspective, intelligence, management response(s)
- 30 Looking forward to trees along 85th St. Rose Hill
- 31 Many have overgrown their living spaces, damaged sidewalks, blocked views. They need to be replaced with less invasive types of trees or even shrubs
- 32 Many trees in the Kirkland streets cover signs and street name, this is not ok. The city should maintain these trees.
- 33 More trees please in parks - especially natives. Please replace trees when they fall.
- 34 Most residents will agree that views of the city and lake are more important than trees
- 35 Need more trees spread out in parks, e.g. Peter Kirk Park, etc.
- 36 Need to deal with sidewalk damage and eradicate the ivy that damages trees in some forested areas.
- 37 Not enough diversity.
- 38 Noticing some serious invasive English ivy on some large trees. Doesn't ivy usually kill the tree eventually? If so, seems like a hazard down the road. Earth Corps and other orgs often organize work parties to do invasive removal .
- 39 . . .
- 39 Oak trees never should have been planted. Too dirty and leaves cause problems.
- 40 Obviously budget restraints in Kirkland limit the amount of time given to maintaining the trees. There is room for

- improvement. Also I think there are zones between jurisdictions (like the edges of parks next to roads) where the trees are not well maintained because (I'm guessing) that neither Parks (Dept) or the Public Works knows who is responsible. (Along Forbes Creek Drive is an example)
- 41 One of reasons we bought a house here was because of the trees, both on our lot and in our surrounding forests.
- 42 Other (please specify)
- 43 Owners of properties should have the right to remove their own trees.
- 44 Parks ok, street and right of way totally out of control, forested areas?? Ok if old growth only. No crowding.
- 45 Pay maintenance workers; employ fewer city planners.
- 46 PSE make a point of butchering our street trees, we should require them to do a better job. The pruning they perform cheats our community.
- 47 Question wisdom of planting true firs on beach at Juanita Beach Park. Why use more native species in public parks.
- 48 ROW trees are in bad need of pruning away from the container trucks that damage the limbs and for the health of the tree.
- 49 Seems to make more sense to plant dwarf trees under utility lines, rather than fighting a losing battle with topping them.
- 50 Should use more native species maybe shrubs along with trees
- 51 Some forested areas on Finn Hill need restoration
- 52 Some of the trees are a driving hazard when they have grown so big they are hard to see around when close to intersections for pedestrian and bike riders.
- 53 Spotty--some are fine, some are not well cared for--again, who cares for those?
- 54 Street tree appearance is compromised by pruning for power lines. Push under grounding!
- 55 The City Arborist should be made available at no cost to evaluate the health of street trees that the property owner has concerns regarding
- 56 The City should not be creating easements for trees on private property. That right should lie solely with property owners.
- There are many dangerous, untrimmed trees and poorly trimmed "preserved" trees in our city, particularly under utility wires. These trees should be allowed to be removed (even at personal homeowner expense). Why should we
- 57 be preserving trees (trimmed like unhealthy mangled shrubs)? These mangled "trees" are actually publicly shameful (!) Examples of our professed love of trees as a "tree city." City should allow and perhaps even promote private homeowner paid removal of these ugly eyesores.
- 58 There are plenty of places for trees that do not block residences' views.
- 59 There are too many fast-growing trees planted too close together and they block views, block sunlight and crack pavement.
- 60 There should be serious penalties for persons/entities who plant potentially tall trees directly under utility lines.
- 61 Too many forests are being ruined to put in neighborhoods
- 62 Too much ivy killing trees
- 63 Tree planning should consider a very long term plan so the trees will be able to age.
- 64 Trees are allowed to grow too close to power lines along streets resulting in severe power outages throughout communities at a high cost
- 65 Trees are often overgrown with Himalayan blackberry & ivy
- 66 Trees by my house look terrible- they are not trimmed
- 67 Trees generally look like they're butchered!
- 68 Trees in Parks: YES! Trees in Right of Ways: Yes! Trees on Private Property: Give the owner a break!
- 69 Trees near traffic signs are not being taken care of
- 70 Trees on private property are very important since that's the largest area
- 71 Unfortunately a lot of trees at Juanita Bay Park are at the end of their life cycle and are deteriorating.
- Very unsatisfied with decision to cut down trees on Kirkland Ave and possibly other areas I'm not aware of. Find
- 72 another solution to level sidewalks! Don't sacrifice the trees. It seems very hypocritical to say the city has a tree protection policy and acts like it cares with these surveys and then will cut down important, established trees.
- 73 We have a long way to go in terms of invasive weeds education and reduction in our green spaces.
- 74 We have sidewalk heaving on 84th Avenue NE and plants growing into the sidewalk, also obstructing views of street signs.
- 75 We should have more NATIVE trees along streets, in green belts, in parking lots, etc.
- 76 We should try to keep mature trees, rather than removing them and replacing with small species.
- 77 When the trees block or partially block sign this is a problem.
- Where our parks contain views, the irreplaceable and valuable views contribute to tourism and higher property tax dollars collected.
- 78 Trees in these areas need to be carefully selected so as to maintain this economic benefit to Kirkland (plus the benefit where citizens and visitors feel their enjoyment of the area is enhanced by the water views, the Views of Seattle and the views of the Olympics).
- 79 Where they block cross walks, lighting and driver vision, the trees should be trimmed or removed.
- 80 Would like to see more natives in right of way, parks and in new developments. I usually see small non-native maples and other "Junk" or cheap Home Depot style trees used, especially in new housing.
- You don't keep right of ways and intersections safe because you don't trim trees in and around intersections-you're asking for problems.

11) Overall, do you feel the City is planting enough PUBLIC trees?

34.3% Enough

33.5% Not enough

22.8% I'm not sure

9.4% Too much tree planting

12) What ways of encouraging PUBLIC tree protection, planting, and maintenance would you favor?

	Rating Average	Most support
Other	2.00	67%
Education to increase awareness of the benefits of trees	2.21	39%
Neighborhood volunteer tree planting	2.27	32%
Dedicated funding for City tree crews to plant, prune, and remove public trees	2.28	38%
Incentive programs to encourage citizen tree planting in parks and planting strips	2.33	35%

Comments:

- 1 A program to help neighborhoods understand what trees they CAN plant in common areas.
- 2 All the above costs money - Kirkland can't afford
- 3 Allow an Association to remove trees that are too big.
- 4 Allowing public to remove nuisance trees
- 5 Annual expert assessment of trees to be removed (city removes them making wood available to public), and where some should be planted by volunteers
- 6 At this time of dwindling resources, tax payer funding for tree planting and maintenance is a non-priority. When the economy improves, then the city can indulge in stuff like this.
- 7 Boy Scout tree planting
- 8 Bring in an organization like Friends of Trees
- 9 Budget shortfall DOES NOT ALLOW
- 10 Buy trees for residents to plant
- 11 Caring for the trees is great but I do not want to see them cut down!
- 12 Citizen science based reporting
- 13 City maintaining trees of neighbors that are hanging over roadways
- 14 City should focus on basic services, not trees
- 15 City should have a more balanced approach to trees and vegetation. If trees are planted then resources need to be made available BEFORE they go in so that the expense doesn't fall on the homeowner or they go unattended to like many of the green spaces have.
- 16 Community partnership with city
- 17 Dedicated funding to maintain the trees would improve the health of the canopy and provide consistent maintenance to avoid limb breakage and tree falls
- 18 Definitely protection for the existing old cedars and other old trees
- 19 Don't spend any more money trying to educate the public, put money in places that are better spent for the community. I these economic times don't stress trees and such.
- 20 Easy ways to call in illegal cutting by developers
- 21 Educate neighbors to plant appropriate trees in appropriate locations!
- 22 Educate public about pruning, removal--regulations, best practices
- 23 Eliminate tree ordinance to reduce cost of maintaining trees
- 24 Focus on reducing traffic congestion. This should be the priority.
- 25 For Developers, INSTEAD of requiring them to save trees on lots where they may not be wanted, have them pay into a fund for planting trees in parks or other green belt areas.
- 26 Generally people buy the biggest, cheapest tree they can and the result is something too tall and too big for the space after about 10 years.
- 27 Get the word out -- we need volunteers to remove trees overgrown with invasive species
- 28 Have a plan and people gift prized specimen trees instead of benches. And remove the dirty old benches.
- 29 Home owner incentive to cut or remove problem trees.
- 30 How can one be supportive of both planting and removing public trees? Very confusing.
- 31 I am so discouraged having fought for SDOs and they have absolutely no consequences. A beautiful old tree that eagles sat in was cut and sold to a logging company. It managed to squeak by and I feel absolutely helpless to stop it.
- 32 I do not know if you have laws to protect the trees in planting strips that the city planted. Either way, do not allow people like my neighbor to remove planting strip trees.

- 33 I think the plan has to be by neighborhood. More trees in areas w/ out view opportunities, less in areas with property values tied to views. One size does not fit all.
- 34 I would be very pleased if all public schools had a naturalist, someone who specialized in teaching children about nature and how it is important.
- 35 I would encourage tree maintenance
- 36 I'd like to have more public trees, but I know \$ is tight.
- 37 Impact fee on new development, where appropriate
- 38 Incentive vouchers for saplings of appropriate trees given out to those who would be willing to adopt a tree.
- 39 Include trees in any new development, e.g. the Houghton Business District. Get an Olmsted book.
- 40 Just make it easy for us to do it - organize events and the smaller the tree that's planted, the more successful it will grow.
- 41 Kenmore recently planted the Blue trees along 525, and tree sweaters draw attention. Kirkland could come up with their own arboretum
- 42 Less building, more trees
- 43 Let's get rid of damaged dying trees and prune existing trees large shrubs before we plant too many more. Only spend money on keeping them safe and tidy. People can donate extra to plant new trees. People can memorialize loved ones with tree dedications.
- 44 Maintain trees so branches don't break off
- 45 Many urban tree programs are co-opted by tree cutting contractors and tree farms anxious to sell starter trees. I'd prefer a citizen-run volunteer program dedicated to preservation. Kirkland needs a proper legal mechanism for citizen-initiated land marking of trees.
- 46 Meaningful penalties for topping trees
- 47 More flexibility in owners' maintaining own trees
- 48 Neighborhood level planning so that the rules apply to the needs & priorities of the neighborhood
- 49 Neighborhood volunteer tree maintenance.
- 50 No view blocking trees!
- 51 None of governments business to dictate to private land owners when most of the cities beautification looks in shabby shape. Clean your own house before pointing the finger at others.
- 52 Notify all Kirkland residents that they need to take care of trees in parking strip
- 53 Once educated, soften your strictness about pruning and replacing right of way and boulevard trees.
- 54 Other (please specify)
- 55 Planting street trees that have huge root systems are not an improvement. Bigleaf maple trees, cedar trees and cottonwoods need to be banned as they clog gutters and drop debris all year long.
- 56 Protect what we have, especially in annexation areas
- 57 Public awareness of the benefits of trees is important and I feel a voluntary citizen involvement much like that in some of the parks would be beneficial and helpful to keeping our PUBLIC trees planted and maintained would be a welcome opportunity and help contain public costs.
- 58 Public instruction on how to care for trees, as well as selecting trees and locations for planting. (Perhaps a partnership with the schools? Or an online class? Perhaps completing the class would allow the person to earn a badge on a social network such as Facebook or Google+.)
- 59 Purchase easements for City trees to be planted on private property abutting streets, 1/2 the canopy diameter off the CL of the sidewalk.
- 60 Re-prioritize spending to maintain/replace what we have
- 61 Require new developments to plant trees and keep existing ones when possible
- 62 Require trees planted on rooftops of businesses.
- 63 Rules that if you can't care for the trees, don't plant them!
- 64 School curriculum projects to engage family, neighbor, neighborhood, youth and senior engagement
- 65 Shrubs and ground cover also
- 66 Some trees just have to come down. Especially when then are too close to a house.
- 67 STOP CUTTING TREES ALONG CITY STREETS!
- 68 Stricter tree policy. I've seen groves of established trees wiped out for new housing development with small ornamental trees and bushes planted here and there to replace them. It does not replace what was lost. The city needs to be held accountable for trees cut on/near sidewalks.
- 69 Support City knowledgeable crew to plant native trees which are drought-tolerant, pest-resistant, right height for visibility (so don't have to come back and prune); support biodiversity so we don't lose a bunch of the same trees to climate change, pest.
- 70 The City needs to stop planting trees in the middle of sidewalks. The City needs to maintain their public trees the same way they ask private home owners to maintain those in right of ways.
- 71 The City provided saplings that we planted on Peter Kirk property. The school and PTSA had no budget for those trees. Volunteers did the work. Seems like a good partnership.
- 72 The general public is not interested in trees unless it affects their property or right of way.
- 73 There are more important issues than trees, let's keep trees in perspective with our other responsibilities
- 74 There are plenty of trees in Kirkland - use public money and staff time to reduce development costs and repair infrastructure.
- 75 Tougher restrictions on cutting down old healthy trees
- 76 Tree sponsorships, like benches, in honor or memory of someone
- 77 Trees along 124th Ave in Kingsgate. Helps to also beautify an ugly street due to massive power lines
- 78 Unsure what else is required

- 79 Volunteer planting in public areas should include city governance.
- 80 We are big on dedicating benches in parks to individuals, how about tree dedications?
- 81 You are mixing issues and teeing up the idea of tree planting in public parks. Good idea if done without blocking views. That can be accomplished.
- 82 Zoning rules for Shopping and Assembly Uses

13) For PUBLIC tree protection, planting, and maintenance programs, which of the following reflects your views?

- 41.9% I'd be willing to pay a little bit more for these programs**
- 22.3% I'm not willing to pay any more
- 15.8% I don't have enough information to answer the question
- 9.9% I'd be willing to pay much more for these programs
- 6.1% I think we should spend less on these programs
- 4.1% I don't think we should spend anything on these programs

14) How should the City encourage PRIVATE tree protection and planting?

	Rating Average	Most Support
Other	1.83	69%
Education to increase awareness of the benefits of trees	2.13	45%
Incentive programs to encourage tree planting on private property	2.24	44%
City ordinance changes	2.9	26%

Comments:

- 1 Allow interested landowners to plant orchards within the City.
- 2 Allow owners to cut too large trees if they replace with decent-sized new slower growing ones.
- 3 Allow property owners to be stewards of their own trees.
- 4 Allow trees to be planted on private property abutting streets, 1/2 the canopy diameter off the CL of the sidewalk.
- 5 Also continuous laurel hedges should be trim down to 6 ft to show more tree linese di
- 6 Are commercial landscaping regulations adequate? Developers should have to improve the greenery when they build.
- 7 Better enforcement of existing ordinance
- 8 By forcing density (too many houses on too small lots), we are also pushing the trees out. No one wants a tree towering over a structure as it is asking for trouble (everything from falling branches, masses of leaves clogging gutters, to severe structural failure). We have a massive oak tree that was planted in 1964 too close to our house and it will unfortunately have to go later this year. It is a majestic tree, an asset for the city, but in being too close to the house, the risk in retaining it is just too great.
- 9 Change city policies. Change apparently inflexible tree rules to allow for reasonable tree removal and replacement. Removal of invasive holly should be encouraged, especially when there are plans to replace with other species. Planned solar installations that include tree replacement should be encouraged.
- 10 City should focus on basic services, not trees
- 11 Clarity on the laws. Example: If I plant a tree, am I disallowed from removing it in 10 years without a permit?
- 12 Discourage mega mansions like the remodel on Waverly.
- 13 Do more to make homeowners aware of regulations governing tree maintenance and removal on private property.
- 14 Do the procuring and organizing for us. Work with scouts, schools, and other civic groups.
- 15 Don't allow developers to cut so many trees down or plant so close to the property line (so as to impact the neighbors)
- 16 Don't know enough about ordinances to comment
- 17 Don't know ordinances
- 18 Don't mess with the citizen's rights to do what they wish with their property
- 19 Don't spend the money on this; there are more important things to spend money on. I love trees, I have trees, but if I have a sick tree I don't want to have to pay for the city to come and tell me it is sick before I cut it down. Too much legislation, too much Gov. looking over our shoulders.
- 20 Double-down on Arbor day.
- 21 Educate on type of trees that do not cause problems and damage to property.
- 22 Educate the public on beneficial genera/species that are appropriate to the space in height, width, cultural requirements and disease resistance.
- 23 Educating the general public on the benefits of trees would be a waste of money during this poor economy.
- 24 Encourage people to do less cement and pavement, clean storm drains and rain gardens
- 25 Encourage residences to top, prune hack off view blocking trees!
- 26 Enforce the city ordinances.
- 27 First stop the removal of common public assets
- 28 Fliers listing great cultivars for residential use mailed out.

- 29 Have a tree "exchange" - if one gets cut down, another gets planted
- 30 Help people maintain healthy trees on their property
- 31 I and my neighbors were thrilled to get a Backyard Wildlife Sanctuary designation and sign
- 32 I don't know what City currently does nor what is most effective, to comment.
- 33 I feel the future of Kirkland's aesthetics when it comes to trees will probably come more from land use ordinance and insuring that the city owns enough land to maintain a long term plan. Otherwise land will be developed without regard to overall public enjoyment.
- 34 I need more information
- 35 I need to read the existing ordinance to be better informed.
- 36 I think we have more than enough trees, especially in my area; I'd like to be able to remove some
- 37 I'm not sure what the city ordinance would be? Something like mandating more trees would not be good. Offering prime species of trees at a discounted price would be good. Also ordinances that encouraged the elimination of problem species if they are replaced by prime species would be good policy as well.
- 38 In addition to huge fines for healthy tree removal and penalties for falsifying disease reports, you need to reach out with pro-tree education -- on TV/radio/online, in public schools, at local nurseries, etc.
- 39 Incentive program should provide the appropriate size and species of NATIVE trees for the appropriate space
- 40 Incentive programs to encourage proper care of private trees to discourage cutting them down
- 41 Incentives and education for planting NATIVE trees
- 42 It is one of my biggest values and a reason I live here.
- 43 It's important to save existing trees, though it's also important for neighbors to understand or the city to promote a "good neighbor program, wherein folks can become more mindful about blocking neighbors views and/or taking care of their own trees growing into other properties.
- 44 It's not the city's job to tell private citizens how to landscape their private property.
- 45 Let me cut more trees down, when the initial planter did something stupid like put the wrong tree in (40ft tree next to house)
- 46 Like I said earlier. If people can purchase trees and plant them with city approval to plant in public spaces in order to memorialize their loved ones, I think people will care for that area more. This is all privately funded and can get city planning approval to make sure plantings are happening in the best areas. We have several dead or dying trees in our greenbelt area. One went down in the last major windstorm. Other trees have been damaged from that storm and are dying. They are a hazard to the homes. We have had a neighbor who had a tree fall on their house from another neighboring greenbelt because they do not get wind sail pruning. We love our greenbelts but need direction on how these trees can get some attention since they are on city property.
- 47 Limit tree height/width to prevent property damage to others
- 48 Lot size - with big house on small lot tree become a nuisance and a danger
- 49 Make it easier to cut a wrong tree and plant a right tree
- 50 Make it easier to take down problem trees that can be replaced
- 51 Make it financially possible rather than excessively expensive to follow your rules to replace ailing trees. Otherwise we have to wait for impending damage to structures to replace an unsafe tree without paying what is an exorbitant fee for most of us (remember you just incorporated a bunch of 'normal' blue-collar working folk in the new incorporated area).
- 52 No more ordinances!!!
- 53 Not sure on the city ordinances. Feels like lots of opposition to additional regs these days, so would have to be carefully crafted to provide what folks can do vs. can't do, in my opinion.
- 54 Nothing else
- 55 Only allow trees that won't grow out into the street and look bad and share debris with neighbors
- 56 Ordinance change should not be more strict
- 57 Other (please specify)
- 58 Perhaps lead by example in public areas then encourage private involvement to attain a more complete result... perhaps becoming noted as green and beautiful enclave such as Leavenworth is noted as a Bavarian enclave.
- 59 Police & fire should take priority over spending money on this issue
- 60 Prevent developers from cutting established trees
- 61 Protect the mature trees we have in addition to adding new
- 62 Protecting trees from ?!* construction crews.
- 63 Protection of view should certainly be considered on private property
- 64 Provide solid guidelines for developers on what trees or how many to keep. Most new infills and subdivisions simply clear cut!
- 65 Public instruction on how to care for trees, as well as selecting trees and locations for planting. (Perhaps a partnership with the schools? Or an online class? Perhaps completing the class would allow the person to earn a badge on a social network such as Facebook or Google+.)
- 66 Purchase and preserve undeveloped land for urban wildlife habitat.
- 67 Reduce the size of house we allow on a lot
- 68 Remove \$200 fee to be told by a city arborist if a nuisance tree (planted by the homeowner) can be removed
- 69 Remove Tree ordinance so people will want to plant trees
- 70 Repeal of the current tree ordinance
- 71 School curriculum projects to engage family, neighbor, neighborhood, youth and senior engagement
- 72 See concern in # 9.
- 73 Soften your strictness overall. It's ridiculous people have to jump through so many hoops just to make their property safe in terms of tree intrusion and overgrowth. Not everyone has the \$ for this, and it invites non-adherence to your

- city codes.
- 74 Stay out of private property!
- 75 Stop allowing wholesale removal of trees in developments
- 76 Stop wasting tax payer money on printed information material...that's what they made internet and email for.
- 77 Survey areas and issue action recommendations for WHICH private actions would most benefit the area surveyed
- 78 The city does not need to focus on private property owners. I think the time and energy needs to be put towards other issues, let's not create new ones. I feel this would be a waste of tax dollars
- 79 The City has more pressing issues to spend time and money on. There is no shortage of trees in the PNW. It's insane that the City has spent tax money on this survey; quit fretting about trees and solve real problems.
- 80 The City needs to acknowledge that large trees near a house, sidewalk or underground utilities are a health and safety issue for homeowners. The City and/or other neighbors should not have the right to tell a property owner what he can or cannot do to keep his property or family safe and healthy.
- 81 The City should let homeowners decide which trees should be retained/removed/planted on their own.
- 82 The City should not require saving trees that a private property owner doesn't want. Mostly, people don't want a tree that is too large, they feel is a safety hazard, blocks light into the home, or prevents them from having a yard w/ sunlight. Allow them to take those trees down IF they plant new trees elsewhere on their yard where they will be appreciated.
- 83 The city should stay out of what people do on private property.
- 84 The tree cutting companies come around with their full color fliers with pictures of huge trees squashing the house - all photo shopped. The next thing you hear is the sound of buzz saws. They are manipulating people by fear to have their large old trees cut to the ground. The way those companies market their services should be illegal. I have found a few good companies who really care about trees and you can tell that they understand and love the trees.
- 85 The very few trees that were left by developers were removed by homeowners. Acres on two sides of us have almost no trees now. The man next to us even removed the trees required in the planting strip. When there are only one or two trees in the 7,200square foot lots anyway, it is legal for all the trees to be wiped out in a development. It is happening all around our Bridle Trails neighborhood. This needs to be changed.
- 86 The word PRIVATE means Private. Too much government, too much control. Let Private homeowners do what they want with the property they purchase.
- 87 The wrong kind of trees can cause big problems. So education has to have some sort of check on it or people will plant trees that end up costing money to maintain. Such as blocking views when driving, blocking sun in neighbor's yard etc.
- 88 Trees on neighbor's property are danger to ours plus continually dropping limbs, cones and needles on our property
- 89 Unsure of what else is needed
- 90 We already are too restrictive in tree ordinances and encouraging private planting may go astray and have a neighbor plant a tree that will block public or private views... which is bad.
- 91 We already have enough trees
- 92 We have plenty of trees! The City is OBSESSED!
- 93 We need to give the authority of decision making for private tree planting into the hands of the property owner. Many people find their yards overgrown after many years and need to have the freedom to landscape/re-landscape to enhance the value and beauty of their property.
- 94 Who do I find out what the ordinance is?
- 95 Why should the CITY get involved with PRIVATE tree protection and Planting???

15) What public outreach or communication methods do you prefer to stay informed of urban forestry issues?

- 65.3% Email or listserv**
- 53.9% City Update newsletter
- 52.9% City website
- 22.1% Posters, notices
- 14.6% Currently Kirkland on TV
- 14.1% Facebook
- 10.9% Webinars/online presentations
- 8.8% Other

Comments:

- 1 Add to utility bills etc.
- 2 Articles in local paper or local online blogs
- 3 Articles in reporter an Kirkland views
- 4 Booth at Farmer's market, special event at Farmer's market, offering tabling/seminars from outside orgs like Native Plant Society, Audubon, Plant Amnesty
- 5 Bus posters
- 6 Community hand on workshops and work parties
- 7 Deputize the homeless to promote forestry issues instead of their hard times. Costumes would not hurt.
- 8 Direct mail
- 9 Email from neighbors
- 10 Enjoyed the recent PW sustainability workshop on recycling
- 11 Google+

- 12 Have City give presentation on urban forestry issues at Finn Hill Neighborhood Alliance member meetings!
- 13 Having events for public tree planting would increase ownership by the citizens.
- 14 I am not certain of the best way to reach its citizens other than what i've checked
- 15 I didn't know I could. I just had my own tree issue - that's how I knew about the urban forest. The city arborist was very helpful to me personally.
- 16 I read your newsletters but wonder if others do. Email Newsletter might work as one pager? Feeding the info slowly.
- 17 It's hard to find documents about tree ordinances on city web sites.
- 18 Kirkland courier
- 19 Kirkland patch
- 20 Kirkland patch
- 21 Kirkland patch
- 22 Kirkland reporter
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- 31 Kirkland reporter
- 32 Kirkland reporter
- 33 Kirkland reporter
- 34 Kirkland Reporter/ Kirkland Parks and Rec Guide
- 35 Kirkland Views is a wonderful resource.
- 36 Kirkland Views, Kirkland Patch
- 37 Kirkland Views, the Kirkland Patch
- 38 Kirkland websites like Kirkland Views or Kirkland Patch, Kirkland Reporter newspaper
- 39 Local blogs and web sites
- 40 Mailings specific to issue
- 41 My neighborhood association listserv (south rose hill/bridle trails)
- 42 Neighborhood associations
- 43 Neighborhood associations
- 44 Neighborhood e-mail lists
- 45 Neighborhood meetings
- 46 Neighborhood presentations of tree importance/value
- 47 Newspaper
- 48 Newspapers
- 49 None of these will reach me. I don't have cable, use Facebook, and get so much junk email it'll get lost.
- 50 None.
- 51 Notices, mailed to homes.
- 52 Online news in Komo and/or Seattle Times
- 53 Other (please specify)
- 54 Park tours and lectures about the urban tree and its environs. A festival in the parks celebrating the wonders and beauty of trees.
- 55 Patch/Kirkland views
- 56 Plus venues for people to supply input and reactions to policies which directly affect the citizens.
- 57 School curriculum projects to engage family, neighbor, neighborhood, youth and senior engagement
- 58 See comments
- 59 Send me an email
- 60 Snail mail
- 61 Stop printing city new letter. Newsletters are made from paper...once known as trees.
- 62 Story in Kirkland Review
- 63 That little newspaper we get... The Kirkland Reporter, and on Kirkland.Patch.Com and (South Rose Hill/Bridle Trails) srhbt.nextdoor.com
- 64 The City Council needs to intervene and make coherent bylaws regarding tree maintenance and a "good neighbor" policy of sorts.
- 65 The Kirkland reporter
- 66 The most cost effective method
- 67 The Patch and Green Kirkland
- 68 Tree info page on Kirkland Views.
- 69 Twitter
- 70 Twitter
- 71 Urban forestry sounds like logging - how about another name?
- 72 Utility bill inserts
- 73 Via the utility bill
- 74 We are old school; we read books to educate and inform ourselves.
- 75 You need to reach out to Condo and housing associations, corporations and individuals, those without computer

access.

76 YouTube Currently Kirkland

16) Do you have any additional comments?

- 1 Removal of diseased trees is not inexpensive. I have to go through head ache of getting a permit.
1) Trees are valuable, but they are not more important than people. 2) Private property rights need to be balanced with goals for tree planting. 3) The lake views in parts of Kirkland are more important in keeping property values (and the tax base) high and should be protected as much as trees are. There should be view corridor set asides that are at least as important as tree regulations. 4) The existing tree regulations are overly expensive and burdensome.
- 2
- 3 A lot of the trees, planted by the City, are blocking views. Why did you do that?!
A real life story: A young family was building a new single family home in Kirkland and a tree was right in the middle of their home design and building envelope. This family had to spend 30K (Yes \$30,000 THOUSAND DOLLARS) for all that it takes to go through the City's tree ordinance requirements and eventually get a NO from the City that they could not take out the tree, resulting in a plan redesign. In total, this is what they got from the City of Kirkland over ONE TREE: 1) They can't build their house the way they wanted. 2) \$30,000 of consulting and redesign costs that they can't afford. 3) Huge delays in their project. All for ONE TREE because of the overreaching tree ordinances by activist leaders with no perspective on reality. Please figure it out.
- 4
- 5 After serving on the Planning Commission and living in Kirkland over 30 years, the city arborists and codes are not adequately fair to the public, do not protect our infrastructure and are required in places that are in direct conflict with public utilities. It is time to get it right.
- 6 algae > trees
- 7 All these strict tree laws are discouraging builders to develop our area
- 8 As a volunteer in Kirkland parks, I am impressed with the city support and commitment to its parks. Can serve as a model for other cities.
- 9 As Kirkland becomes ever more densely populated, it is increasingly important to maintain and expand the greenery throughout our community if it is not to become an urban grey-scape.
- 10 As you can tell from my other comment, I am aghast at the amount of trees being cut down for no good reason.
Friday the people next to us cut a huge Douglas down so they could make their deck bigger. Across the street three new homes are going in and we were told all the trees were going down. Really Kirkland? You have to do better than that. The 32 pages of tree ordinance are not doing any good as far as our street is concerned.
By forcing density (too many houses on too small lots), we are also pushing the trees out. No one wants a tree towering over a structure as it is asking for trouble (everything from falling branches, masses of leaves clogging gutters, to severe structural failures). We have a massive oak tree that was planted in 1964, too close to our house, and it will unfortunately have to go later this year. It is a majestic tree, an asset for the city, but in being too close to the house, the risk in retaining it is just too great. If it was 10 feet further away, I'd keep it - but it would then just be a problem for our neighbor to the East.
- 11
- 12 City employees enforcing tree planting are not knowledgeable about tree choices and are creating landscape nightmares. Residents in my neighborhood are rightfully proud of our beautiful gardens and would be better off managing our own trees!
- 13 City needs to do a better job on pruning overgrown bushes along sidewalk. Most homes don't know it is their responsibility.
- 14 City rule/regs on trees especially needs to be conveyed to the recently annexed areas of Kirkland.
- 15 Come and see the oldest and most beautiful trees in Kirkland on my property. MD
- 16 Diversity of trees is as important as the acceptance of the diversity of people.
- 17 Don't overplant. The Heritage Park walkway no longer has views of the lake. A shame.
- 18 Don't suggest increased funding in some areas and then leave direct mail off the list of options for public outreach.
- 19 Encourage accessibility and use of the current parks, such as Bridle Trail and watershed.
- 20 English holly should be declared noxious weed and not protected. It is not native and invasive. Mangled street trees should be allowed to be removed. Dying and old street trees that are no longer pretty should be allowed to be removed without a fight.
- 21 Falling trees do cause power outages and PSE should be more proactive in taking problem trees down before the wind does!
Finn Hill residents are more knowledgeable about trees than the average urban Kirkland resident. I know from talking to arborists (we deal with at least 6) that Deb is stretched thin with the annexation. I personally think she should concentrate on conflicts between neighbors, and not worry about intervening to enforce the code where the neighbors agree on the proper tree management. For example, we should be able to quickly deal with dangerous trees (we have had quite a few) without going through red tape.
- 22
- 23 For control of environmental quality we should stop additional development rather than planting more trees which block views.
For Q4, I know most trees and I know the native ones. I don't know some of the cultivars. For Q8, my understanding is that the homeowner does routine care and the City provides resources for extensive care like disease control, limbing, planting and removal, though the homeowner can plant too
- 24
- 25 Glad you are thinking about this!
- 26 Go green!
- 27 Homeowners should be allowed to cut as many trees on their property as they please. (Without paying the city for a permit) You get enough of our money.

- 28 How about an enormous Swiss-Family Robinson tree house to house city hall? :)
- 29 I also value open space.
- 30 I am a former downtown resident and developer. Trees were getting too tall and blocking view of lake. I am amazed and dismayed that people don't have the right to do what they want with trees on their own property here. We lived in unincorporated King County for 25 years and cut as few or as many trees down as we felt were necessary. However, I understand that some people would cut them all down, which is not acceptable. Therefore, there needs to be SOME regulations!
- 31 I am generally satisfied with trees / urban forest area in Kirkland. What I am not satisfied is with city of Kirkland's ability to maintain greenery along city sidewalks and along the roads. They are generally overgrown with weeds at least in my neighborhood. No maintenance is provided by the city. The city needs to figure out on how to maintain these public green areas as it gives a very bad outlook on the neighborhood and ability of city to provide livable neighborhood. Rather than spending time and money on trees I think the city should consider maintaining of existing green belts.
- 32 I am glad this issue is on the radar!
- 33 I am glad you are doing this survey. We need to keep our trees and keep them in good condition. I am very interested in helping with this effort.
- 34 I appreciate what the City has done to protect its trees and to accomplish the goal of increasing its total area of tree canopy. But, beautiful heritage trees are still being lost!
- 35 I appreciate your concerns and this survey
- 36 I attended the free class the city did on water gardens. It was very well attended. A similar class relating to urban tree selection and care would be great!
- 37 I believe that, given the opportunity, people will plant and maintain trees in their yard. Currently City ordinances force residents to keep trees that they don't want to keep.
- 38 I believe the City of Kirkland needs to drive through the neighborhoods to take a look at the state of the sidewalks, how trees are or aren't being maintained by some, mediate view issues, and make sure traffic signs are always visible or fine warn and/or start fining folks who don't comply.
- 39 I can't look in any direction without seeing at least 50 trees for every person in Kirkland. Enough already!
- 40 I chose where I live because of the number of trees. I don't know the ordinances but I do know that education is best with some laws of protection. I don't want too many laws as they get in the way of common sense at times and they are too rigid. I already find the Kirkland police to be that way.
- 41 I feel strongly that trees aren't just a matter of aesthetics. They are an important part of the survival of the planet and the web of life.
- 42 I have lived here 20 years and I have no knowledge of what the city regulations are. Where was I expected to pick that up?
- 43 I have lived in Kirkland for 15 years and have witnessed a dramatic increase in traffic congestion. There has been a noticeable decline in the quality of life in my neighborhood and this has little to do with trees and everything to do with unlimited building projects. More buildings mean more people and more people mean more cars and more cars mean more traffic and more traffic means more pollution. And you can't expect trees to solve these man made problems!
- 44 I know there are many who want THEIR view protected and see tree removal as the way to do so. However, what they rarely acknowledge is that the "view" they want protected includes all the trees that are not specifically blocking THEIR view. The trees ARE our view! In addition to all else they do. I would say that anyone who prefers a treeless view needs to move to Arizona.
- 45 I like to understand my right when my neighbor's trees overgrown and dropping leaves on my property. Also pruning requirements to maintain view & vista.
- 46 I live on the edge of Juanita Bay park and feel very fortunate to live in a vibrant urban forest. Kirkland did a great service in acquiring so much of Forbes Creek valley to preserve as forest land. I think it would be a great benefit to the community and do much to promote awareness of the importance of urban forests by developing a simple trail the length of the park up the valley. Getting people up into this diverse area would teach also about the dangers of invasive and noxious weeds that are becoming established in this and other urban forests.
- 47 I love trees, but as a condo owner with a view, I know that in 4-5 years, evergreens on my neighbors' property will block my view. I'd like to know if there are any ordinances in place to keep neighbors' trees from blocking views.
- 48 I myself love trees but when i plant a tree on my land I should have the right to cut it down if needed.
- 49 I need a better understanding of if and when the city is going to prune the trees on and adjacent to my property that are growing into utility lines. Over 30+ years, this has always been a mystery to us.
- 50 I object strongly to the use of Roundup/pesticides at our parks. It is known information (and very available) that this causes birth defects and various health side effects. With educating people will understand we are in this together and need to help with weeding. Promoting to schools to get kids out there to help! With stewardships we could solve this! Earthcorp and Green Kirkland are awesome. To inform folks with the info would be great. Thank you for all you do already, realizing \$ and paid folks can't do it all.
- 51 I realize that not everyone uses the internet, but please don't spend money and paper advertising the incentives of saving trees. It's counter-productive. Still with electronic notification methods and maybe informational meetings at libraries in the area.
- 52 I see new developments where large trees are fenced and protected during the building process. But in the long run, many of these trees are/will be too large. Instead of insisting on keeping existing trees, I believe developers should be required to replace existing trees with new trees that are more appropriate to the location. Plant more mature trees that have been chosen for their appropriate size in the development.
- 53 I see this as a biased survey. I don't think the city government should be spending my tax money to promote the
- 54

planting of trees. I like trees and I've planted them in my own yard; I don't need the city now telling me how or if I decide to take one out. I also see it as a false premise that trees increase a house value. In fact, overgrown or fully mature trees are as likely to lower property values if they drop debris on the house or block a view. This survey didn't seem to survey my feelings about a tree policy in Kirkland; it seems to be a survey to see how willing I am to spend more of my city taxes on public policy to increase tree coverage. This would have been more useful to give a paragraph of education first. Kirkland spends \$xx / year on tree policy and forest support. This is Y% of the total budget. Some like to live in a mature forest. Some like to have a view. I can't imagine everyone has a common view of tree policy.

55 I think an urban canopy greater than 60% is an achievable goal. It would be wise to assess the canopy in neighborhoods, rather than average the whole city.

56 I think Kirkland should continue to strive for its original goal of 40% coverage (in the original city limits). There are no more trees in the area as a result of annexation. This is a rather capricious reason for declaring victory on this issue, don't you think?

57 I think the city of Kirkland does a wonderful job with its landscape and hope that the attention to detail I see eventually propagates to Finn Hill. Thanks!

58 I think the city policy on restricting tree removal or requiring tree replacement on a private homeowner site is overboard. I know trees have benefits, but we've gone too far in Kirkland with in tree requirements on private property.

59 I think the council has given the city too much say into tree's and whether people can keep or cut trees. Our neighbor has a big Cotton wood and the roots are raising havoc with our patio, our yard. The tree is approx. 30 feet away from our house and the roots are surpassing our home looking for water. I have small cotton woods growing in my yard, roots 3 to 4 inch in diameter growing near our foundation all from our neighbors' trees.

60 I think the removal of cottonwoods on private property should be allowed at any time. Their removal should be encouraged on public property that are not wetlands/forests (street & formal parks)

61 I think trees are an important part of the city's landscape and character.

I think we have too many trees in some areas and don't need people to plant more in these areas. I don't think citizens should be encouraged to plant more trees. It could be that their property already has enough trees and adding trees would be unhealthy for the existing trees, etc. Expert assessments should be made as to where trees would benefit thinning and where more trees should be planted, not just planting whatever, wherever by default.

62 Property owners should perhaps get a subsidy from the city for a periodic tree expert assessment. Our neighbors have several huge trees that appear to be unhealthy with large dead branches hanging near the edge of our property. They could use an expert opinion about what to do about it. They certainly don't need to plant more trees. I understand that the city likes lots of trees and vegetation and so do I but the policies are totally out of balance.

The homeowner's hands are tied when needing to take down a tree even when it's obvious the tree is either dead or a hazard to the property. Many areas have been designated wetlands/green spaces then just left to grow wild where rogue trees and vegetation is out of control. When we call the city about taking care of their areas I frequently hear that they can't do that anymore because they don't have the money. That's a problem for me because they shouldn't have been designated in the first place. It's kind of like a builder going out to build a house are not setting aside enough resources to finish the project.

64 I want my view back ... Willing to donate if trees are topped or pay for it.

I was able to get the City of Santa Monica, CA, my home town, to enact new tree land marking legislation that made it legal to landmark trees on private property. They had lost about 75% of their tree cover in 40 years due to new construction of whole-lot condo complexes. Without strict laws, trees inevitably fall victim to the whims of owners and construction speculators. I'd like to see property tax credits granted based on the number and size of trees maintained! Stronger anti-cutting penalties, more rigorous tree protection enforcement, and some new planting incentives would set the tone while building new community awareness of the importance the City of Kirkland places on its urban forest.

66 I will spend over \$2000 just for permits and professional care of trees required by the Kirkland Tree Ordinance. I will never plant another tree in Kirkland as long as there is a Tree Ordinance that prevents me from taking care of my trees myself as long as I am able. The cost and inconvenience is just too much, and it is totally unnecessary. The annexation area had higher percentage of canopy than Kirkland, without such an ordinance. Urban density is a bigger factor. The city needs to have more open spaces where trees can grow without being a hazard to structures.

67 I wish it was easier to report sign blockage due to overgrown trees and vegetation.

68 I would like the city to think in terms of forest and habitat, instead of "just trees." Diverse, intact properties such as Woodlands Park are more important than planting strip trees. The city should purchase and maintain existing wooded properties. These are far more important to wildlife and water quality.

69 I would like to see an increased and continued focus on maintaining the mature tree cover in the city of Kirkland.

70 I would like to see consistency in pruning of trees at the power/phone lines. Or, not allow planting under power/phone lines. Some of the pruned trees are now misshapen and not as attractive.

71 I would like to see the Finn Hill green belts developed into a trail system.

72 I'd like to see more attention paid to using fruit trees as landscaping. We do this in our yard and it's great to have trees that also provide food. With the help of City Fruit, there should be volunteers to pick the fruit as well.

73 I'd like to see more fruit or nut trees

74 If a developer has to retain certain trees on a property, be sure that the subsequent owner retains them as well, or eliminate the requirement for all. Trees seem to disappear as soon as a redeveloped property is sold. Consider a stormwater credit on the utility bill for properties with exceptional canopy coverage.

75 If the city requires trees be planted they must have a program to clean up after the trees and maintain the trees of our city. Bottom line this is a city not a forest. Streets signs and street lights should not be blocked by over grown

- trees.
- 76 If the City wants more trees, do it on public property owner and quit regulating private trees
- 77 If there was a way to provide an incentive for property owners to maintain conifers properly to avoid future property damage that would go a long way toward encouraging residents to care for trees instead of cutting them down.
- 78 If we organize could have a balance for most cherished lake views and nice trees to complement our environment. Right now too messy, lower branches of pin oaks everywhere. Not pretty at all.
- 79 I'm a big fan of trees in Kirkland. They add a lot of character. I am NOT a fan of taxes. We pay too much already. If we need more money to help with tree maintenance or education cut something else.
- 80 I'm glad the city cares about trees. It's a wonderful "cause"!
- 81 I'm glad you are doing this!
- 82 In addition to tree, I'd like to see city take some action on discouraging the usage of weed killer and pesticides. Those post a big impact on our environment for our future generations too and they are hidden dangers!
In my opinion, I feel the survey is slanted for further protecting or enhancing tree development. Trees grow like weeds. Trees along public streets are hazardous; they can fall on cars passing by and on power lines causing extreme power outages that can last for days sometimes a week or more in addition to the cost of labor to restore the lines - these costs are then passed on to the consumer. Trees disrupt views - the magnificent vistas in the Pacific NW are reasons why people populate to the region. Yes, trees provide many health and aesthetic qualities, but a balance needs to be implemented. The mountain and lake views are substantially diminished with so many trees; we've gone crazy in my opinion. The management plan needs to be seriously reviewed to enhance our vistas while helping to preserve our habitat and erosion issues. Restricting dirt bikes and motor scooters from protected areas needs to be reviewed; it would eliminate the need of planting more trees if the natural habitat were not damaged by such activities. More dog parks for dog owners to avoid the trampling of our forestry areas; enforce the leash law restricting dogs from having a free run through our forests and damaging the wildlife. Not an easy task but one that needs serious revamping.
- 83 Individual property owners should not have the city dictate what they can and cannot do with trees on privately owned property. Too much legislation already.
Instead of encouraging the public to plant inappropriate trees in all the wrong places, why don't you encourage the proper planting and maintenance of the trees that already exist? There should be restrictions on tree height/width in certain locations in residential neighborhoods. The public needs to be educated about the growth habits and eventual size of the trees they are planting! I love trees, but spend too much time and money dealing with the damage caused by misplanted and unmaintained trees in my neighborhood!
I really do think there are too many trees which obstruct excellent views such as the water and mountains which are truly wonderful. I come from a country (England) which has an excellent balance of trees in the countryside so that views are not obscured. Frankly, I think there are far too many trees. I would almost say that some people are obsessed with trees. They cause many power outages; in many first world countries, trees are not allowed within falling distance of a power line. In fact this survey is slanted towards the view that more trees are better, when perhaps the opposite may be true.
- 84 It is currently too easy and too cheap for residents to cut down trees without consequences.
- 85 It seems like recently most building sites in Kirkland are going in and taking every bit of vegetation out, thus removing old, but healthy growth trees
I've been worried to see the tree clearing along 405 S near NE 70th and 520. I see the old growth trees in Kirkland as a huge benefit to our region. They help define the character of our corner of the Pacific Northwest. I wish the city could do more to prevent residents from clearing large healthy old growth trees from their properties. Tree removal on private properties affects not just the home owner, but also the neighbors and the whole neighborhood. If everyone removes just one large tree each year, as time goes by we'll lose a big piece of what makes our city special and desirable.
- 86 I've lived in Holmes Point for 25 years, and I would like to see the SDO for tree retention maintained and enforced. Keep Kirkland green and beautiful. And we also need more off-leash dog parks. Thank you.
- 87 Keep the Finn Hill forests forested! It's not just a place for humans.
Keep trying to educate the public about trees. We really do not own any of them...really!
- 88 Kirkland generally has ample flora, and has been easy to work with in the "old" city.
Kirkland has a great park system and tree maintenance program. We need to increase the enforcement of existing tree related ordinances.
- 89 Kirkland is a city of views. Let property owners trim trees for views. Last i heard the city and 1-1/2 arborists on staff. Question if we really need this
Kirkland is being taken over by trees. They are nice when they are small but they all grow up onto 50 foot monsters. Kirkland is an urban view community. There is a point when there are too many trees. We are there.
- 90 Kirkland is wonderful due to its public parks. Thanks for maintaining for all Eastsiders to enjoy.
Kirkland made it a nightmare for my wife and I to build a single family home on Rose Hill because of the trees. The threw every piece of red tape at us and finally after 4 arborist visits, 2 redesigns of our house, and \$10,000, the city employee admitted to misunderstanding the regulations and gave us the green light. This was all while keeping almost 3 times the required number of tree credits for our lot. It's not even like we wanted to scrape the lot bare... we literally had to spend 8 months and \$10,000 just to get them to approve the tree removal when we were keeping 3 times the required number of trees.
- 91 Kirkland needs to educate people not only about trees but about Kirkland's policy and laws concerning trees.
- 92 Kirkland's character in part stems from its parks and trees, so appreciate the efforts expended by city crews to make it happen and looking good. Thanks.
- 93 Let people pay for and trim city trees hiring a professional with your written permission/ special form.
- 100
- 101
- 102

- 103 Lots of the publicly planted trees in NRH end up dying due to lack of watering. Would prefer to see money going to care for what we have and making sure that trees are pruned to allow us to view oncoming traffic especially along the 124th corridor where smaller trees are blocking our ability to safely pull onto 124th from side streets. Ne 95th and 124th is a particular problem.
- 104 Love trees! Only major concerns are falling limbs/trees and obstruction of vision to see traffic especially on side streets.
- 105 Love trees but the City of Kirkland has gone too far in forcing the citizens to plant and protect trees that aren't even owned by the homeowner. They need to find a middle ground and solution to the trees in planter strips that are owned by the City not the homeowner.
- 106 More trees, better frequent public transportation, less malls and parking lots
- 107 My neighborhood and property have many tall older evergreens. As the trees are aging, my neighbors are cutting theirs down, which makes me feel guilty about doing so. However, as I get older, I struggle to maintain my roof and yard due to the continuous tree droppings and moss. I don't know what the solution is but I imagine many homeowners have the same dilemma. Perhaps there is a way for homeowners who cut their trees to sponsor new trees in other locations, similar to new development mitigation.
- 108 Need to know what to do with extra fruit. Love to donate but I can't pick it myself.
- 109 Never enough trees!!
- 110 New construction/development get away with so much with loopholes in the plan (buy replacement trees but let them die/don't plant. More inspection!
- 111 No
- 112 No
- 113 No
- 114 No
- 115 No offense, but employing a full time urban forester is a waste of money. You are a very nice person, but your position is non-essential.
- 116 Not a very good survey, I'm sorry to say. Mike Pritchard, mikep@5circles.com
- 117 Offer incentive to property owners who keep stands of old-growth trees together for wildlife habitat even though their views are blocked!
- 118 Once again, please landscape and plant trees in Kingsgate along 124th Ave from 132nd St.
- 119 Open-Ended Response
- 120 Ordinances are strict enough to discourage proper and beneficial maintenance. Expanding this is counterproductive. Use the money on basic services: police, fire protection, etc.
- 121 Our neighbor took down two perfectly good 100 year old fir trees this summer. Either the regulations are too lax to allow this, or they are not being enforced. Either way it is tragic.
- 122 Our neighborhood and the one next to us routinely cut down tall Douglas firs, partly because there has been no visible effort to share reasons not to.
- 123 Plant something other than Oak or trees that block the views and plug the drains. Most people don't have views and deserve to see the lake without obstruction.
- 124 Planting on the parking strips simply encourages dog owners to leave dog wastes on the strips. We have an issue in Kirkland/South Juanita with dog owners not picking up after their dogs; this is disgusting and not encouraging to plant trees or have greenery anywhere. The city should be more forceful on maintaining cleanliness on the street before planting trees.
- 125 Please do your best to conserve the forests in our area!
- 126 Please don't create more rules that homeowners need to follow. Let us do what we want with trees on our property. however, feel free to educate us
- 127 Please don't over-react about wanting to promote a healthy tree canopy so it is so difficult and expensive to replace an ailing tree. To those doing everything they can to save every tree ... I LOVE trees and am the biggest promoter of wildlife habitat around ... but the quicker I can afford to change out an unsafe tree and get a better tree in the ground the more robust the future of the tree canopy. It is so ridiculously expensive for the average person to get through your permit costs and the necessary documentation that we can't afford to then pay to have someone safely take out a tree so we can replace it for a more robust tree canopy. Make it reasonable.
- 128 Please help to keep more trees in Kirkland! Start a Heritage Tree program like Seattle has to celebrate and educate. Education will only help a small fraction; enforcement is the only way to protect our trees.
- 129 Please protect the urban forests on private and public lands with additional funding from surface water fees and other grant resources and property tax collections
- 130 Please stop condensed building. Please limit building height. People should see trees, not high-rises. Don't turn Kirkland into Bellevue. Hire real city planners rather than private interest puppets.
- 131 Private property owners should not be restricted to cut down trees that belong in a forest. I have had seeming healthy trees fall in the wind. Thankfully, no one was hurt. The city should allow larger fir, cedar, and maples to be removed without restriction. The city should encourage the planting of safer trees. Save the big trees for the actual forest.
- 132 Property values in Kirkland are based on views! So, tree planning, mgmt. must take that into consideration
- 133 Protecting views is important for many of us and I am unaware of any city efforts to help on this issue. Protective covenants are not sufficient.
- 134 Repairing the sidewalks along Central should be done WITHOUT the removal of all those old, beautiful trees....please.
- 135 Ridiculous survey. What about obvious questions like: Over the previous 10 years of increased forest canopy coverage, my view has been improved or been diminished? Over the previous 10 years of increasing forest

- canopy, I feel that my house value has been positively enhanced or not. This seems like a survey to get me to support more trees in Kirkland. This isn't southern California where we have a sun problem and need to shade our houses to keep them cool. Get a clue. We have moss problems on our roofs because our houses have too much shade! Our lawns and gardens can't grow because our season is too short. I like trees where it the property owner wants but I don't want the city to tell me how to plant my yard or what to keep or not. Personally, given our views of the lake, I'd rather have a view than tall trees. If we are looking to put in city advice, I'd rather have the city coach people that semi dwarf trees make great sense for (sub) urban living and they rarely exceed the house height. This provides privacy and fruit if you choose. Be considerate; don't block the view of the lake for your neighbors.
- 136 Save the trees on Kirkland Avenue. Don't wait until you look back with regret!
School curriculum environmental service projects that--oh-by-the-way---engage family, neighbor, neighborhood, youth and seniors, to---oh-by-the-way---enhance resourcefulness and care of both natural and social environments.
- 137 Engages, matures adolescent energy, and melds it with---oh-by-the-way---revitalized, lonely marginalized senior intelligences.
See #9. There needs to be recognition that people living in heavily treed areas face some different issues than those who simply have trees along their street or one in their yard. This particularly relates to the need for trimming to maintain views or /and sunlight, and potential hazards.
- 138 short plot permits eliminate trees contractors remove too many in the guise of their projects. need to protect the tall pollution controlling trees that are removed all along freeways and etc. and with new bldgs and construction
- 139 Should be ok to trim for view and should be regulation on types of trees that can be planted in view neighborhoods. Single Family property owners should be allowed to trim, cut down, and generally maintain the trees and any other landscaping on their property without having to pay a fee and submit forms to the city with what they plan on doing as long as it conforms to the neighborhood bylaws (if any).
- 140 So many trees, not enough city crews to take care of them. Too many removals when there are others construction alternatives available. Removal should be the last choice!
- 141 Stop planting trees and shrubs at crosswalks and intersections before someone gets killed all for the precious tree. There needs to be laws and inspections for this.
- 142 Thank you for caring about the trees that make Kirkland more attractive, calming, and healthy.
- 143 Thank you
- 144 Thank you
- 145 Thank you for asking for citizen input.
- 146 Thank you for caring enough to do this survey. Since I have moved here in the mid 1980's, the area east of Lk WA has lost many of its native trees to development. Just looking at the satellite maps during the TV weather news reveals how much less green the whole eastside of Puget Sound now is. This area would normally be heavily forested with Douglass fir, alders, etc. keeping it cool, shady and moist. Now it is up to local people to try to maintain a tree balance but I don't think that many understand this. Besides trees have unique beauty. So thanks for addressing this issue.
- 147 Thank you for caring. I really feel that we need to protect our trees. Perhaps the tree cutting companies are the tree's biggest enemies. They market using a lot of fear tactics.
- 148 Thank you for conducting this survey. As you have seen, I feel strongly that private citizens should have the right to make landscaping decisions regarding their own property without interference from government unless public safety can be proven.
- 149 Thank you for creating this survey, I think this is a very important topic.
- 150 Thank you for seeking public comment!
- 151 Thanks for asking
- 152 Thanks for asking for opinions.
- 153 THANKS for doing this important work!!
- 154 Thanks for putting this survey together!
- 155 The answers you are looking for are well known by those of us who follow this issue. The way that most of this is worded is obviously just ripe for the city to pull out "survey results" that support what you already intend to do. The biggest problem is fear of what government will do later. If I plant a tree today, on my property, do I need a permit to remove it? We have a green common area that we (as a group) bark (mulch) and such; are we allowed to plant trees in it? Discouraged from it? There's just no clarity as to what the rules are and what will bite us later.
- 156 The City has planted trees in the median of 124th St, west of 100th Ave., several times, and then neglected to water those young trees. What a waste of time & \$\$\$.
- 157 The city is doing a great job supporting park recovery projects
The City should allow citizens to make management decisions regarding the planting, maintenance, and removal of trees on their property by relaxing current tree ordinances. Providing education and arborist consultation is more effective when requested by the property owner.
- 158 The city should consider all uses of an area and how trees can enhance or hinder the various activities that people engage in. It's shouldn't be a one size fits all plan.
- 159 The City Tree Ordinance should be changed to give back to the property owner the right to remove trees they do not want. I'm okay w/ the City requiring supplemental planting if existing trees are removed. Trees are NOT more important than people or property owner rights.
- 160 The contract with PSE to maintain trees that are on private property that fall within the "maintenance zone" needs to be readdressed after recently having two trees on our property butchered by an "arborist" hired by Asplundh to remove branches and limbs that may potentially cause damage to the power grid. Also, on heavily wooded road,
- 161

Juanita Drive, why doesn't the city look into burying the power lines to prevent outages vs. hacking the crap out of trees, further damaging and potentially leading to disease.

The current ordinance is an extreme overreach on a non-problem. This is the Pacific Northwest and vegetation grows very fast. Rather than driving up housing costs with unnecessary regulations, developers and owners should be incentivized to plant trees rather than penalized by requiring permits, inventories, and building adjustments and relocations. In our case we have planted numerous trees on our lot (many now over fifty feet tall) over our 38 years in Kirkland and are now being penalized by the current ordinance for our efforts. We should be able to manage our own forest as we see fit.

The cutting down of healthy trees on private property needs to be restricted. We had a beautiful old mature evergreen tree that was the on the property behind us facing the lake, Yes it blocked part of our view but it was beautiful! The owner is starting to cut his trees down to make way for a big BOX home that will be so ugly. I would much rather have a tree blocking my view than the back of a home.

The Kirkland City Council has overstepped its authority in annexing Finn Hill, Kingsgate, and Totem Lake. The City of Kirkland did not get the expected payoff from the State nor King County when the "Council members" voted to annex. The citizens of Kirkland did not even get a vote on this issue. Why? The Kirkland City Council methods to win approval for incorporation were (illegal but not prosecuted due to the State & County wanting this process to continue) it's all underhanded. Your open houses at Finn Hill JH and Juanita HS where one-sided diatribes which illegally promoted incorporation and did not allow the public to present their pros and cons to incorporation nor the process used. Where was the debate process? The fact that city staff mismanaged the payoff process and (documents for reimbursement) costing the city millions in unshared expenses means some people should be fired immediately! The size of the Kirkland bureaucracy has outstripped its usefulness. Solution: Freeze retirement plans, eliminate office staff or give an across-the-board 15% pay reduction, fire the dog catcher at Denny Park, consolidate Department heads, eliminate fee's for green energy (solar install permits \$750.00! or more), Stay out of peoples yards unless invited. Next time paint Kirkland Police cars blue again. This Darth Vader mode has gone far enough. Gradually expand public access to Lake Washington with new boat launches on road ends. Areas that were formally unincorporated King County should be treated differently when it comes to Kirkland City code. Take half the revenue from the card rooms and set aside money for low income and senior home owners forced to complete sewage hookups that are mandatory? Without public pressure saying STOP, at a time when all financial indicators say save money you looked to tear down several popular fire stations. We are also watching the efforts made behind the scenes to eliminate the Houghton Community Council.

The new RR corridor is a great opportunity to plant new trees!

The process just to make our own neighborhoods and private properties safe from overgrown and poorly planned trees is silly. City council needs to re-address the codes and encourage planning and building practices to adhere to more strict guidelines so homeowners don't have issues of safety down the line.

The required question on trees between my street and sidewalk should have another option if it's going to be required. I don't have a sidewalk and don't have trees on the city right-of-way. I am glad Kirkland continues to pay attention to trees. The annexation didn't add any net trees to the world, so please keep trying to increase the general tree cover.

The tree ordinance is a good start but it is not stringent enough to protect our trees.

The tree regulations in Kirkland are far too extreme. It is ridiculous to prevent property owners from removing more than 2 trees per year on their property. Having tall trees so close to our homes in a stormy climate is a life threatening safety issue. Furthermore, when these trees become a danger it can be over \$2,000 per tree to remove them since they are so close to homes. I believe the City needs to allow more trees to be removed, particularly during redevelopment projects, and allow new trees to be planted on these properties at safe distances from the homes.

The trees along the downtown streets and Market Street (in the median) look awful and need to be pruned and maintained. It's ironic the City has strict rules on residents and doesn't appear to take care of their own trees. The trees planted in and near city rights of way cause too many problems with downed electric wires, buckling sidewalks, view blockage of traffic line of sight and deaths where cars hit the trees, whereas if the trees were not so close to the street. In most cases the car would jump the curb, in this unfortunate occurrence, and then get right back on the street with only the need for an alignment, not a car crash. The city engineering standards should not conflict with the condition of the power lines above and future sidewalk damage caused by the tree roots. The trees in the right of way cause great maintenance for leaf clean up. Government should not have control over property rights with trees on private property.

There are some street corners west of Market that you can't see cars coming because hedges block the view. There are times when I think there is too much emphasis on saving every tree to the detriment of the community growth and changes. Trees can be replaced and not all need to be saved and protected forever. My sense is that the residential areas of Kirkland have good tree cover, whereas Totem Lake and other nearby commercial areas could use more trees.

There are too many too large trees adjacent to my property, they have grown so tall we get no sunlight on half of my yard in summer and none at all in winter, they reduce the value of my property, increase heating cost, continually drop needles and other dendritis, pose a hazard of falling branches when it is windy; the trees are packed too close together and are generally ugly and a constant nuisance.

There needs to be a balance in the tree policy. The City seems to be very strict about telling homeowners to plant more trees and restricting them from removing trees. However, the City was more than happy to remove the trees necessary to build the Transit Center. And now the City has removed 7 trees along Kirkland Avenue. The rules should be consistent for the City and for the landowner.

There should be serious fines for people who don't properly maintain their trees and for those trees that block right

of way views (e.g. impact traffic because you can't see around the bushes/trees). With the annexation, a lot of us don't know the Kirkland ordinances for trees and whether there are any grandfather clauses from when we were county. Sending out information pamphlets (especially before winter!) would be greatly appreciated.

180 There's a lot of sidewalks in Houghton area that have low branches over the sidewalk, or the sidewalk is obscured by adjacent shrubs - It would be nice to have you (City of K) enforce (i.e. drop off a reminder notice on the land owners door) to trim bushes, etc. and keep the sidewalks clear. In so many areas I have to walk in the road, especially on rainy days when the branches drop lower.

181 There's a need for trees, but it should come with balance. Smaller, less invasive trees are easily managed, cost less to maintain, and look fine. Market street is prime example of how giant trees just get out of hand.

182 There's too much heavy handedness from the City when a homeowner wants to make a rational and ecologically sound decision on managing private trees. There should be oversight, but it should be HELPFUL, not punitive.

183 This area has enough trees, and we don't need more. They cost a fortune to remove when they die. This cannot be one size fits all. View properties need some form of protection like a height restriction from

184 neighbors that grow trees into their views significantly. Trees are renewable resources and can be replanted. Many street trees when they get too old, break up the sidewalks making them unsafe for many to navigate. This has been an issue of mine for many years. NE 132nd St. is an example, as well as Juanita-Woodinville Rd., where the planting strips w/ trees and grasses, sometimes 3 fty high, look terrible much of the time. They probably aren't the kind that would look good anyway, and look worse when not cared for. Neighbors habitually chose not to care for the grounds near the streets. Let someone else do it, they seem to be saying. 132 costs a fortune for bi-yearly pruning.

185 This is not a very well-written survey... The questions are leading and confusing. This is one of the worst cities I've lived in regarding tree ordinances. You can't even prune a tree, let alone cut one down, if you dare suggest it's to help improve your view. Even if the city planted the wrong tree in the first place,

187 they will not allow you to remove and replace it with an appropriate one. It's decreasing property values and resulting in people moving to Bellevue and other areas that are more flexible. It's time to be more flexible and responsive to your constituents instead of being "tree nazis"

188 Too many trees in downtown block storefronts and signage. Along Juanita Dr trees will block beautiful views of the lake. Tree laws regarding removal on private property are too confusing. We had an evergreen tree pop up that no one planted directly over where our utility and water lines run down to the street. This will eventually cause major issues to our pipes, but even though we did not plant the tree we are getting hassles (not to mention major costs) to try to

189 remove it. Seems like an important part of encouraging trees should be encouraging maintenance, safety, and ALSO removal of trees that will likely cause damage to things like sidewalks, pipes, and others property (all 3 of which will be affected by this tree). This should not cost the citizens exorbitant amounts. Also if our neighbors are not safely maintaining their trees it affects our safety and property. This is a frequent worry in our neighborhood.

190 Tree removal rules and regulations are unclear to me, as a new city member on Finn Hill. I'd like dangerous trees in neighborhoods taken out before they cause property damage. Trees add an immense amt. of quality to our surroundings and keep our community in touch with the benefits of

191 nature. There's enough concrete. In this stress-filled world, people need to live in surroundings that feed & nurture their spirits and give to the quality of life for us all. Trees and plants that are newly planted at schools should NOT be allowed, unless the LWSD will continue to maintain water and care for. They typically plant, water for a short time...turn off irrigation systems to save money and the trees and plants die or look horrible

192 Trees are disappearing too fast in Kirkland

193 Trees are so important and with the increased density we are looking for in the city, it is important that we keep and improve our tree canopy

194 Trees are so important!

195 Trees are something we all need to appreciate and you have mentioned the most important ones. What I have most frustration with are "treehuggers" who block views and are uncooperative with neighbors. I have accommodated my neighbors in every instance when they have wanted something cut and at my own expense. I am also aware of the need to leave the stumps in the ground whenever I have had a tree cut, because the danger of runoff. I think your policy should also encourage "windowing a tree" whenever it becomes unfeasible to cut the tree down or there is

196 resistance from a tree hugger. I don't know what your policy is in these cases. Keep in mind we joined the city of Kirkland, but we do not wish to be hidebound by too many Dr. No. answers. As an aside, I find that you are doing a good job on cleaning the street gutters on 84th Ave NE, which I had to notify the County to do before we were annexed. But I am disappointed in that "tree lawn" areas (between the sidewalk and street) are not maintained by the homeowner, particularly if their house faces north/south and they never look over their fence; they should be encouraged to see the other side facing the street.

197 Try to get the next ISA (International Society of Arborists) conference in this region at St. Edwards State Park. The Climbing Championships are exciting to watch. It was at Marymoor a few years back. Also, PlantAmnesty arborists do a volunteer project for Arbor Day. They also dedicate heritage trees in Seattle. Perhaps we can bring some of these awareness raising events to Kirkland.

198 Un-permitted tree clearing needs more aggressive enforcement and more punitive fines.

199 Urban trees keep the city from becoming one slab of asphalt.

200 Views are also a big part of Kirkland. We need to respect views. We are very disappointed in lack of support from the City as it pertains to a neighbor's planted "hedge" that reaches

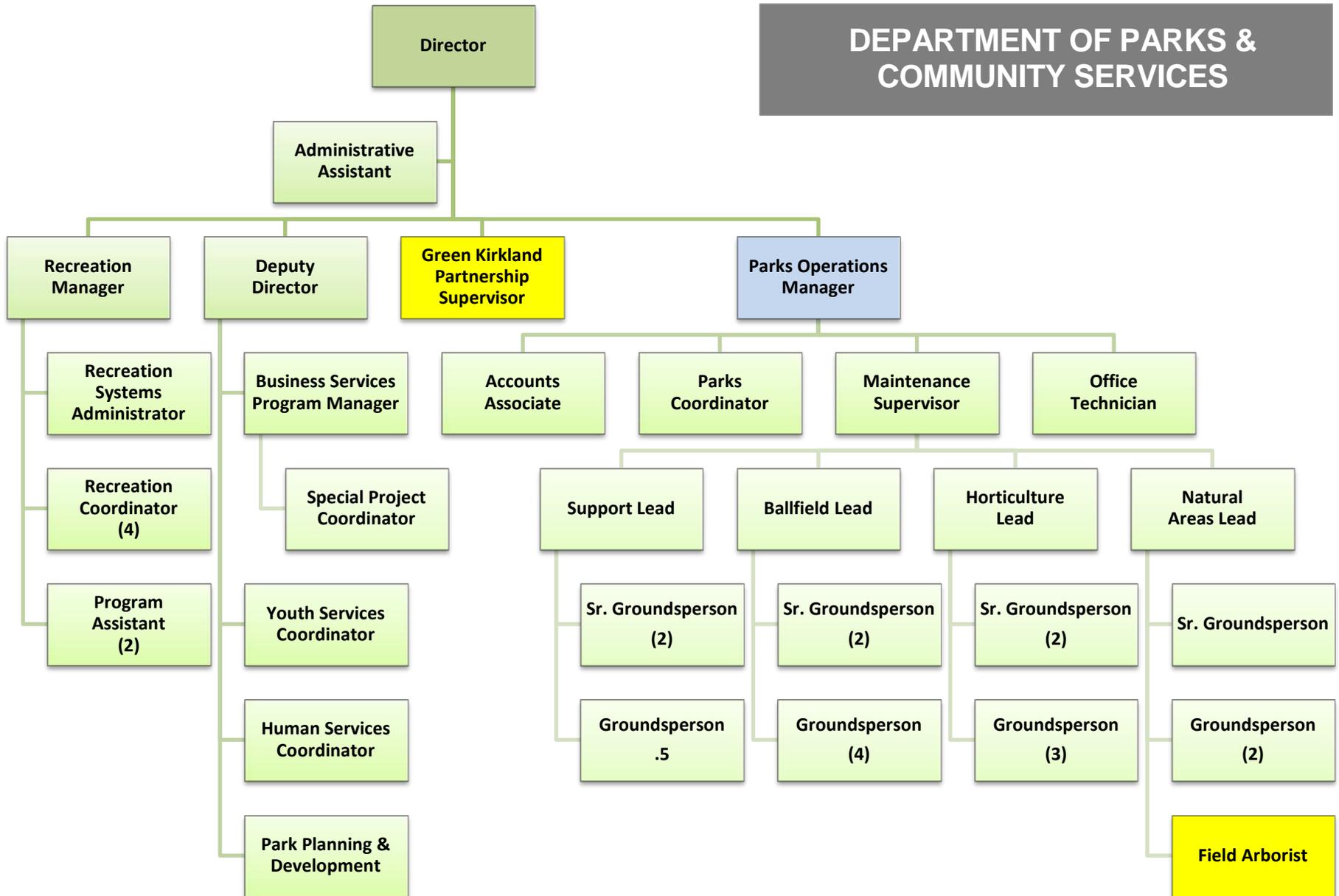
201 up to 2x the house and blocks our view but more than that is ugly! We realize natural trees will block our view but they are beautiful and nice to look at...thanks for listening!

- 202 We can't afford wasting public money on "weeds & seeds" in this current budget shortfall. GET YOUR FINANCIAL "STUFF" TOGETHER! QUIT PENDING MONEY YOU DON'T HAVE!!
- We don't think the current restrictions accurately reflect the varying needs of treed neighborhoods. It would be preferable to cut 6 trees every 3 years, rather than 2 trees for 3 years in a row, for example. We have over 100
- 203 trees on our property; some are diseased, some are fragile for wind hazards, some are in the last sunny spot on the property-! Give us back some flexibility. The result is the same for you, but it's less expensive and better planning for homeowners.
- We have an abundance of trees in our city and in our state. Kirkland citizens desire their local government to provide basic services, police protection, and infrastructure maintenance. The only people in Kirkland concerned
- 204 with trees is the employees of the Kirkland planning department; most of the planners do not live in the Kirkland and should not be dictating private property tree policy to the citizens who actually live here. Every Kirkland resident I have spoken with believes the City's tree policy invades basic property rights. The City should maintain plant and fret over trees in its parks and right of ways and leave private tree ownership private.
- We have taken the initiative to plant trees in the planting strip in front of our home, but it would be great for
- 205 neighbors to be able to coordinate this activity with neighbors. A few years ago Seattle had a neighborhood street tree program.
- We have to take responsibility for tree maintenance, that's a given. Therefore we should not overplant trees. Trees
- 206 are very important, but we must be practical too. Fortunately trees can grow 3-4 feet a year in our area. Let's keep this in mind. We have many financial obligations as a City. So trees must take second or even 10 place to some of our most pressing needs. Thank you for asking. Vikki
- We have tree ordinances? Really? Some bad landscaper put trees in my yard before I moved in, less than 10 years
- 207 ago. They are dangerous, and I can't cut them down? Seriously? Frankly, I'm not even sure what the ordinance is, because if I asked, you'd know who I was, and make sure I didn't cut the tree down. We kept most of the trees, but I need to cut a few down. Making that an offense is ludicrous.
- We live in a dark cloudy area. I live in Kirkland for the meager sunshine and outstanding views. Stop using my
- 208 taxes to encourage more tall trees that block sunshine and views. Encourage considerate neighbors.
- We live in the evergreen state and have many more important issues to discuss/fund rather than spending time
- 209 talking about trees and other such naturally occurring features of our city. I live on a 7200 sq. ft. lot and the city codes required that I plant 6 trees on my lot which is excessive and intrusive. I personally would have planted 3-4 trees for an aesthetic appeal but believe that each private property owner should be allowed to decide what they want to plant on their property. This of course excludes public parking strips; the city has every right and my support to ensure a uniformed look to public spaces. I suggest a rollback of the urban forestry rules that govern private property owners.
- We love our trees but can't afford to repair the damage they inflict. Maybe volunteer programs or funding to help
- 210 homeowners manage their existing trees? Also I don't think homeowners should be able to get rid of their trees without having to replace them.
- We n have plenty of forested areas in Kirkland to filter air. Attention should be given to areas that need trees to
- 211 retain soil. I want to make decisions about trees on my property!!!
- 212 We need more NATIVE plants in our parks and elsewhere!
- 213 We need our trees!!! That's one reason I moved to the Pacific Northwest.
- We need to keep educating Kirkland residents about the harmful impact that invasive plants like ivy and
- 214 blackberries have on our urban forest and promote action to remove them.
- We seem bent on seeing trees as timber, lumber, rather than habitat for wildlife, beauty and the natural character of
- 215 this area which is why I live here. Sound proofing, protection for wildlife. Beauty in trees for its own sake and for our health and well-being.
- We've been dealing with King County until annexation so I'm not too familiar w/Kirkland's tree maintenance program
- 216 & regulations. We have a large number of significant trees on our property and surrounding us and I love it. I truly dislike current building practices where they come in a totally remove all trees from a piece of property to build a house.
- When I see a tree trimming crew on my street I wish that I could ask them to respond to a problem with a public tree
- 217 without them having to go and get a request. I have asked and no response except that they couldn't do the trim without another notice. A waste of time for them and my neighbours.
- While I love trees, I also have heard quite a few complaints from folks who love to raise their own vegetables, but
- 218 find they cannot due to too much shade from their neighbor's trees. I also know someone who is suffering property damage (cracked walkways and dying plants) due to a neighbor who has decided to allow a cottonwood tree to grow in her small back yard - the roots are causing severe problems for the next door neighbor. There need to be ordinances to help those folks whose property is being negatively impacted by trees.
- 219 Why are developers allowed to clear all trees, and then plant two inch trees?
- 220 Why not incorporate a celebration for trees with one or more of the festivals in town?
- 221 Wise use of money by the city is more important than a few trees....the city needs to "hug" more money and less trees
- 222 Would have preferred that messy, fruit-baring trees had not been allowed in our condo complex. Development. Would love to see an easy to understand brochure explaining Kirkland rules and regs about tree pruning and
- 223 removal. This could get mailed to each household, and to each new owner who comes to the city. Also need more info on enforcement--what is a violation, what are the consequences, if we witness a violation who to call--weekday and weekend, etc.
- 224 Would love trails in the Juanita Woodlands Park (maybe that is County?) so folks can enjoy the forest. And awesome that the City is looking at ways to strategize the future of its urban forest goals. Thanks Kirkland!

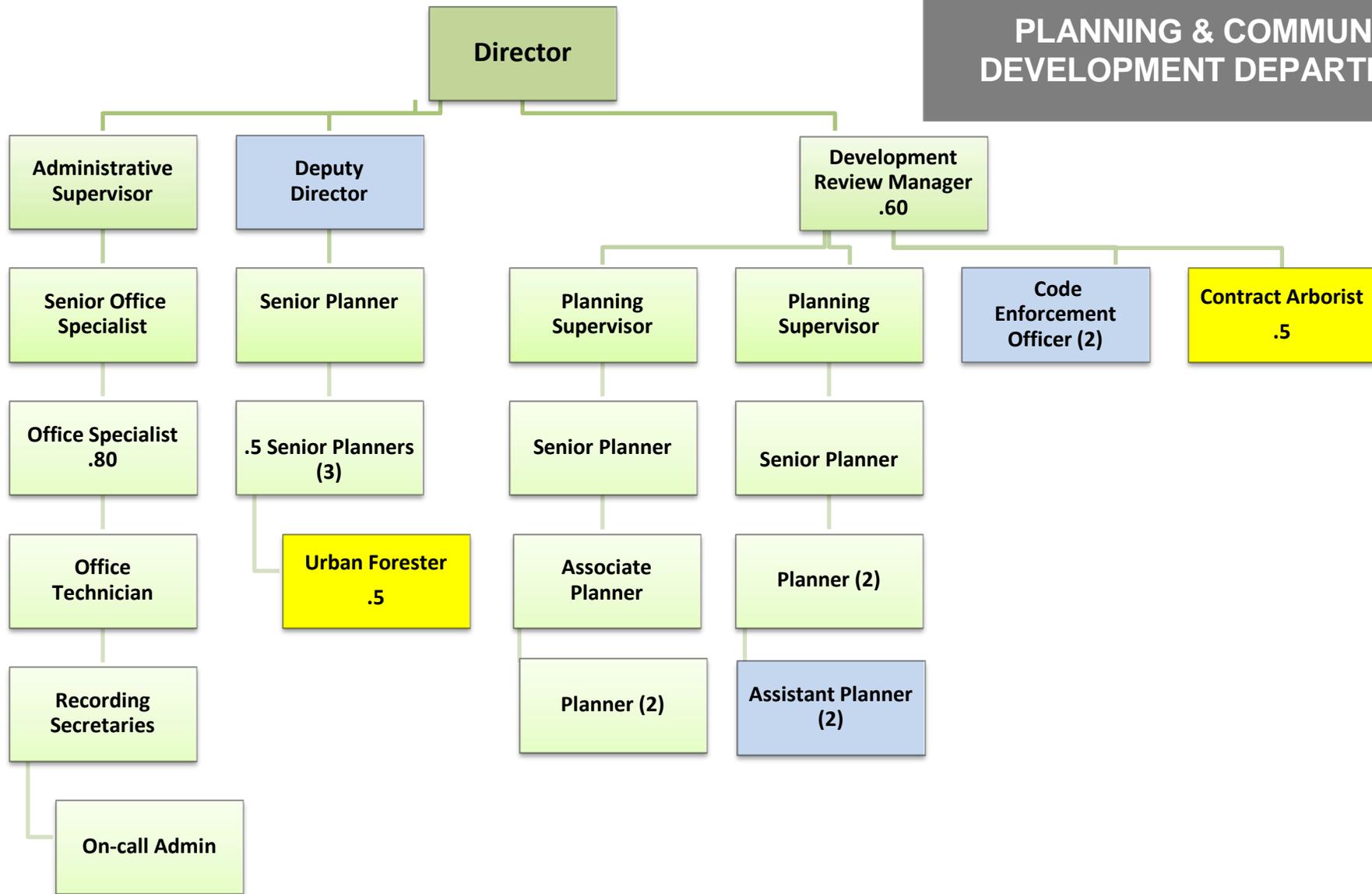
- 225 Yes - don't destroy Big Finn Hill park by building a fire station on park land.
- 226 You cheated - keep the 40% goal for pre-annex areas. Play up the Tree City USA connection. Work with schools to educate kids and their parents about trees. Get developers to plant bigger street trees rather than pathetic ones some have done.

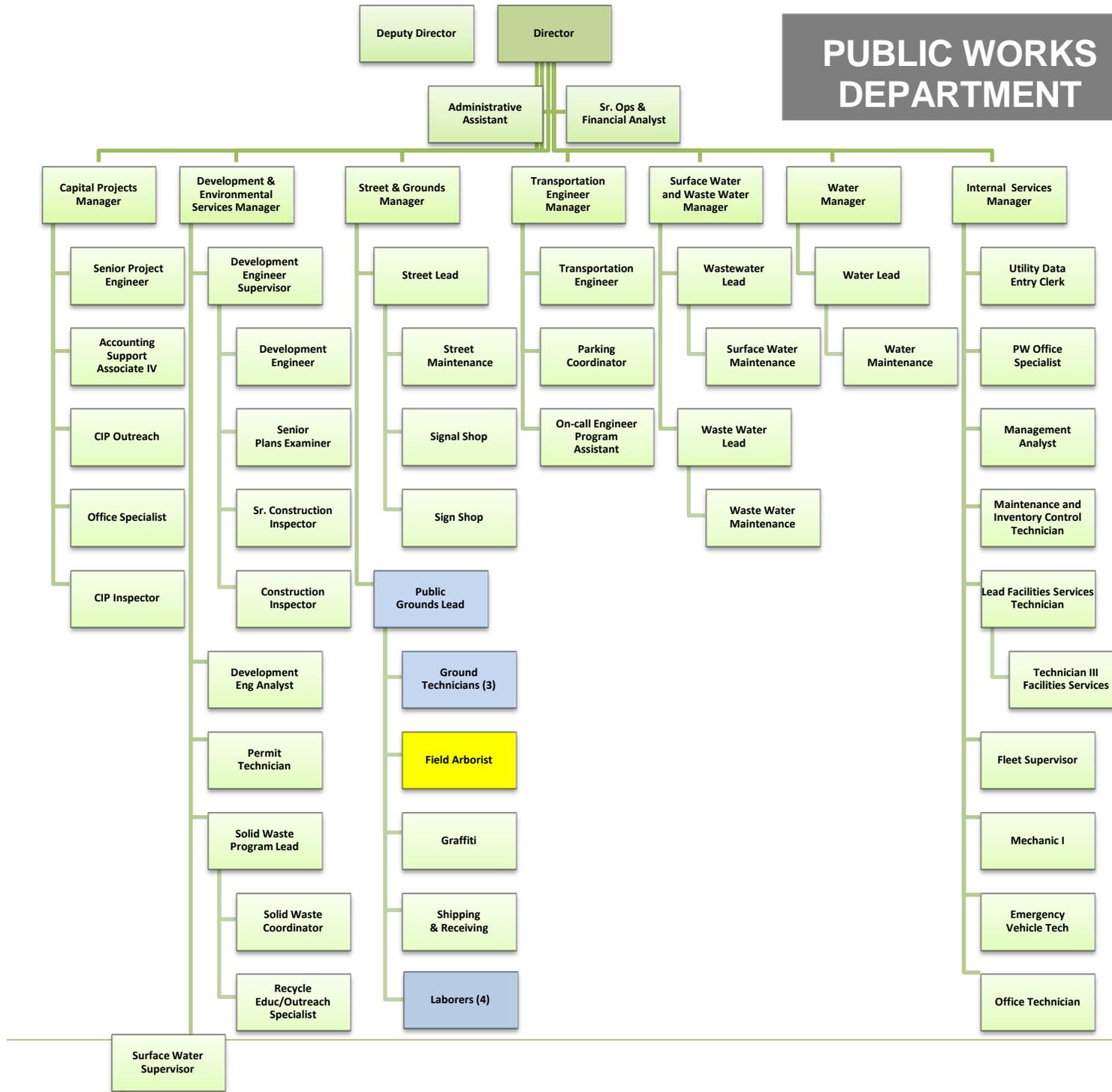
Appendix D: Organizational Charts

DEPARTMENT OF PARKS & COMMUNITY SERVICES



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT









Criteria and Indicators for Strategic Urban Forest Planning and Management

W. Andy Kenney, Philip J.E. van Wassenaeer, and Alexander L. Satel

Abstract. The success of urban forest management is frequently predicated upon achieving absolute canopy cover targets. This two-dimensional view of the urban forest does not provide a comprehensive assessment of urban forest stewardship in a community and does not account for an area's potential to support a forest canopy. A comprehensive set of performance-based criteria and indicators concerning the community's vegetation resource, community framework and resource management approach is described. This set of broadly based measures provides a more useful tool for the evaluation of urban forest management success and strategic management planning.

Key Words. Canopy Cover; Municipal Planning; Relative Canopy Cover; Sustainability; Urban Forest Planning; Urban Forestry.

The diverse benefits provided by urban forests are well understood (Dwyer et al. 1991). Recent efforts to quantify the value of ecological services such as heat-island mitigation, CO₂ reduction, and stormwater attenuation (McPherson et al. 2005) conclusively demonstrate that trees account for an important part of any community's infrastructure, providing positive returns on investment and tangible benefits to urban residents. Urban forests composed of diverse species and age classes provide a wider range of benefits over the long term, particularly if urban trees are large-growing, long-lived specimens.

Currently in North America, a common way to describe the extent of urban forests is to measure the amount of canopy cover provided by trees. Canopy cover is essentially a two-dimensional measurement of the horizontal surface area of the forest, as seen from a bird's-eye view. As part of the emerging public policy and scientific dialogue on urban forest management, canopy cover goals have received a great deal of attention as a management target. While canopy cover provides a very simple and intuitive measure of the extent of a community's urban forest, a much more effective measure of the success of urban forest stewardship rests with moving steadily and aggressively toward a more comprehensive set of performance indicators.

This paper discusses some limitations to focusing primarily on canopy cover, and builds on the work of Clark et al. (1997) to describe a more comprehensive set of criteria and performance indicators by which to measure urban forest management success. It is important to note that the criteria and indicators-based (C&I) urban forest management approach described in this paper can be applied by communities of any size, even with the most limited of budgets. While local circumstances differ, urban forests everywhere face similar challenges, from limited community involvement, to invasive species, to inadequate growing spaces, just to name a few. Criteria and indicators provide a standardized set of performance measures that can relate to urban forests any-

where and help guide managers to improve the health of their tree resource and the effectiveness of their management approach.

Implementing a criteria and indicators-based approach to assessing the urban forest and its management need not be a time or resource-consuming undertaking. The majority of criteria can be assessed as a simple collaborative desktop exercise, while others require some data, such as tree inventories or GIS-based mapping. Any criterion which cannot be readily assessed—be it due to a lack of available information, inadequate resources, or other reasons—can still serve to highlight opportunities for improvement. As such, it is important that communities utilizing this approach do not simply pick-and-choose certain criteria for assessment, but rather work through the entire set of twenty-five criteria and indicators presented in this paper. The prioritization of each criterion can be addressed through the management planning process.

Finally, it must be noted that use of the C&I approach is not limited to municipal or other government staff, who are traditionally considered the chief managers of urban forest resources. Rather, a collaborative approach among municipal staff, community and stewardship groups, and other stakeholders will invariably result in more accurate and, oftentimes, higher rankings on the assessment scale.

A need to modify and update the original criteria and indicators developed by Clark et al. (1997) was identified by the authors due to the limited application of the approach to achieving urban forest sustainability. When first published, the paper showed promise by providing objectives that spanned a range of urban forestry issues and enabled managers to focus their efforts and frequently limited budgets. More than a decade later, few urban forest management plans or programs are informed by these criteria and indicators, making the tracking of progress difficult and potentially resulting in missed opportunities and misallocation of resources. By expanding the list of criteria and indicators and modifying others to shift the focus towards more easily quantifi-

able results, it is hoped that this assessment framework may once again become a leading model to be taken up by urban forest stewards interested in building livable and sustainable communities.

CANOPY COVER

All too often, urban forest management programs are driven by the need to increase urban forest canopy cover. Setting canopy cover goals has many implications, including the associated need for increased tree planting and the long-term resources required to manage the expanding urban forest. The following discussion on targets for canopy cover provides some context for policy makers and managers, and further justifies the need for a broader approach to urban forest assessment and management.

The advantage of measuring canopy cover is that it is a simple, intuitive indicator of the extent of the urban forest. However, measuring only canopy cover does not provide information about other essential parameters required to effectively manage and sustain a community's urban forest. For example, canopy cover provides no indication of the species diversity of the forest, no measure of the condition of forest resources, and no indication of the age or size class distribution of the trees making up the urban forest. A popular target for urban forest canopy cover recommended by American Forests is 40% (30% in arid regions) (American Forests 2009). While ambitious and desirable, for a variety of reasons this figure may be unattainable in many urban centers, and difficult to attain in others. Setting overly ambitious canopy cover targets can unduly focus urban forest management activities on tree planting. This could be to the detriment of other strategic and more comprehensive approaches to management.

Also, canopy cover measurements alone are unable to provide an estimate of the carrying capacity of any particular part of a community. For example, a commercial area may have a canopy cover of 10%, and this may be all that the area can support due to a high proportion of hard surface cover. Another part of the community may be dominated by light industry and also exhibit 10% canopy cover, but with the potential to support significantly more. Measuring canopy cover alone tells us little of this possible variation and does not reflect potential regional differences (Sanders 1984).

Without a clear understanding of several factors that ultimately determine canopy cover, setting meaningful targets is a significant challenge. There are some factors beyond the control of urban forest managers that may render canopy cover estimates unreliable, including:

- **Mortality rates:** Little information is available about baseline tree mortality rates in urban forests (Nowak et al. 2004).
- **Climate change:** The potential impacts of climate change in general, and extreme weather events more specifically, are difficult to predict.
- **Invasive insects:** The potential impacts of invasive alien insects are difficult to predict but could have significant impacts. For example, Humble and Allen (2004) note that many invasive insects have been detected adjacent to the port of Vancouver, British Columbia, Canada, illustrating that continued vigilance is imperative and that tree mortality rates must be considered with caution.
- **In-fill development/intensification:** In established residential neighborhoods, in-fill development can be expected to contribute to further losses of mature tree canopy.

- **Tree habitat:** Uncertainty about the availability and quality of growing space for new trees.
- **Land and tree tenure:** A high proportion of the urban forest is under private ownership, placing a disproportionate reliance upon landowners to maintain and expand the urban forest.
- **Financial considerations:** Budgetary and resource implications for the long-term maintenance required to support aggressive tree establishment goals.

Ideally, an assessment of a community's potential canopy cover capacity, such as the USDA Forest Service's Urban Tree Canopy (USDA Forest Service 2010) and Forest Opportunity Spectrum assessment, should be conducted before any meaningful targets are set. Similar methods have also been developed by Kenney (2008), Wua et al. (2008), Kirnbauer et al. (2009), and Monear and Hanou (2010). A high-quality potential canopy cover assessment should not only provide an indication of available plantable spaces, but also take into consideration above-ground growing space for future canopy expansion, current and future land uses, regional climate and soils, and other key variables that may affect tree growth and longevity. While effective tree establishment is important, it is only part of a strategy for sustainable urban forest management. The protection and maintenance of the existing trees that form the community's urban forest canopy is critical. Additionally, the importance of planning for, and adequate funding of, tree maintenance and protection throughout the life of the trees cannot be overstated.

In recognition of the significant limitations of using tree canopy cover as a strategic objective for urban forest management, the study authors suggest an alternative means for setting and achieving management targets through the use of twenty-five criteria and indicators for urban forest sustainability. The concept of canopy cover is included as only one of these criteria.

CRITERIA AND INDICATORS OF URBAN FOREST MANAGEMENT SUCCESS

The concept of using criteria and indicators as sustainable forest management tools originates from the 1994 meeting of the Working Group on Criteria and Indicators for the Conservation and Sustainable Management of Temperate and Boreal Forests in Geneva, Switzerland, as part of the Montréal Process. Since then, many sets of criteria and indicators of sustainable forest management have been developed around the world. For example, the Canadian Council of Forest Ministers has published *Criteria and Indicators of Sustainable Forest Management in Canada: National Status 2005* (Canadian Council of Forest Ministers 2006) to underscore the applicability of the C&I approach to more traditional production-based forest management planning.

Urban forest managers must be able to clearly identify where specific goals or targets have been met and when adaptations to management approaches appear to be necessary. Assessing successful urban forest management therefore also requires clearly defined targets, or criteria, and specific performance indicators of success. The performance indicators enable measurement of progress towards the achievement of the key objectives for each criterion, which in turn permits the ongoing evaluation of success in implementing the community's urban forest strategy.

More than a decade ago Clark et al. (1997) proposed a set of tools to reflect the specific issues concerning urban forestry, and provided a list of criteria and indicators for urban forest sustainability that considered:

- the vegetation resource
- the community framework, and
- the resource management approach.

Each criterion includes a key objective and performance indicators describing low, moderate, good, and optimal levels of performance. In a subsequent paper, Clark and Matheny (1998) surveyed a sample of 25 U.S. municipalities and scored their performance in terms of urban forest sustainability using the criteria and indicators matrix. General findings from the survey responses suggested that, on average, communities scored 49 of a maximum 80 points.

In the following pages, the authors of the current study build upon several of the criteria and indicators developed by Clark et al. (1997), and provide more detail in a number of areas to better position C&I as tools for strategic urban forest management planning.

The Vegetation Resource

Clark et al. (1997) provided four criteria for success in managing the urban forest vegetation resource: 1) canopy cover, 2) age distribution of trees in the community, 3) species mix, and 4) native vegetation. Suggested here are two additional criteria to be incorporated into strategic urban forest management planning: 5) the condition of publicly owned trees, and 6) publicly owned natural areas. Further proposed is a revision to the original canopy cover criterion.

Clark et al. (1997) suggested that the key objective in managing canopy cover is to achieve a climate-appropriate degree of tree cover within the community, yet the performance indicators presented only track increasing levels of sophistication in assessment or technological input. As such, there is a disconnect between the key objective and the indicators available to urban forest managers to evaluate the success of their management strategies. Suggested here is a revised performance indicator, relative canopy cover, which allows for a quantifiable comparison between actual canopy cover and the maximum potential cover within a community (Appendix 1). In other words:

$$\text{Relative Canopy Cover} = \frac{\text{Canopy Cover}}{\text{Potential Canopy Cover}}$$

The application of this criterion is, of course, predicated on the availability of a measure of the carrying capacity or potential canopy cover, as discussed previously.

In terms of tree age distribution, the original key objective was to build to provide for an uneven age distribution city-wide and at the neighborhood level. The initial indicators proposed by Clark et al. (1997) focused on the methods of assessing tree age distribution, but did not provide actual age class targets at different performance levels. The revised indicators introduce the concept of relative diameter (RDBH) as a more meaningful target. RDBH is the ratio between a tree's measured diameter at breast height and the maximum diameter for its species. Species specific maximum DBH values can be derived from the literature and/or local experience. For example, in southern Ontario, Canada, a database has been developed based on maximum DBH values

from Farrar (1995), Kershaw (2001), Lauriault (1989), Leopold (2003), Petrides (1972), and Rushforth (1999). If an extensive tree inventory is available, this could inform the development of maximum DBH values. Ideally, DBH data could be pooled at a regional level (i.e., across municipalities). Maximum urban tree DBH values may not be immediately available; however, once developed, RDBH will provide quantifiable targets for tree size and distribution across the community. Additionally, it enables managers to determine whether urban trees are able to reach their genetic potential for a given species, which is largely dependent on the condition of the planting site and other factors.

Maintaining a diverse species mix (species diversity) is a critical way to promote a healthy and resilient urban forest (Santamour 1990). Maintaining species diversity is a function of the number of species present, as well as how those species are spatially distributed across the community. Therefore, this original criterion was further divided into two distinct criteria and key objectives: 1) species suitability, to establish a tree population suited to the urban and regional environment, and 2) species distribution, to establish a genetically diverse population of trees throughout the urban forest. Tree species suitability can be based on regionally-specific guidelines, such as those provided in the Council of Tree and Landscape Appraisers' regional supplements, which take into account concerns such as adaptability to local climate, and management needs. In the absence of such guidelines, a municipality can develop its own species suitability index, based on local expert opinion. While Clark et al.'s (1997) performance indicators track only the scope of assessment and inventory technology, the current revision encourages urban forest managers to account for species diversity at a level of detail (i.e., neighborhood level) not available through aggregate tree inventory data, thereby making this criterion better suited to long-term strategic planning.

The present study differentiates between intensively managed parts of the urban forest and extensively managed woodlands – that is, areas where individual trees are managed under arboricultural techniques as opposed to areas that are managed *en masse* using techniques more closely related to silviculture. While these various components together form the urban forest, the authors feel that it is critical that the unique approaches to management required in each are clearly recognized in the development of inventories and management plans as well as in some aspects of the criteria and indicators.

Typically, the majority of trees in an urban forest are in private ownership, and municipal resources are used to support the relatively small component of the canopy on public land (e.g., street trees). Therefore, the condition of intensively managed, publicly owned trees—with the key objective of a detailed understanding of the condition and risk potential of all public trees—is an important new criterion that can be used to evaluate the success of forest management and support strategic planning.

In communities with significant natural areas, a similar criterion is suggested in addition to the previous—publicly owned natural areas, which are primarily extensively managed. A detailed understanding of the ecological functions and structures, as well as information about public use of these areas, represents a significantly more sophisticated articulation of practical management concerns to support strategic planning.

Finally, the use of native species on public or private land may represent an important objective for sustainable urban forest management. While Clark et al.'s (1997) criteria and performance indicators are still generally robust, the current study expands on the

public policy aspect of native species establishment, and suggests that the degree of public policy support for native species use in intensively- and extensively managed areas is an important performance indicator. The importance of project-appropriate use of native species is also highlighted. Nonnative plantings may be more appropriate in circumstances where poor growing conditions or limited space could prevent any native species from reaching their full genetic potential, or may significantly limit their longevity. The issue of plant invasiveness similarly are considered as well. Optimal urban forest management will always account for project-specific considerations in tree establishment activities. While invasive plants should generally be discouraged, in some scenarios (i.e., away from natural areas), even potentially invasive trees may be preferable to no trees at all. Conversely, in growing conditions in proximity to natural areas but where no noninvasive trees will likely thrive, it may be preferable to forego tree establishment entirely.

In addition to the new criteria proposed here, the study authors believe that these developments based upon Clark et al.'s (1997) original criteria and indicators for managing the urban forest vegetation resource provide a more robust foundation for strategic planning, by setting more easily quantifiable targets as indicators of success.

The Community Framework

In a truly sustainable urban forest, all members of a community must cooperate to share the responsibility for tree resource management. Clark et al. (1997) proposed seven criteria to assess the strength of the community framework for urban forest sustainability: 1) public agency cooperation, 2) involvement of large private and institutional landholders, 3) green industry cooperation, 4) neighborhood action, 5) citizen-municipality business interaction, 6) general awareness of trees as a community resource, and 7) regional cooperation. On the whole, the original criteria and indicators are highly applicable for urban foresters to evaluate the success of their forest management activities relative to the community framework. However, the study authors do suggest several changes, as described below and summarized in Appendix 2.

In terms of public agency cooperation, it is important to distinguish between types of municipal interdepartmental cooperation. Revised performance indicators, which range from "conflicting goals" among departments (as in Clark et al. 1997) to formal interdepartmental working teams on all municipal projects, distinguish between project-specific and organization-wide formal cooperation, and allow urban forest managers to track incremental progress in reform of administrative structures and procedures.

A frequent obstacle to community cooperation around sustainable urban forest management is a lack of awareness of trees as a community resource. Clark et al. (1997) suggest that an optimal indicator of success is a community that recognizes the environmental and economic contributions made by the urban forest. While the study authors agree, it is also suggested that the community must be aware of the numerous social benefits provided by tree cover, thereby broadening the potential extent of the total supportive political constituency—a worthy undertaking to ensure long-term sustainable urban forest management and public health.

The Resource Management Approach

The resource management approach set of criteria and indicators concerns not only physical resource management but also pub-

lic and administrative perceptions of management itself. Clark et al. (1997) suggested nine criteria and key objectives for successful urban forest resource management: 1) citywide management plan, 2) citywide funding, 3) city staffing, 4) assessment tools, 5) protection of existing trees, 6) species and site selection, 7) standards for tree care, 8) citizen safety, and 9) recycling. In addition to several new criteria, the proposed changes to the original criteria and key objectives are to improve their application to strategic urban forest management and planning (Appendix 3).

Although the importance of a routinely-updated and comprehensive tree inventory is addressed in the original assessment tools criterion, there was no distinction made between a tree inventory and a canopy cover inventory. An optimal tree inventory provides complete data for the entire public tree resource (generally excluding natural areas) and a sample-based inventory of private trees. In combination with a GIS-referenced canopy cover inventory, based on aerial or satellite imagery, the optimal level of inventory data will allow for both micro and macro-level tree resource management and strategic planning.

Clark et al. (1997) suggested that optimal citywide management planning must cover both public and private property—urban trees make no distinction between land tenure, yet tenure may have significant effects upon the health of individual trees and the canopy as a whole. No major modification to this criterion are suggested, but the importance of strategic planning for all components of the urban forest through a comprehensive, multi-tiered plan with clearly defined vision and goals, stakeholder input, and built-in mechanisms for adaptive management, are emphasized. Similarly, no changes to the municipality-wide funding criterion are suggested, other than to emphasize the importance of long-term strategic budgeting that extends well beyond simple tree establishment.

The number of municipal employees involved in urban forest management is not a sufficient indicator of the adequacy of city staffing. Furthermore, the optimal number of urban forestry personnel will vary among communities, making staffing targets an inappropriate benchmark. A better criterion would address the training, skill, and experience of the staff. It is suggested that a sustainable and optimally managed urban forest requires a broader range of skills and experience than can be provided by arborists or other professional tree care staff alone. Therefore, the importance of a multidisciplinary management team entrenched within a dedicated municipal forestry unit are highlighted. Such a team would optimally combine the tree care skills of arborists with the planning, modeling, and ecological background of professional foresters and ecologists to develop and implement successful strategic management plans.

It is recognized that species and site selection is an important consideration in tree establishment, but the Clark et al. (1997) key objective and indicators for this criterion make little provision for integrated establishment planning to achieve strategic goals and the community vision. Therefore, the study authors propose this criterion be modified to highlight tree establishment planning and implementation, with the objective of renewing and expanding the urban forest through a comprehensive tree establishment program driven by increasing canopy cover, species diversity, species distribution and maximizing tree growth and longevity. These proposed indicators make explicit the connections between the data source supporting establishment planning (tree inventory) and desired biological outcomes on a site and aggregate (canopy cover) level.

Also proposed here is a new criterion of tree habitat suitability. The suitability of the habitat will not only be determined by the growing environment but also by the desired functions trees should perform at any given site. The key objective for this criterion is that municipal tree establishment programs ensure that all publicly owned trees are planted on sites where the above- and belowground conditions will maximize current and future benefits. In an optimal situation, all planting sites will be assessed for soil volume and quality, and provisions for matching species with their sites or amending sites to suit the desired tree species will be implemented.

Although tree establishment is an effective part of increasing the extent of the urban forest, the adherence to professional standards for tree care of existing trees is equally important, if not more so. Following the proposal of two new vegetation resource criteria concerning public and private trees, it is recommended that the original standards for tree care criterion be divided to reflect the different management requirements of intensively- and extensively managed trees. Maintenance of publicly owned, intensively managed trees on a cyclical basis will ensure the maximization of benefit provision and tree longevity over time, reducing future costs and potential liability from tree failure. Management planning and implementation in extensively managed natural areas is an analogous criterion for natural areas, and optimal implementation would ensure the protection and enhancement of natural structures and functions. These two new criteria, adapted from Clark et al.'s (1997) original tree protection criterion, reflect the importance of integrated policy mechanisms, while facilitating strategic planning by distinguishing between public, intensively managed resources and more extensively managed natural areas.

As a greater share of urban forest benefits is derived from large-stature and well-established trees, the protection of existing trees is a key criterion for successful management. No major modifications are recommended to either the criterion or the indicators, but the study authors do stress the importance of consistent enforcement of tree protection policies, coupled with effective deterrents to prevent offenses from first occurring.

Finally, it is proposed that the criterion of citizen safety, supported by relative indicators in Clark et al. (1997), be modified to include indicators in absolute terms in a program of comprehensive tree risk management. To move beyond the "low" performance level, this criterion requires the presence of at least a sample-based inventory with general tree risk information, highlighting the importance of strategic management based on sound data concerning the urban forest resource.

CONCLUSION

In this paper, the reasons canopy cover alone cannot provide an accurate representation of the structure, health, and function of an urban forest were discussed, along with why overly ambitious canopy cover targets, unless accompanied by more comprehensive criteria, may in fact be detrimental to urban forest sustainability. More importantly, however, is the presentation of an updated framework of criteria and indicators. Building upon the foundation laid by Clark et al. (1997), these criteria and indicators will help managers, policy makers, and other stakeholders to move beyond thinking about their urban forests as two-dimensional entities described solely by canopy cover.

Assessing a community's relative performance in each of the twenty-five proposed criteria and indicators may seem like a daunt-

ing challenge at first. Although most criteria can be easily assessed with minimal analysis, several C&I depend upon somewhat more sophisticated analyses or detailed information. However, communities that may lack the resources to conduct such assessments should not overlook the importance of these criteria; instead, they should consider any current shortfalls as opportunities to set future strategic objectives and management or budget priorities.

Urban forest managers must also recognize the flexible nature of many of the proposed C&I. Even though several performance indicators are based on discrete thresholds (for example, see relative canopy cover), others are open to more subjective interpretation. For instance, "adequate" funding or staffing to optimize urban forest management will differ greatly among communities; a metropolis with more than one million residents will surely define adequacy far differently than a rural village. The strength of the approach outlined in this paper lies in the fact that urban forest managers in both types of communities, regardless of any other factors, can use the same set of criteria and indicators to assess and track their progress toward true urban forest sustainability. Communities, and particularly their politicians and senior management staff, need not fear scoring in the lower range of assessment; lower scores simply highlight opportunities for future improvements.

While criteria and indicators are useful tools for evaluating existing management practices, the use of C&I in this capacity alone does not guarantee successful sustainable urban forest management. An adaptive plan or framework reflecting a community's commitment, vision, and goals, and enabling strong links between these and daily on-the-ground operations, is equally important.

The updated criteria and indicators presented here have been successfully incorporated into a long-term strategic urban forest management plan for the Canadian municipalities of Oakville (Urban Forest Innovations and Kenney 2008), Burlington (2010) and Ajax, Ontario (*in press*), and are being used as a model for the development of similar plans in other municipalities.

The applicability of criteria and indicators as a powerful tool for urban forest management was recognized more than a decade ago, yet policymakers and managers continue to overlook their potential to ensure the long-term provision of urban forest benefits in any size of community. Contemporary urban forest professionals cannot only monitor and adjust policies determined by others. Ideally, they will be leaders in decision-making processes, and at a minimum be active participants in urban forest management planning. The set of criteria and indicators for urban forest sustainability presented here can aid in the planning process by guiding an analysis of strengths, weaknesses, opportunities, and threats. They can also serve as a nucleus, around which a long-term strategic urban forest management plan can be designed, and against which a series of milestones progress through the implementation of the plan, which can be measured. Because urban forest management and planning is complex, these C&I can also serve as a concise yet comprehensive communications tool for managers charged with explaining their challenges to politicians, other professionals, and the general public.

The paper by Clark et al. (1997) represents the seminal work for the growing dialogue about sustainable urban forest management. The authors' framework of key objectives, criteria, and performance-based indicators for urban forest management success recognized the dynamic and multi-faceted nature of urban forests, and provided a promising tool for the development of citywide urban forest management planning. However, years later, the relative success or failure of urban forest management in communi-

ties across North America is still far too often measured by canopy cover alone. It is hoped that the expanded and updated criteria and indicators presented here provide a more comprehensive, strategic, and sustainable context for urban forest management planning.

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Résumé. Le succès en gestion de la forêt urbaine est fréquemment évalué en fonction de l'atteinte de cibles de couverture absolue en végétation. Cette vue bidimensionnelle de la forêt urbaine ne donne pas une évaluation conséquente de la régie d'une telle forêt au sein d'une communauté ni ne tient compte de la superficie potentielle pour soutenir ce couvert forestier. Un ensemble détaillé de critères de base de performance et d'indicateurs sont décrits concernant les ressources en végétation de la communauté, le cadre de la communauté et l'approche de gestion de la ressource. Cet ensemble de variables de mesures fournit un outil plus efficace pour évaluer le succès en gestion de la forêt urbaine ainsi que pour la planification de la gestion stratégique.

Zusammenfassung. Der Erfolg des urbanen Forstmanagements wird gelegentlich durch das Erzielen absoluter Kronenbedeckung bestimmt. Diese zweidimensionale Sicht der urbanen Forste liefert keine umfassende Wertschätzung von den Leistungen urbaner Forste in einer Kommune und kann nicht herangezogen werden für die Bewertung des Potentials einer Fläche, dort einen Wald zu etablieren. Eine umfassende Aufstellung leistungsbasierter Kriterien und Indikatoren betreffend der vegetativen Ressourcen, kommunaler Rahmenbedingungen und Ressourcenmanagement wird hier beschrieben. Dieses breitangelegte Set liefert ein weiteres nützliches Werkzeug für die Bewertung des Erfolges urbanen Forstmanagements und der strategischen Management-Planung.

Resumen. El éxito en el manejo de los bosques urbanos es frecuentemente predicho con base en datos de cobertura. Esta vista bidimensional de un bosque urbano no proporciona una valoración comprensiva en una comunidad y no responde por un área potencial para soportar un dosel forestal. Se describe una serie de criterios e indicadores concernientes a los recursos de vegetación de la comunidad. Este paquete de medidas proporciona una herramienta útil para la evaluación del manejo forestal y las estrategias de manejo.

**APPENDIX 1. EXPANDED CRITERIA AND PERFORMANCE INDICATORS FOR THE VEGETATION RESOURCE
(ADAPTED FROM CLARK ET AL. 1997).**

Criteria	Community Framework			Key objective
	Performance indicators			
	Low	Moderate	Good	
Relative canopy cover	The existing canopy cover equals 0%–25% of the potential.	The existing canopy cover equals 25%–50% of the potential.	The existing canopy cover equals 50%–75% of the potential.	Achieve climate-appropriate degree of tree cover; community-wide
Age distribution of trees in the community	Any Relative DBH (RDBH) class (0%–25% RDBH, 26%–50% RDBH, etc.) represents more than 75% of the tree population.	Any RDBH class represents between 50% and 75% of the tree population.	No RDBH class represents more than 50% of the tree population.	Provide for uneven aged distribution city wide as well as at the neighborhood level.
Species suitability	Less than 50% of trees are of species considered suitable for the area.	50% to 75% of trees are of species considered suitable for the area.	More than 75% of trees are of species considered suitable for the area.	Establish a tree population suitable for the urban environment and adapted to the regional environment.
Species distribution	Fewer than five species dominate the entire tree population citywide.	No species represents more than 20% of the entire tree population citywide.	No species represents more than 10% of the entire tree population at the neighborhood level.	Establish a genetically diverse tree population citywide as well as at the neighborhood level.
Condition of publicly owned trees (trees managed intensively)	No tree maintenance or risk assessment. Request based/reactive system. The condition of the urban forest is unknown.	Sample-based inventory indicating tree condition and risk level is in place.	Complete tree inventory that includes detailed tree condition ratings.	Detailed understanding of the condition and risk potential of all publicly-owned trees.
Publicly owned natural areas (trees managed extensively; e.g., woodlands, ravine lands, etc.)	No information about publicly owned natural areas.	Publicly owned natural areas identified in a “natural areas survey” or similar document.	The level and type of public use in publicly-owned natural areas is documented.	Detailed understanding of the ecological structure and function of all publicly owned natural areas.
Native vegetation	No program of integration.	Voluntary use of native species on publicly and privately-owned lands; invasive species are recognized.	The use of native species is encouraged on a project-appropriate basis in both intensively and extensively managed areas; invasive species are recognized and their use is discouraged.	Preservation and enhancement of local natural biodiversity.

**APPENDIX 2. EXPANDED CRITERIA AND PERFORMANCE INDICATORS FOR THE COMMUNITY FRAMEWORK
(ADAPTED FROM CLARK ET AL. 1997).**

Criteria	Performance indicators			Key objective
	Low	Moderate	Good	
Public agency cooperation	Conflicting goals among departments and/or agencies.	Common goals but no cooperation among departments and/or agencies.	Informal teams among departments and/or agencies are functioning and implementing common goals on a project-specific basis.	Insure all city department cooperate with common goals and objectives.
Involvement of large private and institutional land holders	Ignorance of issues.	Educational materials and advice available to landholders.	Clear goals for tree resource by landholders. Incentives for preservation of private trees.	Large private landholders embrace citywide goals and objectives through specific resource management plans.
Green industry cooperation	No cooperation among segments of the green industry. No adherence to industry standards.	General cooperation among nurseries, tree care companies, etc.	Specific cooperative arrangements, such as purchase certificates for "right tree in the right place."	The green industry operates with high professional standards and commits to citywide goals and objectives.
Neighborhood action	No action.	Isolated or limited number of active groups.	Citywide coverage and interaction.	At the neighborhood level, citizens understand and cooperate in urban forest management.
Citizen-municipality-business interaction	Conflicting goals among constituencies.	No interaction among constituencies.	Informal and/or general cooperation.	All constituencies in the community interact for the benefit of the urban forest.
General awareness of trees as a community resource	Trees seen as a problem, a drain on budgets.	Trees seen as important to the community.	Trees acknowledged as providing environmental, social, and economic services.	The general public understands the role of the urban forest.
Regional cooperation	Communities cooperate independently.	Communities share similar policy vehicles.	Regional planning is in effect.	Provide for cooperation and interaction among neighboring communities and regional groups.

**APPENDIX 3. EXPANDED CRITERIA AND PERFORMANCE INDICATORS FOR THE RESOURCE MANAGEMENT APPROACH
(ADAPTED FROM CLARK ET AL. 1997).**

Criteria	Resource Management Approach			Key Objective
	Low	Moderate	Good	
Tree inventory	No inventory.	Complete or sample-based inventory of publicly-owned trees.	Complete inventory of publicly owned trees and sample-based inventory of privately-owned trees included in citywide GIS.	Complete inventory of the tree resource to direct its management, including age distribution, species mix, tree condition, and risk assessment.
Canopy cover inventory	No inventory.	Visual assessment.	Sampling of tree cover using aerial photographs or satellite imagery.	High resolution assessments of the existing and potential canopy cover for the entire community.
Citywide management plan	No plan.	Existing plan limited in scope and implementation.	Comprehensive plan for publicly owned intensively- and extensively-managed forest resources are accepted and implemented.	Develop and implement a comprehensive urban forest management plan for private and public property.
Municipality-wide funding	Funding for reactive management.	Funding to optimize existing urban forest.	Funding to provide for net increase in urban forest benefits.	Develop and maintain adequate funding to implement a citywide urban forest management plan.
City staffing	No staff.	No training of existing staff.	Certified arborists and professional foresters on staff with regular professional development.	Employ and train adequate staff to implement citywide urban forestry plan.
Tree establishment planning and implementation	Tree establishment is <i>ad hoc</i> .	Tree establishment occurs on an annual basis.	Tree establishment is directed by needs derived from a tree inventory.	Urban forest renewal is ensured through a comprehensive tree establishment program driven by canopy cover, species diversity, and species distribution objectives.
Tree habitat suitability	Trees planted without consideration of the site conditions.	Tree species are considered in planting site selection.	Community-wide guidelines are in place for the improvement of planting sites and the selection of suitable species.	All publicly owned trees are planted in habitats that will maximize current and future benefits provided to the site.

**APPENDIX 3. CONTINUED. EXPANDED CRITERIA AND PERFORMANCE INDICATORS FOR THE RESOURCE MANAGEMENT APPROACH
(ADAPTED FROM CLARK ET AL. 1997).**

Criteria	Resource Management Approach			Key Objective
	Low	Moderate	Good	
Maintenance of publicly owned, intensively managed trees	No maintenance of publicly owned trees.	Publicly owned trees are maintained on a request/reactive basis. No systematic (block) pruning.	All publicly owned trees are systematically maintained on a cycle longer than five years.	All publicly owned trees are maintained to maximize current and future benefits. Tree health and condition ensure maximum longevity.
Tree risk management	No tree risk assessment/remediation program. Request based/reactive system. The condition of the urban forest is unknown.	Sample-based tree inventory including general tree risk information. Request based/reactive risk abatement program system.	Complete tree inventory which includes detailed tree failure risk ratings; risk abatement program is in effect eliminating hazards within a maximum of one month from confirmation of hazard potential.	All publicly owned trees are safe.
Tree protection policy development and enforcement	No tree protection policy.	Policies in place to protect public trees.	Policies in place to protect public and private trees with enforcement.	The benefits derived from large-stature trees are ensured by the enforcement of municipal wide policies.
Publicly owned natural areas management planning and implementation	No stewardship plans or implementation in effect.	Reactionary stewardship in effect to facilitate public use (e.g., hazard abatement, trail maintenance).	Stewardship plan in effect for each publicly owned natural area to facilitate public use (e.g. hazard abatement, trail maintenance, etc.).	The ecological structure and function of all publicly-owned natural areas are protected and, where appropriate, enhanced.

**PUBLIC COMMENTS ON THE
FINAL DRAFT 2013 URBAN FOREST STRATEGIC MANAGEMENT PLAN**

Via Email

From: Leda Marritz [mailto:Leda@deeproot.com]
Sent: Thursday, June 20, 2013 4:46 PM
To: Deborah Powers
Cc: Brenda Guglielmina
Subject: Comments: Kirkland, WA urban forest management plan

Hi Deb,

We'd like to submit comments to the proposed Kirkland urban forest management plan.

The plan contains a lot of excellent guidelines regarding urban trees – however, one area where it could be more specific is making specific soil volume recommendations. The plan makes several references to “adequate soil volumes” (pages 45, 52) but does not specify what an adequate soil volume is. Access to sufficient quantities of lightly compacted soil is essential to growing a health, long-living tree. We would like to suggest that City of Kirkland make a specific requirement – or at a minimum a guideline – to provide individual street trees with 1,000 cubic feet of soil if in individual tree openings, or 500 to 650 cubic feet of soil if in shared openings.

I'm attaching a recommended soil volume chart that justifies this quantity based on the size tree is can reasonably be expected to support. The chart also contains information about the water holding capacity of soil – which a huge asset in the argument for growing large, robust urban trees. I am also attaching an excerpt from the City of Toronto's Green Development Standard. They require over 1,000 cubic feet of soil for all street trees, which is one of the most ambitious standards we know of. I'm hoping that this excerpt will be helpful for suggested verbiage and phrasing as you make revisions to Kirkland's urban forest management plan.

Thank you for your consideration!

Best,
Leda

Leda Marritz
ISA Certified Arborist
DeepRoot Green Infrastructure, LLC
(415) 746-1555
[Green Infrastructure For Your Community](#)

From: Lori Cox [mailto:fadetg@yahoo.com]
Sent: Thursday, June 20, 2013 4:33 PM
To: Deborah Powers
Subject: Forestry/tree management draft feedback for tonights review

Hello Ms. Powers,

I wanted to provide some feedback on the current draft of Kirkland's Urban Forest Strategic Management Plan you are reviewing with the council this evening.

On pg 1 of the executive summary: 'Reflect the needs and values of the community as a whole' I sincerely hope this takes into account the risks that some homeowners have faced. When a homeowner goes to the city to request their arborist plan, they get shut out by the city's arborist, as if the entire exercise and check writing from the property owner was just for fun. People pay money to go through the process, and have interest in keeping wonderful lands in Kirkland, but saying the city's arborist will always win makes the code null. Safety needs to come before trees, especially trees that have zero significance, and grow 4-5' per year making them hazardous to our homes and health.

Page 2 - Kirkland's Urban Forest Asset, #1. ...'include hazard tree assessments'. There are a ton of hazardous trees that haven't been cared for in years all around Kirkland's parks. If there isn't enough money to trim trees and keep the public safe, there should also be a hiring freeze. This is basically upheld by the following point under The Urban Forest Program #2 'Provide adequate public tree maintenance resources'. I think this might be overkill if this request has to have a strategic management plan behind it. This should have been provided for when Kirkland submitted any type of public tree, and the codes that surround it.

Finally, I don't have any issue with what Kirkland is trying to do, and the benefits its trying to gain by updating such a strategic plan. What I do have issue with is when the city and this plan disregard public safety, especially on privately owned, and not public land. I strongly urge the Council to review the codes for tree removal and pruning, provide to the public where it indicates safety of citizen first (it does not and meaning of hazard tree does not cover this), and get planning involved in making canopy and reach projections when it provides the stamp of approval for construction or building. It will save everyone headaches in the future.

I appreciate your sharing this with the Kirkland city council members, and staff.

Sincerely,

Lori D. Cox

From: Margaret Bull [mailto:wisteriouswoman@gmail.com]
Sent: Thursday, June 13, 2013 8:34 AM
To: Deborah Powers
Subject: urban forest --see attached letter

Dear Deb,

I didn't see an urban forest person at City Hall on Saturday where people from the city talked about other aspects of growth. So I didn't have a chance to put in my comments.

Because I can't read very well I didn't read the whole draft. Even so, here are my real life observations. They may have already been considered when the draft was put in place or I may have false information about the urban forest plan and its enforcement in previous years.

I love trees! Where they are placed and who is responsible for their care is of great concern to me. Please see the attached letter.

*Sincerely,
Margaret Bull*

Attached Letter:

June 13, 2013

I love trees! My hope is that these comments will be considered during review of the urban forest policy.

As I've often pointed out in the past, I resent the fact that the city requires developers to put in street trees and not enough thought is put into where they

should go: they are lined up like soldiers evenly spaced along the edge of a property.

Tree roots interfere with underground utilities, sidewalks and roadways as they grow. The branches interfere with overhead telephone lines, block street signs, limit existing views of mountains and lakes, and interfere with the roadway clearance needed for garbage trucks and other types of large vehicles. One of the most hazardous problems caused by trees is that they often overhang sidewalks: leaving litter, whacking pedestrians in the face, reducing street light effectiveness and blocking sightline views of both cars and pedestrians. Home owners, apartment building owners and commercial property owners, as well as their tenants, may not have the awareness, money or inclination to maintain the urban forest on a routine basis.

The city may have funds to plant trees or require developers to use their own funds to plant trees, but who is expected to care for the trees? The home owner is! Property owners have no say in where the tree goes or what type of tree is planted. Not only that, they aren't allowed to severely alter or remove the street trees planted in city right of ways/easements (?) without fear of penalty. On the other hand, the tree policy in the past has often been so liberal or unenforceable that property owners can remove a certain quantity of significant trees (that enhance a neighborhood) if they aren't in the right of way. In many cases home owners, whether they have been in Kirkland a long time or have just moved here, are ignorant of the tree policies. I fall into that category as well. The city doesn't have the resources to go around checking out each situation and slapping fines on those that ignore a tree-retention policy. Once a tree is felled you can't put it back! In Kirkland many people are willing to risk a city fine. In most cases the city cannot respond in a timely manner to halt the tree removal nor is the city able to impose the fines fairly and effectively. This is partly due to the fact that neighbors don't bother to complain, the city department that oversees the tree policy is difficult to reach, or because the developer or home owner can afford the fine or are willing to invest in a law suit. In some cases, the developer is allowed to plant another smaller tree somewhere else on the property that will take years to develop and may not be in the best location for the neighborhood.

The city coffers ebb and flow in such a manner that maintenance or oversight of the 'urban forest' is negligible. We currently see how budget pruning has affected

the maintenance of street islands; they are filled with weeds as well as poorly cared for trees and plants. There is little budget available for sidewalk replacement or shaving where tree roots have disrupted walkways. Please consider maintenance when deciding on a new Urban Forest Plan.

Sincerely,
Margaret Bull
6225 108th Place NE
Kirkland WA 98033

From: Marshall Don [mailto:Don.Marshall@lwtech.edu]
Sent: Wednesday, June 12, 2013 7:32 PM
To: Deborah Powers
Subject: RE: Kirkland Urban Forestry Strategic Management Plan - Final Draft

Hi Deb

Wow! What a document! It is very thorough....and long. I got through $\frac{3}{4}$ of it. Looks like you are doing good things. Are you $\frac{1}{2}$ time there and doing your own thing the rest? My students are finishing their design projects and then will be off until July 2nd. I am going to think about how to make it part of a discussion in class but am not sure yet how.

Don

From: Jean Guth [mailto:djguth@yahoo.com]
Sent: Wednesday, June 12, 2013 4:05 PM
To: Paul Stewart
Subject: Heritage Tree program for Kirkland

Hi Mr. Stewart

i was reading the Urban Forest Strategic Management plan update online and I wondered if a Heritage Tree program to preserve the overall urban forest similar to what is present in Seattle has been considered at any point. Maybe such a program is not applicable to the UFSMP since it is trees on private property but has another touch point in another plan. It is sad to see many large trees being lost in our Norkirk neighborhood and it would be nice to celebrate the trees that are on private property that help to keep Kirkland something of a tree city, not just in name but in actuality.

Thank you, D Jean Guth

From: Jeanette Leach [mailto:nettle.leach@gmail.com]
Sent: Wednesday, June 12, 2013 1:50 PM
To: Deborah Powers
Subject: Urban Forest plan - typos

`Dear Deb Powers:

The plan is an impressive document!

I'd like to point out a few typos.

Page 15:

" *Significant acreage of parks currently owned or managed by other agencies (such as Bridle Trails State Park, Lake Washington School District and King County's Big Finn Hill Park)*" While "such as" implies these are examples, please add King County's Juanita Woodlands (40 acres).

page 25: "*In April 2013, a park levy was passed....*", The park levy was passed in Nov 2012. The date is correct elsewhere in the document.

pae 29: "*Raising funds to help purchase Juanita Woodlands, a 240 acre parcel of wooded land.*" Juanita Woodlands is 40 acres, not 240 acres.

A couple of comments:

1) While annexation of Finn Hill, Juanita and Evergreen neighborhoods increased the forested canopy to >40%, the distribution is not uniform across Kirkland. The plan does not appear to address how to make "pre-annexation Kirkland" meet the original goal of 40%+

2) King County parks Big Finn (220 acres) and Juanita Woodlands (40 acres) are a critical part of the health of the forest canopy in Kirkland. These woods are heavy with invasives, which will continue to provide seeds etc to Kirkland forest. Is there no plan to work in cooperation with KC parks for health of the forest? If not, these areas should not be included in the tally of forested Kirkland area.

Many thanks for the opportunity to comment.

Best regards,

Jeanette Leach, PhD
King County Parks Trails Ambassador, Big Finn Hill Park
cell: 425-877-3327

From: Alan Haywood [mailto:AlanH@issaquahwa.gov]
Sent: Wednesday, June 12, 2013 12:12 PM
To: Deborah Powers
Subject: Draft Urban Forest Management Plan

Congratulations on the progress you are making in Kirkland in regards to urban forestry. I am jealous! I wish our City leadership prioritized such things. Hope to see you at next week's brown bag lunch so you can brag up your program. Way to go!!!

Alan Haywood
City Arborist/Horticulturist
425-837-3365

From: Julia Hungerford [mailto:jkhunger@hotmail.com]
Sent: Tuesday, June 11, 2013 11:00 PM
To: Deborah Powers
Subject: Re: Kirkland Neighborhood News:Final Draft Urban Forestry Management Plan

The document is much improved - a lot better than I thought you'd be able to get. Thank you!

Sent from Windows Mail

Via Participant Feedback from Community Planning Day on June 8, 2013

Re: Totem Lake

Please keep Totem Lake as natural as possible. Even though Totem Lake is our Urban Growth Center, I would not like to see Totem Lake turn into Green Lake or Bellevue Square.

Lisa McConnell

Re: Totem Lake

The potential for Totem Lake Mall. Suggest a very livable park or green space like mixed use development; better than u-village or the Landing development. A good linkage to the rail/Eastside corridor. A placemaking concept with artistic, outdoor activities & restaurants. A place people want to hang out all year long.

Richard Liu

Re: Cross Kirkland Corridor

Integrate access with Cross-K-Corridor. Minimize human impact on wetlands – perhaps viewing access similar to Forbes Creek Park & wetlands.

jddicks@frontier.com

Re: Public tree removal

Post removal signs on public trees that are going to be removed

Anonymous x6

Re: Code Enforcement/Heritage Trees

*Permit requirement or monitoring & record of every significant tree out on every lot (otherwise neighbors are left to report & this does not work).

*Preservation of Heritage trees

*and more...Carmel, California example

Tracy Hendershott

Re: Tree removal

Tree removal on large developments too lenient (can remove too many), not equitable with small homeowners removal rules.

Anonymous

Re: Tree preservation

103rd NE & NE 65th [sidewalk] needs to be rerouted to accommodate oaks. Imbedded [overhead] wire cutting into lg. oak

Hilge

Re: Heritage Trees

Heritage Tree Program. Protect trees in perpetuity (private)

Anonymous

RESOLUTION R-4986

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND ADOPTING THE 2013 URBAN FORESTRY STRATEGIC MANAGEMENT PLAN.

WHEREAS, Kirkland’s urban forest is a valuable natural resource that affects the air and water where we live and the desirability of our neighborhoods and downtown; and

WHEREAS, urban forests require sound and deliberate management to ensure that trees function well in their intended landscape, provide optimal benefits to the community, and remain reasonably safe for property and people; and

WHEREAS, the 2013 Urban Forestry Strategic Management Plan supports the Comprehensive Plan goal for managing the natural environment and the City Council operational values of efficiency and accountability; and

WHEREAS, City staff have worked with the Park Board and with many citizens to develop the 2013 Urban Forestry Strategic Management Plan as a foundation for cohesive, efficient, and sustainable urban forestry management in Kirkland.

WHEREAS, the City Council finds that it is in the public interest to adopt the 2013 Urban Forestry Strategic Management Plan to guide the future City practices, programs, projects, comprehensive plan elements and development regulations relating to urban forestry management.

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. The City of Kirkland 2013 Urban Forestry Strategic Management Plan is hereby adopted.

Passed by majority vote of the Kirkland City Council in open meeting this ____ day of _____, 2013.

Signed in authentication thereof this ____ day of _____, 2013.

MAYOR

Attest:

City Clerk



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Jeremy McMahan, Planning Supervisor
Eric Shields, AICP, Director

Date: June 19, 2013

Subject: Planning Commission Recommendation to adopt amendments to the Kirkland Zoning Code, Commercial Code Amendments s Phase 2, File No. CAM13-00185

RECOMMENDATION

Council adopts the enclosed Ordinance consistent with the recommendation of the Planning Commission (Enclosure A). Following City Council action, the amendments applicable in Houghton jurisdiction will be considered by the Houghton Community Council at its July 22, 2013 meeting.

BACKGROUND DISCUSSION

All amendments are included as an exhibit to the ordinance.

The Planning Commission considered the proposed amendments to the Kirkland Zoning Code at its public hearing on [May 23, 2013](#) ([meeting packet](#), [audio recording](#)). The Houghton Community Council reviewed those amendments applicable in Houghton jurisdiction at their public meeting of [April 22, 2013](#) ([meeting packet](#), [audio recording](#)) and decided not to hold a public hearing.

During the Planning Commission study sessions and public hearing, the key issues raised by the community related to:

- Inappropriate setbacks for schools and daycares in commercial, office and mixed use areas.
- Elimination of the Process IIA height increases in the BC, BCX, LIT, and PLA 6G zones – pending completion of neighborhood plans and/ or zoning.
- Allowing/prohibiting columns in required dimensions for parking stalls.

As a result, these were the areas where the Planning Commission focused during deliberations.

PUBLIC PROCESS

Pursuant to KZC 160.40, notice of the hearing was published in the official City newspaper, posted on official notice boards, and posted on the City website. In addition, the notice was sent to all owners of property affected by the proposed change to height rules in the BC, BCX, LIT, and PLA 6G zones, the Kirkland Alliance of Neighborhoods, all neighborhood associations, and the Chamber of Commerce.

At the request of the Planning Commission, an early notice of the hearing and a summary of the proposed amendments was sent out in April to the Kirkland Alliance of Neighborhoods (for further distribution) and to the Kirkland Neighborhood News E-Bulletin (1,171 subscribers).

The City has also created a project webpage for the process at [http://www.kirklandwa.gov/depart/planning/Code_Updates/Commercial Code Amendments - Phase 2.htm](http://www.kirklandwa.gov/depart/planning/Code_Updates/Commercial_Code_Amendments_Phase_2.htm) and the City has directed interested parties to visit that page for detailed information.

Enclosures:

A. Planning Commission Recommendation

cc: File No. CAM13-00185
Planning Commission



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
123 FIFTH AVENUE, KIRKLAND, WA 98033 425.587.3225
WWW.KIRKLANDWA.GOV

MEMORANDUM

Date: June 7, 2012

To: Kirkland City Council

From: Jon Pascal, Chair, Kirkland Planning Commission

Subject: Planning Commission Recommendation to adopt amendments to the Kirkland Zoning Code, File No. CAM13-00185

Introduction

We are pleased to submit the recommended amendments to the Kirkland Zoning Code for consideration by the City Council.

Background

In 2011-2012, the Planning Commission worked through a number of amendments to the Kirkland Zoning Code related to commercial zones. A number of amendments were deferred to this later phase of the project.

The Planning Commission conducted two study sessions to scope the amendments and provide direction on draft codes for Phase 2. The proposed changes that fall within the jurisdiction of the Houghton Community Council (HCC) were reviewed by the HCC, which agreed that they did not wish to hold a public hearing on the proposed amendments. Once adopted by City Council, the amendments will be reviewed by the HCC under their disapproval jurisdiction.

Key Issues

During the Planning Commission study sessions and public hearing, the key issues addressed by the community related to:

- Inappropriate setbacks for schools and daycares in commercial, office and mixed use areas.
- Elimination of the Process IIA height increases in the BC, BCX, LIT, and PLA 6G zones – pending completion of neighborhood plans and/ or zoning.
- Allowing/prohibiting columns in required dimensions for parking stalls.

As a result, these were the areas where the Planning Commission focused during our deliberations.

Proposed KZC Amendments

Proposed draft Kirkland Zoning Code amendments are included in the enclosed ordinance and are summarized and the Planning Commission rationale for the change is discussed below:

1. Revise the method of determining how much ground floor commercial is required in the Market Street Corridor 3, North Rose Hill Business District 1A and zones. Similar to comparable zones amended last year, the revised method would shift from requiring 75% of the ground floor to be commercial to a minimum commercial frontage requirement. The recommended commercial frontage method would require that new mixed-use development provide a minimum depth of commercial frontage along the streets and would allow residential and parking to be located behind the minimum commercial frontage.

Our work in similar zones last year recognized that the 75% method of measuring ground floor commercial is flawed because: the amount of commercial is dictated solely based on the size of the structure being built, it may force more commercial space than the market will bear or the neighborhood desires, and it does not adequately address other ground floor uses such as parking and residential.

2. Make office and retail land use buffers and required yards consistent in mixed use zones to accommodate use changes in tenant spaces over time.

The current regulations in these zones establish different side yards setbacks and/or land use buffers for office uses than for retail uses. The unintended result is that a new commercial building could get built with ground floor office uses and space could not be converted to a retail use in the future due to the different setbacks and/or buffers.

3. Eliminate the General Regulation allowing additional height to be approved by Hearing Examiner through Process IIA in the Community Business, Community Business X, Light Industrial Technology, and Planned Area 6G zones.

This General Regulation exists only in these few zones and allows a property owner to request additional height, with no specified maximum. The only criteria established are that the increased height will not block views designated in the Comprehensive Plan, the height is not specifically inconsistent with the neighborhood plan, and front setbacks are increased one foot for each additional foot of height. Although on the books, to staff's knowledge this process has only been utilized one time for a project that was not built.

All property owners in the affected zones were notified of the proposed amendment. The Planning Commission received correspondence from two property owners (one in an LIT zone and one in the BC zone) requesting that the Process IIA be retained. In addition, the Planning Commission received a letter and testimony from owners of the Totem Bowl and Bridle Trails Shopping Center in the BCX zone reiterating their interest in working with the City on future redevelopment as a mixed use urban village. One individual testified requesting different zoning of his LIT property in North Rose Hill (not currently under consideration).

The Planning Commission discussed concerns that the process allows unspecified height increases subject to criteria that are not particularly stringent. We questioned whether it is appropriate to allow this level of uncertainty about building heights - for either developers or the neighborhood. The Planning Commission concluded that the Process IIA provision is not the appropriate mechanism to increase the height and development intensity of these important commercial areas. Additional height in these zones should be the result of deliberative neighborhood planning efforts. The Commission would like to make it clear that we are supportive of studying the redevelopment potential, including consideration of increased building heights, in some of these commercial areas.

4. Codify Interpretation 13-1 for the CBD 7 zone clarifying that retail is not required on 4th Avenue, facing the residential PLA 7B zone to the north.

The current requirements for ground floor retail in CBD 7 did not take into account the limited frontage of 4th Avenue. This small dead-end street is residential in character, facing the PLA 7B zone to the north, and not appropriate for active retail storefronts. The intent was primarily to orient retail to Central Way along the south boundary of the CBD 7 zone.

5. Make regulations for ground floor assisted living uses consistent with regulations for other residential uses in the Market Street Corridor 3, North Rose Hill 1A, North Rose Hill 1B, Rose Hill 3, and Totem Lake 2 zones.

In general, the Zoning Code treats "Assisted Living" uses similar to other residential uses. These amendments correct the remaining, unintended, inconsistencies that were not corrected in phase 1 of the commercial codes project.

6. Revise Required Yards for School and Daycare Uses to make setbacks consistent with setbacks for office and retail uses.

In many commercial and office zones, schools and daycare centers have the same setbacks as other uses in the zone. However, in the zones under consideration, schools and daycare centers have 20' or 50' setbacks – similar to those setbacks found in residential zones. These larger setback requirements have the effect of precluding otherwise desirable school/daycare uses from inclusion in mixed use buildings or areas. For example, if a daycare center wanted to move into an existing retail or office space in most zones, the change in use would not be an issue (provided the use is allowed). However, in the zones under consideration, the change in use may not be allowed unless the existing building happened to have exceptionally wide setbacks. An existing Kirkland daycare operation has highlighted this problem to the City and Chamber of Commerce as they are having a difficult time finding a space to relocate in Kirkland due to these regulations. The changes we recommend will make Kirkland's rules consistent with those in Bellevue, Bothell, Kenmore, Woodinville, Redmond, and King County.

7. Remove Special Regulations for "Structured Play Area" setbacks in commercial, office, and light industrial zones.

Since there are existing provisions in the KZC governing what is allowed and not allowed in a setback, and there are existing provisions for land use buffers between uses, the rules for daycares would be more consistent if all zones were subject to those existing standards. The Planning Commission recommendation will simplify rules by allowing existing setback and land use buffer rules to govern and will eliminate inconsistencies.

8. Codify Interpretation 09-2 allowing schools in the LIT zone.

The LIT zone allows "Community Facility" uses and schools are generally within the scope of the definition of community facilities. This revision codifies the standing interpretation for clarity.

9. Delete incorrect references to State statutes for schools and daycares.

10. Codify provisions that allow limited encroachment of structural columns into required parking dimensions and codify flexibility into the standards.

The Planning Commission received some written correspondence on this topic and one individual testified at the hearing.

Staff had recommended that the Code be amended to reflect an administrative practice to preclude the encroachments of columns into parking stalls. However, the Planning Commission reviewed the proposal and concluded that limited encroachments were common and acceptable. The Planning Commission recommends that the Code allow columns that meet standards intended to facilitate cars entering the parking stall and opening of doors for parked cars. The standards are similar to those for Vancouver, BC and Seattle. Additional intrusion of columns is allowed, but requires further analysis by a qualified professional and approval by staff.

11. Clarify that the Hearing Examiner authority on appeals of Design Review Board (DRB) decisions corresponds to the authority of the DRB in approving or denying an application.

Criteria for Amending the Zoning Code

KZC Section 135.25 outlines the following criteria for amending the text of the Zoning Code. The City may amend the text of this code only if it finds that:

1. The proposed amendment is consistent with the applicable provisions of the Comprehensive Plan; and

The proposed amendments are consistent with the Comprehensive Plan. The amendments are needed to clarify and/or improve on existing regulations. The amendments do not include any fundamental policy changes.

2. The proposed amendment bears a substantial relation to public health, safety, or welfare; and

The recommended amendments bear a substantial relation to public health, safety, and welfare. The amendments provide for orderly growth of several of Kirkland's commercial, office, and light industrial areas while ensuring neighborhood compatibility and the continued provision of services to Kirkland's residents and businesses.

3. The proposed amendment is in the best interest of the residents of Kirkland; and

The recommended amendments are in the best interest of the community and result in long-term benefits. Amendments provide additional clarity and predictability in terms of regulations and process for both the residential and development community.

Public Participation

The Planning Commission held two study sessions leading up to the public hearing on May 23, 2013. At the hearing, four people spoke regarding the amendments.

We have reviewed and considered all correspondence and public comment on the proposed amendments. Attachment 1 provides copies of all written public comment received by the Planning Commission related to the proposed amendments.

Attachments:

1. Correspondence

Cc: CAM13-00185

ADDRESS: 8626 - 122nd Ave NE Kirkland, WA

Parcel #: 1238500210

submitted 5/22/2021 e PC Approval

Proposal:

- My property is currently zoned light industrial, and I do not believe this is the correct zoning for the city of Kirkland, surrounding neighbors, or me as the landowner.
- I propose that this property be changed to commercial zoning.

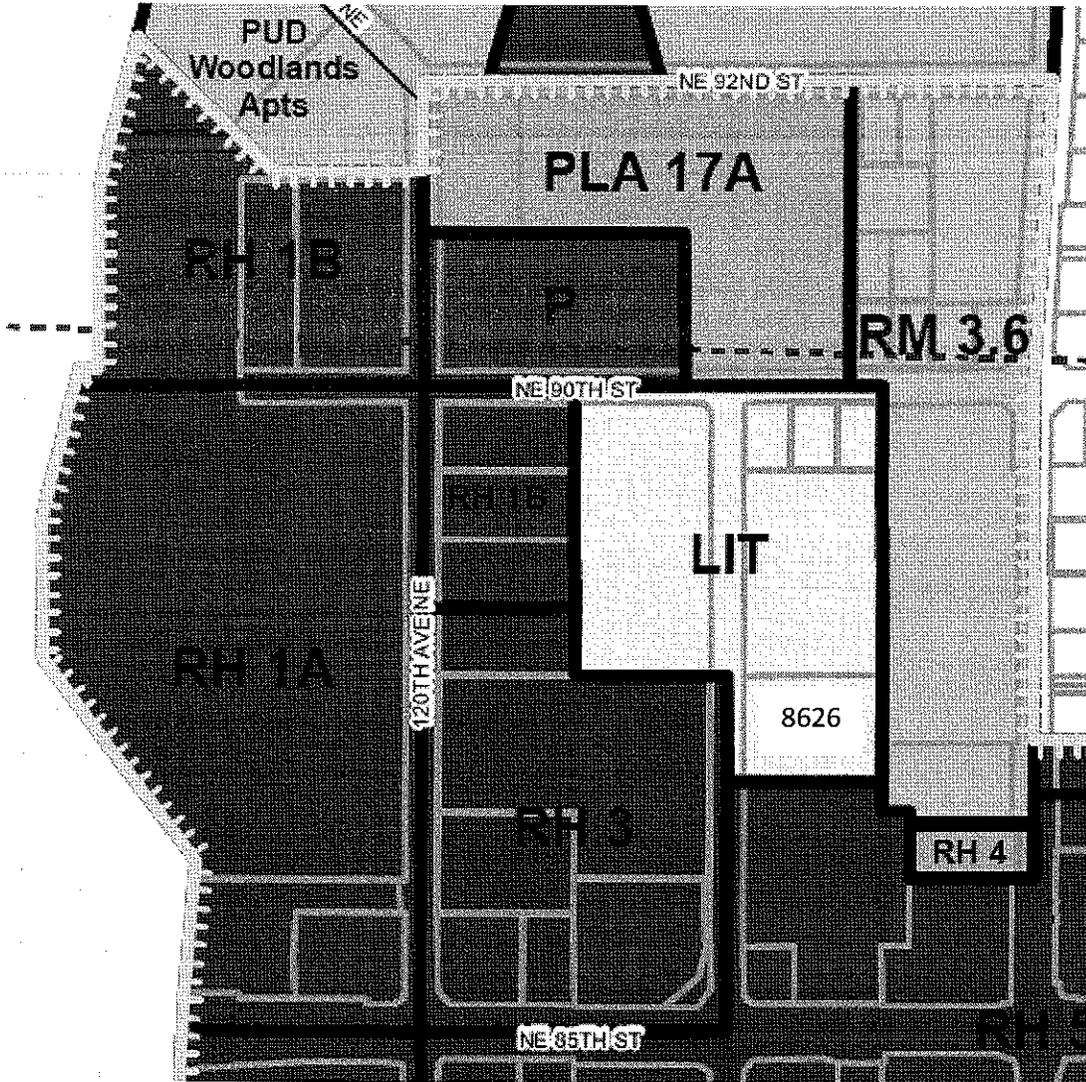
LIT (Light Industrial):

- Everything that is currently zoned LIT in the area should be changed to commercial zoning.
 - o Light industrial is not a preferable zoning for neighbors as light industrial developments often involve noise, heavy vehicles, etc
- It is unusual that the city created an indent in zoning lines for the property in question to be LIT, because two adjacent properties are commercial, and one is multifamily.

Future Development:

- There is a significant amount of traffic from 405 that would fuel the demand for commercial developments
- Exit 18 is the only exit on 405 that is commercial and does not have a hotel, which if we were to get our LIT zoning amended to commercial, we would hope to develop.
 - o More traffic from 405 comes to the east side of the freeway than the west, and having a hotel would increase this traffic, increasing income for the city.
 - o A hotel would serve both Kirkland and Redmond, since 85th connects directly downtown Redmond.
- A development could also include things such as shops, restaurants, multifamily, etc that could serve the local community as well.
- We would like the planning commission and councils support to amend the zoning code in order to make our parcel and surrounding parcels commercial

Jagpal Basra
Owner
206-235-9000
jag@basra.us





MONTGOMERY PURDUE BLANKINSHIP & AUSTIN^{PLLC}

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JOSEPH A. HAMELL
ATTORNEY AT LAW
jhamell@mpba.com

May 23, 2013

ADVANCE COPY VIA E-MAIL/
ORIGINAL MAILED

Jeremy McMahan
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033

Re: Commercial Code Amendments – Phase 2

Dear Mr. McMahan:

My firm represents Mach 5 Ventures, LLC which owns property located at 930 7th Avenue, Kirkland. I am writing to provide my client's comments on the Commercial Code Amendments – Phase 2 which are currently going before the Planning Commission for public hearing on May 23, 2013.

Mach 5's property is current zoned LIT and Mach 5 objects to the complete removal of the current procedure in KZC 48.10(3) to obtain an increase in the allowed structure height. Mach 5 understands the City's goal to have predictability in the code but my client would like to preserve this procedure because of the flexibility it provides for future development. Rather than eliminating the procedure entirely, Mach 5 proposes adding a provision to KZC 48.10(3) which limits a height increase to no more than 50% of the height allowed in KZC 48.15. This would allow for flexibility but establish a limited range out outcomes which should satisfy City's goal of predictability.

Thank you for your attention to this matter. Please feel free to contact me if you have questions.

Sincerely,

Joseph A. Hamell

JAH:scb

cc: Mach 5 Ventures, LLC (via e-mail)

MPBA{00515320-1}

From: [Helen Wattley-Ames](#)
To: [Jeremy McMahan](#)
Cc: [Kimberly Fuller](#); brian.gaines57@gmail.com
Subject: Amendments to Kirkland Zoning Code, File NO. CAM13-00185
Date: Thursday, May 23, 2013 11:45:49 AM

Via e-mail

Mr. Jeremy McMahan
City of Kirkland Planning Department
123 Fifth Avenue
Kirkland, WA 98033-6189

Subject: Amendments to Kirkland Zoning Code, File NO. CAM13-00185

Dear Mr. McMahan:

This e-mail has been prepared jointly by the owners of two properties in zone BCX:

(1) Tech City Bowl, 13033 NE 70th Place, Kirkland, WA 98033. Owned by TOTEM BOWL INVESTMENT and represented by Brian Gaines.

(2) Bridle Trails Shopping Center, 6501-6625 132nd Avenue NE, Kirkland, WA 98033. Owned by PNW BRIDLE TRAILS LLC and represented by property manager Urban Renaissance Group.

We have reviewed Commercial Codes Phase 2 – Detailed Summary of Proposed Amendments, File No. CAM13-00185 published on the City of Kirkland website.

We recognize that the changes under review are intended to simplify the zoning code. That said, these changes do not increase the likelihood of our achieving our development goals. Our ownership groups continue to give serious consideration to redevelopment of our respective properties along the lines of a mixed-use urban village combining multiple uses that could include housing, office, retail, and services such as daycare. This intention was formally expressed in our Private Amendment Request submitted to the City in 2009. We see height restrictions and setback requirements as the greatest roadblocks to realizing our vision of a Bridle Trails urban village. The proposed changes do not remove roadblocks to development, nor provide a clear way forward.

Respectfully submitted,

TOTEM BOWL INVESTMENT

By: Brian Gaines, Shareholder
Property Manager
Brian.gaines57@gmail.com
(425) 999-7086

PNW BRIDLE TRAILS LLC
By: Urban Renaissance Group LLC, its
manager

By: [Helen Wattley-Ames](#), Senior
helen@urbanrengroup.com
(206) 454-3109

To: City of Kirkland Planning Commission
From: Natural and Built Environments, LLC

Re: Parking Columns

Dear Commissioners:

How can parking column inclusion in the parking stalls matter?

Because it allows for more parking stalls to be created in the same space.

In analyzing our parking for 450 Central Way, by example, we have planned for an additional 30 parking stalls over the required code amount to be made available for the public including volunteers for such events like Summerfest.

By requiring columns to be excluded from the parking spaces, we lose at least 10 of the 30 public stalls-not a good answer in our mind.

The proposal is that columns could still be used by administrative decision but we feel it is best to encourage more parking in a given space available so we propose that the language be modified to:

“Columns may be allowed in parking stalls subject to administrative review and approval”

While the effect may appear minor it is an important difference that encourages more parking be made available not less in the limited ground space. As we dig more underground parking, which is encouraged by City policy, we should be very accommodating to make this high priced parking be as efficient as possible to create more parking, not less. Conversely, to exclude columns from parking stalls will reduce available parking in our City, the opposite of what people concerned about parking availability want.

Further, Heaven is in the details. Can you park with columns in parking in the stalls? Of course you can because we see it in cities all over the world but does it fit Kirkland? Yes, please visit our sister city Redmond at Vision 5. Bring your car and test it. Proof is in the pudding and the columns work just fine at Vision 5.

At Vision 5, the result by allowing columns in the parking stalls was to increase parking by 3 stalls from 39 to 42. This is just what people concerned about sufficient parking want. Please help us maximize parking availability.

If you want to follow the detailed requirements of other cities, that works too. The guidelines that Redmond dealt with were set to two issues:

1. Turn in angle i.e. the columns are set in from the drive lane
2. Ability to open the driver and front passenger doors

Vision 5 accomplishes this well.

In the meantime, we want to take this time to note that we have just begun pre-leasing at Vision 5 and of the first 25 residential suites committed only six suites have vehicles or less than .25 parking stalls per suite. The trend continues and demonstrates a consistency with Tudor Manor, only better.

We will be having a neighborhood BBQ on May 31, 2013 from 11:30 am to 3 pm. If you are so inclined, please come visit Vision 5 prior to occupancy by its residents. We believe you will be very pleased with this high quality LiveWorkArt community.

Thank you for your consideration.

Warm Regards,

Robert Pantley



Its Manager and CEO

- ~ Building Certified LEED Platinum
- ~ Governor's Smart Communities Award Winner
- ~ Hammer Award, Built Green Builder of the Year

robert@pantley.com

naturalandbuilt.com

USAsustain.com

mobile: 206-795-3545

office: 425-828-4663

From: jsn777@juno.com
To: jnrmahan@Kirkland.wa.gov
Cc: eshields@kirkland.wa.gov
Subject: The Process II A
Date: Wednesday, May 22, 2013 3:54:59 PM

Hi Jeremy,

I may not be able to attend tomorrow nights meeting. So I'm sending this email just in case I can't make it.

I would like to be able to retain the Process II A for my parcel located at 6700-108th Ave. N.E. for a height request in the near future.

Thanks,

Jeff Nouwens

P.O. Box 398

Kirkland, WA. 98083

From: [Margaret Bull](#)
To: [Jeremy McMahan](#)
Subject: day care
Date: Friday, April 19, 2013 10:02:41 AM

Hi Jeremy,

I haven't read all the info related to the updates that will be discussed at the meeting on May 23. I hope to be there but I don't get back from vacation until May 22nd.

I noticed that you are looking at Day Care regulations. I am glad that you are doing this because I would like to see more daycare facilities provided in mixed use buildings. When I hear people talking about how we might be all living without a car in Kirkland (thus less parking is being required of developers) they aren't thinking about families. If you have to get a kid from day care or school, you usually need a car. One concern that I have is lumping different types of day care together. I had my own home day care and it was licensed by the state and I also had a City of Kirkland business license. I think if you are looking a regulations for bigger daycares you should also look at the licensing requirements for home day cares just to make sure there aren't conflicting regulations. We need more home day cares and I think that whatever the city can do that makes it easier for people to obey the law and get licensed would be a step forward. Also, by looking at state requirements for all daycares you can make sure your regulations are in harmony by making sure there is a way to put in play equipment etc into a multiuse development. Just a thought.

Margaret Bull

From: uwkkg@aol.com
To: [Mike Miller](#); [Jon Pascal](#); [Jay Arnold](#); [C Ray Allshouse](#); [Glenn Peterson](#); [Andrew Held](#); [Colleen Cullen](#)
Cc: Ehields@kirklandwa.gov; [Jeremy McMahan](#); uwkkg@aol.com; neighboringproperties@gmail.com; atisfreimanis@yahoo.com
Subject: Crazy new look at parking stall widths without support posts
Date: Monday, April 15, 2013 7:21:10 PM
Attachments: [Kirkland Letter to applicant re Parking Stall Widths.doc](#)

Good evening Atis:

Good evening Planning Commissioners, Eric Shields, Jeremy McMahan:

In your last packet, several neighbors noticed a comment about discussion of parking stall widths and posts. There was no documentation about what was to be discussed and it never came up. When neighbors inquired we were told something about not really knowing why it was in the packet but then we were told something about posts sometimes being allowed in the stall.

In fact citizen research has shown that this seems to be pretty standard with the widths being spelled out routinely and with posts or other obstructions not allowed in the stall width.

We are unclear why this would be an issue and we are not interested in having the city allow posts to be within the regularly required stall widths. The other items that are routinely spelled out in a consistent fashion is the required width of driving lanes and an upper limit on the percentage of compact vehicle stalls.

I have to say that we are very confused as to why this is coming forward as Eric commented that it might come forward as early as May. There is so much that needs to be done we hope that you don't get sidetracked by something that is a NON-ISSUE. We also hope that you do not make any downward adjustment on the size of stalls or allow posts within the required size, or increase the % of compact stalls. Each of the measures that reduces stall size may have a small economic benefit to a developer (reducing their cost) however we have all seen that little stalls force drivers to consume more than one stall and reduce the actual amount of parking available.

Attached is a "cut and paste" from one of many Kirkland documents advising a developer on the parking stall requirement.

Thank you,
Karen Levenson (and some other neighbors)

For the building permit, you will need to revise the **parking layout**. We have the following comments on the parking lot layout:

- All driving lanes must be a continuous 24' in width. In some locations, the driving lanes are less than 24' wide.
- All stalls must meet the width required in the Zoning Code without any obstructions (support posts).

From: uwkkg@aol.com
To: [Mike Miller](#); [Jon Pascal](#); [Jay Arnold](#); [Andrew Held](#); [Glenn Peterson](#); [C Ray Allshouse](#); [Colleen Cullen](#); [Jeremy McMahan](#); [Eric Shields](#)
Cc: uwkkg@aol.com; neighboringproperties@gmail.com
Subject: Kirkland Parking Stalls, Retail/Office Uses and Assisted Living
Date: Saturday, April 20, 2013 7:36:11 AM

Good morning Planning Commissioners, Eric and Jeremy:

A) Thank you for the clarification in code that you are making to provide clarity around parking stalls. This seems well thought out and will achieve the goal of assisting developers and architects understand the intentions of Kirkland's policy makers.

"Codify requirement that structural columns are not allowed to encroach into minimum dimensions for parking stalls."

B) Please give some thought to the two considerations for regarding this item "Make setbacks and landscape buffers consistent between office and retail uses in mixed use zones."

1) The 15 foot setback provides better separation, transition and room for vegetation. If a mixed use zone is next to a residential zone, this is very helpful. Consistency is good but numerous citizens would prefer the consistency to be with the 15 foot setback and not 5 or 10 feet.

2) If we want a structure to be flexible between office or retail use, we must require the larger amount of parking when a structure is built. Otherwise the system could have a developer "gaming" the system by building with a "claimed" intention for office then quickly changing to retail or restaurant. Numerous neighbors are not interested in having developers build projects with insufficient parking that contributes to consumption of street parking. This discourages guests to the residential structures and challenges retail and restaurants who need parking for patrons.

C) About this item "Make regulations for assisted living uses consistent with other residential uses." It appears that the only zone where this is changing is in Lakeview (HCC Jurisdiction). Please make sure this was inadvertent. It might have been done intentionally - not sure - Check with Houghton Community Council before you evaluate this on your own. If it was unintentional omission then it would be worth having you evaluate this change. If, however, HCC has a reason for this treatment of assisted living uses, please honor the decision that they made.

Thanks for your time and for your work on these and other items.

Best,
Karen Levenson

From: Uwkkq@aol.com
To: [Jeremy McMahan](#); [Mike Miller](#); [Jon Pascal](#); [Jay Arnold](#); [Andrew Held](#); [Glenn Peterson](#); [C. Ray Allshouse](#); [Colleen Cullen](#); [Eric Shields](#)
Cc: neighboringproperties@gmail.com; uwkkq@aol.com
Subject: Re: Kirkland Parking Stalls, Retail/Office Uses and Assisted Living
Date: Monday, April 22, 2013 11:12:38 PM
Attachments: [image001.png](#)

Hi all:

Thank you Jeremy for the added information.

I am still concerned, and the other citizens are concerned, about parking. If setbacks are aligned to allow a property to provide either retail, or office, or restaurant/tavern use, the parking required when a building is constructed should support all 3 uses (aka be sufficient to provide for the maximum demand). Not doing this could yield excess cars on city streets (chasing visitors and patrons away). It could also result in a developer who "games" the system claiming to build for the lowest parking demand use, when actually that use is impractical at the site and the developer can simply switch uses (bait and switch).

Karen Levenson
6620 Lake Washington Blvd NE
Kirkland, Wa 98033

In a message dated 4/22/2013 10:09:16 A.M. Pacific Daylight Time, JMcmahan@kirklandwa.gov writes:

Hi Karen,

Thanks for the early input. Regarding the setbacks and land use buffers, different zones approach the buffers differently. I'm sure you have seen this chart, but I wanted to give you the "cheat sheet" from the Code (below) so when you see the draft you can quickly see the differences in landscape categories relative to adjoining uses.

Regarding the potential changes to the assisted living use regulations, there are a number of zones where we are looking at changes. However, the YBD 1 zone in the Lakeview Neighborhood is the only one that simply does not allow it right now. We are taking the list of amendments to the Houghton Community Council tonight for early review and are asking them if the omission was intentional.

Do let me know if you have any other thoughts or questions.

ADJOINING PROPERTY → LANDSCAPING CATEGORY ↓	*Public park or low density residential use or if no permitted use exists on the adjoining property then a low density zone.	Medium or high density residential use or if no permitted use exists on the adjoining property then a medium density or high density zone.	Institutional or office use or if no permitted use exists on the adjoining property then an institutional or office zone.	A commercial use or an industrial use or if no permitted use exists on the adjoining property then a commercial or industrial zone.
A	Must comply with subsection (1) (Buffering Standard 1)	Must comply with subsection (1) (Buffering Standard 1)	Must comply with subsection (2) (Buffering Standard 2)	
B	Must comply with subsection (1) (Buffering Standard 1)	Must comply with subsection (1) (Buffering Standard 1)		
C	Must comply with subsection (1) (Buffering Standard 1)	Must comply with subsection (2) (Buffering Standard 2)		
D	Must comply with subsection (2) (Buffering Standard 2)			
E				
Footnotes:	*If the adjoining property is zoned Central Business District, Juanita Business District, North Rose Hill Business District, Rose Hill Business District, Totem Center or is located in TL 5, this section KZC 95.42 does not apply.			

Jeremy McMahan

Planning Supervisor

City of Kirkland

jmcman@kirklandwa.gov

425.587.3229

-----Original Message-----

From: uwkkg@aol.com [mailto:uwkkg@aol.com]

Sent: Saturday, April 20, 2013 7:36 AM

To: Mike Miller; Jon Pascal; Jay Arnold; Andrew Held; Glenn Peterson; C Ray

Allshouse; Colleen Cullen; Jeremy McMahan; Eric Shields

Cc: uwkkg@aol.com; neighboringproperties@gmail.com

Subject: Kirkland Parking Stalls, Retail/Office Uses and Assisted Living

Good morning Planning Commissioners, Eric and Jeremy:

A) Thank you for the clarification in code that you are making to provide clarity around parking stalls. This seems well thought out and will achieve the goal of assisting developers and architects understand the intentions of Kirkland's policy makers.

"Codify requirement that structural columns are not allowed to encroach into minimum dimensions for parking stalls."

B) Please give some thought to the two considerations for regarding this item "Make setbacks and landscape buffers consistent between office and retail uses in mixed use zones."

1) The 15 foot setback provides better separation, transition and room for vegetation. If a mixed use zone is next to a residential zone, this is very helpful. Consistency is good but numerous citizens would prefer the consistency to be with the 15 foot setback and not 5 or 10 feet.

2) If we want a structure to be flexible between office or retail use, we must require the larger amount of parking when a structure is built.

Otherwise the system could have a developer "gaming" the system by building with a "claimed" intention for office then quickly changing to retail or restaurant. Numerous neighbors are not interested in having developers build projects with insufficient parking that contributes to consumption of street parking. This discourages guests to the residential structures and challenges retail and restaurants who need parking for patrons.

C) About this item "Make regulations for assisted living uses consistent with other

residential uses." It appears that the only zone where this is changing is in Lakeview (HCC Jurisdiction). Please make sure this was inadvertent. It might have been done intentionally - not sure - Check with Houghton Community Council before you evaluate this on your own. If it was unintentional omission then it would be worth having you evaluate this change. If, however, HCC has a reason for this treatment of assisted living uses, please honor the decision that they made.

Thanks for your time and for your work on these and other items.

Best,

Karen Levenson

From: [Robert Pantley](#)
To: [Jeremy McMahan](#)
Subject: Re: columns in parking stall dimensions
Date: Saturday, May 04, 2013 6:27:43 PM

Hi Jeremy,

Thank you for the parking standards for columns from Edmonds, Vancouver B.C. and Seattle. You can add the City of Redmond who allow columns in their parking dimensions and see how it works at Vision 5. We would invite the Planning Commission to come and "test" an example.

Here are our reasons why we believe it makes sense to have the columns in the "right places" within the parking stalls:

- It works-come see Vision-columns in the right place do not preclude the effectiveness of the stall
- Residential and managed parking stalls are different because the users know their spaces, the cars are matched up to the spaces and they learn how to use them so the standard can be even more flexible for spaces meant for repeat users. Proof of this is at Tudor Manor which is much more tight than Vision 5 because the garage walls allow no openings and people have effectively parked there for two years without problems.
- The effect of excluding column areas requires to pour more concrete and take more surface area. If we want to pour more concrete lets use it for people places like sidewalks. When one contemplates this carefully, the affect of this is to reduce parking because people, like ourselves, will simply put in fewer net effective stalls. Further, more "exceptions" will be requested for less parking because of stall loss-not wise, from our perspective or for those who want more parking created.
- Statistically, cars have gotten smaller yet our standards have stayed the same. Columns, effectively placed work just fine in the parking stall envelope.
- Users like ourselves do not allow Hummers, Suburban and other large vehicles in our residential downtown parking stalls. The exception is we provide for them in our retail and guest parking spaces.

We ask that wisdom prevails here and to allow columns in our parking stall dimensions. It is environmentally superior by reducing total concrete poured, it provides for more parking stalls because each property only has so much space to provide parking and reducing the net useable will reduce the net number of parking stalls created. Parking stalls with columns in the right place work great and there will be more parking created. Perhaps the Planning Commission would like to come to Vision 5 in Redmond and see how columns, thoughtfully placed, work very well. Thank you for your consideration.

Warm Regards,

Robert Pantley



Its Manager and CEO
~ Building Certified LEED Platinum
~ Governor's Smart Communities Award Winner
~ Hammer Award, Built Green Builder of the Year
robert@pantley.com
naturalandbuilt.com
USAsustain.com
mobile: 206-795-3545
office: 425-828-4663

On Apr 22, 2013, at 9:57 AM, Jeremy McMahan wrote:

Hi Robert,

Quick follow up from our discussion. As noted, no columns is the City's existing policy and the approach we have discussed is codifying that policy.

Another approach would be to codify when and where encroachments would be allowed. I was only able to find three codes that specified encroachments. The attached examples are from Seattle, Edmonds, and Vancouver, BC.

Jeremy McMahan
Planning Supervisor
City of Kirkland
jmcmahan@kirklandwa.gov
425.587.3229

From: Robert Pantley [mailto:robert@pantley.com]
Sent: Sunday, April 21, 2013 9:22 AM
To: Jeremy McMahan
Subject: columns in parking stall dimensions

Hi Jeremy,

When you have time this week, since you will be on vacation beginning the 24th, can you call me on the thinking of columns not being counted in the parking dimensions. When one considers it, this would require more material uses, more land area for parking and less for people, all of which are directly in conflict with sustainable goals. :)

Warm Regards,

Robert Pantley
<image001.jpg>

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<2242_001.pdf>

ORDINANCE O-4413

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, AND LAND USE; AMENDING ZONING PROVISIONS RELATING TO COMMERCIAL USES AND ZONES; AMENDING THE FOLLOWING CHAPTERS OF THE KIRKLAND ZONING ORDINANCE 3719, AS AMENDED: 25, 27, 40, 45, 47, 48, 50, 51, 52, 53, 54, 55, 56, 60, 105, AND 142; AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. CAM13-00185.

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 3719, as amended, as set forth in the report and recommendation of the Planning Commission dated June 7, 2013, and bearing Kirkland Department of Planning and Community Development File No.; CAM13-00185 and

WHEREAS, prior to making the recommendation, the Kirkland Planning Commission, following notice as required by RCW 35A.63.070, on May 23, 2013, held a public hearing on the amendment proposals and considered the comments received at the hearing; and

WHEREAS, on May 6, 2013, draft regulations were forwarded to the Washington State Department of Commerce for review, as required by RCW 36.70A.106; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendation through the entire consideration process, a SEPA Addendum to Existing Environmental Documents issued by the responsible official pursuant to WAC 197-11-600 and WAC 197-11-625; and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission; and.

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

Section 1. Zoning text amended: The following specified sections of the text of Ordinance No. 3719, as amended, the Kirkland Zoning Ordinance, are amended as set forth in Attachment A attached to this Ordinance and incorporated by reference.

Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3. To the extent the subject matter of this ordinance, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council, this ordinance shall become effective within the Houghton Community Municipal Corporation only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

Section 4. This Ordinance shall be in full force and effect on September 1, 2013 and after its passage by the City Council and publication pursuant to Kirkland Municipal Code 1.08.017, in the summary form attached to the original of this Ordinance and by this reference approved by the City Council.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2013.

Signed in authentication thereof this _____ day of _____, 2013.

MAYOR

Attest:

City Clerk

Approved as to Form:

City Attorney

**KZC Text Amendments
File No. CAM13-00185**

45.08 (BC Zone), General Regulation 9:

9. Maximum height of structure is as follows:
- a. In the BC zone, if adjoining a low density zone other than RSX, then 25 feet above average building elevation. Otherwise, 30 feet above average building elevation. ~~Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150 KZC, if:~~
 - 1) ~~It will not block local or territorial views designated in the Comprehensive Plan;~~
 - 2) ~~The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and~~
 - 3) ~~The required front yard of any portion of the structure is increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation (does not apply to Public Park uses).~~
 - b. In the BC 1 zone, 35 feet above average building elevation.
 - c. In the BC 2 zone, 35 feet above average building elevation. Structure height may be increased to 60 feet in height if:
 - 1) At least 50 percent of the floor area is residential;
 - 2) Parking is located away from the street by placing it behind buildings, to the side of buildings, or in a parking structure;
 - 3) The ground floor is a minimum 15 feet in height for all retail, restaurant, or office uses (except parking garages); and
 - 4) The required yards of any portion of the structure are increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation (does not apply to Public Park uses).

47.08 (BCX Zone), General Regulation 4:

- ~~4. Except if adjoining a low density zone, structure height may be increased above 33 feet in height through a Process IIA, Chapter 150 KZC if:~~
- a. ~~It will not block local or territorial views designated in the Comprehensive Plan; and~~
 - b. ~~The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.~~
- ~~(Does not apply to Public Park and Automotive Service Center uses).~~

(Renumber general regulations accordingly)

48.10 (LIT Zone), General Regulation 3:

- ~~3. Except if adjoining a low density zone, structure height may be increased above 35 feet in height through a Process IIA, Chapter 150 KZC, if:~~
- a. ~~It will not block local or territorial views designated in the Comprehensive Plan;~~
 - b. ~~The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and~~
 - c. ~~The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation. The need for additional setback yards will be determined as part of the review of any request to increase structure height.~~
- ~~(Does not apply to Hazardous Waste Treatment and Storage Facilities and Public Parks uses).~~

(Renumber general regulations accordingly)

60.85 (PLA 6G Zone), General Regulation 5:

~~5. Except if adjoining a low density zone, structure height may be increased above 35 feet in height through a Process IIA, Chapter 150 KZC, if:~~

- ~~a. It will not block local or territorial views designated in the Comprehensive Plan;~~
- ~~b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and~~
- ~~c. The need for additional setback yards to compensate for the added height and bulk will be determined as part of the review of any request to increase structure height.~~

~~(Does not apply to Detached, Attached or Stacked Dwelling Units, Assisted Living Facility and Public Park uses).~~

(Renumber general regulations accordingly)

50.47.120 (CBD 7 Zone), Special Regulation 1:

50.47.125 (CBD 7 Zone), Special Regulation 1:

1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply on Fourth Avenue.

105.60 Parking Area Design – General

105.60 Parking Area Design – General

1. The minimum dimensions for parking spaces and parking areas are displayed in plates in Chapter 180 KZC. These plates apply to parking for all uses except detached dwelling units. Columns may encroach a maximum of six inches into the specified minimum dimensions for parking stall width provided:
 - a. The columns are set back at least two feet from the required parking aisle so as not to encumber vehicles turning into the stall, and
 - b. The columns are not within the center eight feet of the specified minimum dimensions for parking stall length so as to not interfere with opening of vehicle doors of parked cars.
2. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.
3. Parking areas must be constructed so that car wheels are kept at least two (2) feet from pedestrian and landscape areas; provided, that parking areas may be constructed in a manner which allows vehicles to overhang a pedestrian or landscape area by up to two (2) feet if the pedestrian or landscape area within the area of vehicle overhang is not required by this or any other code (see Figure 105.60.A).
4. Shared parking lot entrances and driveways between properties shall be installed whenever feasible as determined by the Planning Official.
5. Parking areas must have adequate lighting. Lights in parking lots must be nonglare and must be mounted no more than 20 feet above the ground.

105.103 Modifications

1. General – The provisions of this section establish under what circumstances the requirements of this chapter may be modified.
2. Authority to Grant and Duration

- a. If the proposed development of the subject property requires approval through Process I, IIA, or IIB, described in Chapters 145, 150 and 152 KZC, respectively, a request for a modification will be considered as part of that process under the provisions of this section. The City must find that the applicant meets the criteria listed below in subsection (3) of this section. If granted under Process I, IIA, or IIB, the modification is binding on the City for all development permits issued for that development under the Building Code within five (5) years of the granting of the modification.
 - b. For projects requiring Design Review described in Chapter 142 KZC, a request to modify the requirements in KZC 105.18 or 105.19 will be considered as part of the Design Review process. The Design Review Board must find that the applicant meets the criteria listed below in subsection (3)(b) of this section.
 - c. If subsection (2)(a) and/or (2)(b) of this section does not apply, the Planning Official may grant a modification in writing under the provisions of this section.
3. Modifications – A modification to improvement requirements of this chapter may be required or granted if the applicant demonstrates on submitted plans and/or in writing that the following criteria have been met for modifications to the applicable sections:
- a. For a modification to KZC 105.10 for vehicular access easements or tracts and for KZC 105.60.2, 105.60.3, and 105.97 for parking area design, the requirements may be modified if:
 - 1) The modifications will not affect the ability to provide any property with police, fire, emergency medical, or other essential services; and
 - 2) One (1) of the following requirements is met:
 - a) The modification is necessary because of a preexisting physical condition; or
 - b) The modification will produce a site design superior to that which would result from adherence to the adopted standard.
 - 3) Exception: KZC 105.10(2)(g) relating to screening for access easements or tracts will use the modification criteria for buffering in subsection (3)(g) of this section.
 - b. For a modification to KZC 105.18 or 105.19 the requirements for pedestrian access may be modified if:
 - 1) The modification is necessary because of the size, configuration, topography or location of the subject property;
 - 2) The modification will provide for equal or improved pedestrian and bicycle safety and convenience; and
 - 3) The modification will not have any substantial detrimental effect on nearby properties and the City as a whole.
 - c. For a modification to KZC 105.20 and 105.45, a decrease in the required number of spaces may be granted if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study to be sufficient to fully serve the use. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the proposed use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City traffic engineer. The study shall provide at least two (2) days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City traffic engineer. Approval of a parking reduction shall be solely at the discretion of the City. A decrease in the minimum required number of spaces may be based in whole or part on the provision of nationally accepted TDM (transportation demand management) measures. Data supporting the effectiveness of the TDM measures shall be provided as part of the parking demand and utilization study and approved by the City traffic engineer.
- The Planning Official shall not approve or deny a modification to decrease the number of parking spaces without first providing notice of the modification request to the owners and residents of property within 300 feet of the subject property and providing opportunity for comment. The Planning Official shall use mailing labels provided by the applicant, or, at the discretion of the Planning Official, by the City. Said comment period shall not be less than seven (7) calendar days.

- d. For a modification to KZC 105.40, the requirements for parking area location may be modified if:
 - 1) The proposed parking area will have no adverse impacts on adjacent properties;
 - 2) It is reasonable to expect that the proposed parking area will be used by the subject use; and
 - 3) A safe pedestrian and/or shuttle connection exists, or will be created, between the subject use and the proposed parking area.
- e. For a modification to the landscape requirements for parking and driving areas, see Chapter 95 KZC.
- f. For a modification to 105.60.1 for parking area design, the requirements may be modified if the reduced dimensions are supported by an adequate and thorough parking design and operational study demonstrating functional and user-friendly parking operations. The study shall be prepared by a licensed transportation engineer or other qualified professional and shall analyze the operational characteristics of the proposed parking, including parking maneuvers, queuing, turn-over frequency, safety, and traffic volumes. The scope of the study shall be proposed by the transportation engineer and approved by the City traffic engineer. Approval of reduced dimensions shall be solely at the discretion of the City.
- fg. For a modification to KZC 105.77, the curbing requirement for parking areas and driveways may be modified if:
 - 1) The modification would result in superior landscaping and/or increased retention of significant natural vegetation;
 - 2) The modification will not result in increased hazards for pedestrians or vehicles; and
 - 3) The modification will not result in increased erosion of unpaved areas onto the parking area, driveway, or rights-of-way.
- gh. See Chapter 95 KZC for a modification of the buffering requirements for parking and driving areas. For a modification to KZC 105.10(2)(g), the screening requirements for access easements or tracts may be modified if:
 - 1) The existing topography of or adjacent to the subject property decreases or eliminates the need for visual screening; or
 - 2) The modification will be of more benefit to the adjoining property by causing less impairment of view or sunlight; or
 - 3) The modification will provide a visual screen that is comparable or superior to the buffer required by KZC 105.10(2)(g).
- hi. For a modification to KZC 105.100, the surface material requirement for parking areas and driveways may be modified if:
 - 1) The surfacing material will not enter into the drainage system, or onto public or other private property; and
 - 2) The material will provide a parking surface which is usable on a year-round basis.

142.40 Appeals of Design Review Board Decisions

11. Decision on the Appeal

- a. Criteria – Unless substantial relevant information is presented which was not considered by the Design Review Board, the decision of the Design Review Board shall be accorded substantial weight. The decision may be reversed or modified if, after considering all of the evidence in light of the authority of the Design Review Board pursuant to 142.35.3–design regulations, design guidelines, and Comprehensive Plan, the hearing body or officer determines that a mistake has been made. Specific allowances established by the applicable use zone charts may not be appealed unless the Design Review Board has approved exceptions to those allowances.
- b. General – The hearing body or officer shall consider all information and material within the scope of the appeal submitted by the appellant. The hearing body or officer shall adopt findings and conclusions and either:
 - 1) Affirm the decision being appealed; or
 - 2) Reverse the decision being appealed; or
 - 3) Modify the decision being appealed.

- c. Issuance of Written Decision – Within eight (8) calendar days after the public hearing, the hearing body or officer shall issue a written decision on the appeal. Within four (4) business days after it is issued, the hearing body or officer shall distribute the decision by mail to the appellant and the applicant.
- d. Effect – If the appeal hearing is combined with an open record hearing for a related development permit, the decision on the appeal shall become part of the decision on the related development permit. The final decision of the City on the appeal of the Design Review Board decision shall occur at the same stage as the final decision of the City on the related development permit. Any appeal or challenge of the action of the hearing body or officer on the appeal of the Design Review Board decision shall be limited to the scope of the initial appeal.

Various Zones/Code Sections. School and Daycare Revisions. Setbacks for Structured Play Areas and Incorrect References to State Statutes:

Delete the following Special Regulations and renumber remaining special regulations and references accordingly:

Zone – Code Section	Special Regulation Number
BC, BC 1, BC 2 – 45.10.130 & .140	#3
BCX – 47.10.130 & .140	#3
CBD 1A, 1B – 50.12.090	#2
CBD 2, 50.17.050	#3
CBD 3, 50.27.100	#3
CBD 4, 50.32.090	#3
CBD 5, 50.35.090	#2 & #5
CBD 6, 50.42.090	#5 & #8
CBD 7, 50.47.100	#2
CBD 8, 50.52.090	#3
JBD 1, 52.12.140 & .150	#2
JBD 2, 52.17.130 & .140	#2
JBD 3, 52.22.040 & .050	#2 & #5
JBD 4, 52.27.110 & .120	#2
JBD 5, 52.32.100 & .110	#2
JBD 6, 52.42.090 & .100	#2
RH 1A, 53.06.110	#2
RH 1B, 53.12.060	#2 & #6
RH 2A, 2B, 2C, 53.24.120	#2
RH 5A, 5B, 53.54.110	#2
RH 7, 53.74.100	#2
RH 8, 53.84.080	#2
NRH 2, 54.18.050 & .060	#3 & #7
NRH 5, 54.36.050	#3 & #7
NRH 6, 54.36.050	#3 & #7
TL 1A, 55.09.060	#3
TL 1B, 55.15.070	#5
TL 7, 55.51.220	#3
TL 8, 55.57.100	#2
TL 9A, 55.61.130 & .140	#4

TL 10D, 55.87.110	#4
PLA 6G, 60.87.100	#3 & #6
PLA 6G, 60.87.110	#3 & #7
PLA 17A, 60.192.060	#2 & #6

Section 25.10

Zone
PR, PRA

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 25.10	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.100	School or Day-Care Center	<p>Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, none.</p> <p>If this use is adjoining a low density zone, then Process I, Chapter 145 KZC.</p>	<p>8,500 sq. ft. if PR 8.5 zone, otherwise 7,200 sq. ft.</p>	<p>If this use can accommodate 50 or more students or children, then:</p> <p>50' 50' on each side 50'</p> <p>If this use can accommodate 13 to 49 students or children, then:</p> <p>20' 20' on each side 20'</p>	<p>70%</p>	<p>If adjoining a low density zone other than RSA or RSX, then 25' above average building elevation.</p> <p>Otherwise, for PR zones, 30' above average building elevation and for PRA zones, 35' above average building elevation.</p> <p>See Gen. Reg. 5 and Spec. Reg. 5</p>	D	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot-high fence is required only along the property lines adjacent to the outside play areas. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> Twenty feet if this use can accommodate 50 or more students or children. Ten feet if this use can accommodate 13 to 49 students or children. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. May include accessory living facilities for staff persons. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). For school use, structure height may be increased, up to 35 feet in PR zones and 40 feet in PRA zones, if: <ol style="list-style-type: none"> The school can accommodate 200 or more students; and The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and The increased height will not result in a structure that is incompatible with surrounding uses or improvements. <i>This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.</i> For a Mini-School or Mini-Day-Care Center use, electrical signs shall not be permitted and the size of signs may be limited to be compatible with nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 		

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 25.10	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.110	Mini-School or Mini-Day-Care	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, none.	8,500 sq. ft. if PR 8.5 zone, 7,200 sq. ft. if PR 7.2 zone, 5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft.	20'	For PR zones: 5' but 2 side yards must equal at least 15'. For PRA zones: 5' each in the PRA zones.	10'	70%	If adjoining a low density zone other than RSA or RSX, then 25' above average building elevation. Otherwise, for PR zones, 30' above average building elevation and for PRA zones, 35' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Structured play areas must be set back from all property lines by five feet. 3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 4. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 5. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.120	Assisted Living Facility								D	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> 1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the less intensive process between the two uses. 3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: <ol style="list-style-type: none"> a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 4. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

Section 27.10



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 27.10	USE ↓ REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)	Lot Coverage	Height of Structure	Front	Side				
.060	Church	None	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 8.	C	B	1 for every 4 people based on maximum occupant load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use.
.070	School or Day-Care Center			If this use can accommodate 50 or more students or children, then: 50' 50' on each side 50' If this use can accommodate 13 to 49 students or children, then: 20' 20' on each side 20' 20' 5' but two side yards must equal at least 15'. 10'			6	D	See KZC 105.25.	3 4 5 6	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children; b. 10 feet if this use can accommodate 13 to 49 students or children. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social Health Services (WAC Title 388). 8. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.	



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 27.10	USE ↓ REGULATIONS ↘	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.080	Mini-School or Mini-Day-Care	None	None	20'	5', but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five feet. 3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements 4. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.090	Convalescent Center or Nursing Home	Process I, Chapter 145 KZC.			10' on each side	20'			C		1 for each bed.	
.100	Hospital Facility	Process IIA, Chapter 150 KZC.	One Acre						B		See KZC 105.25.	
.110	Public Utility	Process I, Chapter 145 KZC.	None						A			1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.120	Government Facility Community Facility								C See Spec. Reg. 1.			

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 40.10	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.120	School or Day-Care Center	D.R., Chapter 142 KZC	None	<p>If this use can accommodate 50 or more students or children, then:</p> <p>50' 50' on each side 50'</p> <p>If this use can accommodate 13 to 49 students or children, then:</p> <p>20' 20' on each side 20'</p>	80	<p>If adjoining a low density zone other than RSX or RSA, then 25' above average building elevation.</p> <p>Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation.</p> <p>See Spec. Reg. 7- 6.</p> <p>See Gen. Reg. 4.b.</p>	B See Gen. Reg. 7.	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 3. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 4. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 5. 6. May include accessory living facilities for staff persons. 6. 7. For school use, structure height may be increased, up to 35 feet, if: <ol style="list-style-type: none"> a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. <p><i>This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.</i></p> 		
			BN zone: 0' BNA zone: 10'	10' on each side	10'							

Section 40.10

Zone
BN, BNA

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 40.10	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.130	Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC	None	BN zone: 20' 0' BNA zone: 10'	10' on each side	10'	80%	If adjoining a low density zone other than RSX and RSA, then 25' average building elevation. Otherwise, for BN zone, 30' above average building elevation and for BNA zone, 35' above average building elevation. See Gen. Reg. 4.b.	B See Gen. Reg. 7.	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five feet. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. May include accessory living facilities for staff persons.
.140	Assisted Living Facility See Spec. Regs. 3, 4 and 5.			Same as the regulations for the ground floor use.					A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> 1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. This use is only allowed on the street level floor subject to the provisions of General Regulation 4. 4. In the BNA zone, the gross floor area of this use shall not exceed 50 percent of the total gross floor area on the subject property. 5. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. 6. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 	

Section 48.15

Zone
LIT

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 48.15	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.130	Day-Care Center See Spec. Reg. 1.	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation (does not apply to institutional uses in low density zones). Otherwise, 35' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. 5. An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 6. May include accessory living facilities for staff persons. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.

School or

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 48.15	USE ↓ REGULATIONS ↘	Required Review Process	MINIMUMS			MAXIMUMS		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)									
				Front	Side	Rear							
.140	Mini-Day-Care See Spec. Reg. 4.	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation (does not apply to institutional uses in low density zones). Otherwise, 35' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 4. Structured play areas must be set back from all property lines by five feet. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. May include accessory living facilities for staff persons. 	
.150	Recycling Center	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation (does not apply to institutional uses in low density zones). Otherwise, 35' above average building elevation.	A	C	See KZC 105.25.	<ol style="list-style-type: none"> 1. May deal in metal cans, glass, and paper. Other materials may be recycled if the Planning Director determines that the impacts are no greater than those associated with recycling metal cans, glass, or paper. The individual will have the burden of proof in demonstrating similar impacts. 	
.160	Public Utility	Other- wise, none.							C See Spec. Reg. 1.	B		<ol style="list-style-type: none"> 1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 	
.170	Government Facility Community Facility												

Section 51.10

Zone
MSC 1, 4

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 51.10	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.040	Restaurant or Tavern	D.R., Chapter 142 KZC.	None	10' in MSC 4, otherwise 20'	5' but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B <u>C.</u> <u>See Spec. Reg. 4</u>	E	1 per each 100 sq. ft. floor area.	<ol style="list-style-type: none"> 1. This use is limited to 2,000 sq. ft. maximum. 2. Drive-in or drive-through facilities are not permitted. 3. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. <p><u>4. Any outdoor seating areas are subject to Landscape Category B</u></p>

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 51.10	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.050	Any Retail Establishment, other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services.	D.R., Chapter 142 KZC.	None	10' in MSC 4, otherwise 20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B <div style="border: 1px solid black; padding: 2px; display: inline-block;">C</div>	E	1 per each 300 sq. ft. floor area.	<ol style="list-style-type: none"> The following uses are not permitted in this zone: <ol style="list-style-type: none"> Vehicle service stations. Automotive service centers. Uses with drive-in facilities or drive-through facilities. Retail establishments providing storage services unless accessory to another permitted use. Retail establishments involving the sale, service or repair of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment and similar vehicles. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. Storage of parts unless conducted entirely within an enclosed structure. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. Gross floor area cannot exceed 2,000 square feet. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.060	Church			20' on each side.	20'				C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	<ol style="list-style-type: none"> No parking is required for day-care or school ancillary to this use.

Section 51.10

Zone
MSC 1, 4

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 51.10	USE ↓ REGULATIONS ↑	Required Review Process	Lot Size	MINIMUMS			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)								
				Front	Side	Rear						
.070	School or Day-Care Center	D.R., Chapter 142 KZC.	7,200 sq. ft.	<p>If this use can accommodate 50 or more students or children, then:</p> <p>50' 50' on 50' each side</p> <p>If this use can accommodate 13 to 49 students or children, then:</p> <p>10' in 20' on 20' MSC 4, each other side wise 20'</p>	5' but two side yards must equal at least 15'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 7. 5.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. 2. 3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 3. 4. May include accessory living facilities for staff persons. 4. 5. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 5. 7. For school use, structure height may be increased, up to 35 feet, if: <ol style="list-style-type: none"> a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 51.10	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.080	Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC.	3,600 sq. ft.	10' in MSC 4, otherwise 20'	5' but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Structured play areas must be set back from all property lines by five feet. 2. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 3. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 4. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. 5. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.090	Assisted Living Facility								D	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> 1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: <ol style="list-style-type: none"> a. Project is of superior design; and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 3. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 51.20	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.060	Church	D.R., Chapter 142 KZC.	None	20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.	<ol style="list-style-type: none"> 1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use.
.070	School or Day-Care Center		<p>If this use can accommodate 50 or more students or children, then:</p> <p>50' 50' on each side 50'</p> <p>If this use can accommodate 13 to 49 students or children, then:</p> <p>0' along Market Street, otherwise 20' 20' on each side 40'</p> <p>0' on Market Street, otherwise 20' 10' on each side 10'</p>	<p>If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 7. 6.</p>	B See Gen. Reg. 6.	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 3. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 4. 5- The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 5. 6. May include accessory living facilities for staff persons. 6. 7- For school use, structure height may be increased, up to 35 feet, if: <ol style="list-style-type: none"> a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. 					

Section 51.20

Zone
MSC 2

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 51.20	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.080	Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC.	None	0' along Market Street, otherwise 20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B See Gen. Reg. 6.	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be set back from all property lines by five feet. 3. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 4. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 5. 6. May include accessory living facilities for staff persons.
.090	Assisted Living Facility See Gen. Reg. 4.		Same as the regulations for the ground floor use.						A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> 1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of attached or stacked dwelling units allowed on the subject property. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 	
.100	Convalescent Center or Nursing Home		20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed.		
.110	Public Utility			20' on each side	20'			A		See KZC 105.25.	<ol style="list-style-type: none"> 1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 	
.120	Government Facility Community Facility			10' on each side	10'			C See Spec. Reg. 1				
.130	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

- 51.25** User Guide. The charts in KZC 51.30 contain the basic zoning regulations that apply in the MSC 3 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 51.28


Zone
MSC 3

Section 51.28 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation; or
 - b. The maximum horizontal facade shall not exceed 50 feet in width.
 See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.
3. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.
- ~~4. At least 75 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels, or offices. These uses shall be oriented to an adjacent arterial, a major pedestrian sidewalk, a through block pedestrian pathway or an internal pathway.~~

4. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:
 - a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Hotel or Motel; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward Market Street and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).
The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. The Design Review Board (or Planning Director if not subject to D.R.) may modify the frontage requirement where the property abuts residential zones in order to create a more effective transition between uses.
 - b. The commercial floor shall be a minimum of 13 feet in height. The height of the structure may exceed the maximum height of structure by three feet for a three story building with the required 13 foot commercial floor.
 - c. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.
5. Surface parking areas shall not be located between the street and building unless no feasible alternative exists. Parking areas located to the side of the building are allowed provided that the parking area and vehicular access occupies less than 30 percent of the property frontage and design techniques adequately minimize the visibility of the parking.

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 51.30	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Restaurant or Tavern	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	30' above average building elevation. See Gen. Reg. 4.b	B C. See Spec. Reg. 4	E	1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This use is limited to 4,000 sq. ft. maximum. Drive-in or drive-through facilities are not permitted. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.
<p>4. Any outdoor seating areas are subject to Landscape Category B</p>												

Section 51.30

Zone
MSC 3

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 51.30	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)									
				Front	Side	Rear							
.020	Any retail establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	30' above average building elevation. See Gen. Reg. 4.b	B C	E	1 per each 300 sq ft. of gross floor area.	<ol style="list-style-type: none"> 1. Gross floor area for this use may not exceed 4,000 square feet maximum. 2. The following uses are not permitted in this zone: <ol style="list-style-type: none"> a. Vehicle service stations. b. Automotive service centers. c. Uses with drive-in facilities or drive-through facilities. d. Retail establishments providing storage services unless accessory to another permitted use. e. Retail establishments involving the sale, service or repair of boats, recreational vehicles, heavy equipment and similar vehicles except those existing as of June 15, 2007. f. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. g. Storage of parts unless conducted entirely within an enclosed structure. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 4. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 5. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. 	

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 51.30	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.030	Office Use	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	30' above average building elevation. See Gen. Reg. 4.b	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

Section 51.30

Zone
MSC 3

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 51.30	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.040	Hotel or Motel	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	30' above average building elevation. See Gen. Reg. 4.b	B C	E	1 per each room. See also Spec. Reg. 2.	<ol style="list-style-type: none"> May include ancillary meeting and convention facilities. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.
.050	A Retail Establishment providing entertainment, recreational or cultural activities										1 per every 4 fixed seats.	<ol style="list-style-type: none"> Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.
.060	Private Lodge or Club								C	B	1 per each 300 sq. ft. of gross floor area.	
.070	Stacked Dwelling Unit. See Special Regulation 1.		Same as the regulations for the ground floor use. See Spec. Reg. 1.							A	1.7 per unit.	<ol style="list-style-type: none"> This use, with the exception of a lobby, may not be located on the ground floor of a structure. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.080	Church						80%	30' above average building elevation. See Gen. Reg. 4.b	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.	<ol style="list-style-type: none"> May include accessory living facilities for staff persons. No parking is required for day-care or school ancillary to this use.

[1. This use is only allowed on the street level floor subject to the provisions of General Regulation 4](#)

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 51.30	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.090	School or Day-Care Center	D.R., Chapter 142 KZC.	None	30' 0'	0'	0'	80%	30' above average building elevation. See Gen. Reg. 4.b	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.100	Mini-School or Mini-Day-Care										<ol style="list-style-type: none"> 1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be set back from all property lines by five feet. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 51.30	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.110	Assisted Living Facility	D.R., Chapter 142 KZC.	None	Same as the regulations for the ground floor use. See Spec. Reg. 3.					A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process II-B, Chapter 152-KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: a. Project is of superior design; and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 3. This use may not be located on the ground floor of a structure. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.	
											<div style="border: 1px solid red; padding: 2px; display: inline-block;"> 2. This use is only allowed on the street level floor subject to the provisions of General Regulation 4 </div>	
.120	Convalescent Center or Nursing Home			0'	0'	0'	80%	30' above average building elevation.	C	B	1 for each bed.	
.130	Public Utility							See Gen. Reg. 4.b	A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.140	Government Facility Community Facility								C See Spec. Reg. 1			
.150	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 53.34		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Development containing: retail establishments selling goods, or providing services including banking and other financial services, restaurants, taverns	D.R., Chapter 142 KZC. See Spec. Regs. 1 and 2.	More than 6 acres See Spec. Reg. 7	As established with design review process.			80%	45' – 67' above average building elevation along the north end of the zone with a maximum of 45' measured above NE 85th Street. See Spec. Regs. 5 and 7.	See Spec. Reg. 3- 2.	See Spec. Reg. 4.	As established in the CMP.	<ol style="list-style-type: none"> 1. May also include one or more of the other uses allowed in this zone. Development regulations of this section apply to all uses developed within a Conceptual Master Plan (CMP). 2. Development must be part of a Conceptual Master Plan (CMP) for the entire subject property. The proposed CMP shall be reviewed using the Design Review process provisions of KZC 142.35. Subsequent development proposals shall follow DR or ADR as set forth in the Notice of Approval for the Conceptual Master Plan. The Conceptual Master Plan shall incorporate the design guidelines contained in the Design Guidelines for the Rose Hill Business District pertaining to the RH 3 zone. 3. Location of drive-through facilities will not compromise the pedestrian orientation of the development. See KZC 105.96 for other requirements. 4. Signs for a development approved under this provision must be proposed within a Master Sign Plan application pursuant to KZC 100.80 for all signs within the project. 5. Building height shall be 45 feet measured above the midpoint of the frontage of the subject property along NE 85th Street, or if the subject property does not front on NE 85th Street, at the midpoint of the property frontage along any other public right-of-way. If the property abuts more than one public right-of-way, the applicant may select the right-of-way from which to measure. 6. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 7. Maximum building height for a development including residential use is 67 feet above average building elevation. However, the equivalent of the additional gross floor area constructed above 45 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor. 8. Parcels smaller than six acres may be added to a previously approved Conceptual Master Plan (CMP) if the applicable criteria set forth in the Notice of Approval from the approved CMP are met.

Section 53.34



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 53.34	USE ↓ REGULATIONS ↑	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure					
				Front	Side	Rear							
.020	Vehicle Service Station	D.R., Chapter 142 KZC.	Less than 6 acres.	20'	0'	0'	80%	35' above average building elevation.	A	E	See KZC 105.25.	1. Gas pump islands must be set back at least 20 feet from all property lines. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line.	
.030	Automotive Service Center See Spec. Reg. 1.			10'	0'	0'						1 per each 250 sq. ft. of gross floor area. See Spec. Reg. 1.	1. Ten percent of the required parking spaces on site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use.
.040	Restaurant or Tavern											1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
.050	Any Retail Establishment other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services.											1 per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 2. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

REGULATIONS CONTINUED ON NEXT PAGE



USE ZONE CHART

Section 53.34		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										Special Regulations (See also General Regulations)
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)		
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					
USE ↓ REGULATIONS ↑			Front	Side	Rear							
.050	Any Retail Establishment other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services. (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 3. For a retail establishment involving the sale, lease, repair or service of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment, and similar vehicles, the following shall apply: a. For the number of required parking stalls see KZC 105.25. b. Parts must be stored entirely within an enclosed structure. c. See KZC 95.40 through 95.45, required landscaping, for further regulations.
.00	Hotel or Motel	D.R., Chapter 142 KZC.	Less than 6 acres.	10'	0'	0'	80%	35' above average building elevation.	B	E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.00	Entertainment, Cultural and/or Recreational Facility										See KZC 105.25.	
.00	Office Use								C	D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

Section 53.34



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 53.34	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.090	Private Lodge or Club	D.R., Chapter 142 KZC.	Less than 6 acres.	10'	0'	0'	80%	35' above average building elevation.	C	B	1 per each 300 sq. ft. of gross floor area.	
.100	Church			1 per every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.							
.110	School, Day-Care Center, Mini-School or Mini-Day-Care Center			See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Structured play areas must be set back from all property lines as follows: a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. c. Five feet for a Mini-School or Mini-Day-Care Center. 3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 4. May include accessory living facilities for staff persons. 5. Hours of operation of the use may be limited and parking and passenger loading areas shall be located to reduce impacts on nearby residential uses.							
.120	Stacked Dwelling Units										1.7 per unit. 1 per assisted living unit	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

dwelling or independent

2.

3.

4.

Assisted Living Facility

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 53.34	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.130	Assisted Living Facility, Convalescent Center or Nursing Home	D.R., Chapter 142 KZC.	Less than 6 acres.	10'	0'	0'	80%	35' above average building elevation.	A Convalescent Center or Nursing Home: C	A Convalescent Center or Nursing Home: B	Independent units: 1.7 per unit. Assisted Living Facility: 1 per unit. Convalescent Center or Nursing Home: 1 per each bed.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.140	Public Utility								A	B	See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.150	Government Facility Community Facility							C See Spec. Reg. 1.				
.100	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

Section 53.44

Zone
RH 4

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 53.44	USE ↓ REGULATIONS ↓	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.100	School or Day-Care Center	D.R., Chapter 142 KZC.	7,200 sq. ft.	50'	50'-0" each side	50'	70%	30' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. 3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 4. May include accessory living facilities for staff persons. 5. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 7. Electrical signs shall not be permitted for mini-school or mini-day-care uses. Size of signs may be limited to be compatible with nearby residential uses.
.110	Mini-School or Mini-Day-Care		3,600 sq. ft.	20'	5' but 2 side yards must equal to least 15'.	10'			E			
.120	Public Utility		None		20' on each side.	20'			A			
.130	Government Facility Community Facility				10' on each side.	10'			C See Spec. Reg. 2.			<ol style="list-style-type: none"> 1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.140	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

CHAPTER 54 – NRH BUSINESS DISTRICT (NRHBD) ZONES

54.02 User Guide. The charts in KZC 54.06 contain the basic zoning regulations that apply in the NRHBD 1A zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 54.04


Zone
NRH1A

Section 54.04 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. In cases where the height of a structure is specified in number of stories, the following applies:
 - a. Height measured at the midpoint of the frontage of the subject property on the abutting right-of-way. If the site abuts more than one right-of-way, the applicant may select the right-of-way from which to measure.
 - b. The following heights per story are allowed:
 - i. Ground floor retail; ground floor restaurant and tavern; ground floor entertainment/cultural and/or recreational facility shall be a minimum of 13 feet in height and a maximum of 15 feet.
 - ii. Office; private club or lodge; church; school; day-care center; public utility, government facility, or community facility; public park, ground floor hotel or motel; retail above the ground floor shall be a maximum of 13 feet.
 - iii. Residential; hotel or motel above the ground floor shall be a maximum of 10 feet.
 - c. To determine the allowed height of a structure, determine the number of stories allowed in the use zone charts and apply the allowed height per story specified in subsection (2)(b) of this section. For example, if three stories are allowed and the proposed use is ground floor retail with two stories of residential above, the allowed height would be 35 feet.
 - d. Height shall be measured above the point of measurement (e.g., above average building elevation, or above right-of-way) as specified in the particular use zone charts. For purposes of measuring building height above the abutting right(s)-of-way, alleys shall be excluded.
 - e. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in NRHBD zones are established:
 - i. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - ii. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal or greater than four feet vertical to 12 feet horizontal.
3. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard; provided, the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking may encroach into the required 10-foot front yard.
4. A pedestrian connection should be developed to link Slater Avenue NE with NE 116th Street.

5. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:

a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Hotel or Motel; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward Market Street and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).

The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.

b. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 54.06	USE ↓ REGULATIONS ↑	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.080	Private Lodge or Club	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	C	D	1 per each 300 square feet of gross floor area.	
.090	Stacked Dwelling Unit See Spec. Regs. 1 and 2.			Same as regulations for the ground floor use.			5 stories above abutting right-of-way.	Same as regulations for the ground floor use.	A	See KZC 105.25.	1. This use may not be located on the ground floor of a structure. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. <div style="border: 1px solid red; padding: 2px; color: red;">1. This use is only allowed on the street level floor subject to the provisions of General Regulation 5</div>	
.100	Church See Spec. Reg. 1			10'	0'	0'	80%	30' above average building elevation.	C	B	1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use.
.110	School or Day-Care Center See Spec. Regs. 2, 5, and 7.			10' See Spec. Reg. 3.	0' See Spec. Reg. 3.	0' See Spec. Reg. 3.		2 stories above abutting right-of-way. See Spec. Reg. 1.	D	See KZC 105.25. See Spec. Regs. 4 and 6. <div style="border: 1px solid black; padding: 2px;">3 and 5.</div>	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows: a. Twenty feet if this use can accommodate 50 or more students or children; b. 10 feet if this use can accommodate 13 to 49 students or children; c. Otherwise, five feet. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).	

Section 54.06

Zone
NRH1A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 54.06	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.120	Mini-School or Mini-Day-Care See Spec. Regs. 2, 6, and 7.	D.R., Chapter 142 KZC.	None	10' See Spec. Reg. 3.	0' See Spec. Reg. 3.	0' See Spec. Reg. 3.	80%	2 stories above abutting right-of-way. See Spec. Reg. 1.	D	B	See KZC 105.25. See Spec. Regs. 4 and 5. 3 and 5.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play area. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by at least five feet. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.130	Assisted Living Facility See Spec. Regs. 1 and 2.		Same as regulations for the ground floor use.				5 stories above abutting right-of-way.	B	A	1 per assisted living unit.	<ol style="list-style-type: none"> 1. This use may be located on the street level floor of a building only if there is a commercial space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the commercial space if the applicant demonstrates that the proposed configuration of the commercial use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 	
.140	Convalescent Center or Nursing Home		10'	0'	0'	80%		C	B	1 for each bed.		
.150	Public Utility						2 stories above abutting right-of-way.	A		See KZC 105.25.		
.160	Government Facility or Community Facility							C See Spec. Reg. 1.			1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with this use.	
.170	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

1. This use is only allowed on the street level floor subject to the provisions of General Regulation 5

54.08 User Guide. The charts in KZC 54.12 contain the basic zoning regulations that apply in the NRHBD 1B zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 54.10

Zone
NRH1B

Section 54.10 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. In cases where the height of a structure is specified in number of stories, the following applies:
 - a. Height measured at the midpoint of the frontage of the subject property on the abutting right-of-way. If the site abuts more than one right-of-way, the applicant may select the right-of-way from which to measure.
 - b. The following heights per story are allowed:
 - i. Ground floor retail; ground floor restaurant and tavern; ground floor entertainment/cultural and/or recreational facility shall be a minimum of 13 feet in height and a maximum of 15 feet.
 - ii. Office; private club or lodge; church; school; day-care center; public utility, government facility, or community facility; public park, ground floor hotel or motel; retail above the ground floor shall be a maximum of 13 feet.
 - iii. Residential; hotel or motel above the ground floor shall be a maximum of 10 feet.
 - c. To determine the allowed height of a structure, determine the number of stories allowed in the use zone charts and apply the allowed height per story specified in subsection (2)(b) of this section. For example, if three stories are allowed and the proposed use is ground floor retail with two stories of residential above, the allowed height would be 35 feet.
 - d. Height shall be measured above the point of measurement (e.g., above average building elevation, or above right-of-way) as specified in the particular use zone charts. For purposes of measuring building height above the abutting right(s)-of-way, alleys shall be excluded.
 - e. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in NRHBD zones are established:
 - i. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - ii. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal or greater than four feet vertical to 12 feet horizontal.
3. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The maximum horizontal facade shall not exceed 50 feet in width.

See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.
(Does not apply to Detached Dwelling Units uses).
4. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard; provided, the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking may encroach into the required 10-foot front yard.

5. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:

a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Hotel or Motel; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward Market Street and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).

The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.

b. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 54.12	USE ↓ REGULATIONS ↓	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.050	Automotive Service Center See Spec. Regs. 1, 2, 3, 5 and 6.	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	A	D	1 per each 250 sq. ft. of gross floor area. See Spec. Reg. 4.	<ol style="list-style-type: none"> Gross floor area for this use may not exceed 10,000 square feet. This use specifically excludes new or used vehicle or boat sales or rentals, and any vehicle or boat body work. No openings (i.e., doors, windows which open, etc.) shall be permitted in any facade of the building adjoining a residential use. Windows are permitted if they are triple-paned and unable to be opened. Ten percent of the required parking spaces on site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use. Storage of used parts and tires must be conducted entirely within an enclosed structure. Outdoor vehicle parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. Site must be designed so noise from this use adjoining to any residential use complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. A certification to this effect, stamped by an Acoustical Engineer, must be submitted with the development permit application.
.060	Private Lodge or Club See Spec. Reg. 1.								B		1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> Gross floor area for this use may not exceed 10,000 square feet.
.070	Stacked Dwelling Unit See Spec. Regs. 1 and 2.			Same as regulations for the ground floor use.				5 stories above abutting right-of-way.	Same as regulations for the ground floor use.	A	See KZC 105.25.	<ol style="list-style-type: none"> This use may not be located on the ground floor of a structure. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. <div style="border: 1px solid red; padding: 5px; margin-top: 5px;"> <p>1. This use is only allowed on the street level floor subject to the provisions of General Regulation 5</p> </div>
.080	Church See Spec. Reg. 1.			10'	0'	0'	80%	30' above average building elevation.	C	B	1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	<ol style="list-style-type: none"> May include accessory living facilities for staff persons. No parking is required for day-care or school ancillary to this use.

Section 54.12

Zone
NRH1B

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 54.12	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.090	School or Day-Care Center See Spec. Regs. 2, 5, and 7.	D.R., Chapter 142 KZC.	None	10' See Spec. Reg. 3.	0' See Spec. Reg. 3.	0' See Spec. Reg. 3.	80%	2 stories above abutting right-of-way. See Spec. Reg. 1.	D	B	See KZC 105.25. See Spec. Regs. 4 and 6. 3 and 5.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> a. Twenty feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, five feet. 3. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 4. 5. May include accessory living facilities for staff persons. 5. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.100	Mini-School or Mini-Day-Care See Spec. Regs. 2, 6, and 7.										See KZC 105.25. See Spec. Regs. 4 and 5. 3 and 5.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play area. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 3. Structured play areas must be setback from all property lines by five feet. 3. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 4. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 5. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 54.12	USE ↓ REGULATIONS ↑	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)			
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure							
				Front	Side	Rear									
.110	Assisted Living Facility See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC.	None	Same as regulations for the ground floor use.			80%	5 stories above abutting right-of-way.	Same as regulations for the ground floor use.	A	1 per assisted living unit.	1. This use may be located on the street level floor of a building only if there is a commercial space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the commercial space if the applicant demonstrates that the proposed configuration of the commercial use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.			
.120	Convalescent Center or Nursing Home			10'	0'	0'		5 stories above abutting right-of-way.					C	B	1 for each bed.
.130	Public Utility			2 stories above abutting right-of-way.	A	B		See KZC 105.25.							
.140	Government Facility or Community Facility			C See Spec. Reg. 1.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.										
.150	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.													

1. This use is only allowed on the street level floor subject to the provisions of General Regulation 5

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.21	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.100	School, Day-Care Center or Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC.	Less than 1.5 acres.	10' See Spec. Reg. 4.	0' See Spec. Reg. 4.	0' See Spec. Reg. 4.	80%	30' above average building elevation.	D	B	See KZC 105.25. See Spec. Reg. 5. 4.	<ol style="list-style-type: none"> Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. A six-foot high fence is required along property lines adjacent to outside play areas. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines by at least five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting r-o-w improvements.
.110	Assisted Living Facility			0'	0'	0'			B D	A	1 per assisted living unit.	<ol style="list-style-type: none"> Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. This use may not be located on the ground floor of a structure. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.120	Convalescent Center or Nursing Home								C	B	1 for each bed.	<ol style="list-style-type: none"> Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. This use may not be located on the ground floor of a structure.
.130	Public Utility, Government Facility and Community Facility								D See Spec. Reg. 2.	B	See KZC 105.25.	<ol style="list-style-type: none"> Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with this use.
.140	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

, except for lobbies, which shall not exceed 10% of the ground floor of the structure.



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.33	USE  REGULATIONS 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Vehicle Service Station	D.R., Chapter 142 KZC	22,500 sq. ft.	40'	15' on each side	15'	80%	30' average building elevation.	A	E	See KZC 105.25. 1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.	
.020	A Retail Establishment providing storage services. See also Spec. Reg. 1.		None	10'	0'	0'		65' above average building elevation.			1. May include accessory living facilities for resident security manager.	
.030	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 2.										1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 2. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.	
.040	Restaurant or Tavern								B 		1 per each 100 sq. ft. of gross floor area. 1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.	
.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services										1 per each 300 sq. ft. of gross floor area. 1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.	

Section 55.33

Zone
TL 4A, 4B,
4C

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.33	USE ↓ REGULATIONS ↓	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.060	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation.	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. A veterinary office is not permitted in any development containing dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.070	Hotel or Motel								B C	E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.080	Entertainment, Cultural and/or Recreational Facility										1 per every 4 fixed seats.	
.090	Private Lodge or Club								C	B	1 per each 300 sq. ft. of gross floor area.	

Section 55.33

Zone
TL 4A, 4B,
4C

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.33	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure	
				Front	Side	Rear							
.120	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC	None	10' See Spec. Reg. 3.	0'	0'	80%	65' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. c. Five feet for a mini-school or mini-day care center. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 	
.130	Assisted Living Facility Convalescent Center Nursing Home See Spec. Reg. 1.			10'					A	Assisted Living: 1.7 per independent unit. 1 per assisted living unit. Convalescent Center or Nursing Home: 1 per bed.	<ol style="list-style-type: none"> 1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 		
.140	Public Utility								A	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 	
.150	Government Facility or Community Facility								C See Spec. Reg. 1.				

Section 55.39

Zone
TL 5

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.39	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.020	Vehicle Service Station	D.R., Chapter 142 KZC.	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.	
				See Spec. Reg. 2.									
.030	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 1.		None	10'	0'	0'						1. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.	
.040	Restaurant or Tavern								B C		1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.	
.050	A Retail Establishment providing storage services. See also Spec. Reg. 1.										See KZC 105.25.	1. May include accessory living facilities for resident security manager.	

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.39	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.060	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	35' above average building elevation.	B C	E	1 per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.070	Office Use								C	D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.080	Hotel or Motel								B C	E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.090	Entertainment, Cultural and/or Recreational Facility										1 per every 4 fixed seats.	
.100	Private Lodge or Club								C	B	1 per each 300 sq. ft. of gross floor area.	

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.39	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.130	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	35' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. c. Five feet for a mini-school or mini-day-care center. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
.140	Assisted Living Facility Convalescent Center Nursing Home See Spec. Reg. 1.								A	A	Assisted Living: 1.7 per independent unit. 1 per assisted living unit. Convalescent Center or Nursing Home: 1 per bed.	<ol style="list-style-type: none"> 1. Development must include commercial use with gross floor area on the ground floor equal to or greater than 20 percent of the parcel size of the subject property. Minor reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.150	Public Utility									B	See KZC 105.25.	<ol style="list-style-type: none"> 1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.160	Government Facility Community Facility								C See Spec. Reg. 1			
.170	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.45	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	10'	0'	0'	80%	45' above average building elevation. See Gen. Reg. 11.	B C	E	1 per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.060	Office Use								C	D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is not permitted in any development containing dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.070	Hotel or Motel								B C	E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.080	Entertainment, Cultural and/or Recreational Facility										1 per every 4 fixed seats.	

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.45	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.120	Church	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	10'	5' on each side	10'	80%	45' above average building elevation. See Gen. Reg. 11.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.	<ol style="list-style-type: none"> 1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use.
.130	School, Day-Care Center, Mini-School or Mini-Day-Care Center				0'	0'			D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. c. Five feet for a mini-school or mini-day-care center. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

Section 55.69

Zone
TL 10A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.69	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.020	Office Use High Technology	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	5' but 2 side yards must equal at least 15'	10'	80%	See Spec. Reg. 2.	C See Spec. Reg. 3.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per each 300 sq. ft. of gross floor area. If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	<ol style="list-style-type: none"> Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. Maximum building height for this use is as follows: <ol style="list-style-type: none"> If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. Elsewhere in this zone, 55 feet above average building elevation. Outdoor storage is prohibited. The following regulations apply only to veterinary offices: <ol style="list-style-type: none"> If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. Outdoor runs and other outdoor facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.69	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.040	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services. See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	0'	0'	80%	55' above average building elevation.	B C	E	1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This use is only allowed on parcels with frontage on NE 124th Street. The following uses and activities are prohibited: <ol style="list-style-type: none"> The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers are not permitted; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. Retail establishments providing storage services unless accessory to another permitted use. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. Outdoor storage of bulk commodities unless the square footage of the storage area is less than 10 percent of the retail structure. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The assembled or manufactured goods are subordinate to and dependent upon this use, and are available for purchase and removal from the premises. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.050	Hotel or Motel										1 per each room. See also Spec. Reg. 3.	<ol style="list-style-type: none"> This use is only allowed on parcels with frontage on NE 124th Street. May include ancillary meeting and convention facilities. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.060	Convalescent Center or Nursing Home										See Spec. Reg. 2.	A

Section 55.69

Zone
TL 10A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.69	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	0'	0'	80%	See Spec. Reg. 6. 5.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. c. Five feet for a mini-school or mini-day care center. 2. 3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 3. 4. May include accessory living facilities for staff persons. 4. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 5. 6. Maximum building height for this use is as follows: <ol style="list-style-type: none"> a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.080	Church			5' but 2 side yards must equal at least 15'.	10'		See Spec. Reg. 2.	C		1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	<ol style="list-style-type: none"> 1. No parking is required for day-care or school ancillary to the use. 2. Maximum building height for this use is as follows: <ol style="list-style-type: none"> a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation. 	

Section 55.75

Zone
TL 10B

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.75	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.090	High Technology	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	0'	0'	70%	55' above average building elevation.	C See Spec. Reg. 3.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	<ol style="list-style-type: none"> 1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 3. Any outdoor storage area shall be buffered according to Landscape Category A.
.095	Vehicle or Boat Repair, Services, Washing or Rental See Spec. Reg. 1.								E	See KZC 105.25.	<ol style="list-style-type: none"> 1. The use is permitted only on parcels that abut 120th Avenue NE. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 3. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 	
.100	Mini-Day-Care See Spec. Reg. 6 . 5.								D	B	<ol style="list-style-type: none"> 1. A six-foot-high fence is required along the property lines adjacent to the outside play area. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be set back from all property lines by five feet. 3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 4. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> a. It will not exceed 20 percent of the gross floor area of the building; and b. The use is integrated into the design of the building. 7. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> a. It will not exceed 20 percent of the gross floor area of the building; and b. The use is integrated into the design of the building. 	

Section 55.75

Zone
TL 10B

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.75	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.160	School or Day-Care Center	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	<p>If this use can accommodate 50 or more students or children, then:</p> <p>50' 50'-on 50' each side</p> <p>If this use can accommodate 13 to 49 students or children, then:</p> <p>20' 20'-on 20' each side</p> <p>Otherwise:</p> <p>20' 5' but 2 40' side yards must equal at least 15'</p>	70%	55' above average building elevation.	C	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. 2. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. c. Otherwise, five feet. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 6. Electrical signs shall not be permitted. 7. May include accessory living facilities for staff persons. 		
				10'	0'	0'						

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.81	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.070	A Retail Establishment providing banking and related financial services	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	0'	0'	80%	Same as primary use.	B 	E	1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It will not be located in a separate structure from the primary use; c. It will not exceed 50 percent of the ground floor area of the building; d. The use is integrated into the design of the building; and e. There is no vehicle drive-in or drive-through.
.080	Office Use						Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 45' above average building elevation. See also Spec. Regs. 2 and 3.	C See also Spec. Reg. 1(a).	D	If medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. When three stories of this use are developed in a mixed-use project with attached or stacked dwelling units, building height may be increased by 10 feet per floor of residential use, not to exceed 65 feet above average building elevation. 3. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 55 feet.	

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.81	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.100	School, Day-Care Center, Mini-School or Mini-Day-Care Center See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10' See Spec. Reg. 4.	0'	0'	80%	Same as primary use.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> It will not exceed 20 percent of the gross floor area of the building; The use is integrated into the design of the building. A six-foot-high fence is required along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> Twenty feet if this use can accommodate 50 or more students or children; Ten feet if this use can accommodate 13 to 49 students or children; Five feet for a mini-school or day-care center. An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons.
.110	Public Utility			10'				Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 45' above average building elevation. See also Spec. Regs. 2 and 3.	C See Spec. Reg. 1.			<ol style="list-style-type: none"> Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. When three stories of this use are developed in a mixed-use project with attached or stacked dwelling units, building height may be increased by 10 feet per floor of residential use, not to exceed 65 feet above average building elevation. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: <ol style="list-style-type: none"> Within 20 feet of NE 116th Street, 35 feet. Within 30 feet of NE 116th Street, 45 feet. Within 40 feet of NE 116th Street, 55 feet.
.120	Government Facility Community Facility											
.130	Vehicle or Boat Sales, Repair, Services, Washing or Rental See Spec. Reg. 1.								A	E		<ol style="list-style-type: none"> Vehicle or boat sales or rental uses are only permitted if the property abuts NE 116th Street. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.

Section 55.81

Zone
TL 10C

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.81	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.140	Restaurant or Tavern See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	0'	0'	80%	Same as primary use.	B C	E	1 per each 100 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building; d. There is no vehicle drive-in or drive-through.	
.150	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											
.160	Entertainment, Cultural and/or Recreational Facility	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	E	See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building. 2. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.	

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 56.10	USE ↓ REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage				
			Front	Side	Rear						
.010	Attached or Stacked Dwelling Units (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE 16. Development shall be designed, built and certified to achieve or exceed the following green building standards: a. Evergreen Standard or Built Green 4 star certified for all housing units. b. For the parking garage and nonresidential uses, either a LEED Silver CS (Core and Shell) certified or LEED CS checklist with a third party independent verification and inspection to meet the LEED CS Silver Standard. 17. This use must be part of a development that includes an increase in the number of parking stalls available exclusively to users of the Park and Ride facility. 18. Parking stalls to serve the use must be in addition to those provided as part of the expansion of capacity for the Park and Ride facility.
.020	Office Uses	D.R., Chapter 142 KZC	None	20'	5', but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	C	D	If medical, dental, or veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise, one per each 300 sq. ft. of gross floor area. 1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.030	Restaurant or Tavern				10' on each side	20'			B	E	One per each 100 sq. ft. of gross floor area. 1. Drive-in or drive-through facilities are prohibited.
.040	Funeral Home or Mortuary				20' on each side	20'			C	B	One per each 300 sq. ft. of gross floor area.

5', but two side yards must equal at least 15'

Section 56.10

Zone
YBD 1

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 56.10	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.050	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop	D.R., Chapter 142 KZC	None	20'	10' on each side	20'	70%	30' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	1. May not be located above the ground floor of a structure. 2. Gross floor area cannot exceed 3,000 sq. ft.
					5', but two side yards must equal at	10'			C			
.060	Retail Establishment providing banking or related financial service											1. May not be located above the ground floor of a structure.
.070	Church				20' on each side				C	B	1 for every 4 people based on maximum occupant load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use.

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 56.10	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.080	School or Day-Care Center	D.R., Chapter 142 KZC	None	<p>If this use can accommodate 50 or more students or children, then:</p> <p>50' 50' on 50' each side</p> <p>If this use can accommodate 13 to 49 students or children, then:</p> <p>20' 20' on 20' each side</p>	70%	30' above average building elevation. See Spec. Reg. 8.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social Health Services (WAC Title 388). 8. For school use, structure height may be increased, up to 35 feet, if: <ol style="list-style-type: none"> a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. <p><i>This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.</i></p>		

20' 5', but two side yards must equal at least 15' 10'

Section 56.10

Zone
YBD 1

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 56.10	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.090	Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC	None	20'	5', but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be set back from all property lines by five feet. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.100	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	20'	5', but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	C	B	One for each bed.	<ol style="list-style-type: none"> 1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.110	Hospital Facility								B		See KZC 105.25.	
.120	Public Utility								A			
.130	Government Facility Community Facility								C See Spec. Reg. 1.			
.140	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 56.20	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Vehicle Service Station	D.R., Chapter 142 KZC	2,250 sq. ft.	40'	15' on each side. See also Spec. Reg. 3.	15'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	A	E	See KZC 105.25.	<ol style="list-style-type: none"> The following uses and activities are prohibited: <ol style="list-style-type: none"> The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. There may not be more than two vehicle service stations at any intersection. This use is only allowed if the subject property abuts Lake Washington Boulevard or Northup Way. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.020	Restaurant or Tavern		None	0' adjacent to NE 38th Place and Northup Way.	0'	0'			B 		1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following uses and activities are prohibited: <ol style="list-style-type: none"> Drive-in or drive-through facilities. The gross floor area of individual retail establishments may not exceed 15,000 square feet except within a mixed use development in which the floor area of other uses exceeds the floor area of retail establishments.
.030	Office Use			0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.					C	D	If medical, dental or veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

Section 56.20



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 56.20	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)			
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure							
				Front	Side	Rear									
.040	Hotel or Motel	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation.	B C	E	1 per each room. See also Spec. Reg. 2. 1 per each 300 sq. ft. of gross floor area.	1. May include ancillary meeting and convention facilities.			
.050	A Retail Establishment other than those specifically listed, limited, or prohibited in the zone, selling goods, or providing services including banking and related financial services											In YBD 3, 60' above average building elevation.	1. The following uses and activities are prohibited: a. The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. b. Vehicle repair. c. Retail establishment providing storage services unless accessory to another permitted use. d. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. e. Storage of parts unless conducted entirely within an enclosed structure. f. Drive-in or drive-through facilities.		
.060	Stacked Dwelling Units											D	A	1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.070	Assisted Living Facility, Convalescent Center or Nursing Home											C		Independent unit: 1.7 per unit. Assisted living unit: 1 per unit. Convalescent center or nursing home: 1 per each bed.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents the required review process shall be the least intensive process between the two uses.

Section 56.20



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 56.20	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.120	School or Day-Care Center	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Structured play areas must be set back from all property lines by five feet. 2. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 3. May include accessory living facilities for staff persons. 4. Electrical signs shall be permitted at junior high/middle schools and high schools. One pedestal sign with a readerboard having electronic programming is allowed per site only if: <ol style="list-style-type: none"> a. It is a pedestal sign (see Plate 12) having a maximum 40 square feet of sign area per sign face; b. The electronic readerboard is no more than 50 percent of the sign area; c. Moving graphics and text or video are not part of the sign; d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way; e. The electronic readerboard displays messages regarding public service announcements or school events only; f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness; g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m.; h. The school is located on a collector or arterial street. The City shall review and approve the location of the sign on the site. The sign shall be located to have the least impact on surrounding residential properties. If it is determined that a proposed electronic readerboard would constitute a traffic hazard the Planning Director may impose restrictions or deny the readerboard. 5.
.130	Mini-School or Mini-Day-Care								E			

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 60.42	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			Lot Coverage	MAXIMUMS Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)								
				Front	Side	Rear						
.060	School or Day-Care Center	D.R., Chapter 142 KZC.	7,200 sq. ft.	<p>If this use can accommodate 50 or more students or children, then:</p> <p>40' 50' on each side 50'</p> <p>If this use can accommodate 13 to 49 students or children, then:</p> <p>10' 20' on each side 20'</p>	70%	60' above average building elevation, except for properties within 325' of the PLA 5C eastern boundary, then 40' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 2. May locate on the subject property only if: <ol style="list-style-type: none"> a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 3. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 4. Hours of operation may be limited to reduce impacts on nearby residential uses. 5. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 5. 6. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 6. 7. May include accessory living facilities for staff persons. 7. 8. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 8. 10. For properties abutting PLA 5D, any portion of a building exceeding 30 feet above ABE shall be no closer than 50 feet to the easterly edge of PLA 5C. 		

5'. but 2 side yards must equal at least 15'. From easterly edge of PLA 5C - 15'.

Section 60.42

Zone
PLA5C

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 60.42	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.070	Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC.	3,600 sq. ft.	10'	5', but 2 side yards must equal at least 15'. From easterly edge of PLA 5C – 15'.	10'	70%	E	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 4. Structured play areas must be setback from all property lines by 5 feet. 4. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 5. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 6. 7. May include accessory living facilities for staff persons. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 7. 9. For properties abutting PLA 5D, any portion of a building exceeding 30 feet above ABE shall be no closer than 50 feet to the easterly edge of PLA 5C. 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 60.62	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.070	School or Day-Care Center	None	7,200 sq ft.	<p>If this use can accommodate 50 or more students or children, then:</p> <p>50' 50' on each side 50'</p> <p>If this use can accommodate 13 to 49 students or children, then:</p> <p>20' 20' on each side 20'</p> <p>20' 5', but two side yards must equal at least 15' 10'</p>	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above building elevation. See Spec. Reg. 6.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 8. For school use, structure height may be increased, up to 35 feet, if: <ol style="list-style-type: none"> a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. 		

Section 60.62

Zone
PLA6B

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 60.62	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.080	Mini-School or Mini-Day-Care	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. May include accessory living facilities for staff persons. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.090	Assisted Living Facility								D	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of Stacked Dwelling Units allowed on the subject property. Through Process IIB, Chapter 152, up to 1 1/2 times the number of Stacked Dwelling Units allowed on the subject property may be approved if the following criteria are met: <ol style="list-style-type: none"> Project is of superior design, and Project will not create impacts that are substantially different than would be created by a permitted multifamily development. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit located outside. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

PUBLICATION SUMMARY
OF ORDINANCE O-4413

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, AND LAND USE; AMENDING ZONING PROVISIONS RELATING TO COMMERCIAL USES AND ZONES; AMENDING THE FOLLOWING CHAPTERS OF THE KIRKLAND ZONING ORDINANCE 3719, AS AMENDED: 25, 27, 40, 45, 47, 48, 50, 51, 52, 53, 54, 55, 56, 60, 105, AND 142; AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. CAM13-00185.

SECTION 1. Amends numerous sections of the Kirkland Zoning Code relating to commercial uses and zones.

SECTION 2. Provides a severability clause for the Ordinance.

SECTION 3. Establishes that this ordinance, to the extent it is subject to disapproval jurisdiction, will be effective within the disapproval jurisdiction of the Houghton Community Council Municipal Corporation upon approval by the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

SECTION 4. Authorizes publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the _____ day of _____, 2013.

I certify that the foregoing is a summary of Ordinance O-4413 approved by the Kirkland City Council for summary publication.

City Clerk



CITY OF KIRKLAND

City Manager's Office

123 Fifth Avenue, Kirkland, WA 98033 425.587.3001

www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Kari Page, Neighborhood Outreach Coordinator

Date: June 20, 2013

Subject: City Council Meetings with the Neighborhoods

RECOMMENDATION:

City Council considers a recommendation from staff regarding the current structure of City Council Meetings with the Neighborhoods and provides direction on final options for the 2013 fall schedule.

BACKGROUND:

In 2012 the Council asked staff to review the City Council's current processes and timelines for Council Meetings with the City's Neighborhood organizations and to develop potential options for improvements. The goal of the review and options were to enable the Council to meet "more people, more often" about issues that matter to the community. Options for changes were discussed at the November 7, 2012 and February 19, 2013 City Council meetings. Council asked staff to obtain input from Neighborhood representatives at the Kirkland Alliance of Neighborhoods (KAN) meeting in March as well as Kirkland citizens.

KAN: At KAN's March meeting, representatives were asked to break into groups and identify the pros and cons of five meeting schedule options. They reported out to the whole group and had an open discussion about each option. Then, they were asked to select the option they preferred. Each neighborhood was given one vote (regardless of the number of representatives at the meeting). Twelve of the thirteen neighborhood associations were represented (one provided their input after the meeting). The results are as follows (see Attachment A for a full summary of the pros and cons listed on flip charts at the meeting):

Option 1: Status Quo

Option not chosen

Option 2: Status Quo with Town Hall
Moss Bay
Everest
Central Houghton
North Rose Hill
South Rose Hill/Bridle Trails
Market

Option 3: Combine Neighborhoods
Juanita Neighborhoods
Evergreen Hill

Option 4: More Meetings More Often
Finn Hill
Highlands

Option 5: Voluntary Combinations
Norkirk

Online Survey: An online survey was sent to the Neighborhood List Serve (1200 email addresses) and forwarded by neighborhood leaders to their associations (additional 1000+ with some duplication with the List Serve). Respondents were only allowed to complete the survey once (through electronically blocking duplicate responses from the same computer). The 100 responses represent about 4.5% of the estimated invitations that were sent. Although the results of a “self-selected” or “non-random” survey cannot be interpreted as representative of the general public, the responses do reflect the interests of 100 additional Kirkland residents.

See Appendix B for a full report of the results. Of the 100 responses, sixty percent said they never have attended a City Council Meeting in the Neighborhood. This is not a fatal flaw, as information from those who choose not to attend these meetings provides useful information to increase participation.

The five options considered by KAN were consolidated into four options to simplify the online survey. The responses to two of the most relevant questions are listed below.

The City Council meets with each of the 13 neighborhoods on a rotating basis every three years. Select the most appropriate statement that best describes your interest in the schedule for these meetings.

Answer Options	Response Percent	Response Count
Every three years is not enough.	72.9%	62
Every three years is just right.	22.4%	19
Every three years is too much.	0.0%	0
There is no need to hold these meetings.	4.7%	4
Other (please specify)		7
answered question		85
skipped question		15

Select the recommendation which best aligns with your interests related to the City Council meetings with the neighborhoods.

Answer Options	Response Percent	Response Count
Continue to focus City Council Meetings with the Neighborhoods on one neighborhood at a time.*	18.4%	16
Continue to focus City Council Meetings with the Neighborhoods on one neighborhood at a time and hold one or two citywide town hall meetings a year.	33.3%	29
Combine smaller adjacent neighborhoods for City Council Meetings with the Neighborhoods.	8.0%	7
Combine smaller adjacent neighborhoods for City Council Meetings with the Neighborhoods and hold one or two citywide town hall meetings a year.	40.2%	35
Other (please specify)		5

* Option one, includes two of the KAN options (Status Quo and Status Quo with more meetings more often).

The first table indicates the large majority of respondents (72.9%) said the existing three year schedule for these meetings is not often enough. The lower table shows two main themes: first, the majority of the respondents (73%) prefer options that include town halls; second, a slight majority of the respondents (51.7%) prefer options with a focus on one neighborhood at a time, while only 48.2% selected options with combining smaller adjacent neighborhoods.

Staff Recommendation to Council

Informed by the outreach results, on May 28 staff recommended to the Finance and Administration Committee that the Council Meetings in the Neighborhoods continue to be focused on one neighborhood at a time, but with topic-specific town halls added as needed. This was recommended not only because of the results of these informal surveys, but because there is a fair amount of concern within the smaller neighborhoods that their issues could be left out of a larger/combined neighborhood setting. They appreciate the Council's attention to their specific neighborhood issues and enjoy the comfort of a smaller, informal setting. However, staff also has had inquiries from some neighborhoods that would like to combine for the purposes of the Council Meetings in the Neighborhoods. Staff additional recommendation is that Kirkland honors those requests if both neighborhoods want to combine (similar to South Rose Hill/Bridle Trails).

The larger neighborhoods either feel that neighborhoods should be combined or additional meetings should be added to cycle through the neighborhoods faster (either a town hall or more individual neighborhood meetings). This feedback in part is why staff is recommending adding one or two town halls to the schedule over the next year rather than making substantial changes to the schedule or asking neighborhoods to combine at this time.

At the June 8 Community Planning Day, the Council held their first "town hall" format meeting and staff heard positive feedback from the 45-50 participants. There may be an opportunity in the fall to do another, more centered on the Comprehensive Plan Visioning Phase of the update process. Staff will also look at the format to provide more interaction for the City Council.

Staff will also reach out to neighborhoods in the planning stage each year to see if any neighborhoods want to voluntarily combine for any particular issue/or reason.

Recommendation Summary

- No formal change in the schedule for the City Council Meetings in the Neighborhoods.
- Allow smaller neighborhoods to voluntarily combine for their City Council Meetings in the Neighborhoods.
- Offer at least one City Council Town Hall meeting to allow anyone to come talk with the City Council in an informal setting at least once a year.

Based upon this recommendation, the following preliminary list of meetings would be scheduled in the future.

2012

Complete: Moss Bay (May 21, 2012)
Complete: Lakeview (March 29, 2012)
Complete: North Rose Hill (November 19, 2012)

2013

No spring 2013 meeting
How to plan for Kirkland's business districts: (June 8, 2013)
Possible Town Hall meeting in the fall (topic – Kirkland 2035 – Visioning)
Everest (November 19, 2013 – preliminary to be determined)
Highlands/Norkirk (to be determined)

2014

Market
South Rose Hill/Bridle Trails
Possible Town Hall meeting
Totem Lake/Evergreen Hill
Central Houghton

Council Direction Needed

If the Council concurs with the staff recommendation, staff will proceed with scheduling the Everest and Highlands/Norkirk Neighborhood meetings for 2013. If Council does not agree with the recommendation, staff will be seeking direction on what options the Council prefers or whether additional information is needed prior to final Council action.



Kirkland Alliance of Neighborhoods

Discussion of City Council Meetings in the Neighborhoods

March 13, 2012

Option 1: Status Quo

Neighborhood Votes:

- None of the neighborhoods selected this option

Pro:

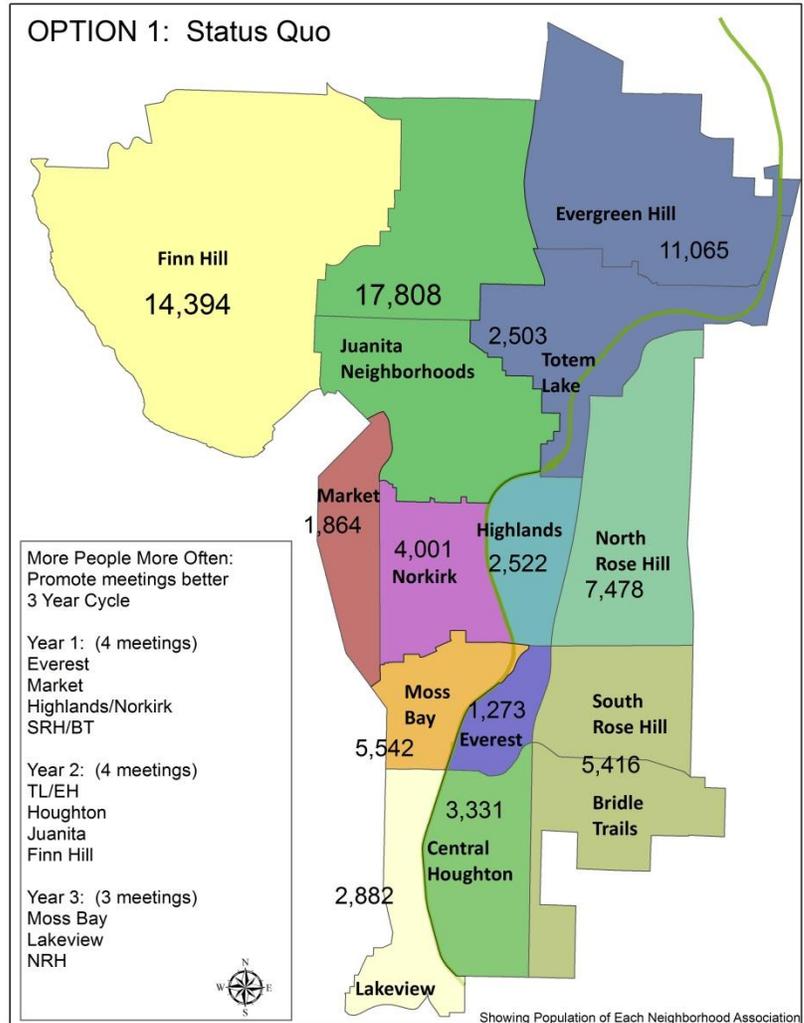
- ✓ People familiar with status quo
- ✓ Neighborhood specific focus & issues
- ✓ More small scale, opportunity to speak
- ✓ Intimate
- ✓ Proven formula
- ✓ Get to know neighbors, council better
- ✓ Held "close to home"

Con:

- ✓ Some neighborhood turnout too small
- ✓ Does not allow common interests between neighborhoods
- ✓ Focuses on trees (neighborhoods), not the forest (city)

Tweak:

- ✓ Too infrequent – maybe fewer council members, more often?



Option 2: Status Quo with Town Hall

Neighborhood Votes:

- Moss Bay (*east/west town hall, option #3 is not acceptable*)
- Everest (*east/west for town hall meetings*)
- Central Houghton (*east/west for town hall meetings – make town hall regional issues only and keep neighborhood meetings to local issues only – prefer citywide town hall – north/south one year and east/west the next year*)
- North Rose Hill (*east/west town hall*)
- South Rose Hill/Bridle Trails
- Market (*submitted preference after KAN meeting*)

Pro:

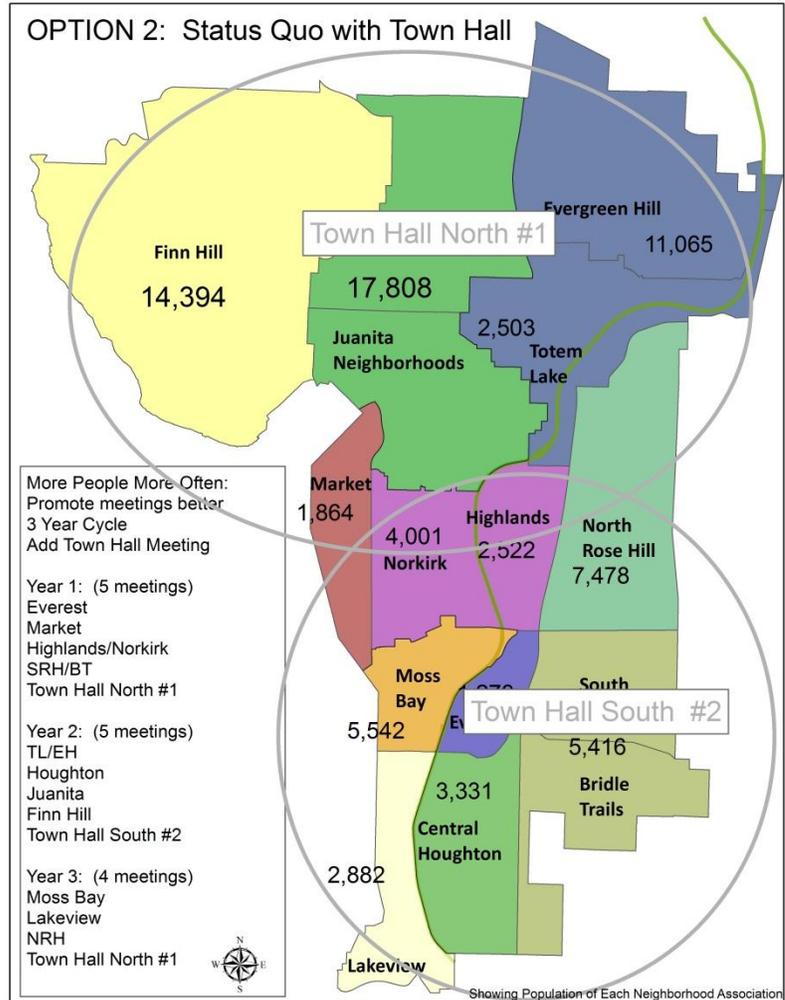
- ✓ Can discuss neighborhood unique issues and also broader perspective
- ✓ Relieves staff time for regional issues at town hall
- ✓ Don't need full staff at neighborhood level meetings
- ✓ Adds more meetings (cons for council)
- ✓ Increases attendance locals engaged

Cons:

- ✓ Why not east/west instead of north/south
- ✓ Three year cycle is too long (see tweak)

Tweak:

- ✓ Invite adjacent neighborhood to individual meetings
- ✓ Regional at town hall, not at neighborhood individual meetings
- ✓ Add city wide town hall, every year
- ✓ Want more council, less staff, include City Manager



Option 3: Combined Neighborhoods

Neighborhood Votes:

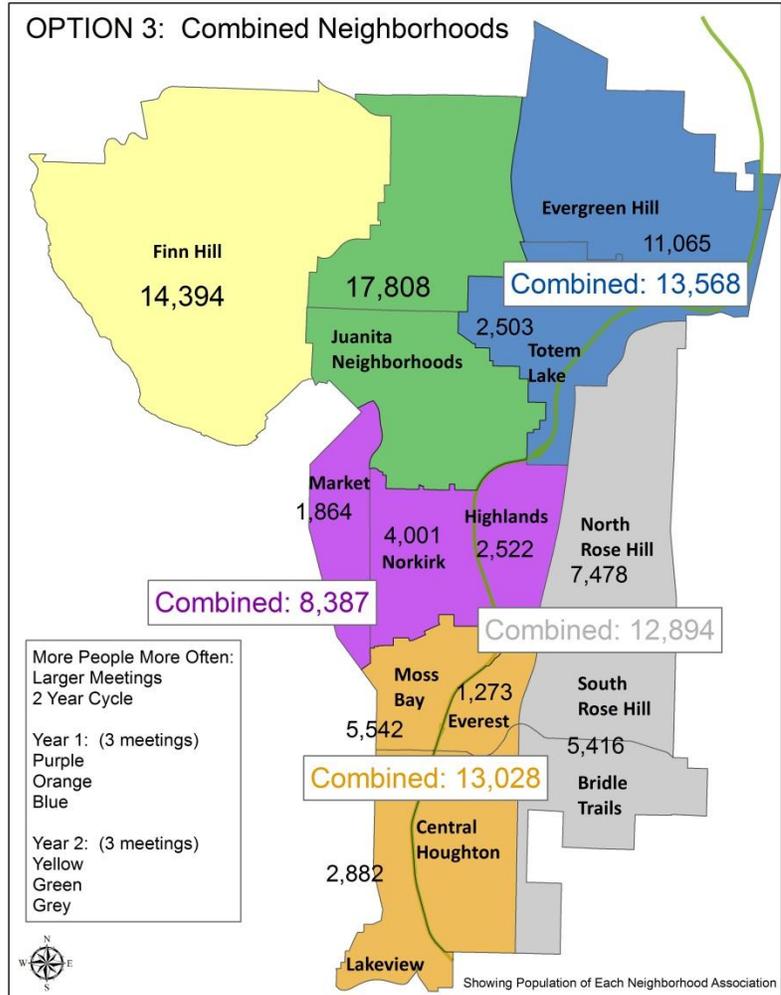
- Juanita (with two town halls)
- Evergreen Hill

Pro:

- ✓ Easier for Council
- ✓ More often
- ✓ More people
- ✓ More equitable representation (larger neighborhoods more often)
- ✓ Brings more neighborhoods together
- ✓ More people could mean more leverage with council/city
- ✓ May address higher level issues

Con:

- ✓ Doesn't necessarily mean more people
- ✓ Not definitive for Neighborhoods
- ✓ Less time for questions (if more people)
- ✓ Meeting could be hijacked
- ✓ Issues not as neighborhood specific
- ✓ Issues could be too neighborhood specific



Option 4: More Meetings More Often

Neighborhood Votes:

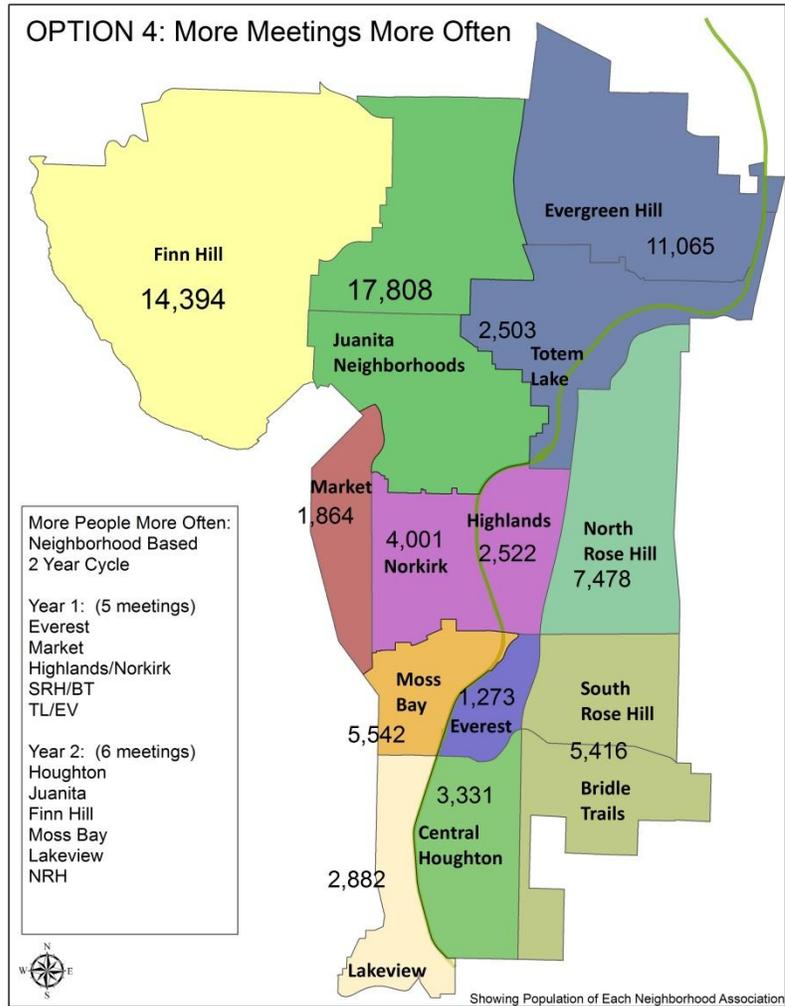
- Finn Hill
- Highlands

Pro:

- ✓ Every 2 years (is more often)
- ✓ More attendance at the meetings
- ✓ Entire Council and Staff to NA meeting more often

Con:

- ✓ Loose intimacy with combining



Option 5: Voluntary Combinations

Neighborhood Votes:

- Norkirk

Pro:

- ✓ Ability to meet with Council more often (if you combine)
- ✓ Keeping the meetings with individual neighborhood allows us to discuss issues specific to our neighborhood

Con:

- ✓ If you don't combine meetings with other neighborhoods then you only get to meet with Council every 3 years
- ✓ Tweak
- ✓ Don't penalize small neighborhoods for not combining – allow voluntary combinations but keep everyone at the same cycle
- ✓ Allow flexibility in combining meetings with other neighborhoods
- ✓ Be able to split from being combined – if an issues arises that is more neighborhood centric
- ✓ Be able to combine if an issue arises that involves one or more neighborhoods
- ✓ Be able to request a town hall meeting (extra meeting) if needed and wanted by several neighborhoods for an issue affecting all

