CITY OF KIRKLAND
CITY COUNCIL

Amy Walen, Mayor • Penny Sweet, Deputy Mayor • Jay Arnold • Dave Asher
Shelley Kloba • Doreen Marchione • Toby Nixon • 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 • TTY Relay Service 711 • www.kirklandwa.gov

AGENDA
KIRKLAND CITY COUNCIL SPECIAL MEETING
City Council Chamber
Monday, August 3, 2015
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.

PLEASE CALL 48 HOURS IN ADVANCE (425-587-3190) if you require this content in an alternate format or if you need a sign language interpreter in attendance at this meeting.

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. Preliminary 2015-2020 Capital Improvement Program
4. *EXECUTIVE SESSION*
   a. To Discuss Property Acquisition
5. *HONORS AND PROCLAMATIONS*
6. *COMMUNICATIONS*
   a. *Announcements*
   b. *Items from the Audience*
   c. *Petitions*
7. *SPECIAL PRESENTATIONS*
   a. City Hall Renovation Project Update
8. *CONSENT CALENDAR*
   a. *Approval of Minutes:* July 21, 2015

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.

b. Audit of Accounts:

Payroll $

Bills $

c. General Correspondence

d. Claims

e. Award of Bids

(1) NE 124th St & Willows Rd Signal Rebuild Project, West Coast Signal, Inc., Renton, Washington

f. Acceptance of Public Improvements and Establishing Lien Period

(1) 5th Avenue South, 6th Street and 7th Avenue South Utility Project

(2) Annual Street Preservation Program Phase II Street Overlay Project

g. Approval of Agreements

(1) Resolution R-5139, Approving Participation by the City in an Interlocal Cooperative Purchasing Agreement with Pierce County and Authorizing the City Manager to Execute Said Agreement on Behalf of the City of Kirkland

(2) Police Guild 2014-2016 Collective Bargaining Agreement

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.

h. Other Items of Business

(1) Resolution R-5142, Authorizing the Immediate Start of Select Projects in the Proposed 2015-2020 Capital Improvement Program (CIP) and Authorizing Additional Staff Expenditures Associated With the Proposed 2015-2020 CIP

(2) NE 85th Street Overlay Project – Pre-Award Contract

(3) Report on Procurement Activities

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.

9. PUBLIC HEARINGS

a. Resolution R-5140, Approving a Development Agreement Between the City of Kirkland and KPP Development LLC, for the Parkplace Development

* *b.* Resolution R-5141, Affirming the Planning Director Decision Approving the Artoush Short Plat in Department of Planning and Community Development File No. SUB14-00283

10. UNFINISHED BUSINESS

a. Draft Parks & Street Levy Accountability Reports

11. NEW BUSINESS

a. Draft 20-Year Forest and Natural Areas Restoration Plan

* *b.* Ordinance O-4488 and its Summary, Relating to Land Use; Approval of a Preliminary (And Final) PUD and Preliminary Subdivision as Applied for by Steve Anderson for the Plute Group in Department of Planning and Community Development File No. SUB14-01891 and ZON14-01888; and Setting Forth Conditions of Approval

12. REPORTS

a. City Council Reports

(1) Finance and Administration Committee

(2) Legislative Committee

(3) Planning, and Economic Development Committee

(4) Public Safety Committee

(5) Public Works, Parks and Human Services Committee

(6) Tourism Development Committee

(7) Regional Issues

b. City Manager Reports

(1) Calendar Update

13. ITEMS FROM THE AUDIENCE

14. ADJOURNMENT

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.

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.

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: Tracey Dunlap, Deputy City Manager
Michael Olson, Director of Finance & Administration
Tom Mikesell, Financial Planning Manager

Date: July 23, 2015

Subject: **PRELIMINARY 2015-2020 CAPITAL IMPROVEMENT PROGRAM**

The July 21 Study Session was an overview of the Preliminary 2015-2020 Capital Improvements Program (CIP), which is available on-line at: http://www.kirklandwa.gov/CIPdocument

This second study session will cover potential additions and/or reprioritizations of the projects in the 2015-2020 Capital Improvements Program (CIP). There will also be a public hearing on the CIP at the September 1 Council meeting.

The initial presentation will include "what we heard" from the first Study Session. This will include more details on the Finn Hill gate issues, as well as an overview of 2015 CIP projects for which staff is seeking pre-approval prior to the December final adoption. There will also be a discussion of additional CIP staffing needed to successfully implement the CIP. Funding for the work to be done by the CIP positions is already included in most of the non-park CIP projects, so no new revenue is needed, but there are some budget and accounting changes necessary. The parks CIP projects currently are not budgeted in the same way, so there may be an impact to the scope or budgets of some of the park projects. However the parks projects are not likely to stay on schedule without the dedicated project management. Staff would bring any proposed park scope or budget changes back to the Council on a project by project basis if the Council approves the new positions. The Council consent agenda includes a resolution to authorize the 2015 projects as well as the new positions if Council concurs with the staff recommendation.

Finally, staff is seeking any further CIP direction moving forward if the Council has any further amendments or additional projects or ideas they wish to see explored.

We anticipate that we may have one more study session or Council discussion of the CIP in late October or early November and final Council action will take place at the December 8th meeting.

CITY OF KIRKLAND
Department of the City Manager
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Tracey Dunlap, Deputy City Manager
Chris Dodd, Facilities Services Manager

Date: July 28, 2015

Subject: CITY HALL RENOVATION PROJECT

RECOMMENDATION:

Provide City Council an update on the finishes, schedule, budget, seismic enhancements, sustainability and art component of the City Hall renovation, and obtain feedback before proceeding with the Phase 2 bidding process.

BACKGROUND DISCUSSION:

During 2013, ARC Architects (ARC) conducted a space needs study for a remodeled City Hall facility. The study contemplated a complete remodel of the facility including major infrastructure and structural changes, new furnishings and complete building envelope enhancements. This project came at a cost in excess of $20 million dollars. As the project budget was originally estimated at $10 million, staff recommended not proceeding and reducing the project scope instead.

At the City Council retreat on February 21, 2014, City Council concurred with staff's recommendation to move forward with a scaled back renovation of City Hall, which included leaving the Public Works CIP unit at the Annex. At that meeting, City Council provided project goals that included moving the Human Resources and Parks departments from the 505 Market Street facility to City Hall, complete deferred maintenance, improve the customer experience, make the Council Chambers a more flexible space, create a dedicated emergency operations center, improve exterior signage and confirming the base project budget of $10 million dollars set after annexation.

At the July 25, 2014 City Council meeting, staff asked the City Council for their feedback on how the renovated Council Chambers might look and function. The Council priority was to ensure maximum access and comfort for the public for Council meetings and included ease of interaction between the community and the City Council, comfortable seating, audio/visual/technology enhancements, better visual displays for the audience and adding natural light.

During the June 2, 2015 City Council Meeting, staff presented the schematic design, outlined the construction phasing strategies, reviewed funding mechanisms and requested that the City

Manager be authorized to enter into a Public Works construction contract to complete Phase 1, which was approved on June 16. Construction is anticipated in two phases with the roofing work being the first during the good weather months and Phase 2 being the rest of the project.

STRUCTURAL

As part of the design process, it was discovered that during the 1994 building addition project, a recommendation was made by the structural engineering firm, KPFF, that the original structure undergo a seismic retrofit of 8 brace frames. It was decided at that time that this work would not be completed during the 1994 expansion, as the work was not necessary to comply with the building codes.

Staff has entered an agreement with KPL Engineering to re-evaluate the structure, recommend a retrofit plan, provide a cost analysis and schedule impacts and provide a second opinion on the need for improvements. At the time of this memo, budget and schedule impacts are under development and a full report will be made available to the City Council at the City Council Meeting on August 3rd, 2015.

Staff believes that it would be prudent to have this seismic retrofit work completed as part of the current City Hall Renovation Project to further ensure the safety of the staff and patrons of City Hall and extend the longevity of the facility. Once costs of this seismic work are known, staff will develop funding options for Council review.

PHASING/SCHEDULE

The proposed schedule reflects a two phased approach. Phase 1 would rehabilitate most of the roof and include installing future solar panel infrastructures to accommodate an approximately 75 KW system, as discussed below under *Sustainability*.

Phase 2 of the project includes rehabilitating the City Council Chambers, including flattening the floor, all new audio/visual/technological components, new dais and supporting staff areas and enhanced community interaction, a new customer service area to enhance services to City Hall visitors, new finishes, an entry vestibule, a newer furniture system, renovated lower level space to allow Parks and Human Resources to return to City Hall from the 505 building, additional conference rooms on the lower level, and a new Peter Kirk Room.

It is anticipated that Phase 1 will begin in September, 2015 and last approximately 45 days. Phase 2 is anticipated to begin November 18, 2015. The current draft construction schedule anticipates completion in June, 2016 (see Attachment A - Preliminary Phase 2 Construction Schedule). The schedule provided is only an estimate; a full construction schedule will be provided to the City Council when the general construction contract is awarded in October.

Attachments B and C show a preliminary sequencing of the moves to accomplish the renovation while keeping City Hall operating. The former Police area on the lower level will be set up as a temporary location while renovation is happening (the "flex area") that can hold up to 55 employees. Each group is estimated to spend about 2-3 weeks in the flex area while their new area is completed. It is anticipated that it will take eight (8) moves to/from the flex area to complete the renovation, shown in sequence by the numbered steps in the attachments.

BUDGET

At the June 2, 2015 Council Meeting, Council approved the addition of two new elements to the project: accelerated replacement of the roof and upgraded fire suppression system for the Server Room. These additions increased the project budget to $11 million, but the changes were funded from facilities working capital and sinking funds set aside toward roof replacement in 2018.

ARC has enlisted the services of Project Delivery Analysts to complete a construction estimate for the project based on the design documents, including the new work items. After careful review of the design documents, the engineers estimate for the project construction cost is $7.55 million. The current total project cost estimate is within the $11 million, including design, permitting, art, sales tax, and contingency is summarized on the table below.

Project Estimate	Amount
Construction Cost	$ 7,644,000
Wiring (include EOC)	
Dedicated EOC	
Council Chamber Remodel (including A/V)	
Preventative Maintenance	
Carpet/Paint/Restroom Refresh	
Re-roofing	
Fire Suppression System	
Architect Feasibility Contracts	$ 230,000
Architect Design Contract	$ 759,000
Permit Fees (estimate)	$ 150,000
One Percent for the Arts	$ 70,000
Contingency (approx. 11.5% project budget)	$ 1,291,479
Sales Tax on Construction Elements (9.5%)	$ 855,521
Total Estimate	**$ 11,000,000**

Note that the project contingency has been reduced to approximately 11.5% to reflect that we are at the design documents stage; the construction estimates also include a 12% estimating contingency. The final construction cost will be dependent on the bids received. Staff will continue to work with ARC and consultants to ensure the project meets the budgetary goals.

SUSTAINABILITY

ARC completed an analysis of what opportunities exist to achieve LEED silver during the project. With many sustainable enhancements having already been installed in City Hall, including high efficiency LED lighting and low-flow plumbing fixtures, there are few opportunities left that make significant impact to the performance of the building.

The largest component that could impact the building's sustainability is the HVAC system. A more efficient HVAC system could be specified but it would increase the budget by roughly $750K. The potential lifecycle payback for this enhancement would not be realized for over 30 years. This goes well beyond the City's typical lifecycle time of an HVAC system of 20 years. This HVAC System enhancement is not currently within the budget being considered.

Another opportunity that has been considered is adding solar panels to the roof. The current structural component of the roof is not being changed from the current system, which limits the opportunities for the addition of solar to a 75 KW system. This size system would be located on the roof as highlighted in Attachment D based on the structural requirements to support the panels. The remainder of the roof structure is occupied by HVAC equipment, windows, and the seam between the old and new sections of City Hall, all of which limit the ability to place solar panels. By providing the infrastructure on the identified roof structure, options for pursuing City-funded or privately-funded solar are preserved.

The roof rehabilitation project will build the infrastructure to accommodate a solar array of approximately 35% of the flat roof. Currently, only the solar infrastructure and conduit runs are being designed and installed during the project. The cost of adding a solar panel system would be approximately $300,000, with a potential lifecycle payback being realized in approximately 25 year.

The potential for future grant funding or community solar initiatives to install this system will be further explored but are not incorporated into the project timeline and budget. Panels can be installed at any point in the future once the roof project is complete. One option may be to include purchase and installation of the solar panels as a bid alternate and consider whether to add it to the budget based on the results of the bidding process.

FURNISHINGS AND LAYOUT

In December of 2014, City Council authorized the purchase of a slightly used furniture system located in Bridgeport, Pennsylvania. Since that time, 10 modular work stations and 1 office have been installed in various locations throughout City Hall. The staff reaction has been positive to the new system for its efficiencies and aesthetics.

After meeting with all departments that are effected by the remodel, many floor plans were considered. Adjacencies to the customer services area and other departments, storage and file locations, noise reduction and minimizing structural changes were all considerations in the layout. Attachment E and F shows the current floor plan for the upper floor with approximate department locations indicated by color. Note that focusing the customer service functions near the front counter results in some departments located in multiple areas. With completion of preliminary layouts, staff is preparing to place the furnishings order with the vendor.

Currently, there are 6 conference/meeting rooms. The new design increases the number of conference/meeting rooms to 12. These rooms are split between the upper and lower level with 6 on each. There could be an opportunity to increase the size of the Council Study, which is currently under evaluation. In order for this to occur, the Highlands conference room would be decreased in size and capacity. The table on the following page compares the current to the planned conference rooms with their estimated capacity. Note that there will also be a couple of small (4 person) breakout rooms on the upper level.

Conference Room Summary

Current (capacity)	Proposed (capacity)
Upstairs	
Rosehill (26)	Rosehill (26)
Norkirk (14)	Norkirk (14)
Houghton (10)	Houghton (10)
Highlands (10)	New Dev. Srvcs. (8)
Lakeview (10)	Moss Bay (8)
Downstairs	
Peter Kirk (81)	New Peter Kirk (81)
	New #1 (10)
	New #2 (10)
	New #3 (10)
	New #4 (8)
	New #5 (7)
	EOC Policy Conf. (8)
Total Current: 6	**Total Proposed: 12**

FINISHES

One of the main goals in developing the interior of the City Hall is to provide a neutral palette that will stand the test of time. The accent color selected compliments the warm wood throughout the space. Accents are used sparingly on surfaces that are easily changed such as paint and small accents within the furniture.

Preliminary selections for the décor finishes for the City Council Chamber will be available in the Council Study on Friday, July 31 after noon. These samples and color boards for other finishes will be presented at the City Council meeting for comments.

1% FOR ART

A subcommittee made of three Cultural Arts Commissioners and three staff members has been formed to assist with the project's art component. With the help of staff and art consultant Perri Howard, many options were reviewed. With the project consisting of mostly interior renovations and very little construction to the envelope of the building, interior options were evaluated.

At this time, metal components and glass treatments are being considered throughout the facility. This could include doors, conference room glass, staff separation glass, metal treatments on the new entry vestibule among other options.

The committee also completed an inventory of the all of the art within the facility and are evaluating opportunities to re-install these pieces after the renovation.

A complete art presentation will be brought before the Council in October including chosen artist and mediums to be considered.

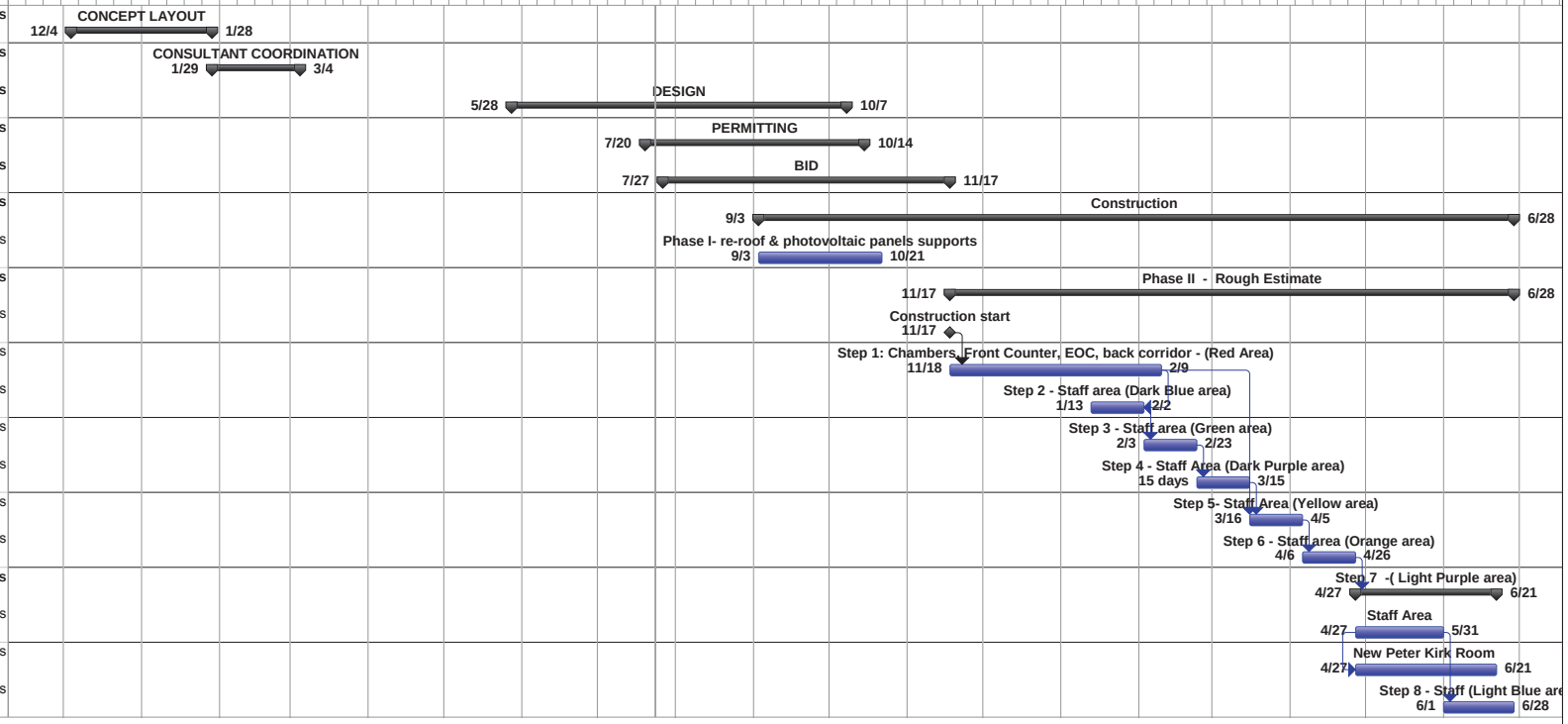
NEXT STEPS

The request for bids for Phase 1 (the roof) was advertised on July 27. The bid documents for Phase 2 are under development and are expected to be advertised on September 3, 2015. To help ensure that Phase 2 construction begins on November 18, staff will likely seek Council approval for a limited notice to proceed for long lead items (casework and HVAC units) in advance of the bid award scheduled for October 20. This approach also recognizes that the very high level of development activity may impact availability of items.

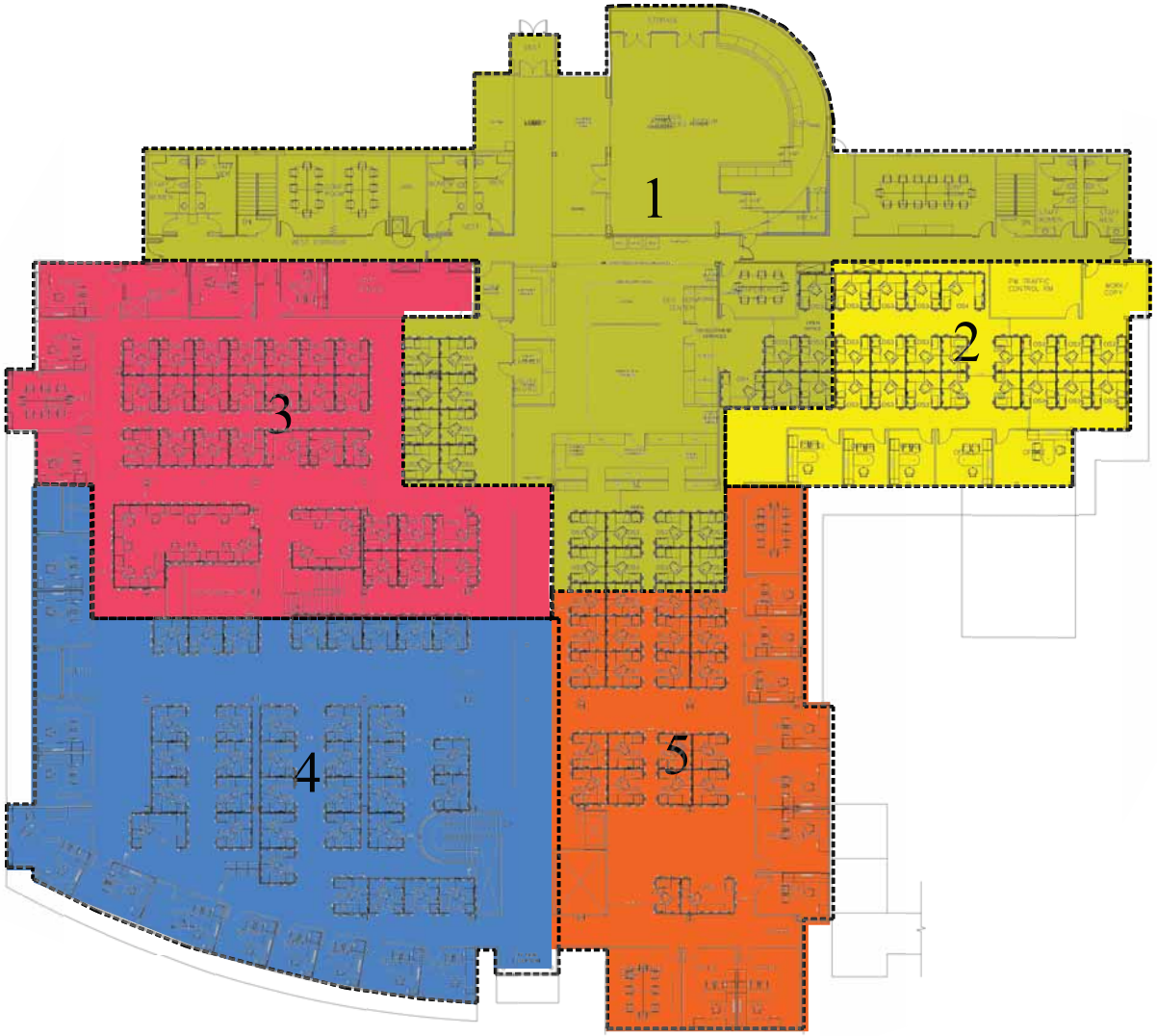
City of Kirland
City Hall Renovation

Attachment A

ID	Task Name	Duration
1	**CONCEPT LAYOUT**	**40 days**
10	**CONSULTANT COORDINATION**	**25 days**
19	**DESIGN**	**95 days**
55	**PERMITTING**	**63 days**
62	**BID**	**82 days**
75	**Construction**	**214 days**
76	Phase I- re-roof & photovoltaic panels supports	35 days
77	**Phase II - Rough Estimate**	**160 days**
78	Construction start	0 days
79	Step 1: Chambers, Front Counter, EOC, back corridor - (Red Area)	60 days
80	Step 2 - Staff area (Dark Blue area)	15 days
81	Step 3 - Staff area (Green area)	15 days
82	Step 4 - Staff Area (Dark Purple area)	15 days
83	Step 5- Staff Area (Yellow area)	15 days
84	Step 6 - Staff area (Orange area)	15 days
85	**Step 7 -(Light Purple area)**	**40 days**
86	Staff Area	5 wks
87	New Peter Kirk Room	8 wks
88	Step 8 - Staff (Light Blue area)	4 wks



Attachment B



1 FIRST FLOOR STEPS PLAN

SCALE: 3/32" = 1'-0"

STEPS NOTES:

1. CONFIRM LIMITS AND SEQUENCING OF EACH STEP WITH OWNER PRIOR TO CONSTRUCTION.

STEPS LEGEND:

1 STEP 1

2 STEP 2

3 STEP 3

4 STEP 4

5 STEP 5

6 STEP 6

7 STEP 7

8 STEP 8

arc ARCHITECTS

1101 E. PIKE ST. FL 3
SEATTLE, WA 98122
206 - 322 - 3322 TEL
206 - 322 - 9323 FAX

KIRKLAND CITY HALL REMODEL
123 5TH AVE
KIRKLAND, WA 98033

DESIGN DEVELOPMENT

ISSUE DATE: 7/23/2015

MARK	DATE	DESCRIPTION

CONTENTS:

FIRST FLOOR STEPS PLAN

SCALE:	3/32" = 1'-0"
DRAWN:	CVA
CHECKED:	JJW
PROJECT NO:	2015025.000

SHEET:

G1.5

Attachment C

STEPS NOTES:

1. CONFIRM LIMITS AND SEQUENCING OF EACH STEP WITH OWNER PRIOR TO CONSTRUCTION.

STEPS LEGEND:

- 1 STEP 1
- 2 STEP 2
- 3 STEP 3
- 4 STEP 4
- 5 STEP 5
- 6 STEP 6
- 7 STEP 7
- 8 STEP 8

1 GROUND FLOOR STEPS PLAN

SCALE: 3/32" = 1'-0"

arc ARCHITECTS

1101 E. PIKE ST. FL 3
SEATTLE, WA 98122
206 - 322 - 3322 TEL
206 - 322 - 9323 FAX

KIRKLAND CITY HALL REMODEL
123 5TH AVE
KIRKLAND, WA 98033

DESIGN DEVELOPMENT

ISSUE DATE: 7/23/2015

MARK	DATE	DESCRIPTION

CONTENTS:

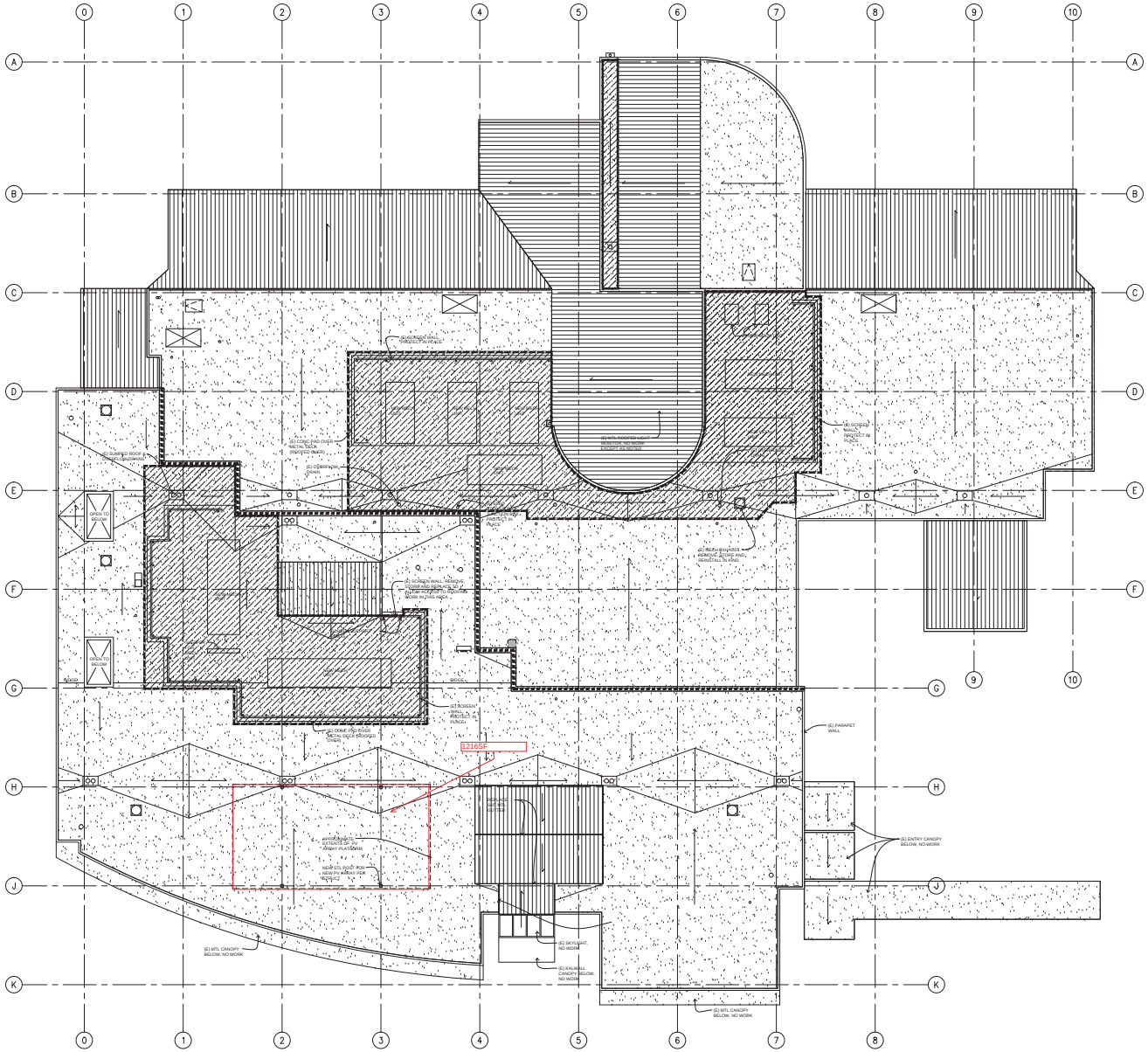
GRO N FLOOR STEPS PLAN

SCALE:	3/32" = 1'-0"
DRAWN:	CVA
CHECKED:	JJW
PROJECT NO:	2015025.000

SHEET:

G1.

Attachment D



1 ROOF PLAN

SCALE: 3/32" = 1'-0"

LEGEND:

NEW METAL ROOFING
- STANDING SEAM METAL ROOFING
- ROOFING UNDERLAYMENT
- PLYWOOD SUBSTRATE
- R-30 POLYISO INSULATION
- AIR BARRIER
- EXISTING METAL DECK

NEW MEMBRANE ROOFING
- STYRENE-BUTADIENE-STYRENE (SBS) MODIFIED BITUMINOUS MEMBRANE ROOFING CAP SHEET
- STYRENE-BUTADIENE-STYRENE (SBS) MODIFIED BITUMINOUS MEMBRANE ROOFING BASE SHEET
- WOOD FIBER ROOF BOARD
- R-30 POLYISO INSULATION
- AIR BARRIER
- EXISTING METAL DECK

EXISTING ROOFING, VARIES

GENERAL ROOFING DEMO NOTES:

GENERALLY, THIS REROOF PROJECT CONSISTS OF INSTALLING NEW, MECHANICALLY FASTENED COVERBOARD AND MULTI-PLY ROOFING. TEAR-OFF EXISING ROOFING DOWN TO STRUCTURE AND REPLACEMENT OF REMOVED COMPONENTS IS REQUIRED. NEW FLASHING TO REPLACE EXISTING IS TYPICALLY REQUIRED.

GENERAL ROOFING NOTES:

1. AT 'WET' LOCATIONS WHERE INSULATION IS NOTED TO BE REPLACED 'IN-KIND', THE NEW INSULATION SHALL MEET THE CURRENT ENERGY REQUIREMENTS OF R-30.
2. FIELD VERIFY ROOF PENETRATIONS INCLUDING BUT NOT LIMITED TO EXHAUST FANS, ANTENNAS, VENT PIPES, MECHANICAL INTAKES, ROOF DRAINS.
3. BASIS OF DESIGN ROOFING DETAILS SHOWN ARE SIPLAST MANUFACTURER'S STANDARD DETAILS. SEE SPECIFICATIONS FOR OTHER ALLOWABLE MANUFACTURERS WHO WILL BE CONSIDERED.
4. AT EQUIPMENT NOTED AS ABANDONED, VERIFY W/ OWNER BEFORE PROCEEDING, TYP
5. ALL PRACTICES PERTAINING TO NRCA CERTA GUIDELINES SHALL BE FOLLOWED WHEN TORCHING METHODS ARE EMPLOYED. THIS INCLUDES PERFORMING A FIRE WATCH FOLLOWING ANY TORCH APPLICATIONS AND ALWAYS HAVE APPROVED FIRE-EXTINGUISHING EQUIPMENT NEARBY.
6. DISSIMILAR METAL TYPES SUBJECT TO ELECTROLYTIC REACTION MUST BE PHYSICALLY SEPARATED.

a|r|c ARCHITEC

1101 E. PIKE ST.
SEATTLE, WA 98
206 - 322 - 3322
206 - 322 - 9323

KIRKLAND CITY HALL REMODEL
123 5TH AVE
KIRKLAND, WA 98033

DESIGN DEVELOPMENT

ISSUE DATE: 7/23/2015

MARK	DATE	DESCRIPTION

CONTENTS:
ROOF PLAN

SCALE: 3/32" = 1'-0"
DRAWN: PRC
CHECKED: BLB
PROJECT NO: 2012024.000

SHEET:
A2.2

Attachment E

1 FIRST FLOOR DEPARTMENT PLAN

SCALE: 3/32" = 1'-0"

DEPARTMENT NOTES:

1. CONFIRM LIMITS AND SEQUENCING OF EACH PHASE WITH OWNER PRIOR TO CONSTRUCTION.

DEPARTMENT LEGEND:

- FIRE
- PLANNING + BUILDING
- CMO
- PUBLIC WORKS
- FINANCE
- CITY ATTORNEY
- FACILITIES
- IT
- PARKS
- HUMAN RESOURCES

arc ARCHITECTS

1101 E. PIKE ST. FL 3
SEATTLE, WA 98122
206 - 322 - 3322 TEL
206 - 322 - 9323 FAX

KIRKLAND CITY HALL REMODEL
123 5TH AVE
KIRKLAND, WA 98033

DESIGN DEVELOPMENT

ISSUE DATE: 7/23/2015

MARK	DATE	DESCRIPTION

CONTENTS:

FIRST FLOOR EPT PLAN

SCALE:	3/32" = 1'-0"
DRAWN:	CVA
CHECKED:	JJW
PROJECT NO:	2015025.000

SHEET:

G1.5A

Attachment F

1 GROUND FLOOR DEPARTMENT PLAN

SCALE: 3/32" = 1'-0"

DEPARTMENT NOTES:

1. CONFIRM LIMITS AND SEQUENCING OF EACH PHASE WITH OWNER PRIOR TO CONSTRUCTION.

DEPARTMENT LEGEND:

- FIRE
- PLANNING + BUILDING
- CMO
- PUBLIC WORKS
- FINANCE
- CITY ATTORNEY
- FACILITIES
- IT
- PARKS
- HUMAN RESOURCES

arc ARCHITECTS

1101 E. PIKE ST. FL 3
SEATTLE, WA 98122
206 - 322 - 3322 TEL
206 - 322 - 9323 FAX

KIRKLAND CITY HALL REMODEL
123 5TH AVE
KIRKLAND, WA 98033

DESIGN DEVELOPMENT

ISSUE DATE: 7/23/2015

MARK	DATE	DESCRIPTION

CONTENTS:

GRO N FLOOR EPT PLAN

SCALE:	3/32" = 1'-0"
DRAWN:	CVA
CHECKED:	JJW
PROJECT NO:	2015025.000

SHEET:

G1. A

KIRKLAND CITY COUNCIL REGULAR MEETING MINUTES
July 21, 2015

1. CALL TO ORDER

2. ROLL CALL

ROLL CALL:
Members Present: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.
Members Absent: None.

3. STUDY SESSION

a. Preliminary 2015-2020 Capital Improvement Program

Deputy City Manager Tracey Dunlap, Finance and Administration Director Michael Olson, and Financial Planning Manager Tom Mikesell reviewed the Preliminary 2015-2020 Capital Improvement Program for the Council and responded to questions.

4. EXECUTIVE SESSION

None.

5. HONORS AND PROCLAMATIONS

None.

6. COMMUNICATIONS

a. Announcements

b. Items from the Audience

Sally Otten
Rich Bergdahl
Jeanne Large
Jamie Rector
Rick Colella

c. Petitions

7. SPECIAL PRESENTATIONS

a. Property Site Evaluation as Potential Location for Aquatics, Recreation and Community Center

Parks and Community Services Director Jennifer Schroder provided an overview of the Christ Church property site evaluation for use as a proposed Aquatics and Recreation Center.

8. CONSENT CALENDAR

a. Approval of Minutes: July 7, 2015

b. Audit of Accounts:
Payroll $3,022,642.90
Bills $2,852,768.84
run #1436 checks #563386 - 563502
run #1437 checks #563503 - 563682

c. General Correspondence

d. Claims

e. Award of Bids

(1) 4th Street Watermain Replacement Project, Kar-Vel Construction, Renton, Washington

The construction contract for the 4th Street Watermain Replacement Project was awarded to Kar-Vel Construction of Renton, WA, in the amount of $338,327.63, and the use of $27,000 of Water/Sewer Construction Reserve was authorized in order to maintain a 10% construction contingency, via approval of the Consent Calendar.

f. Acceptance of Public Improvements and Establishing Lien Period

g. Approval of Agreements

(1) Resolution R-5136, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING PARTICIPATION BY THE CITY IN AN INTERLOCAL COOPERATIVE PURCHASING AGREEMENT WITH THE CITY OF MARYSVILLE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY OF KIRKLAND."

h. Other Items of Business

(1) 2014 Annual Transportation and Park Impact Fees Report

The report was accepted via approval of the Consent Calendar.

(2) Resolution R-5137, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RELINQUISHING ANY INTEREST THE CITY MAY HAVE IN AN UNOPENED RIGHT-OF-WAY AS DESCRIBED HEREIN AND REQUESTED BY PROPERTY OWNERS ALVIN CHANG, ANDY MAN-WAH CHANG, AND SIKI KA-LING LEUNG CHANG."

(3) Resolution R-5138, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RELINQUISHING ANY INTEREST THE CITY MAY HAVE IN AN UNOPENED RIGHT-OF-WAY AS DESCRIBED HEREIN AND REQUESTED BY PROPERTY OWNER K & D HOMES ENTERPRISES LLC."

(4) Report on Procurement Activities

Motion to Approve the Consent Calendar.
Moved by Councilmember Dave Asher, seconded by Councilmember Doreen Marchione
Vote: Motion carried 7-0
Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.

9. PUBLIC HEARINGS

None.

10. UNFINISHED BUSINESS

a. 2015 State Legislative Update #12

Intergovernmental Relations Manager Lorrie McKay reviewed the final summary status of the City's 2015 legislative priorities and provided a final special session overview in addition to preparations for the 2016 legislation session. The City's contract lobbyists, with Waypoint Consulting, also addressed the Council. Mayor Walen and Councilmember Asher (Chair of the Council's Legislative Committee) presented lobbyists Majken Ryherd and Teresita Torres with flowers and Council's thanks.

b. November 3, 2015 Proposed Ballot Measure - Kirkland Aquatics and Recreation District:

Parks and Community Services Director Jennifer Schroder provided background and an overview of the draft proposed ordinances for Council consideration.

(1) Ordinance O-4484, Relating to Creation of a Metropolitan Park District with Boundaries Coextensive with the City to be Known as the Kirkland Aquatics and Recreation District; Requesting that a Proposition to Form the Kirkland Aquatics and Recreation District be Submitted to the Voters Within the Proposed

Boundaries of the District, at the November 3, 2015, General Election; and Providing for Properly Related Matters.

Motion to Approve Ordinance O-4484, entitled "AN ORDINANCE RELATING TO CREATION OF A METROPOLITAN PARK DISTRICT WITH BOUNDARIES COEXTENSIVE WITH THE CITY TO BE KNOWN AS THE KIRKLAND AQUATICS AND RECREATION DISTRICT; REQUESTING THAT A PROPOSITION TO FORM THE KIRKLAND AQUATICS AND RECREATION DISTRICT BE SUBMITTED TO THE VOTERS WITHIN THE PROPOSED BOUNDARIES OF THE DISTRICT, AT THE NOVEMBER 3, 2015, GENERAL ELECTION; AND PROVIDING FOR PROPERLY RELATED MATTERS."
Moved by Councilmember Shelley Kloba, seconded by Deputy Mayor Penny Sweet
Vote: Motion carried 7-0
Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.

(2) Ordinance O-4485 and its Summary, Approving the Form of an Interlocal Agreement with the Kirkland Aquatics and Recreation District, if the Formation of the District is Approved by the Voters; and Authorizing the City Manager to Execute Such Agreement on Behalf of the City; and Providing for Properly Related Matters.

Motion to Approve Ordinance O-4485 and its Summary, entitled "AN ORDINANCE APPROVING THE FORM OF AN INTERLOCAL AGREEMENT WITH THE KIRKLAND AQUATICS AND RECREATION DISTRICT, IF THE FORMATION OF THE DISTRICT IS APPROVED BY THE VOTERS; AND AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH AGREEMENT ON BEHALF OF THE CITY; AND PROVIDING FOR PROPERLY RELATED MATTERS." as amended.
Moved by Councilmember Toby Nixon, seconded by Councilmember Dave Asher
Vote: Motion carried 7-0
Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.

Motion to Amend Ordinance O-4485 and its Summary, to add language to Attachment 1, Section 5.1.4 Adoption of Budget and Levy by Park District so that it reads, "The Board of Park District commissioners shall review the budget proposal and approve a final Park District budget in accordance with state law. The Park District agrees to levy property taxes annually under RCW 35.61.210, within applicable statutory and constitutional rate and amount limitations, in amounts sufficient to fund its adopted budget. The Board shall set the initial property tax rate to generate sufficient revenue to cover the annual costs described in the Six-Year Budget Plan. Based on the Parties' current expectations regarding ARC capital costs (including financing costs and acknowledging interest rate risk), the District's 2017 tax levy (using reasonable projections of assessed

value) is estimated to be approximately $0.25 per $1,000 of assessed value. Park District revenues will not be used to supplant funds or service levels previously funded by the City's general fund or special levy funds. After the initial levy by the District, the Board agrees not to increase the levy rate in any one year for purposes, other than financing the ARC (including but not limited to operations and maintenance, repair and replacement, capital facility and improvements), by more than X cents per $1,000 of assessed value without first placing before the voters an advisory ballot measure regarding such increase."
Moved by Councilmember Toby Nixon, seconded by Councilmember Jay Arnold
Vote: Motion carried 7-0
Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.

Motion to Amend the amendment to remove the X and insert 5 cents.
Moved by Councilmember Dave Asher, seconded by Deputy Mayor Penny Sweet
Vote: Motion carried 7-0
Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.

Motion to Amend Ordinance O-4485 and its Summary, to add a new section 4.1 City Clerk to Serve as Public Records Officer that reads, "The Park District agrees to take such action necessary under RCW 42.5.58 to appoint the City Clerk to serve as Public Records Officer for the Park District. The City Clerk agrees to accept appointment as Public Records Officer for the Park District in accordance with RCW 42.56.580. In such capacity, the City Clerk shall serve as a point of contact for members of the public requesting disclosure of public records and oversee Park District compliance with the public records requirements of chapter 42.56 RCW."
Moved by Councilmember Toby Nixon, seconded by Councilmember Dave Asher
Vote: Motion carried 7-0
Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.

Motion to Amend Ordinance O-4485 and its Summary, to add a new section 4.2 City to Maintain Webpage that reads, "The City will prepare and maintain a Park District webpage, on behalf of the Park District, to facilitate public access to records, information about Park District activities and contact information for the Park District."
Moved by Councilmember Toby Nixon, seconded by Councilmember Dave Asher
Vote: Motion carried 7-0
Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.

c. Proposed Metropolitan Park District Pro/Con Ballot Statements Committees Appointments

Motion to Appoint Rick Colella, Bill Finkbeiner, and Joan McBride to the Metropolitan Park District Ballot Statements Pro Committee, and to appoint Ken MacKenzie, Mike Nykreim, and Rick Whitney to the Metropolitan Park District Ballot Statements Con Committee.
Moved by Deputy Mayor Penny Sweet, seconded by Councilmember Toby Nixon
Vote: Motion carried 7-0
Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.

Council recessed for a short break.

d. Ordinance O-4487 and its Summary, Relating to Zoning, Planning, and Land Use and Amending the Following Chapters of the Kirkland Zoning Code Relating to Multi-Family Parking Requirements: 20, 25, 30, 35, 50, 51, 52, 53, 54, 55, 56, 105 and Approving a Summary Ordinance for Publication, File No. CAM13-02032.

Planning Supervisor Jon Regala reviewed the background of the process to date and the proposed amendments for Council consideration.

Motion to Approve Ordinance O-4487, entitled "AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING THE FOLLOWING CHAPTERS OF THE KIRKLAND ZONING CODE RELATING TO MULTI-FAMILY PARKING REQUIREMENTS: 20, 25, 30, 35, 50, 51, 52, 53, 54, 55, 56, 105 AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. CAM13-02032," as amended.
Moved by Councilmember Jay Arnold, seconded by Councilmember Doreen Marchione
Vote: Motion carried 6-1
Yes: Councilmember Jay Arnold, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.
No: Councilmember Dave Asher.

Motion to Amend Ordinance O-4487 and its Summary, so that Section 105.20 Number of Parking Spaces, Item 3.A reads, "However, no guest parking stall shall be required if the result of the calculation is a fraction less than one and on-street parking is available within a block of the subject property."
Moved by Councilmember Shelley Kloba, seconded by Deputy Mayor Penny Sweet
Vote: Motion carried 7-0
Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.

Motion to Amend the amendment to Ordinance O-4487 and its Summary, striking "within a block" and inserting "within 600 feet."

Moved by Councilmember Dave Asher, seconded by Deputy Mayor Penny Sweet
Vote: Motion carried 6-1
Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Deputy Mayor Penny Sweet, and Mayor Amy Walen.
No: Councilmember Toby Nixon.

Motion to Amend Ordinance O-4487 and its Summary, to strike the language regarding Totem Lake and North Rose Hill Business Districts where parking is determined case-by-case.
Moved by Deputy Mayor Penny Sweet, seconded by Councilmember Doreen Marchione
Vote: Motion carried 6-1
Yes: Councilmember Jay Arnold, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.
No: Councilmember Dave Asher.

Motion to Amend Ordinance O-4487 and its Summary, to add the citywide standards to the zoning charts for Totem Lake and North Rose Hill Business Districts.
Moved by Deputy Mayor Penny Sweet, seconded by Councilmember Jay Arnold
Vote: Motion carried 7-0
Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.

Motion to Amend Ordinance O-4487 and its Summary, to include the following language regarding parking modification: "For multi-family parking modifications, the parking demand rate result shall be increased by 15% and the resultant total shall then be subject to the visitor parking requirements in KZC Section 105.20.3.
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."
Moved by Councilmember Jay Arnold, seconded by Councilmember Doreen Marchione
Vote: Motion carried 7-0
Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.

Motion to Amend Ordinance O-4487 and its Summary, to strike the current language regarding the parking modification review process and replace it so that it reads, "The City will use Process IIA, described in Chapter 150 KZC, to review and decide upon an application for a parking modification request pursuant to this section."
Moved by Councilmember Dave Asher, seconded by Councilmember Toby Nixon
Vote: Motion failed 3 - 4

Yes: Councilmember Dave Asher, Councilmember Shelley Kloba, and Councilmember Toby Nixon.
No: Councilmember Jay Arnold, Councilmember Doreen Marchione, Deputy Mayor Penny Sweet, and Mayor Amy Walen.

Motion to Amend Ordinance O-4487 and its Summary, to change section 105.45 to replace "King County Bureau of Elections and Records" with "King County Recorder's Office."
Moved by Councilmember Toby Nixon, seconded by Councilmember Jay Arnold
Vote: Motion carried 7-0
Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.

Motion to Amend Ordinance O-4487 and its Summary, to add the following code language to the end of KZC 105.103.3.c so that it reads, "Properties located in the CBD 1A/1B, 2, and 8 zones that receive parking modification approval under this section are not eligible to utilize the special parking provisions in KZC 50.60.3.a - Certain Floor Area Exempt from Parking Requirements."
Moved by Councilmember Dave Asher, seconded by Deputy Mayor Penny Sweet
Vote: Motion carried 7-0
Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, Deputy Mayor Penny Sweet, and Mayor Amy Walen.

e. Public Disclosure Semi-Annual Performance Report

Public Disclosure Analyst Amy Robles provided Council with an update on the status of the Public Records program and responded to Council questions.

11. NEW BUSINESS

None.

12. REPORTS

a. City Council Reports

(1) Finance and Administration Committee

Chair Marchione reported on a review of the latest draft of Council policies and procedures; an overview of the Preliminary 2015-2020 Capital Improvement Program; and the May/June Financial Dashboard report.

(2) Legislative Committee

None.

(3) Planning, and Economic Development Committee

Chair Arnold reported on the committee's review of the spillover parking residential permit policy; a review of the marijuana regulations; a review of the opportunity to join with the City of Redmond in an Innovation Partnership Zone as well as other options such as joining the Washington Interactive Network; and a briefing on the Lake Washington School District's Capital Improvement Program.

(4) Public Safety Committee

Chair Sweet reported on active shooter training; a debriefing on the 4th of July events and enforcement of the firework's ban; and the development of the Public Safety Dashboard report.

(5) Public Works, Parks and Human Services Committee

None.

(6) Tourism Development Committee

Chair Nixon reported on a joint meeting between the Kirkland Business Roundtable and the Kirkland Tourism Network.

(7) Regional Issues

Councilmembers shared information regarding the Sound Cities Association Public Issues Committee meeting; a joint meeting between the Kirkland Business Roundtable and the Kirkland Tourism Network; a Solarize brown bag roundtable sponsored by the King County GreenTools program; the North Rose Hill Neighborhood Picnic; Councilmember Kloba's participation in the Evergreen Speedway Mayors' Cup race sponsored by Foster Press; the Greater Kirkland Chamber of Commerce luncheon; the reorganization of the King County Committee to End Homelessness into a Coordinating Committee; an upcoming Solarize Kirkland meeting at Kirkland City Hall in August; a King County Eastside Transportation Partnership meeting; Governor Inslee's bill signing event for the State's transportation package; the completion of drafting the Washington Resource Inventory Area (WRIA) 8 Salmon Recovery Council interlocal agreement; a King County Metropolitan Solid Waste Advisory Committee; a King County Emergency Management Advisory Committee; the Kirkland Uncorked festival; an Association of Washington Cities Legislative Priorities Committee meeting; the Sound Cities Association Board Meeting; a meeting with the Sound Transit Board; and a meeting with Director Gary Wasdin of the King County Library System.

(8) Disability Board

Councilmember Kloba reported on long-term care expenses for the retired LEOFF I members.

b. City Manager Reports

City Manager Kurt Triplett reported on a meeting with Jane Hague regarding the King County Best Starts for Kids Initiative and received direction from the Council to add discussion of potential support for the Best Starts for Kids Initiative levy on an upcoming Council meeting; and upcoming discussions between the City staff, the International Association of Firefighters and other stakeholder groups to discuss staffing and siting for a North End Fire Station.

(1) Calendar Update

City Manager Kurt Triplett reminded the Council that the next meeting would be on Monday, August 3rd to allow councilmembers to attend National Night Out events on Tuesday, August 4th. City Manager Kurt Triplett also proposed rescheduling the first Council meeting in December to December 8th and cancelling the second Council meeting on December 15th.

13. ITEMS FROM THE AUDIENCE

None.

14. ADJOURNMENT

The Kirkland City Council regular meeting of July 21, 2015 was adjourned at 10:40 p.m.

City Clerk

Mayor

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

Date: July 23, 2015

Subject: CLAIM(S) FOR DAMAGES

RECOMMENDATION
It is recommended that the City Council acknowledge receipt of the following Claim(s) for Damages and refer each claim to the proper department (risk management section) for disposition.

POLICY IMPLICATIONS
This is consistent with City policy and procedure and is in accordance with the requirements of state law (RCW 35.31.040).

BACKGROUND DISCUSSION
The City has received the following Claim(s) for Damages from:

(1) Mirzaei, Pouya
9855 NE 139th Street
Kirkland, WA 98034

Amount: $1,601.91

Nature of Claim: Claimant states damage to vehicle resulted from construction work at NE 85th Street and 122nd Avenue NE.

(2) Laura Smith
10133 NE 141st Place
Kirkland WA 98034

Amount: $1,699.00

Nature of Claim: Claimant states property was not returned to her after arrest.

Note: Names of claimant are no longer listed on the Agenda since names are listed in the memo.

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: Patrick Herbig, P.E., Project Engineer
Dave Snider, P.E., Capital Projects Manager
Kathy Brown, Public Works Director

Date: July 23, 2015

Subject: NE 124th STREET & WILLOWS ROAD NE SIGNAL REBUILD PROJECT AWARD CONTRACT

RECOMMENDATION:

Staff recommends that the City Council award the construction contract for the NE 124th Street & Willows Road NE Signal Rebuild Project to West Coast Signal, Inc., of Renton, WA, in the amount of $128,248.00.

By taking action on this memo during approval of the consent calendar, City Council is authorizing the award of a construction contract for the subject Project.

BACKGROUND DISCUSSION:

In August, 2014, a large commercial truck was heading east on NE 124th Street and made a right turn onto Willows Road NE. The driver made the turn too sharply and caused significant damage to a City owned street light and signal pole. In order to get the intersection fully operational, City signal maintenance technicians worked with a local electrical contractor to erect a temporary wood pole and re-wire the signal heads onto an aerial cable spanning the intersection. This temporary installation has been in operation since immediately following the incident.

Because of the significant nature of the damage, there was a cascading effect with respect to the replacement of the pole, certain traffic signal controller components and associated appurtenances. In this case, the impact to a single leg of the intersection has resulted in the need to replace a total of eight Accessible Pedestrian Signal (APS) push buttons at the intersection. The City of Kirkland's APS Policy requires the upgrade of all four corners of the intersection when there is an "alteration, an installation or replacement of any pole to which a pedestrian push button is attached..." Due to the policy requirements, the new upgraded APS buttons also led to a need for a new APS button controller in the signal cabinet.

The City retained the transportation engineering firm, Transpo Group USA, Inc., Kirkland, WA, to perform engineering design and to provide documents necessary for project construction. In addition to the APS requirements, the other necessary signal improvements include a new traffic signal pole and mast arm, a new pole foundation, and all associated mounting devices and other related hardware features.

On June 1, 2015, the final design was completed and the process to procure a contractor to build the project was started. With an engineer's estimate of $127,000 for construction, the Project was first advertised on June 11. On June 25, 2015, two bids were received, as follows:

Contractor	Total of All Schedules
Engineer's Estimate	*$127,000*
West Coast Signal, Inc.	**$128,248**
Transportation Systems	$129,254

Since the time of the original incident, staff has been in regular contact with the Insurance Company, Great West Casualty Company, South Sioux City, NE, providing timely progress updates on the temporary repairs made, as well as for the design process for the pole and APS replacement.

On July 15, 2015, a pre-notice of staff's recommendation for City Council to award a construction contract, together with an update for project expenses, was sent to the claims adjuster for Great West Casualty Company (Great West). The notice was sent for concurrence before proceeding with this recommendation for award. The letter stated that that the final costs may be more or less than the following estimated costs.

Clean-Up & Temporary Pole	$ 11,196
Engineering & Inspection:	$ 49,794
Construction:	$128,248
Construction Contingency (10%):	$ 12,825
In-House/Admin:	$ 10,937
Sub-total:	$213,000

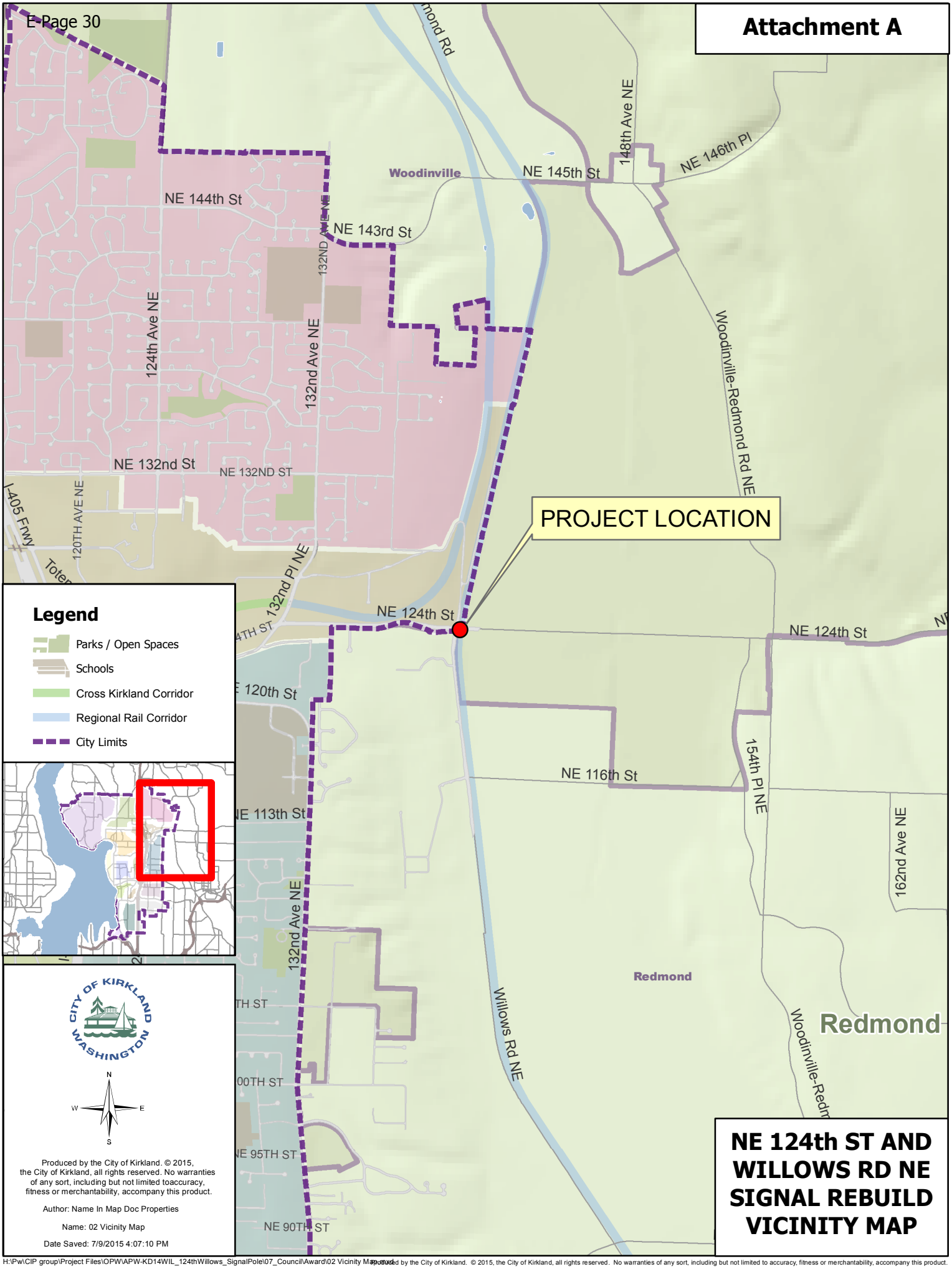
Although there has been ongoing communication with Great West over the course of nearly a year, the City does not yet have full and final agreement with Great West on cost reimbursement to the City. The insurance company representative has acknowledged receipt of the information, and has requested additional details. The insurance adjuster has indicated he will be respond to the City's notice by Monday, July 27th, with his company's concurrence – or disagreement – with the City's notice of costs for which Great West will be responsible.

To date, the on-going expenses for this Project have been paid for using Street Maintenance Funds and staff recommends the use of this same funding source to pay the future costs awaiting reimbursement from Great West. With a City Council award of the construction contract at the August 3 meeting, the work will start near the beginning of September and be substantially complete by late-October 2015.

Although the City does not have full and final agreement with Great West on full-cost reimbursement, staff recommends moving forward with this approval. The temporary fix has been in place for nearly a year, and, regardless of final settlement on costs, the temporary situation is not an acceptable permanent repair.

Attachment A – Vicinity Map

Attachment A



NE 124th ST AND WILLOWS RD NE SIGNAL REBUILD VICINITY MAP

Produced by the City of Kirkland. © 2015, the City of Kirkland, all rights reserved. No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3809
www.kirklandwa.us

MEMORANDUM

To: Kurt Triplett, City Manager

From: Aparna Khanal, P.E., Project Engineer
Dave Snider, P.E., Capital Projects Manager
Kathy Brown, Public Works Director

Date: July 23, 2014

Subject: 5TH AVENUE SOUTH S, 6TH STREET AND 7TH AVENUE SOUTH UTILITY PROJECT - ACCEPT WORK

RECOMMENDATION:

Staff recommends that the City Council take the following actions:

- Accept the work on 5th Avenue South, 6th Street and 7th Avenue South, as completed by Kar-Vel Construction of Renton, WA, thereby establishing the statutory lien period, and

- Approve the return of unspent Project funding to the two funding sources, including approximately $84,000 in Surface Water Utility funds and $178,000 in Water and Sewer Utility funds.

By taking action on this memo during approval of the consent calendar, City Council is accepting the contract work for the subject project and returning unspent funds to the appropriate funding sources.

BACKGROUND AND DISCUSSION:

The 5th Avenue South, 6th Street and 7th Avenue South Utility Project (Attachment A) is made up of five separate utility CIP projects that were combined to provide for an economy-of-scale in the completion of Comprehensive/Master Plan recommended improvements to the City's Sewer, Water and Surface Water utility infrastructure. The timely completion of the Project was also in support of major ongoing redevelopments in the Moss Bay and Everest Neighborhoods.

The Project accomplished the following:

- upsized an existing 8-inch asbestos cement watermain in 6th Street to a new 12-inch ductile iron main,

- replaced 6-inch concrete sanitary sewer with 8-inch PVC in 5th Avenue South, and
- provided surface water, water and sanitary sewer improvements in 7th Avenue South.

- The construction contract was awarded by City Council on August 6, 2014 and construction began in September, 2014; the Project's physical completion occurred on July 1, 2014.

The original contract award was for $1,526,194.58; the total amount to be paid to the contractor for all five schedules of work is $1,470,947.60, as follows:

Water and Sewer Utility	Project	Budget	Actual Expenses	Total
WA 150	6th Street Watermain		$900,336	
WA 151	7th Avenue Watermain		$270,069	
SS 64	7th Avenue Sewermain		$476,222	
SS 78	5th Avenue Sewermain		$198,448	
	Total	$2,023,200	$1,845,076	**$178,124**

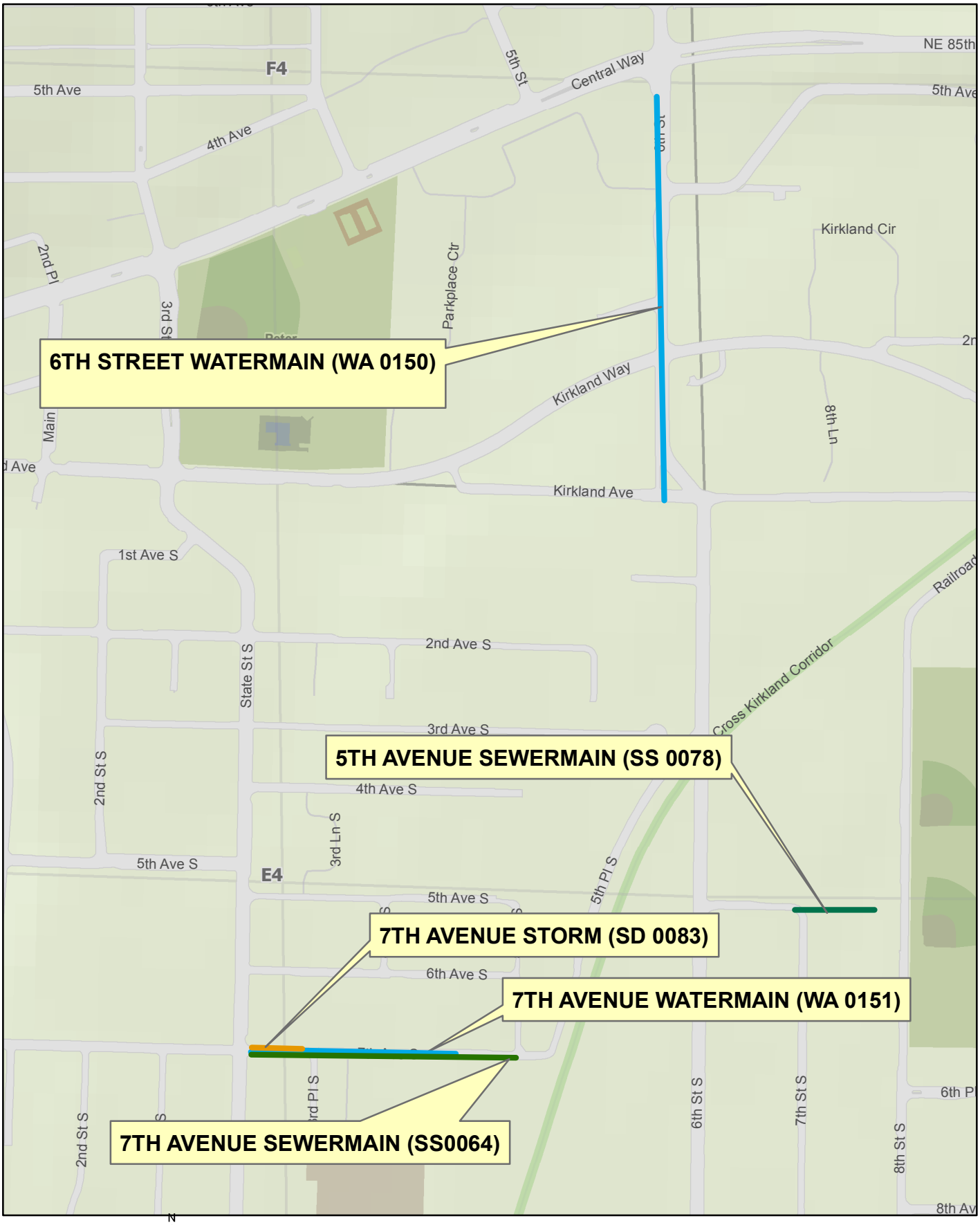
Surface Water Utility	Project	Budget	Actual Expenses	Total
SD 83	7th Avenue Storm		$155,895	
	Total	$240,000	$155,895	**$84,105**

Project Total	**$2,263,200**	**$2,000,971**	**$262,229**

The reduction of the contract amount is due to material quantities being less than the original estimates. With the Project complete, including all associated costs known, there is an overall $262,229 positive balance with $178,124 available for return to the Water/Sewer Utility and $84,105 in excess Surface Water funds (Attachment B).

Attachment A: Vicinity Map
Attachment B: Project Budget Report

ATTACHEMENT A



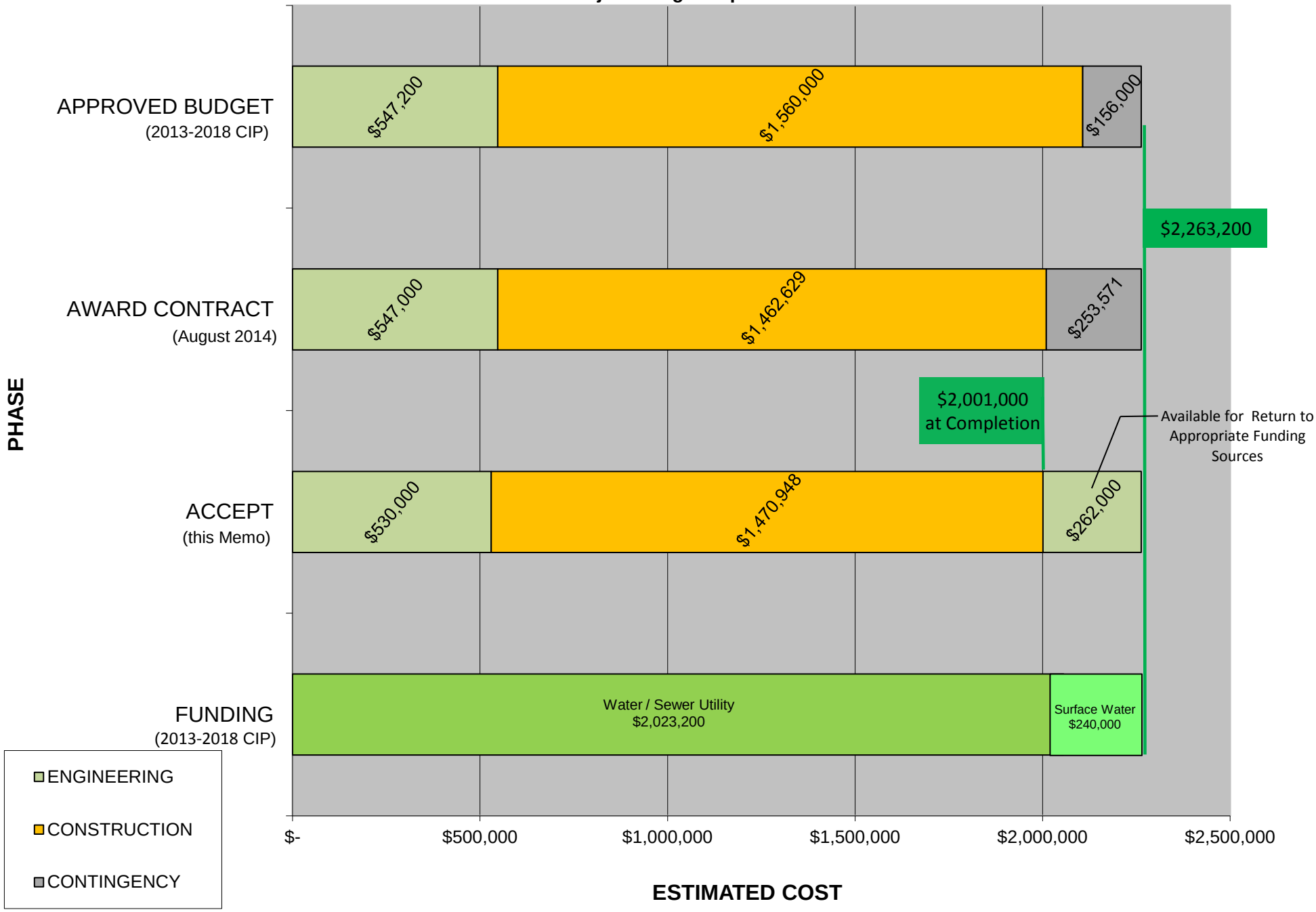
N
W E
S

VICINITY MAP

5TH, 6TH, AND 7TH UTILITIES

Combined Utilities Project
(WA 0150, SS 0064, WA 0151, SS 0078, SD 0083)
Project Budget Report

Attachment B



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: Dave Snider, P.E., Capital Projects Manager
Kathy Brown, Public Works Director

Date: July 23, 2015

Subject: ANNUAL STREET PRESERVATION PROGRAM
2014 PHASE II STREET OVERLAY PROJECT – ACCEPT WORK

RECOMMENDATION:

Staff recommends that the City Council take the following actions:

- Accept the work on the 2014 Street Preservation Program – 2014 Phase II Street Overlay Project, as completed by Watson Asphalt Paving Co, Inc., of Redmond, WA, and establish the statutory lien period, and
- Authorize the use of surplus 2014 Street Preservation funds for use on the 2015 Street Preservation Program and/or the NE 85th Street Overlay Project, as needed.

By taking action on this memo during approval of the consent calendar, City Council is accepting the contract work completed for the 2014 Phase II Street Overlay Project and authorizing reallocation of surplus overlay funds.

BACKGROUND DISCUSSION:

The 2014 Street Overlay Project is Phase II of the Annual Street Preservation Program for the maintenance and rehabilitation of the City's street network. The Project included subgrade preparation and repair, asphalt grinding, and the application of a new surface layer of asphalt. The 2014 Street Overlay Project included seven schedules of work, resulting in the resurfacing of approximately 11.6 lane miles of roadway (Attachment A).

Phase I of the Annual Street Preservation Program was the Curb Ramp & Concrete Repairs Project, which was accepted by the Council at its January 20, 2015 meeting. The Phase III Project of the Annual Program is the Slurry Seal Project, which was also accepted by the Council at the January 20 meeting.

The total budget for the 2014 Annual Street Preservation Program is a combination of three revenue sources, including the base CIP funding, Proposition 1 Levy funds, and a City Council approved carry-over from the 2013 program, as follows:

Revenue Source	Amount
2013-2018 base CIP	$1,750,000
Prop 1 Levy funds	$2,574,000
2013 Carry-over	$240,807
TOTAL	**$4,564,807**

At its regular meeting of July 1, 2014, Council awarded the 2014 Street Overlay Project to Watson Asphalt Paving Co., Inc., in the amount of $2,780,964.70. The construction began on July 21, 2014 and the work was substantially complete in May 2015 after enduring a winter-weather suspension of the construction activities. The project was fully completed on June 12, 2015 after the contractor finished all outstanding punch list work items.

The total of all payments made to the contractor was $2,659,499.63. The reduced contract amount was the result of bid item quantities being less than originally estimated. With all costs known for all three phases of the Annual Street Preservation Program, the currently anticipated expenses for the entire 2014 Street Preservation Program are as follows:

Phase	Status	ORIGINAL Amount	FINAL Amount
	TOTAL BUDGET	**$4,564,807**	**$4,564,807**
Phase I Curbs and Ramps	Accepted 1/20/2015	($383,567)	($349,588)
Phase II Overlay Awarded	**Accept – This Memo**	**($2,780,965)**	**($2,659,500)**
Phase III Slurry Seal	Accepted 1/20/2015	($ 496,081)	($462,242)
Eng., Admin., Inspect., Outreach	Complete	($ 680,000)	($530,968)
Paving, City Crews (NE 132nd St)	Complete	($35,000)	($26,258)
	Remaining Balance	**$ 189,194**	**$536,251**

The 2014 Street Overlay Project (Phase II) is the final Phase for the 2014 Street Preservation Program. With City Council's acceptance of the work on this Project, together with all changes from all Phases presently accounted for, over $500,000 remains in the overall budget and staff recommends all remaining funds be transferred to the 2015 Street Preservation Program (Attachment B). Staff recommends that these funds be made available for any potential 2015 street preservation budget needs, including the potential need for the additional overlay work on NE 85th Street, as identified in a separate memo for the August 3, 2015 City Council meeting.

Attachment A: Vicinity Map
Attachment B: Project Budget Report – Phase II

ATTACHMENT A

City Crews
NE 132nd St

Schedule B
NE 124th St

Schedule C
NE 116th St

Schedule E
120th Ave NE

Schedule E
NE 112th St

Schedule F
132nd Ave NE

Schedule G
Lake Washington Blvd

Schedule A Includes Project-Wide Bid Items

Schedule	Street	From	To
B	NE 124th St	116th Ave NE	124th Ave NE
C	NE 116th St	108th Ave NE	120th Ave NE
D	120th Ave NE	End (South)	NE 118th St
E	NE 112th St	112th Ave NE	120th Ave NE
F	132nd Ave NE	NE 100th St	NE 113th St
G	Lk Wash Blvd	Lakeview Dr	10th Ave S*
City Crews	NE 132nd St	*Pavement repairs under I-405 overpass*	

PROP 1 FUNDED
CIP FUNDED
Parks / Open Spaces
Schools
Cross Kirkland Corridor
Regional Rail Corridor
City Limits

0 2,480 Feet
0 0.4 Miles

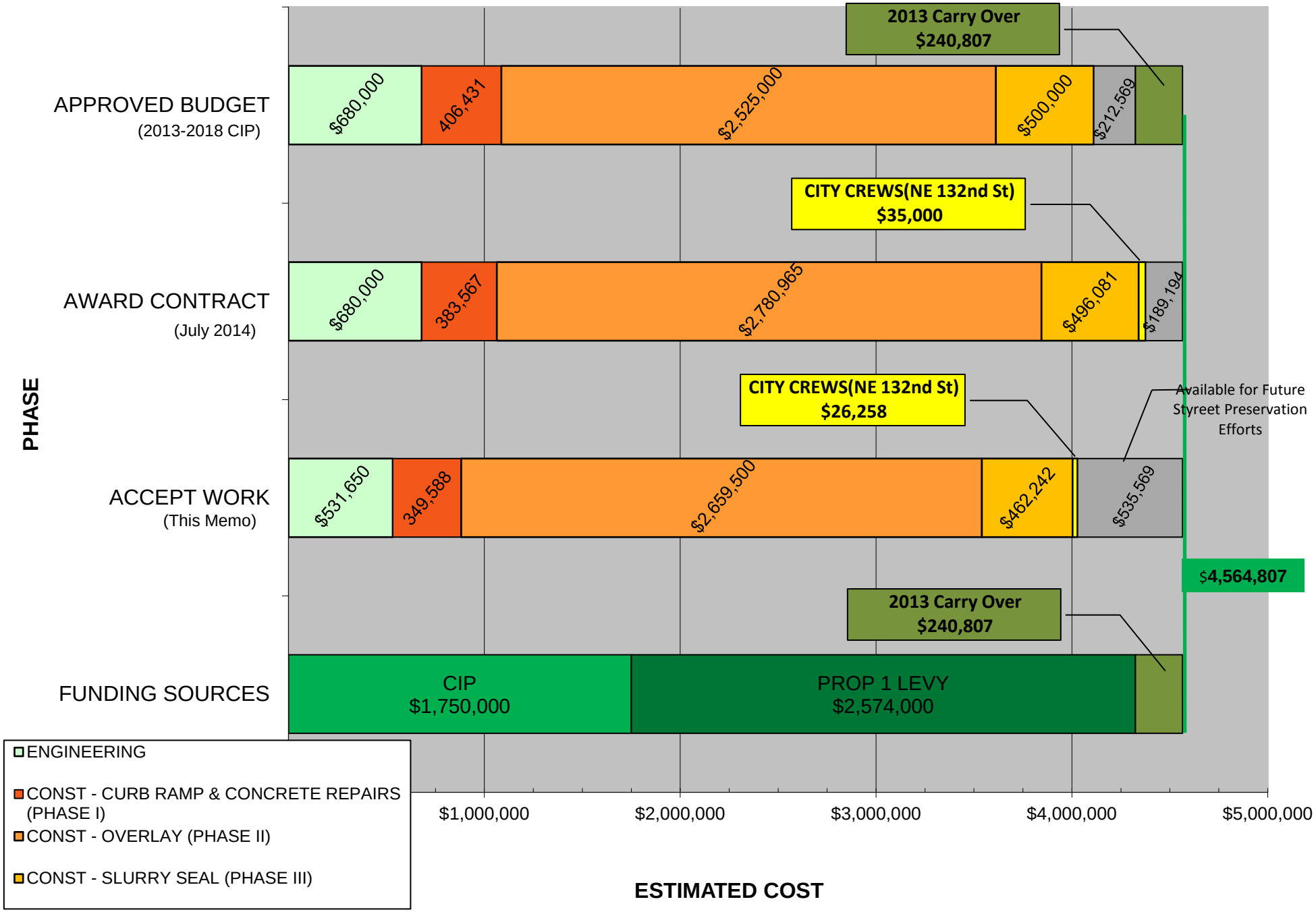
Author: Name In Map Doc Properties
Name: 2014 Overlay Accept
Date Saved: 7/13/2015 2:06:16 PM

Vicinity Map
2014 Street Overlay Project

Produced by the City of Kirkland. © 2015, the City of Kirkland, all rights reserved. No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

Project Budget Report
2014 Street Overlay Project
(ST-1406)

ATTACHMENT B



CITY OF KIRKLAND
Department of Finance and Administration
123 Fifth Avenue, Kirkland, WA 98033 425.587.3000
www.ci.kirkland.wa.us

MEMORANDUM

To: Kurt Triplett, City Manager

From: Barry Scott, Purchasing Agent

Date: July 23, 2015

Subject: INTERLOCAL COOPERATIVE PURCHASING AGREEMENT WITH PIERCE COUNTY

RECOMMENDATION:

It is recommended that the City Manager be authorized to execute an Intergovernmental Cooperative Purchasing Agreement with Pierce County.

BACKGROUND DISCUSSION:

The Police Department's Corrections Division is considering the purchase of audiovisual equipment needed for conducting video arraignments and are looking at using a supplier that holds a Pierce County contract for equipment and installation. In the event that it is determined that the Pierce County contract best meets their needs, it will be necessary to have a cooperative purchasing agreement with Pierce County in place.

Currently, the City has cooperative purchasing agreements in place with King County, Snohomish County, Spokane County, Skagit County and Thurston County. The City also has a number of cooperative purchasing agreements with other cities and special districts.

The interlocal agreement will allow the City to purchase off of competitively bid contracts awarded by Pierce County, when it has been determined to be in the best interest of the City to do so. It will also allow Pierce County to purchase off of competitively bid contracts awarded by the City.

Pierce County has asked that we execute their standard agreement. Staff has determined that this agreement complies with the intergovernmental cooperative purchasing requirements set forth in KMC 3.85.180 and RCW 39.34. By itself, this agreement places no financial obligation on the City of Kirkland.

RESOLUTION R-5139

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING PARTICIPATION BY THE CITY IN AN INTERLOCAL COOPERATIVE PURCHASING AGREEMENT WITH PIERCE COUNTY AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY OF KIRKLAND.

WHEREAS, the City of Kirkland and Pierce County seek to enter into an intergovernmental agreement enabling the City of Kirkland to purchase goods and services through Pierce County purchase contracts and also enabling Pierce County to purchase goods and services through City of Kirkland purchase contracts to the extent permitted by law; and

WHEREAS, the City Council has determined it to be in the best interest of the City of Kirkland to enter into such an interlocal cooperative purchasing agreement; and

WHEREAS, Chapter 39.34 RCW authorizes the City of Kirkland and Pierce County to enter into an interlocal cooperation agreement to perform any governmental service, activity or undertaking which each contracting party is authorized by law to perform;

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. The City Manager is authorized and directed to execute on behalf of the City of Kirkland an Interlocal Agreement substantially similar to that attached as Exhibit "A", which is entitled "Intergovernmental Cooperative Purchasing Agreement."

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2015.

Signed in authentication thereof this ____ day of _____, 2015.

_____
MAYOR

Attest:

_____
City Clerk

Exhibit A

PIERCE COUNTY

INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT

TERMS OF AGREEMENT

Pursuant to Chapter 39.34 RCW and to other provisions of law, Pierce County, Purchasing Department, hereinafter called "Pierce County" and the following named public agency or political subdivision of the State of Washington, City of Kirkland, hereinafter called the "Public Agency", hereby agree to cooperative governmental purchasing upon the following terms and conditions:

1. Pierce County, in contracting for the purchase of goods and services for itself agrees to seek the same or similar terms for the Public Agency, where appropriate in Pierce County's sole discretion, to the extent permitted by law.

2. The method of financing or payment of purchases pursuant to this agreement shall be through budgeted funds or other available funds of the Public Agency. Any services or goods procured by the Public Agency under these contracts shall remain the exclusive property of or under control of said Public Agency.

3. Whenever Pierce County has included in contracts with any vendor the authority for the purchase of goods and/or services by a Public Agency, the Public Agency may purchase on the same terms and conditions as Pierce County. Such purchase may be affected by a direct contract between the Public Agency and the vendor. Pierce County accepts no responsibility for the performance or suitability of any good or service to be provided by the vendor; and Pierce County accepts no responsibility for the payment of the purchase price by the Public Agency.

4. This agreement shall remain in force until canceled by either party in writing.

5. Each party reserves the right to contract independently for the acquisition of goods or services or disposal of any property without notice to the other party and shall not bind or otherwise obligate the other party to participate in the activity. Pierce County and the Public Agency each reserve the right to exclude the other from any particular purchasing contract, with or without notice.

6. Each party shall be liable and responsible for the consequence of any negligent or wrongful act or failure to act on the part of itself and its employees. Neither party assumes responsibility to the other party for the consequences of any act or omission of any person, firm or corporation not a party to this agreement. The Public Agency agrees to defend, indemnify and hold harmless the County, its' officers, agents or employees from any claims, costs and/or demands arising out of or related to this agreement.

7. Pierce County will contract for the purchase of goods and services according to the laws and regulations governing purchases by and on behalf of Pierce County. The Public Agency accepts responsibility for compliance with any additional or varying laws and regulations governing purchases by or on behalf of the Public Agency in question.

8. Debarment and Suspension Certification

Both the County and the public agency certifies to the best of their respective knowledge and belief, that they and their principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency;

(b) Have not within a three-year period preceding this agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three-year period preceding this agreement had one or more public transactions (Federal, State or local) terminated for cause or default.

(2) Where the County and/or the public agency are unable to certify to any of the statements in this certification, they shall attach an explanation to this agreement.

Pierce County
Purchasing Division
615 South 9th Street, Suite 100
Tacoma, WA 98405-4673
798-253-7730

_____
Jena Richmond, CPPB
Purchasing Agent

Date:_____

Approved as to legal form only:

_____
Deputy Prosecuting Attorney

Public Agency _City of Kirkland_____

Address: __123 5th Ave_____

City/State/Zip:_Kirkland, WA 98033_____

Telephone:_425-587-3123 (Purchasing Agent)_____

Name of Individual:__Kurt Triplett_____

Title:__City Manager_____

Signature:_____

Date:_____

rev 05-07

CITY OF KIRKLAND
Human Resources Department
123 5th Avenue, Kirkland, WA 98033 425.587.3210
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: James C. Lopez, Director of Human Resources & Performance Management

Date: July 22, 2015

Subject: Ratification of 2014 – 2016 Police Guild Commissioned Staff Collective Bargaining Agreement

RECOMMENDATION

By accepting this memo during approval of the consent calendar, the 2014 - 2016 Collective Bargaining Agreement between the City of Kirkland and the Police Guild Commissioned Staff will be ratified.

BACKGROUND DICUSSION:

On July 20, 2015, the City of Kirkland was advised that the members of Police Guild Commissioned Staff will finalize voting by August 1st on the proposed 2014 – 2016 Collective Bargaining Agreement. (Note: If the Guild does not ratify the agreement, then this item will be pulled from the August 3rd consent agenda)

Some highlights of the agreement are:

- Three year agreement (January 1, 2014 – December 31, 2016)
- Percentage based wage increases:
  - 2014 - 1.2 %
  - 2015 - 2.2 %
  - 2016 - 2.2 %
- Implementation of a new work schedule for Patrol Officers in February, 2016 with expectations of maintaining current high quality service to the public and improving work/life balance for officers
- Eligibility for High Deductible Health Plan / Employee Health Center as of January 1, 2016 (do not have to qualify for Wellness incentive)
- Increase in duration of special and temporary assignments
- City negotiated clarifying language for ill/injured employees who are on Labor & Industries work-related leaves
- Elimination of $300/year City contribution to Flexible Spending Account for eligible employees

Members of the Negotiation Teams warrant commendation for this collaborative negotiation process.

Staff is pleased to recommend to City Council the ratification and adoption of this Agreement (or a substantially similar version if minor corrections become necessary) with the Police Guild.

Attachment: City of Kirkland and 2014 – 2016 Police Guild Commissioned Staff Collective Bargaining Agreement

2014 – 2016 Agreement

By and Between

CITY OF KIRKLAND

and

KIRKLAND POLICE GUILD
COMMISSIONED STAFF

2014 – 2016 Agreement
By and Between
City of Kirkland
and
Kirkland Police Guild
Commissioned Staff

TABLE OF CONTENTS

PREAMBLE 6
ARTICLE 1 – DEFINITIONS 6
ARTICLE 2 – RECOGNITION 7
2.1 RECOGNITION 7
2.2 NEW CLASSIFICATIONS 7
2.3 CONTRACT PROPOSALS 7
ARTICLE 3 – GUILD SECURITY 8
3.1 MEMBERSHIP 8
3.2 DUES DEDUCTION 8
3.3 BARGAINING UNIT ROSTER 9
3.4 NONDISCRIMINATION – GUILD ACTIVITY 9
ARTICLE 4 – GUILD/EMPLOYER RELATIONS 9
4.1 GUILD ACCESS 9
4.2 FACILITY USE 9
4.3 STEWARDS 9
4.4 ORIENTATION 9
4.5 BULLETIN BOARDS 9
4.6 CONTRACT DISTRIBUTION 10
4.7 NEGOTIATIONS RELEASE TIME 10
4.8 GRIEVANCE RELEASE TIME 10
4.9 GUILD BUSINESS 10
ARTICLE 5 – EMPLOYMENT 10
5.1 PROBATIONARY PERIODS 10
5.2 TYPES OF EMPLOYMENT 11
5.3 CONTRACTORS 11
5.4 STUDENTS/INTERNS/VOLUNTEERS 11
ARTICLE 6 – HOURS OF WORK AND OVERTIME 11
6.1 WORKDAY/WORKWEEK 11
6.2 PATROL SQUAD BIDDING 14
6.3 POWER SHIFTS 16
6.4 REST/MEAL BREAKS 16
6.5 OVERTIME 16
6.6 COMPENSATORY TIME 17
6.7 LEAVE CONSIDERATIONS 17

6.8 DISPUTE RESOLUTION 17
ARTICLE 7 – EMPLOYMENT PRACTICES 18
7.1 NONDISCRIMINATION 18
7.2 JOB POSTING 18
7.3 PROMOTIONS 18
7.4 SPECIAL ASSIGNMENTS 18
7.5 PERSONNEL FILES 19
7.6 EVALUATIONS 21
7.7 BILL OF RIGHTS 21
7.8 DISCIPLINE/CORRECTIVE ACTION 23
ARTICLE 8 – SENIORITY 25
8.1 DEFINITIONS 25
8.2 APPLICATION OF SENIORITY 25
8.3 PROBATIONARY PERIOD 26
8.4 LOSS OF SENIORITY 26
8.5 LAYOFFS 27
8.6 NOTICE 27
8.7 MEETING WITH GUILD 27
8.8 AFFECTED GROUP 27
8.9 VACANT POSITIONS 28
8.10 SENIORITY LIST 28
8.11 ORDER OF LAYOFF 29
8.12 COMPARABLE EMPLOYMENT 29
8.13 LAYOFF OPTIONS 29
8.14 REDUCTION HOURS/FTE 30
8.15 RECALL 30
8.16 VACATION & LEAVE CASH OUTS/PAY 30
8.17 UNEMPLOYMENT CLAIMS 31
ARTICLE 9 – WAGES 31
9.1 WAGE SCHEDULE 31
9.2 HIRE-IN RATES 32
9.3 SPECIALTY PAY 32
9.4 LONGEVITY 33
9.5 OUT-OF-CLASS PAY 33
9.6 EDUCATION INCENTIVE 34
9.7 PHYSICAL FITNESS INCENTIVE 34
9.8 SHIFT DIFFERENTIAL 34
ARTICLE 10 – OTHER COMPENSATION 34
10.1 STANDBY PAY 34
10.2 CALL-BACK PAY 34
10.3 MILEAGE REIMBURSEMENT 34
10.4 CLOTHING AND EQUIPMENT 35
ARTICLE 11 – HOLIDAYS 35
11.1 HOLIDAYS 35
11.2 HOLIDAY ELIGIBILITY 35
11.3 HOLIDAY OBSERVANCE 36

11.4 HOLIDAY ON DAY OFF 36
11.5 HOLIDAY COMPENSATION 36
ARTICLE 12 – VACATION 36
12.1 VACATION ACCRUAL 36
12.2 VACATION UPON TERMINATION 37
ARTICLE 13 – SICK LEAVE 37
13.1 SICK LEAVE ACCRUAL 37
13.2 SICK LEAVE USAGE 38
13.3 SHARED LEAVE 38
13.4 COORDINATION – WORKERS' COMPENSATION 38
13.5 FAMILY MEMBER 39
ARTICLE 14 – LEAVES OF ABSENCE 39
14.1 IN GENERAL 39
14.2 JURY DUTY/COURT 40
14.3 MILITARY LEAVE 40
14.4 BEREAVEMENT 40
14.5 MAINTENANCE OF SENIORITY 40
14.6 LEAVE WITHOUT PAY 40
14.7 FAMILY LEAVE FMLA 40
14.8 MATERNITY LEAVE 41
14.9 INCLEMENT WEATHER 41
ARTICLE 15 – HEALTH & WELFARE 41
15.1 MAINTENANCE OF BENEFITS 41
15.2 HEALTH AND LIFE INSURANCE 42
15.3 FLEXIBLE SPENDING ACCOUNT – FSA 43
15.4 RETIREMENT 43
15.5 HEALTH REIMBURSEMENT ACCOUNT – HRA (VEBA) 43
15.6 EMPLOYEE HEALTH CENTER 43
15.7 PROFESSIONAL HEALTH SERVICES 43
ARTICLE 16 – TRAINING 44
16.1 TRAINING 44
16.2 TRAINING REIMBURSEMENT 44
ARTICLE 17 – LABOR/MANAGEMENT COMMITTEES 44
17.1 PURPOSE AND COMPOSITION OF COMMITTEES 44
17.2 COMPENSATION 44
ARTICLE 18 – HEALTH & SAFETY 44
18.1 SAFE WORKPLACE 44
18.2 HEALTH & SAFETY PLAN 45
18.3 DRUG FREE WORKPLACE 45
18.4 WORKPLACE VIOLENCE 45
ARTICLE 19 – GRIEVANCE PROCEDURE 45
19.1 GRIEVANCE DEFINED 45
19.2 GRIEVANCE PROCEDURE 45
19.3 GUILD/EMPLOYER GRIEVANCE 47
19.4 SCHEDULE OF MEETINGS 47
ARTICLE 20 – NO STRIKE / NO LOCKOUT 47

20.1 NO STRIKE / NO LOCKOUT 47
ARTICLE 21 – MANAGEMENT RIGHTS AND RESPONSIBILITIES 47
21.1 MANAGEMENT RIGHTS AND RESPONSIBILITIES 47
21.2 INSURANCE 48
ARTICLE 22 – GENERAL PROVISIONS 48
22.1 SAVINGS CLAUSE 48
ARTICLE 23 – ENTIRE AGREEMENT 49
23.1 DURATION CLAUSE 49
23.2 ENTIRE AGREEMENT 49
Appendix "A" 50
Appendix "B" 54
Appendix "C" 75
Appendix "D" 77

2014 – 2016 Agreement
By and Between
City of Kirkland
and
Kirkland Police Guild
Commissioned Staff

PREAMBLE

THIS AGREEMENT is made by and between the CITY OF KIRKLAND, WASHINGTON, (hereinafter referred to as the "Employer"), and the Kirkland Police Guild (hereinafter referred to as the "Guild").

The purpose of the Employer and the Guild in entering into this Agreement is to set forth their entire agreement with regard to wages, hours, and working conditions so as to promote uninterrupted public service, efficient operations, and harmonious relations, giving full recognition to the rights and responsibilities of the Employer and the Employees.

ARTICLE 1 – DEFINITIONS

As used herein, the following terms shall be defined as follows:

"Bargaining Unit" shall include all full-time commissioned Police Officers, Corporals, and Sergeants within the City of Kirkland Police Department.

"Employee" shall mean regular, full-time employees in the bargaining unit (as defined in Article 3 and Article 5) covered by this agreement.

"Employer" shall mean the City of Kirkland, Washington.

"Health Care Provider's Statement" shall mean a written statement from a professional health care provider certifying an illness or injury, the date an Employee is anticipated as able to return to full duty or a recommendation of modified duty with reasonable accommodation, and the Employee's ability to perform the required duties.

"Immediate family" shall be defined as persons related by blood, marriage, or legal adoption in the degree of relationship of grandparent, parent, wife, husband, brother, sister, child, grandchild, domestic partner (as defined by Employer Policy), and other persons with the approval of the City Manager or designee.

"On-Call" status shall mean an employee who is assigned on-call status and has an individual duty to respond to duty.

"Special Assignment" is defined as those specific job assignments, requiring specialized training, knowledge, skill, or expertise, as identified in Article 7.4.

"Standby" shall mean an employee specifically approved by command staff to be ready reserve for a specific period of time and is on compensable time, prepared and available to be assigned for immediate service as needed.

"Temporary Assignment" is defined as any other assignment besides Special Assignment. This includes such services as School Resources Officer, CSU, Training Officer, and NRO.

ARTICLE 2 – RECOGNITION

2.1 RECOGNITION

The employer recognizes the Guild as the sole and exclusive bargaining representative for all commissioned employees below the rank of Lieutenant for the purpose of representation and collective bargaining with regard to matters pertaining to wages, hours, and conditions of employment.

2.2 NEW CLASSIFICATIONS

If new classifications are established by the Employer and added to the bargaining unit, if the duties of existing classifications are substantially changed, or if an employee is appointed to a position substantially different than the employee's classification, a proposed wage scale shall be assigned thereto, and the Employer shall forward the new or changed class and proposed wage to the Guild for review. The contract will then be subject to reopening for the sole purpose of negotiating a wage for the class, and only if so requested by the Guild. If the parties cannot agree to the pay range after negotiations and mediation, the matter shall be submitted to binding arbitration. The interest arbitrator shall establish a fair and equitable pay scale for the new or changed classification using interest arbitration statutory processes.

2.3 CONTRACT PROPOSALS

The Employer recognizes and agrees to discuss contract proposals with the members of the Guild's Executive Board or their designated representative(s) only. The Guild recognizes the City as the representative of the people of the City of Kirkland and agrees to negotiate only with the City through the negotiating agent or agents officially designated by the City Manager to act on its behalf.

The Guild will promptly notify the Human Resource Director and the Chief of Police in writing of their designated representative(s).

ARTICLE 3 – GUILD SECURITY

3.1 MEMBERSHIP

The Employer recognizes that members of the Kirkland Police Department may, at their discretion, become members of the Guild. The Guild accepts its responsibility to fairly represent all employees in the bargaining unit regardless of membership status.

3.1.1 All employees shall become members of the Guild within thirty (30) calendar days of their date of employment under this agreement or pay a service fee as provided below.

3.2 DUES DEDUCTION

The Employer, when authorized and directed by a member of the Guild in writing upon an authorization form provided by the employer to do so, shall deduct Guild dues from the wages of an employee.

3.2.1 Payroll Deduction – Upon written authorization from an employee within the bargaining unit, the Employer shall deduct from the wages of that employee the sum certified as assessments and monthly dues of the Guild and shall forward such sum to the Guild. Should any employee not have any monies due to them, or the amount of such monies is not sufficient to satisfy the assessments, no deduction shall be made for that employee for that month.

3.2.2 An authorization for payroll deduction may be canceled upon written notice to the Employer and the Guild before the 15th day of the month in which the cancellation is to become effective, subject to the provisions of this article.

3.2.3 The Guild shall indemnify, defend, and hold the Employer harmless against claims made and against any suit instituted against the Employer on account of any check-off of dues for the Guild. The Guild shall refund to the employer any amounts paid to it in error on account of the check-off provision upon presentation of proper evidence thereof.

3.2.4 Any regular employee in a classification represented by the bargaining unit, who elects to not join the Guild within 30 calendar days, shall complete an authorization form and have deducted from their pay by the Employer, as a condition of employment, a monthly service fee in the amount of monthly dues to the Guild. This service fee shall be segregated by the Guild and used on a pro-rata basis solely to defray the cost for its services in negotiating and administering this agreement. A service fee deduction for an employee may be made only if the accrued earnings of the employee are sufficient to cover the service fee after all other authorized payroll deductions for the employee have been made. The Guild shall assume the liability for all check-off matters beyond the Employer responsibility to make deductions in accordance with this Article.

3.2.5 An employee who objects to membership in the Guild on the basis of religious tenets or teachings of a church or religious body of which such employee is a member shall inform the Employer and the Guild of the objection. The employee shall establish with the representatives of the Guild an arrangement for contributing to a non-religious charity an amount of money equivalent to regular Guild membership dues.

3.3 BARGAINING UNIT ROSTER

The Employer shall provide the Guild with a roster of employees covered by this Agreement on a monthly basis.

The Guild agrees to supply both the Chief and Human Resources with a current list of officers. The Employer will recognize the officers as soon as the list is received, in writing, by the Department and Human Resources.

3.4 NONDISCRIMINATION – GUILD ACTIVITY

Neither party shall discriminate against any employee or applicant for employment because of membership in or non-membership in or activity on behalf of the Guild.

ARTICLE 4 – GUILD/EMPLOYER RELATIONS

4.1 GUILD ACCESS

The Guild's authorized staff representatives shall have access to the Employer's premises where employees covered by this Agreement are working for the purpose of investigating grievances and contract compliance, after notifying the Employer. Access for other purposes shall not be unreasonably denied by the Employer. Such visits shall not interfere with or disturb employees in the performance of their work during working hours.

4.2 FACILITY USE

Guild meetings may be scheduled and held on City premises. The Chief's approval pursuant to this Section shall not be unreasonably withheld.

4.3 STEWARDS

The Executive Board of the Guild, or other designee, represents the members as stewards.

4.4 ORIENTATION

During the new employee orientation process, the Employer will notify the employee of the requirements of Article 3.1 and Guild contact information.

4.5 BULLETIN BOARDS

The City shall permit the reasonable and lawful use of bulletin boards by the Guild for the posting of notices relating to official Guild business.

4.6 CONTRACT DISTRIBUTION
The Guild will provide access to a copy of this Agreement to each new and current employee in the unit.

4.7 NEGOTIATIONS RELEASE TIME
The Employer shall endeavor to allow a minimum of three (3) members of the Guild's negotiation committee to attend negotiation sessions during on-duty time, provided however, that operational necessities shall remain the priority and not more than two of the on-duty members shall be from any single division or workgroup, without prior authorization of the Chief or designee. Such members shall be designated by the Guild at least one (1) week in advance, where possible, and may include individuals assigned to other than day shift if the Employer determines that staffing on that shift is adequate, without the necessity of overtime (such individuals shall be considered to be transferred to day shift for the day on which the negotiation session is held).

4.8 GRIEVANCE RELEASE TIME
Prior to any proposed investigation of a grievance requiring any substantial use of on-duty time, stewards or officers shall provide notice to the Chief or designee.

4.9 GUILD BUSINESS
The Chief or designee shall endeavor to allow Guild Officials time off while conducting official "duty to represent" guild business on behalf of employees in the bargaining unit, including grievance resolution and arbitration, provided that:

4.9.1 They notify the Employer at least forty-eight (48) hours prior to the time off, unless such notice is not reasonably possible;

4.9.2 The Employer is able to properly staff the employees' job duties during the time off; and

4.9.3 The wage cost to the Employer is no greater than the cost that would have been incurred had the Guild Official not taken time off (i.e., no overtime expenditures).

ARTICLE 5 – EMPLOYMENT

5.1 PROBATIONARY PERIODS
New Employee Probationary Period

5.1.1 Probationary period for new officers will be a total of seventeen (17) months from the date of hire.

5.1.1.1 Typically, the seventeen (17) months from the date of hire is comprised of a new Officer attending the Basic Law Enforcement Academy (BLEA) for five (5) months and, upon completion, the Officer would remain in probationary status

for a twelve (12) month period, in order to allow sufficient time to evaluate the new Officer.

5.1.1.2 Where an unavoidable delay occurs in securing an Academy slot for a newly hired Officer, the probationary period for that Officer shall be extended by the length of that delay, up to 90 calendar days. Should that delay be anticipated to go or in fact goes beyond 90 calendar days from the date of hire, notice to the Guild shall be provided and expeditious bargaining of the matter will occur, upon request.

5.1.2 Lateral Candidates, who do not attend the 720 hour Academy, will serve a probationary period of twelve (12) months from date of hire.

5.2 TYPES OF EMPLOYMENT

The employment positions of this bargaining unit are covered by Civil Service regulations. Regular position appointments are described therein. The establishment and appointment to other types of employment would require agreement by the Employer, Guild and Civil Service Commission.

5.3 CONTRACTORS

Not applicable to this unit.

5.4 STUDENTS/INTERNS/VOLUNTEERS

Student, volunteers and Internship programs may be created by the Employer provided such programs do not involve bargaining unit work. In the event the Employer seeks to have volunteers conduct bargaining unit work, it will provide notice to the Guild and negotiate any such change.

ARTICLE 6 – HOURS OF WORK AND OVERTIME

6.1 WORKDAY/WORKWEEK

6.1.1 For the term of this agreement (2014 – 2016), these provisions as outlined in Article 6 shall apply. The parties agree to reopen articles relevant to shift scheduling and bidding (including but not limited to Article 6 and Article 12) and begin negotiation no later than March 31, 2016.

6.1.2 For purposes of the shift assignment language in this Article, operational need shall be defined as relationship issues, personality conflicts, and other like issues, and active specialty duties in SRT, Firearms, DT.

6.1.3 Any employee reassigned to a different shift due to specialty duties shall receive equal to one and one-half percent (1.5%) of their base salary paid only for the duration of the time spent in the different bid position.

6.1.4 Additionally, operational need extends to reassignments for employee performance, provided that such reassignments shall be for grievable just cause, provided further that any such reassignments shall be considered for progressive discipline purposes to be the equivalent of a written reprimand.

6.1.5 Effective February 1, 2016, there shall be a total of three (3) shifts: Days, Swings, and Nights. The work week for all patrol officers shall be four consecutive 10 hour days, followed by 3 consecutive days off except for the week during which patrol officers transition to their new shift, which could see some officers working 7 or more consecutive days over two Work Periods. All time worked in excess of the normal or regularly assigned work week shall be compensated in accordance with Article 6.5.

Shift	Hours	Monday – Thursday	Thursday – Sunday
Day Shift:	0630 to 1630	A Squad	B Squad
Swing Shift:	1600 to 0200	C Squad	D Squad
Night Shift:	2100 to 0700	E Squad	F Squad

Minimum Staffing for leave time and overtime considerations shall not fall below 18 patrol staff (includes Sergeants and Corporals) during any 24 hour period.

For 2016, Management agrees it will publish the following information on or about October 1, 2015:

1. The minimum total staffing per 24 hour period for 2016, which will not be less than the minimum of 18 set forth above.
2. The staffing allocation (minimum plus one) and staffing assignments per squad for the 2016, including the allocation of Sergeants and Corporals within each squad.

During the term of this contract, based on operational needs, management reserves the right to change:

1. The minimum staffing per 24 hour period, which will not be less than the minimum of 18.
2. The staffing allocation per squad (minimum plus one) and staffing assignments, including the allocation of Sergeants and Corporals within each squad.

The parties understand that the established minimum staffing level shall be used both for purposes of granting (or denying) leave requests and invoking overtime or backfill to provide staffing to cover the stated minimum, provided that for purposes of leave requests there is a “plus one” that recognizes a buffer to accommodate non-discretionary leave.

6.1.6 Effective February, 2016, the work hours for Patrol shall be the equivalent of 2080 hours on an annualized basis. For purposes of complying with the Fair Labor Standards Act, as authorized by the 7(k) exemption, the work period shall be twenty-eight (28) days ("Work Period"), scheduled in seven (7) day increments, Thursday through Wednesday. The first six (6) Work Periods of a year on or after February, 2016 will be the First Cycle and the next seven (7) Work Periods of the year will be the Second Cycle. The Employer shall publish and make available the actual dates of the FLSA twenty-eight (28) day cycles for the term of this agreement. The work schedule shall be organized as described below:

6.1.7 Traffic Officers shall work four (4) consecutive ten (10) hour shifts with three (3) consecutive days off. The Traffic Officer duties may be adjusted to meet operational needs within their normal shift time. The Traffic Officer start times may be adjusted by four (4) hours (earlier or later) which cannot affect their days off.

6.1.8 Detectives shall work four (4) consecutive ten (10) hour shifts with three (3) consecutive days off. The Detective Sergeant position will be four (4) consecutive ten (10) hour shifts with three (3) consecutive days off. Corporals or Senior Corporals shall work staggered shifts.

The schedule of four (4) consecutive ten (10) hour shifts with three (3) consecutive days off may only be changed for training (other than in-service) or conference of more than one workweek in duration. Changes for other purposes are subject to the provision of Article 6.1.11.

6.1.9 The schedule for the School Resource Officer (SRO) shall be five (5) consecutive days per week, eight (8) hours per day, with not less than two (2) consecutive days off. The total hours worked shall not exceed forty (40) hours unless expressly pre-approved by the Community Service Unit Supervisor or Command Staff. The starting and ending time may be staggered by a maximum of four (4) hours to meet operational needs or if requested by the employee and approved by the Supervisor. Employees in the Community Service Unit may be scheduled to work with other divisions in the event of operational or staffing needs. Employee Volunteers will be assigned to the CSU unit, provided the employer retains the right to assign employees where no volunteers are forthcoming, provided further that if a non-volunteer is utilized the normal rules from this article concerning schedule changes and overtime shall apply.

The Neighborhood Resource Officer (NRO) and Community Service Unit (CSU) Sergeant shall work either a four (4) days per week, ten (10) hours a day work week, or a five (5) days per week, eight (8) hours per day work week; with the standard work schedule being 4-10's with three consecutive days off. The starting and ending time may be staggered by a maximum of four (4) hours to

meet operational needs or if requested by the employee and approved by the Supervisor.

6.1.10 The working hours for Traffic and Detectives shall be equivalent to 40 hours a week or an annualized basis of 2080 hours. Beginning February, 2016, the working hours for Patrol shall be equivalent to 40 hours a work period on an annualized basis of 2080 hours, and all briefing and other preparatory time shall be included in the regular work shift.

6.1.11 Employees shall be provided at least fourteen (14) calendar days notice prior to a change in their regular shift, unless mutually agreed to waive by the employee, Guild and Employer. For purposes of complying with Article 7(k) of Fair Labor Standards Act, the Patrol Division work period shall be twenty-eight (28) days and the Detective Division, Community Services Unit and Traffic Unit seven (7) days (Monday through Sunday).

6.1.12 The Pro Act Officers will work a 4/10 schedule, with ten (10) consecutive hours per workday. The parties agree that the weekly work schedule will be flexible, in order to address crime trend and assignments in a timely manner and not bound by Article 6.1.11. Provided however, there will not be less than two (2) consecutive days off each work week, without resulting in overtime.
The Employer agrees that it is not the intent to use this flexibility to circumvent overtime, but rather to meet the requirement to respond to crime trends as they are identified. Despite this flexibility, daily shift adjustments as to hours between shifts for Pro Act Officers will be consistent with Article 6.1.3 and, if less, it shall be treated as a Call-back, and paid overtime per Article 10.2. The parties agree to meet and confer to resolution any issues regarding this unit.

6.1.13 Officers assigned to the Kirkland Special Response Team (SRT) which is part of the Regional SWAT team may request a maximum of a four hour adjustment in their normal shift start time with the approval of the Unit supervisor on days that are immediately following SWAT training with the shift ending the same number of hours later, too. Approved leave will not be cancelled to accommodate the adjustment request as a result of SWAT training. The Employer may deny or revoke the adjustment to maintain minimum staffing levels.

6.1.14 The schedule for newly created assignments, and other assignments not described above, shall be established by the City, notice provided to the Guild, and bargained upon request.

6.2 PATROL SQUAD BIDDING

6.2.1 Squad Bidding. Uniform patrol personnel will be afforded the opportunity to bid for their preferred shift (day, swing, or night shift) in uniform patrol based upon their classification seniority. Probationary personnel are exempted from the bid process.

6.2.2 Employees to be assigned to patrol will bid annually for their work shift (day, swing, or night) by classification based upon seniority and through submittal of a bid sheet. Personnel on leave who do not make themselves available may submit their bid sheet electronically. Should the employee fail to respond prior to the deadline, they shall sacrifice their place in the bid process.

6.2.3 Once employees have submitted their bids for day, swing, and night shifts, the department may balance personnel within each shift (days, swing, or night shifts).

6.2.4 The Department will utilize a thirteen (13) week rotation of the work week (days off) for the patrol division beginning February, 2016. Some Officers may potentially work seven (7) consecutive days during the week that straddles the end of one rotation and the start of the next one. However, because those seven (7) days occur over two distinct twenty-eight (28) day work periods, no overtime will need to be paid for hours worked during that week resulting from the transition from one squad to another. In the event overtime nonetheless does occur during this transition week for reasons other than the transition from one squad to another, overtime would be paid.

6.2.5 The Department may move an officer during the year based upon shift imbalances created by reduced staffing levels due to extended absence (i.e. - FMLA, L&I, Administrative Leave, Employee Resignation) or other like causes. In making such changes, the Department will determine which squad an employee will be removed from. The Department will request volunteers, and make remaining assignments by utilizing the least senior officer(s) from the designated squad. Any deviations from seniority for such rebalancing is subject to the "operational needs" language in this Article.

6.2.6 Probationary employees shall not be allowed to draw a shift and will be assigned to allow for the development of police skills during the probationary period.

6.2.7 Employees reassigned, outside the bid process, to the patrol division from other organizational units shall be assigned where the personnel needs of the department dictate. Squad assignments will be subject to the Department's discretion to reassign (at any time) for operational need. Before any reassignment is made, the Department will notify the involved employee and the Guild with an explanation in writing for such reassignment.

Any reassignments will be made in accordance with Article 6.1.11 and give consideration to seniority.

6.3 POWER SHIFTS

In administering hours of duty, the Employer will maintain existing shift arrangements except as follows:

6.3.1 The City may add a "power shift" or other special shift arrangement to include such hours as the Chief of Police directs; including shifts consisting of 8, 10, or 12 hours.

6.3.2 Such "power shift" or other special shift arrangement shall be staffed initially by (employee) volunteers.

6.3.3 If a sufficient number of qualified (employee) volunteers fail to come forward, shifts will be staffed by the Chief of Police using criteria that meets the reasonable operating needs of the employer, taking into consideration the seniority of affected employees where practical.

Power shift assignments will be for a minimum of twelve (12) months and may be extended with the concurrence of the assigned officer to meet the operational needs of the department. Officers will not be required to complete more than one power shift assignment in any forty-eight (48) month period.

6.3.4 Additionally, the Chief of Police may temporarily adjust the existing shifts if personnel shortages or an unanticipated event is deemed to hamper the effectiveness of the police department. Once the department is re-staffed or the event is over, the department will return to the existing shifts.

6.4 REST/MEAL BREAKS

For employees on eight (8) and ten (10) hour shifts, a workday shall include at least a thirty (30) minute lunch break. For employees on twelve (12) hour shifts, a workday shall include at least two (2) thirty (30) minute lunch breaks.

6.5 OVERTIME

All work, which has been specifically pre-approved by supervisory personnel, performed in excess of the normal work day or on a day off shall constitute overtime and shall be paid for at one and one-half times the employee's straight time hourly rate, unless such work is caused by change of shift, as set forth in Article 6.1 above. For officers working either eight (8) or ten (10) hour shifts, the hourly rate shall be determined by dividing the annual straight time hourly rate by 2080. For officers working twelve (12) hour shifts, the hourly rate shall be determined by dividing the annual straight time hourly rate, by 2190 hours. To the basic hourly rates, certain additional payments (per the FLSA) are included to calculate an employee's regular rate for overtime purposes. All overtime shall be compensated for in increments of fifteen (15) minutes with the major portion of fifteen (15) minutes being paid as fifteen (15) minutes.

Overtime – Minimum Call-Back, Court Appearances, and Breathalyzer Hearings

In the event that overtime which has been specifically pre-approved by supervisory personnel is not an extension at the beginning or end of a normal shift, the employee shall be paid at the rate of one and one-half times his regular hourly rate commencing at the time work is actually being performed or as is otherwise required by the FLSA, with a minimum of three hours. Court hearings, as well as breathalyzer hearings will be considered, upon notification, as specifically pre-approved by supervisory personnel. It is mandatory for an employee to respond to work if so directed by supervisory personnel.

6.6 COMPENSATORY TIME

6.6.1 Generally, overtime shall be paid rather than compensatory time granted. Overtime shall be compensated or compensatory time awarded at the rate of one and one-half (1½) times the employee's regular rate of pay or in the case of Call-back a minimum of three (3) hours of overtime or compensatory time shall be granted. Compensatory time shall be awarded by mutual agreement between the employee and the supervisor at the time of authorizing the overtime.

Should an employee be ordered / "mandatoried" to work overtime, the employee may make an election within the pay period for either compensatory time to be awarded or for the overtime to be paid.

An employee may only accrue compensatory time up to a maximum balance of 60 hours.

6.6.2 Compensatory time, accrued in lieu of cash compensation for overtime hours worked, shall be paid out on an annual basis, on the first pay day following November 1st, for all hours earned through October 31st.

6.7 LEAVE CONSIDERATIONS

Employee leave will not be granted on the following dates:

1. July 4th & December 31st (swing & night)
2. The Department reserves the right to deny all personal leave for emergent situations including but not limited to such things as Presidential visits, major sporting events, political/social events likely to cause civic unrest, local special events likely to attract large crowds and like reasons.
3. The Department reserves the right to deny all personal leave with 14 day's notice for In-Service training or other similar department functions.
4. The Department reserves the right to deny all leave requests that will result in the relevant shift going below minimum plus one staffing.

6.8 DISPUTE RESOLUTION

The parties commit to participate in labor management meetings as requested or at least quarterly, to discuss issues with the schedule (other labor management topics, as needed).

ARTICLE 7 – EMPLOYMENT PRACTICES

7.1 NONDISCRIMINATION

The Guild and the Employer agree to provide equal opportunity as to the provisions of this Agreement to all their members and employees. Neither the Employer nor the Guild shall discriminate against any person on the basis of such person's race, sex, marital status, color, creed or religion, national origin, age, veteran status, sexual orientation or the presence of any sensory, mental or physical disability, unless based upon a bona fide occupational qualification.

Wherever words denoting a specific gender are used in this Agreement, they are intended and shall be construed so as to apply equally to either gender.

7.2 JOB POSTING

When any position becomes vacant, the Employer will make every reasonable effort to fill it as soon as possible.

7.3 PROMOTIONS

Corporal/Senior Corporal Classification:

The following are the requirements to be eligible for promotions within the bargaining unit:

7.3.1 To be eligible for promotion to Corporal candidate shall have a minimum of three (3) years full time police experience as a commissioned police officer with two (2) years of service in the City of Kirkland.

7.3.2 To be eligible for a Sr. Corporal classification, the candidate shall have three (3) years of service in grade as a Corporal in Kirkland.

Sergeant:

7.3.3 To be eligible for promotion to Sergeant, candidate shall have a minimum of five (5) years full time experience as a commissioned police officer with four (4) years of service in Kirkland.

7.3.4 Candidates for promotional vacancies within the Guild shall come from an adequately sized pool of eligible candidates from the bargaining unit. An “adequately sized pool” shall be defined as two candidates who meet the qualifications as defined by Section 7.3.1 and 7.3.3

7.3.5 During the term of the agreement management will maintain a minimum total of twelve (12) Corporal and Senior Corporals.

7.4 SPECIAL ASSIGNMENTS

7.4.1 Special Assignment is defined as a specific job assignment, requiring

specialized training, knowledge, skill, or expertise, performed by employee with the exception of sergeant and corporal other than those who are assigned to designated patrol shifts performing general patrol functions. These include Detective, Canine Officer, Traffic, ProAct and PTO.

All other assignments are considered Temporary Assignments. These include assignments such as School Resources Officer, CSU, Training Officer and NRO.

7.4.2 Employees in a Special or Temporary assignment shall remain for five (5) years unless the employee's job performance does not meet requirements or the employee requests a transfer or a Special or Temporary assignment position is eliminated. Employees completing their five (5) year Special or Temporary assignment may be considered for additional one (1) year extensions based on the operational needs of the department. A notification of a Special or Temporary assignment opening shall include a minimum time duration for the position. Employees selected for Special or Temporary Assignment positions will be subject to the department rotation policy without additional incentive pay, unless specifically bargained during future contract negotiations. Rotation or removal for non-disciplinary reasons from a Special or Temporary Assignment position is not subject to the grievance procedure.

Additionally, the Detective Unit and Traffic Unit shall include long term "anchor" position(s). Such positions as authorized shall be for a period of ten (10) years, with potential extensions as above. To be eligible for such position, an employee must have served or be serving a tour with the Employer as a detective, or traffic officer, having completed a period of at least three (3) consecutive years and having served in good standing.

7.4.3 Appointment to a Special or Temporary Assignment position will be based on a combination of any or all of the following: résumé; written and/or oral examinations; past work performance. Any Special or Temporary Assignment eligibility list shall not exceed twelve (12) months.

7.4.4 In the event a non-voluntary assignment is made to a Special or Temporary Assignment position in order to meet operational needs, the assignment will be for a maximum of twelve (12) months and may be extended with the concurrence of the assigned officer.

7.4.5 Police management will make the assignments and provide fourteen (14) calendar days notice except in the cases of emergencies and promotions.

7.5 PERSONNEL FILES

Personnel Files – The City Human Resources Division will retain the permanent personnel file. The Police Department shall maintain only one working personnel file for each employee.

Supervisory notes - This does not preclude a supervisor from maintaining notes regarding an employee's performance for purposes of formulating evaluation and performance appraisal or the department from maintaining separate computerized records relating to training, promotion, assignment, or similar data.

Information related to medical, psychological, background check information and grievance records shall be maintained in separate files.

Employees shall have access to their personnel file with reasonable frequency. Upon request, access shall be provided within a maximum of four (4) working days. Conditions of hiring, termination, change in status, shift, evaluations, commendations and disciplinary actions shall be in writing with a copy to the Employee prior to placement in their personnel file.

Upon receiving a request for all or part of a personnel file from any third party, the affected employee shall be notified of the request, and the information shall not be released for a period of three (3) business days from the time of said notification, except as part of an investigation being conducted by another law enforcement agency, the disclosure of which is necessary for effective law enforcement. Upon service of a court order or subpoena properly recorded and signed by a judge or magistrate demanding immediate release or as otherwise required by law, the employee shall be notified of the request and release will be made as required by law or as above. The City Attorney will advise the department in all matters pertaining to the release of information contained in a personnel file.

Employees shall have the right to provide a written response to any written evaluations or disciplinary actions to be included in the personnel file, which, together with the action, will be retained with the action in the personnel file.

Personnel Records Retention:

Records of disciplinary action may be retained in an employee's personnel file for a period of not more than five (5) years. After five years has elapsed, the employee may request in writing the removal of such records which shall be granted unless the employee's personnel record indicates a pattern of similar types of discipline, in which case, all such records may be retained until an additional period of two (2) years has elapsed, during which there has been no further disciplinary action for the same or similar behavior. After two years has elapsed, the employee may request in writing removal of the record of disciplinary action.

Records retained in an employee's department personnel file longer than provided in this section shall not be admissible in any proceedings concerning disciplinary action, provided that the parties retain the right to introduce evidence regarding prior discipline of other employees for the purpose of establishing the consistency of non-consistency of discipline imposed in a case subject to a disciplinary appeal.

7.6 EVALUATIONS

The purpose of evaluation is to help an employee to be successful in performance and to understand the standards and goals of their position and their department. The evaluation will assess and focus on the employee's accomplishment of their job functions and the goals and standards of the position. Where the employee does not meet the above, a plan for correction, training or support should be developed with the employee.

Evaluation may occur in two forms:

7.6.1 All regular employees should be formally evaluated in writing by their immediate supervisor and/or department head or designee during the probationary or trial service period and at least annually (at date of hire or a common date) thereafter.

7.6.2 Additionally, evaluation of job performance may occur at any time and on an ongoing basis. Evaluation may occur in various ways and may include coaching, counseling or written assessment.

The evaluation process shall also include a review of the current job description.

Evaluation shall not, by itself, constitute disciplinary action – disciplinary action must be specifically identified as such, in writing, consistent with Article 7.8.

Employees will be given a copy of the evaluation. Employees will be required to sign the evaluation, acknowledging its receipt. Evaluations are not grievable, however, employees may elect to provide a written response to the evaluation, which will be retained with the evaluation in the employee's personnel file.

7.7 BILL OF RIGHTS

All employees within the bargaining unit shall be entitled to the protection of what shall hereafter be termed as the "Police Officers Bill of Rights." The wide-ranging powers and duties given to the department and its members involve them in all manner of contacts and relationships with the public. Of these contacts come many questions concerning the actions of members of the force. These questions often require an immediate investigation by superior officers designated by the Chief of Police. In an effort to ensure that these investigations are conducted in a manner, which is conducive to good order and discipline, the following guidelines are promulgated:

7.7.1 Employees shall be informed in writing, of the nature of the investigation, the right to request Guild representation, and whether they are a witness or a subject of the investigation, before any interview of the employee commences. In investigations other than criminal, this will include the name, address, and other information necessary to reasonably apprise them of the allegations of such complaint.

An employee who is identified as a subject of the investigation, shall be advised in writing a minimum of forty-eight (48) hours prior to the time of the interview, if the interviewer either knows or reasonably should know that the questioning concerns a matter that could lead to criminal charges or misconduct that could be grounds for termination. Employees who are given a forty-eight (48) hour notification may waive that delay by signing a written waiver form, provided that the employee either has Guild representation or waives the right to such representation in writing.

7.7.2 Any interview of an employee shall be at a reasonable hour, preferably when the employee is on duty unless the exigencies of the investigation dictate otherwise. Where practicable, interviews shall be scheduled for the daytime.

7.7.3 The interview, which shall not violate the employee's constitutional rights, shall take place at the Kirkland Police Station facility, except where impractical. The employee shall be afforded the opportunity and facilities to contact and consult privately with an attorney of the employee's own choosing and/or a representative of the Guild. Said attorney and/or representative of the Guild may be present during the interview but shall not participate in the interview except to counsel the employee, provided that the Guild representative or attorney may participate to the extent permitted by law.

7.7.4 The questioning shall not be overly long, and the employee shall be entitled to such reasonable intermissions as they shall request for personal necessities, meals, telephone calls, and rest periods.

7.7.5 The employee shall not be subjected to any offensive language, nor shall they be threatened with dismissal, transfer, or other disciplinary punishment as a guise to attempt to obtain their resignation, nor shall they be intimidated in any other manner. No promises or rewards shall be made as an inducement to answer questions.

7.7.6 It shall be unlawful for the City to require any employee covered by this agreement to take or be subjected to any polygraph or any polygraph type of examination as the condition of continued or continuous employment or to avoid any threatened disciplinary action.

7.7.7 At the employee's request, the interview shall be recorded on tape. One copy shall be provided to the Guild representative or employee. There shall be no "off-the record" questions. Within seven (7) calendar days of the completion of the investigation, and no later than three (3) calendar days prior to a pre-disciplinary hearing, the employee shall be advised of the results of the investigation and the recommended disposition and shall be furnished a complete copy of the investigation report, provided that the Employer is not required to release statements made by persons requesting confidentiality where the request was initiated by such persons and provided further that such confidential

statements may not be relied upon to form the basis of discipline. All interviews shall be limited in scope to activities, circumstances, events, conduct or actions which pertain to the incident which is the subject of the investigation. Nothing in this section shall prohibit the Employer from questioning the employee about information which is developed during the course of the interview.

7.7.8 Use of Deadly Force Situations: When an employee, whether on or off duty, uses deadly force which results in the injury or death of a person, or discharges a firearm in which no injury occurs, the employee shall not be required to make a written or recorded statement for twenty-four (24) hours after the incident except that immediately following the incident the employee shall verbally report to a superior a brief summary of the incident and any information necessary to secure evidence, identify witnesses, or apprehend suspects. The affected employee may waive the requirement to wait twenty-four (24) hours. The department and the Guild shall mutually agree on designated peer support counselors.

7.7.9 Medical or Psychological Examinations: When there is probable cause to believe that an employee is medically or psychologically unfit to perform his/her duties, the employer may require the employee to undergo a medical or psychological examination in accordance with current standards established by the Washington Association of Sheriffs and Police Chiefs, the International Association of Chiefs of Police, the Americans with Disabilities Act, and other applicable State or Federal laws. Consultations with the City's Employee Assistance Program are not considered medical or psychological examinations.

7.8 DISCIPLINE/CORRECTIVE ACTION

No employee shall, by reason of his employment, be deprived of any rights or freedoms, which are afforded to other citizens of the United States by the State and Federal Constitutions and Washington law.

No employee shall be compelled by the City to give self-incriminating information, either verbal or written, during any criminal investigation when such investigation involves allegations against the employee nor in any internal investigation which could lead to a criminal charge against the employee. Any refusal by an employee to give self-incriminating information under these conditions will not result in the employee's termination, suspension, reprimand, transfer, or any other form of disciplinary action by the City.

The Employer agrees to act in good faith in the discipline, dismissal or demotion of any regular employee and any such discipline, dismissal or demotion shall be made only for just cause.

The parties recognize that just cause requires progressive discipline. Progressive discipline may include:

- oral reprimands, which will be documented;
- written reprimands;
- disciplinary transfer;
- suspension with or without pay;
- demotion; or
- discharge.

The intent of progressive discipline is to assist the employee with performance improvement or to correct misconduct. Progressive discipline shall not apply where the offense requires more serious discipline in the first instance. Both the sequencing and the steps of progressive discipline are determined on a case-by-case basis, given the nature of the problem.

All disciplinary actions shall be clearly identified as such in writing. The employee will be requested to sign the disciplinary action. The employee's signature thereon shall not be construed as admission of guilt or concurrence with the discipline. Employees shall have the right to provide a written response to any written disciplinary action to be included in the personnel file, which, together with the action, will be retained in the personnel file, for so long as the disciplinary action is retained.

A copy of all disciplinary notices shall be provided to the employee before such material is placed in their personnel file. Employees disciplined or discharged shall be entitled to utilize the grievance procedure. If, as a result of the grievance procedure utilization, just cause is not shown, personnel records shall be cleared of reference to the incident, which gave rise to the grievance.

The Employer will notify the Guild in writing within three (3) working days after any notice of discharge. The failure to provide such notice shall not affect such discharge but will extend the period within which the affected employee may file a grievance.

The Employer recognizes the right of an employee who reasonably believes that an investigatory interview with a supervisor may result in discipline to request the presence of a Guild and/or legal representative at such an interview. Upon request, the employee shall be afforded a Guild representative. The Employer will delay the interview for a reasonable period of time in order to allow a Guild representative an opportunity to attend. If a Guild representative is not available or delay is not reasonable, the employee may request the presence of a bargaining unit witness. (Weingarten rights)

Employees shall also have a right to a notice and a determination meeting prior to any disciplinary action (except oral and written reprimands). The Employer must provide a notice and statement in writing to the employee identifying the performance violations or misconduct alleged, a copy of the investigative file as per Article 7.7.7, and a finding of fact and the reasons for the proposed action. The employee shall be given an opportunity to respond to the charges in a meeting with the Employer, and shall have the right to Guild representation during that meeting, upon request. (Loudermill rights)

The Employer shall endeavor to correct employee errors or misjudgments in private, with appropriate Guild representation if requested by the employee.

Discipline shall be subject to the grievance procedure in this Agreement as to whether or not such action as to any post-probationary employee was for just cause.

ARTICLE 8 – SENIORITY

8.1 DEFINITIONS

Seniority shall be established upon appointment to a regular full-time budgeted position within the bargaining unit.

Bargaining Unit Seniority: the total length of continuous calendar-based service with the Employer and in the bargaining unit.

Employer Seniority: the total length of continuous calendar-based service with the Employer.

Classification Seniority: the total length of continuous calendar-based service within a position and employment type represented by the bargaining unit. Classification seniority shall include all time at a higher ranked classification, for which the employee does not have continuing job rights.

Consistent with Article 14.5, the Employer shall adjust the employee's anniversary date to reflect any period of unpaid leave of thirty (30) continuous days or more. Seniority shall continue to accrue and the employee's anniversary date shall not be adjusted for periods of legally protected leave, such as FMLA, L&I or military leave adjusted for periods of up to six (6) months (or as otherwise required by USERRA).

8.2 APPLICATION OF SENIORITY

In the event of reassignment, transfer, layoff, or recall, seniority shall be the determining factor where employees are equally qualified to do the job.

Seniority shall be applied in the following manner:

8.2.1 Postings / promotions

In regard to job postings, promotion and reassignment, "qualifications" and/or "ability" will be the primary consideration, with seniority determinative where employees are equally qualified. Qualifications will include the minimum qualifications of education, training and experience as set forth in the job description, as well as the job performance, ability, employment record and contribution to the needs of the department. Specialty positions shall be filled in accordance with Article 7.4.3.

8.2.2 Layoffs

Total classification seniority shall determine who is to be laid off within the selected classification (affected group). The least senior regular employee(s) within the classification shall be the affected employee(s). In the event of two employees having the same classification seniority, bargaining unit seniority shall be determinative. In the event of two employees having the same bargaining unit seniority, Employer seniority shall be determinative.

8.2.3 Bumping

An employee shall be allowed to bump less senior employees (by bargaining unit seniority) within their department in lower classifications, in accordance with Article 8.13.2, provided that the employee is "competent" and has the ability to adequately perform the essential functions of the job assignment.

8.2.4 Recall

Seniority shall be determinative in the identification of which employee is to be recalled, when there is more than one on the recall list who is qualified and/or have previously performed a position.

8.3 PROBATIONARY PERIOD

Probationary period for new officers will be a total of seventeen (17) months from the date of hire, consistent with Article 5.1.

Lateral Candidates, who do not attend the 720 hour Academy, will serve a probationary period of twelve (12) months from date of hire.

8.4 LOSS OF SENIORITY

An employee will lose seniority rights by and/or upon:

8.4.1 Resignation.

8.4.2 Discharge.

8.4.3 Retirement.

8.4.4 Layoff / Recall list of more than fourteen (14) consecutive months, consistent with Article 8.15.

8.4.5 Medical Reinstatement / Recall list of more than twenty-four (24) consecutive months, consistent with Article 8.15.

8.4.6 Failure to respond to an offer of recall to former or comparable employment.

Employees who are re-employed following the loss of their seniority, shall be deemed a newly-hired employee for all purposes under this Agreement, except if an employee is recalled consistent with Article 8.15 and the time-lines therein, they shall regain the seniority that they had as of their last date of employment.

8.5 LAYOFFS

A layoff is identified as the anticipated and on-going or prolonged reduction in the number of full-time equivalent (FTE) positions within the department or within a job classification covered by this Agreement. A reduction in force in classification may occur for reasons of lack of funds, lack of work, efficiency or reorganization. Reductions in force are identified by classification within the department.

8.6 NOTICE

The Guild shall be notified of all proposed layoffs and of positions to which laid off employees may be eligible to bump through the attachment of a current seniority list.

Employees affected / being laid off shall be given written notice of such layoff thirty (30) calendar days prior to the layoff if possible. In no event shall written notice of layoff be less than fourteen (14) calendar days. If the Employer does not provide fourteen (14) calendar days written notice, the employer shall compensate the employee at his or her normal rate of pay for the time between the last day of work and fourteen (14) calendar from the date the employee receives the notice of layoff, in addition to any other compensation due the employee.

The employee shall inform the Employer within five (5) working days of the receipt of the notice of layoff of their intention to exercise bumping rights. When all bumping rights have been acted upon, or when someone has chosen not to act on their bumping right, the employee least senior or the employee choosing not to bump shall be the person laid off. Only one thirty (30) day notice of layoff is required, irrespective of the number of bumps.

An employee desiring to exercise bumping rights must do so by delivering written notice to the Employer within five (5) working days of receipt of notice of layoff. The written notice must state the proposed position to be bumped.

8.7 MEETING WITH GUILD

The Guild shall also be notified in writing of any reduction in hours proposed by the Employer, including the purpose, scope, and duration of the proposed reduction.

Upon the Guild's request, the Employer and the Guild shall meet promptly during the first two (2) weeks of the notice period identified in Article 8.6 to discuss the reasons and the time-lines for the layoff and to review any suggestions concerning possible alternatives to layoff. Guild concerns shall be considered by the Employer prior to implementation of any reduction in hours. This procedure shall not preclude the Employer from providing notice to employees or requesting volunteers to take leaves of absence without pay, provided the Employer notifies the Guild of the proposed request.

8.8 AFFECTED GROUP

The following procedure shall apply to any layoff:

8.8.1 Affected employees

The Employer shall first determine by job classification the number of employees or FTEs to be affected by the layoff. The employee(s) holding such FTEs, which are subject to layoff, shall be the "affected employee(s)."

The least senior employee within the affected job classification shall be selected for layoff, consistent with Article 8.2.2.

In cases where seniority within a job classification is equal, bargaining unit seniority will be the determining factor. In the event this is also equal, Employer seniority will control. If all of the seniorities are equal, then Management shall make the final decision based on performance and job skills.

8.8.2 Volunteers
Simultaneous with implementing the provisions of the layoff procedure, the Employer may first seek, by a five (5) working day posting process, volunteers for layoff or voluntary resignation from among those employees who work within the same job classification as the affected employees. If there are more volunteers than affected employees, volunteers will be chosen by bargaining unit seniority. Employees who volunteer for layoff may opt for recall rights as described in this article at the time of layoff.

If there are no or insufficient volunteers within the affected job classification, the remaining affected employees who have received notice must choose promptly (within five (5) full working days of receipt of the Notice) among the layoff options set forth in Article 8.13.

8.8.3 Probationary Employees
If the number of volunteers is not sufficient to meet the announced number of necessary layoffs, and if the affected employee is an initial probationary employee, then that employee shall be laid off and is ineligible to select among layoff options.

8.9 VACANT POSITIONS
Positions will be filled in accordance with Article 8.2 and other sections of this Article.

Within the bargaining unit and the department, affected employees and employees on the recall list shall be given first opportunity for vacant bargaining unit comparable positions prior to outside hiring by the Employer, consistent with Article 8.13.1.

8.10 SENIORITY LIST
The Employer shall update the seniority list and provide it to the Guild monthly, consistent with Article 3.3. If a layoff is announced, a current ranked seniority list including job classifications, names, job locations, and FTE or hours per week shall be provided to the Guild and posted in the affected department.

8.11 ORDER OF LAYOFF
The least senior employee (by classification seniority) within the affected job classification shall be selected for layoff. No regular employee shall be laid off while another employee in the same classification within the department is employed on a probationary basis.

8.12 COMPARABLE EMPLOYMENT
For purposes of this Article, "comparable employment," "comparable position" or vacancy shall be defined to include a position which has the same salary pay range and the educational and experience qualifications.

8.13 LAYOFF OPTIONS
Affected employees who have completed their probationary period shall have the following options:

8.13.1 Assume a Vacant Position
On a bargaining unit seniority basis, to assume a vacant position of equal or lesser rank, in accordance with Article 7.4.3.

8.13.2 Bump
Consistent with Article 8.2.3, laid off employees, including bumped employees, shall be allowed to bump less senior employees (by bargaining unit seniority) within their department in lower classifications.

An employee who has bumped shall move to the highest step of the new range that does not exceed their current salary.

If there is no employee in the next lower classification who is less senior than the person scheduled for layoff, that person may look progressively to the next lower classification for such bumping rights.

The employee who is bumped by the affected employee shall have the same rights under this Article.

8.13.3 Recall
If the affected employee elects not to take a vacant position or elects not to bump, then that employee will be placed on the recall list and will be eligible for recall under Article 8.15.

Nothing contained in this layoff section shall be construed to require the Employer to modify its position and classification structure in order to accommodate bumping or other re-employment rights.

Employees bumping to another position shall retain their old anniversary date for purposes of step increases. Persons recalled to the same salary range shall be placed in their former step and time in step.

8.14 REDUCTION HOURS/FTE

An employee will not be subject to an involuntary reduction in their FTE (i.e. less than full-time) absent notice and negotiation of the matter with the Guild. If the reduction results in hours less than their budgeted FTE, it will be considered a layoff and the affected employee shall have either the right to bump or go onto the recall list.

8.15 RECALL

Any reference to recall rights and recall lists pertains to both those employees who are laid off or on medical reinstatement, as below:

An employee who has been laid off shall be entitled to recall rights for a period of fourteen (14) months from the effective date of their layoff.

An employee who is placed on the medical reinstatement list shall be entitled to recall rights for a period of twenty-four (24) months from the employee's last date of employment. Recall under this provision requires that the individual has been certified as fit for duty or fit for duty with reasonable accommodation by a medical health care provider statement. The department may, at its own expense, request a second opinion by another health care provider(s) or panel. Should the employee be certified as fit for duty, that employee shall then be considered as laid-off and the provisions of Article 8.17 shall apply. Should that certification occur during the last six (6) months of the twenty-four (24) month period, that employee shall be entitled to recall for a period of six (6) months from the date of that certification.

Employees recalled after the initial fourteen (14) month period shall be subject to the background check process.

If a vacancy occurs in a position, employees on the recall list shall be notified of such vacancies at the employee's address on file with the Human Resources Department. The vacancy will be filled, in accordance with seniority, among current employees and those on the recall list. If employees on the recall list elect not to accept an offer to return to work in the former or a comparable position or fail to respond within seven (7) consecutive days of the offer of recall, they shall be considered to have terminated or abandoned their right to re-employment and relinquished all recall rights. If employees on the recall list elect not to accept an offer of a non-comparable position, they may retain their recall rights for the balance of their recall period.

As long as any employee remains on the recall list, the Employer shall not newly employ by hiring persons into the affected bargaining unit classification(s), within their department, until all qualified employees holding recall rights to that affected classification have been offered recall.

8.16 VACATION & LEAVE CASH OUTS/PAY

Upon separation of employment, an Employee shall be paid for all unused, earned vacation leave, holiday leave and compensatory time, to the extent of established

maximums. Sick leave balances at the date of layoff shall be restored upon re-employment with the Employer from the recall list. No sick leave shall accrue during the period of time on the recall list / layoff.

8.17 UNEMPLOYMENT CLAIMS
If laid off employees apply for unemployment compensation benefits, the Employer will not contest the claim and will confirm that the employee was laid off.

ARTICLE 9 – WAGES

9.1 WAGE SCHEDULE
The monthly rates of pay (base wage) for each job title is reflected in the following salary schedule chart. The Specialty and Premium pays are percentage increases that refer back to the salary schedule chart and are additive to the monthly base rate of pay.

9.1.1 Wage Adjustments

9.1.1.1 Effective January 1, 2014, the monthly rate of Base Pay shall be increased by one and two-tenths percent (1.2%) through December 31, 2014.

9.1.1.2 Effective January 1, 2015, the monthly rate of Base Pay shall be increased by two and two-tenths percent (2.2%) through December 31, 2015.

9.1.1.3 Effective January 1, 2016, the monthly rate of Base Pay shall be increased by two and two-tenths percent (2.2%) through December 31, 2016. Effective February 1, 2016, Patrol will begin the 2,080 annual hours work schedule. The monthly and hourly rate of pay for Patrol and Non-Patrol will be the same.

9.1.2 Salary Schedule – January 1, 2014

Job Title	Monthly	Hourly
Senior Patrol Sergeant	$ 8,279	$ 45.37
Senior Sergeant	$ 7,862	$ 45.37
First Class Patrol Sergeant	$ 8,039	$ 44.05
First Class Sergeant	$ 7,636	$ 44.05
Senior Patrol Corporal	$ 7,730	$ 42.35
Senior Corporal	$ 7,342	$ 42.35
Patrol Corporal	$ 7,508	$ 41.14
Corporal	$ 7,130	$ 41.14
Patrol Police Officer 1	$ 7,154	$ 39.19

Police Officer 1	$ 6,793	$ 39.19
Patrol Police Officer 2	$ 6,718	$ 36.81
Police Officer 2	$ 6,378	$ 36.81
Patrol Police Officer 3	$ 6,274	$ 34.38
Police Officer 3	$ 5,958	$ 34.38
Patrol Police Officer 4	$ 5,937	$ 32.54
Police Officer 4	$ 5,640	$ 32.54
Starting Patrol Police Officer	$ 5,482	$ 30.04
Starting Police Officer (6 -12 mo.)	$ 5,209	$ 30.04
K-9 Officer: Police Officer Current Step, Monthly + 4% Detective: Police Officer Current Step, Monthly + 4% Traffic Officer: Police Officer Current Step, Monthly + 3% Detective: Corporal Current Step, Monthly + 4% Family Violence Detective: Police Officer Current Step, Monthly + 4% ProAct: Police Officer Current Step, Monthly + 2%		

9.1.3 An accreditation premium of 1% (one percent) will be added to the monthly rate of pay of the employee's current classification and shall be paid monthly for the duration of the contract.

9.2 HIRE-IN RATES

Starting Police Officer positions will be broken down into two categories:

9.2.1 Category I: Officers with prior experience. Prior experience is termed two or more complete years of work as a police officer in a police agency and the successful completion of the Washington State Basic Academy or other acceptable and qualified academy certified by the Washington State Law Enforcement Training Commission. Officers who qualify for this position shall receive starting salary from the wage schedule as follows:

Complete Years Prior Experience	Starting Salary Level
2 years	Police Officer IV
3 years	Police Officer IV
4 or more years	Police Officer III

9.2.2 Category II: Any starting officer who does not have prior experience. Officers in Category II shall receive starting police officer pay for one year before moving into the fourth class police officer position.

9.3 SPECIALTY PAY

9.3.1 K-9 Unit/Dog handler Classification: To compensate for time committed to "at home care" and all other functions related to the care and maintenance of a K-9 unit, the handler shall be compensated as follows:

9.3.1.1 The handler will receive 4% (four percent) premium pay added to the monthly rate of pay of the employee's current classification.

9.3.1.2 In addition, during duty days, one (1) hour of work time each day is dedicated to the care and maintenance of the K-9 dog which has been determined to be reasonable number of hours for the weekly care of the K-9 dog.

9.3.2 Police Training Officers will receive two (2) hours of overtime in addition to regular hours worked for each week in which two (2) or more days are engaged in active training.

9.3.3 Detectives shall receive a 4% (four percent) premium added to the monthly rate of pay of the employee's current classification

9.3.4 Traffic Officers shall receive a 3% (three percent) premium added to the monthly rate of pay of the employee's current classification.

9.3.5 ProAct Officers shall receive a 2% (two percent) premium added to the monthly rate of pay of the employee's current classification.

9.4 LONGEVITY

9.4.1 Employees shall receive, in addition to their monthly base wage, the following longevity pay added to the monthly rate of pay of the employee's current classification, based upon their years of service for the Kirkland Police Department:

Years of Service	Monthly Premium
5-10 years	1.5%
11-15 years	3.0%
16-19 years	5.0%
20-24 years	7.0 %
25 years or more	8.0 %

9.5 OUT-OF-CLASS PAY

An Officer assigned to the position of Acting Sergeant shall be paid 5% (five percent) premium pay for hours served in excess of two or more consecutive shifts. A Corporal assigned to the position of Acting Sergeant shall be paid 5% (five percent) premium pay for hours served in excess of eight (8) or more consecutive shifts. If the duration of the assignment is unknown at the onset, a Corporal will receive out-of class-pay after the consecutive shifts have been surpassed retroactive to the first day of the assignment. The Senior Corporal will not be eligible for out-of-class pay for filling in as the acting Sergeant.

9.6 EDUCATION INCENTIVE

Employees with a BA/BS degree and higher from an accredited institution will be eligible for an educational/performance incentive, as set forth below:

Education / Performance Premium

BA/BS Degree	**2.5%**
Graduate Degree	**3.5%**

It is the employee's responsibility to have their diploma or transcripts provided from an accredited institution to the department time-keeper in order to be eligible for the Incentive. The Education Incentive shall be added to the monthly rate of pay of the employee's current classification and paid in the same manner, but on alternate pay periods, as the Longevity pay described in Article 9.4.

9.7 PHYSICAL FITNESS INCENTIVE

Employees shall be eligible for physical fitness incentives as provided in Appendix A.

9.8 SHIFT DIFFERENTIAL

No language.

ARTICLE 10 – OTHER COMPENSATION

10.1 STANDBY PAY

Employees specifically pre-approved by command personnel to be ready reserve for a specific period of time shall be paid at the overtime rate for actual time worked. Standby shall not be subject to a three-hour minimum. Detectives who are assigned on-call status shall be provided a city take-home vehicle for each day so assigned.

10.2 CALL-BACK PAY

All employees will respond to call-outs unless extenuating circumstances such as illness or other incapacitation prevent the employee from responding.

Full-time employees who are called back to work after leaving the job site shall receive a minimum of three (3) hours' pay at the overtime rate. When an employee is called out between shifts, the time worked between shifts shall be paid at the rate of one and one-half (1½) times the regular rate.

10.3 MILEAGE REIMBURSEMENT

All bargaining unit employees who are required to use their own vehicles for Employer business shall be reimbursed at the mileage rate set by the current policy for all miles driven on such business.

10.4 CLOTHING AND EQUIPMENT

10.4.1 The Employer shall continue to provide necessary uniforms and equipment. Detectives shall be provided an annual allowance for clothing of not less than three hundred dollars ($300) every six months. Clothing allowance shall be reflected as taxable income.

10.4.2 The Employer shall provide for the cleaning of uniforms for employees. The provisions for the cleaning of street clothing and/or clothing provided under Article 9 Section 1, excluding uniforms, shall be taxable to the employee in accordance with IRS rules.

10.4.3 In addition, the Employer agrees to replace or repair equipment or clothing belonging to the employee, which is damaged in the line of duty. Equipment or clothing shall be construed to mean items owned by the employee, which are required to perform their duties. To be considered for repair or replacement, equipment or clothing damaged in the line of duty must be submitted to the shift supervisor no later than the end of the Officer's next regular duty day, along with a written report and any documentation to support the cost of the damaged item.

ARTICLE 11 – HOLIDAYS

11.1 HOLIDAYS

Regular employees shall be granted the following holidays and other such days as the City Council may establish, without a reduction in pay; non-regular employees shall receive the following holidays without pay:

Holiday	Observed
New Year's Day	January 1
Martin Luther King Day	Third Monday in January
President's Day	Third Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4
Labor Day	First Monday in September
Veteran's Day	November 11
Thanksgiving Day	Fourth Thursday in November
Day after Thanksgiving	Fourth Friday in November
Christmas Day	December 25
Two (2) Floating Holidays	At employee's choice

11.2 HOLIDAY ELIGIBILITY

An employee must be employed for six (6) consecutive months in order to be eligible for their floating holiday. In selecting the Floating Holiday, the employee's choice will be granted, provided that prior approval is given by the immediate supervisor or the Division

Commander. The Floating Holiday must be taken during the calendar year, or entitlement to the day will be forfeited.

Personnel assigned to Patrol shall be granted twelve days off in lieu of the above holidays. Such days shall be given at the convenience of the City, but within twelve months of the holiday.

11.3 HOLIDAY OBSERVANCE
Employees will observe the Holiday on the day the City observes the respective Holiday. Provided however, Patrol personnel will follow Article 11.1 and the holiday shall be banked and used on a regularly scheduled work day mutually agreeable to the employee and the employer.

11.4 HOLIDAY ON DAY OFF
When the Holiday falls upon the employee's day off, the Holiday shall be banked and used on a regularly scheduled workday mutually agreeable to the employee and the Employer.

11.5 HOLIDAY COMPENSATION
Employees who are assigned to work on the Holidays in Article 11.1 designated as the "Actual" date, (excluding Floating Holidays) shall be eligible for overtime compensation at one and one-half (1 ½) times the employee's hourly rate for the number of hours actually worked on the specified holiday.

ARTICLE 12 – VACATION

12.1 VACATION ACCRUAL
Each regular full-time employee shall accrue vacation leave at the rate of 1/12 of annual vacation per month of service, based on the following schedule:

Years of Employment	Annual Vacation (Working Hours)
1st year of employment	104 hours
2 – 3 – 4 years	104 hours
5 – 6 – 7 years	128 hours
8 – 9 – 10 years	136 hours
11 – 12 – 13 years	144 hours
14 – 15 – 16 years	160 hours
17 – 18 – 19 years	176 hours
20th year and beyond	192 hours

12.1.1 Vacation leave cannot be accrued during any leave without pay, but such leave shall not be considered an interruption of consecutive years of employment for the purpose of determining entitlement to additional vacation days under the foregoing schedule.

12.1.2 An additional eight (8) hours of vacation will be granted in the event a holiday falls within an employee's vacation period. Employees working ten (10) hour shifts shall be entitled to ten (10) hours of vacation in the event a holiday falls within their vacation period. Employees working twelve (12) hour shifts shall be entitled to twelve (12) hours of vacation in the event a holiday falls within their vacation period.

Vacation leave shall not be accumulated in excess of three hundred (300) hours.

Employees are encouraged to utilize Vacation for appropriate time off and manage vacation requests throughout the year. Any vacation leave accrued in excess of the maximums shall be forfeited and shall not form the basis for any additional compensation. Upon termination of employment for any reason, no payment for vacation accumulation shall exceed two hundred forty (240) hours.

Earned vacation leave may be taken at any time during a period of illness after expiration of sick leave. Taking leave without pay in any month shall result in pro-ration of vacation accruals for that month, calculated upon actual hours worked as a percentage of the total hours of the pay period.

12.2 VACATION UPON TERMINATION

Upon separation of employment, an Employee shall be paid for all unused, earned vacation leave, up to established maximums.

In no case will an employee be paid for accrued vacation upon separation if he/she has been employed by the City for less than twelve consecutive months.

ARTICLE 13 – SICK LEAVE

13.1 SICK LEAVE ACCRUAL

For LEOFF II Members of the Bargaining Unit:

13.1.1 After completion of the one-year period, employee's sick leave with pay shall accrue at the rate of eight (8) hours of leave for each full calendar month of the employee's service. Employees who work a mandated 10 hour workday shall accrue at the rate of ten (10) hours of leave for each full calendar month of the employee's service, and any such leave accrued in any year shall be accumulative for succeeding years to a maximum of 960 hours.

13.1.2 After completion of the one year period, Patrol Officers sick leave pay shall accrue at the rate of ten (10) hours of leave for each full calendar month of the employee's service in that classification. Any such leave accrued in any year shall be accumulative for succeeding years to a maximum of 1010 hours.

13.2 SICK LEAVE USAGE

Sick leave shall be available to employees after they have worked for a minimum of thirty (30) consecutive calendar days after the most recent date of hire.

13.2.1 Consistent with the confidentiality provisions of the Americans with Disabilities Act, and upon good cause, a health care provider's statement may be required.

13.2.2 Upon appointment as a police officer, an employee shall be credited with 96 hours of sick leave. If an employee terminates before the unearned sick leave hours used are repaid, the unearned sick leave time taken will be deducted from the final paycheck.

13.2.3 Conversion of Accrued Sick Leave cash out to Retiree Medical Account: Upon retirement from City service, or as a result of a medical condition disqualifying from service, or after reaching age 50 and leaving City service, or upon death of an employee, the employer shall make contributions into a qualifying trust or Retiree Medical Account, in an amount equal to fifty percent (50%) of the cash value of employee's accrued sick leave balance at the time of retirement (accrued sick leave hours x regular rate of pay x 50%) and shall not exceed Ten Thousand and Five Hundred Dollars ($10,500). Effective January 1, 2013, the amount shall not exceed Eleven Thousand Dollars ($11,000). The trust fund will be established in accordance with applicable federal and state laws, and the City shall contribute the monies on a pre-tax basis. The monies contributed to the trust fund shall only be used for retiree insurance premiums or as otherwise provided by law. The City will also contribute $50 per month for each individual member to the Retiree Medical Account.

For the purpose of this Article, retirement shall be defined as either normal service retirement or voluntary termination in good standing after twenty (20) years of continuous service with the Kirkland Police Department.

13.3 SHARED LEAVE

The Employer may permit an employee to receive vacation or compensatory time consistent with the current Shared Leave policy.

13.4 COORDINATION – WORKERS' COMPENSATION

Workers' Compensation Supplement (LEOFF II). The City will provide a disability leave supplement for LEOFF II employees injured in the line of duty when such injury is directly related to the inherent dangers associated with employment in law enforcement. The supplement shall go into effect when an employee becomes eligible for State workers' compensation benefits and shall equal the difference between the State workers' compensation monthly payment and the employee's base monthly salary. This pay supplement shall continue as long as the employee is off work and receiving workers' compensation benefits.

In no event, shall the combination of Workers' Compensation, long term disability benefit, and this Workers' Compensation supplement exceed one hundred percent (100%) of the employee's regular salary.

While the Workers' Comp Supplement is governed by rules established and administered by DRS, employees are advised of the following current DRS practices, which are subject to change by DRS:

During the first 48 hours of disability leave, the wages are reported as L & I (60%) and Sick Leave (40%). For the next six months, disability time is reported as L & I (60%), Sick Leave (20%) and Supplementary Disability (20%) as per RCW 41.04.510. The remaining disability time is reported as L & I (60%), Sick Leave (40%). Once accrued leave has been exhausted, the employee's obligation to turn Worker's Compensation checks over to the City shall cease and the City's obligation of salary to the employee shall be discontinued until the employee is released by the treating physician as fit for duty.

Time-loss payment from L & I are not subject to federal income or Social Security taxes. The Department of Retirement Systems considers 80% (L & I payment and supplemental disability) of your time not reportable hours for service credits. Employees have the option to request the reestablishment of these service credits by submitting a written request to DRS.

13.5 FAMILY MEMBER

Sick leave may be utilized as above for illness in the immediate family requiring the employee's attendance.

Immediate Family shall mean persons related by blood, marriage, or legal adoption in the degree of relationship of grandparent, parent, wife, husband, brother, sister, child, grandchild, or domestic partner (as defined by Employer Policy) and other persons with the approval of the City Manager or designee.

ARTICLE 14 – LEAVES OF ABSENCE

14.1 IN GENERAL

Leave of absence requests shall not be unreasonably denied. All leaves are to be requested in writing as far in advance as possible.

As appropriate for the type of leave requested, paid leave accruals will be utilized prior to unpaid leave, unless otherwise provided for in this Agreement.

Leave does not accrue nor may it be used until the first day of the pay period in which it is earned (no "negative" leave use during the period in which it is earned).

14.2 JURY DUTY/COURT
An employee who is required to serve on Jury duty shall be authorized leave with pay, less any amount received from the court for such service, up to two (2) weeks.

14.3 MILITARY LEAVE
All regular employees shall be allowed military leave as required by RCW 38.40.060 and as interpreted by the Court. This provides for twenty one (21) working days of military leave per year (October 1 through September 30).

14.4 BEREAVEMENT
Employees shall be entitled to four (4) days Bereavement Leave without loss of compensation upon the death of a member of the Employee's immediate family. For the purposes of this contract, immediate family shall be defined as stipulated in Article 13.5. Additional time off as may be required for travel or other circumstances may be granted if approved in advance by the employer. Such additional time shall be deducted from an accrued leave of the employee's choice.

14.5 MAINTENANCE OF SENIORITY
The Employer shall adjust the employee's anniversary date to reflect any period of unpaid leave of thirty (30) continuous days or more. Seniority shall continue to accrue and the employee's anniversary date shall not be adjusted for periods of legally protected leave, such as FMLA or military leave.

14.6 LEAVE WITHOUT PAY
Unpaid Leave of Absence shall be governed by existing City policies.

14.7 FAMILY LEAVE FMLA
Family Medical leave will be allowed consistent with State and Federal law and with existing City policies.

Under the terms of the Family and Medical Leave Act of 1993 (FMLA) and the state law, upon the completion of one (1) year of employment, any employee who has worked at least 1250 hours during the prior twelve (12) months shall be entitled to up to twelve (12) weeks of leave per rolling year for the birth, adoption or placement of a foster child; to care for a spouse or immediate family member with a serious health condition; or when the employee is unable to work due to a serious health condition. For purposes of this Article, the definition of "immediate family" will be found in Article 13.5.

The Employer shall maintain the employee's health benefits during this leave. If the employee fails to return from leave for any reason other than the medical condition initially qualifying for the FMLA absence, the Employer may recover from the employee the insurance premiums paid during any period of unpaid leave.

If a leave qualifies under both federal and state law, the leave shall run concurrently. Ordinarily, the employee must provide thirty (30) days written advance notice to the

Employer when the leave is foreseeable. The employee should report qualifying events as soon as known and practicable.

The combination of FMLA and other types of leave(s) is not precluded and, in fact, leave utilizations are to be concurrent, with the intent that appropriate paid accruals are to be utilized first, consistent with other Articles of this Agreement. The Employee may elect to retain up to forty (40) hours of sick leave and up to forty (40) hours of vacation (prorated by their FTE) for use upon return to work, consistent with the process identified in the personnel policy. Upon the employee's election, any accrued comp time may be utilized prior to any period of unpaid leave.

14.8 MATERNITY LEAVE

Consistent with WAC 162-30-020, the Employer will grant a leave of absence for a period of temporary disability because of pregnancy or childbirth. This may be in addition to the leave entitlements of FMLA.

This leave provides female employees with the right to a leave of absence equivalent to the disability phase of pregnancy and childbirth. There is no eligibility requirement, however the Employer has no obligation to pay for health insurance benefits while on this leave (unless utilized concurrent with FMLA).

Leave for temporary disability due to pregnancy or childbirth will be medically verifiable. There is no limit to the length of the disability phase, except for the right for medical verification and the right of second opinion at the employer's expense. At the end of the disability leave, the employee is entitled to return to the same job or a similar job of at least the same pay. Employees must use their accrued vacation and sick leave, if any, during the leave period and, at their election, any accrued comp time, consistent with the retention provision as provided in Article 14.7. Once this paid leave is exhausted, the employee's leave may be switched over to unpaid leave.

14.9 INCLEMENT WEATHER

Employee rights and responsibilities during severe weather and emergency or disaster conditions are covered by the current Inclement Weather Policy of the Employer. The goal shall be to continue to provide essential Employer services, consistent with public and employee safety and emergency operations priorities. Law enforcement is critical to these essential services and the expectation is that employees will report to duty as scheduled.

ARTICLE 15 – HEALTH & WELFARE

15.1 MAINTENANCE OF BENEFITS

Medical Insurance - The Employer will offer the Prime Medical plan until December 31, 2015, and effective January 1, 2016, a self-insured High Deductible Health Plan (HDHP) administered by First Choice (or its equivalent) with coverages illustrated in Appendix C. The Employer will also offer a fully-insured HMO option through Group Health (or its

equivalent). During the duration of this agreement the Employer shall make every effort to maintain substantially equivalent benefits.

The Guild shall take part in and have an appointed representative on the Health and Welfare Benefits Committee. The purpose of the Committee is to monitor and evaluate the benefits costs and the plan designs.

The Benefits Committee representative shall have no authority to negotiate on behalf of the Guild any changes to be scheduled or content of benefit plans. The Employer shall continue with collective bargaining obligations with the Guild, as currently exist under law for any such changes.

Participation in benefits shall be consistent with Article 15.2 of this Agreement.

15.2 HEALTH AND LIFE INSURANCE

Medical Insurance - The Employer shall pay each month one hundred percent (100%) of the premium necessary for the purchase of Employee coverage and one hundred percent (100%) of the premium necessary for the purchase of dependent coverage under the City of Kirkland PPO Prime (ending December 31, 2015) and the self-insured HDHP Plan (effective January 1, 2016) or Group Health Plan (or its equivalent) for each Employee of the bargaining unit.

Dental and Vision - The Employer shall pay each month one hundred percent (100%) of the premium necessary for the purchase of Employee coverage and one hundred percent (100%) of the premium necessary for the purchase of dependent coverage under Washington Dental Services (or its equivalent) or Willamette Dental (or its equivalent) and Vision Service Plan (or its equivalent).

Life Insurance - the Employer shall pay each month one hundred percent (100%) of the premium necessary for the purchase of Employee term life insurance coverage that has a policy value of two (2) times the annual base rate of pay of the Employee, up to a guaranteed issue amount of $250,000. The Employee is responsible for any taxes associated with this benefit.

15.2.1 The City agrees to continue payment of the City portion of the premium for the spouse and eligible dependents medical and dental premiums for a period of twelve (12) calendar months following the death of an active Police Officer whose death is the direct result of injuries incurred in the line of duty. In the event the surviving spouse remarries within that twelve (12) month period, the City payment of premiums shall cease with payment of the premium for the month in which the marriage occurs. The parties agree this provision shall specifically not apply to presumptive illnesses, which cause the death of the officer.

15.3 FLEXIBLE SPENDING ACCOUNT – FSA

The Employer participates in a special program under the provisions of IRS Section 125. Employees may voluntarily elect to participate in the reimbursement program to pay medical or dependent care expenses with pre-tax dollars. The Employer makes no contribution, makes no assurance of ongoing participation, and assumes no liability for claims or benefits. The City and the Union agree to reevaluate this benefit pending Cadillac Tax liability in the future.

Contributions to the flexible spending account can be made by the employee as a payroll deduction subject to the rules and limitations contained within the Internal Revenue Code.

15.4 RETIREMENT

Pensions for employees and contributions to pension funds will be governed by applicable Washington State Statutes in relation thereto in existence during the contract period.

15.5 HEALTH REIMBURSEMENT ACCOUNT – HRA (VEBA)

Effective January 1, 2016, the Employer will make contributions to a HRA (VEBA) in the amount of $1200 per year for employee only coverage or $2400 per year for family coverage if the employee enrolls in the City of Kirkland HDHP. These contributions are in addition to those in Article 13.2.3 and neither contribution requires participation in wellness activities. Contributions to the HRA (VEBA) will be made by the Employer (as outlined in Appendix D) and are subject to the rules and limitations contained within the Internal Revenue Code.

15.6 EMPLOYEE HEALTH CENTER

The Employer will contract with a vendor of their choosing to open and operate an On/Near-Site Health Center. Effective January 1, 2016, the Health Center will be open to employees and their dependents who are covered under the Employer's Medical Plan. Services provided at the Health Center, per the contact with the vendor, will be at no cost to the employee. The Employer has full discretion to negotiate with the vendor on services provided, hours of operation, staffing, covered prescriptions, location, and all other stipulations in the contract with the vendor. The Employer reserves the right to terminate the contract with the vendor and discontinue offering this benefit to employees and their dependents at any time. If, during the term of the Agreement such termination should take place, either party may re-open Article 15 for bargaining.

15.7 PROFESSIONAL HEALTH SERVICES

The Employer will contract with a vendor of their choosing to provide Professional Health Services. Effective January 1, 2016, the Professional Health Services vendor will be open to Employees, their spouses/domestic partners and children who are covered under the Employer's First Choice HDHP. Services provided by Professional Health Services, per the contact with the vendor, will be at no cost to the employee. The Employer has full discretion to negotiate with the vendor on services provided and all other stipulations in the contract with the vendor. The Employer reserves the right to

terminate the contract with the vendor and discontinue offering this benefit to Employees and their dependents at any time.

ARTICLE 16 – TRAINING

16.1 TRAINING

Upon fourteen (14) days advance notice by the employer, an employee's shift may be modified for one or more weeks to four (4) ten (10) hour days or four (4) twelve (12) hour days for in-service training, with a preference for a 4-10 training schedule. Overtime shall be compensated for in-service training when hours exceed the employee's regular scheduled workweek.

An employee attending full day or longer training courses shall be paid for their normal shift. Attendance at optional special training classes outside scheduled training hours shall not be compensated for unless specifically pre-approved by command staff. Probationary employees who are in training may be transferred to their next duty assignment in accordance with Section 6.1.

16.2 TRAINING REIMBURSEMENT

Compensation associated with training or representation of the Employer on official business shall be consistent with the current policy and the Fair Labor Standards Act (FLSA) and WAC 296-128-500. Reimbursement of associated costs shall be consistent with City Policy.

ARTICLE 17 – LABOR/MANAGEMENT COMMITTEES

17.1 PURPOSE AND COMPOSITION OF COMMITTEES

The Executive Employee Relations Committee shall meet as needed at the request of either party, provided that five (5) working days notice of the meeting is given to discuss and resolve issues of continuing importance to the Guild and/or Employer.

17.2 COMPENSATION

All meeting time spent by members of the joint Labor-Management Committee will be considered time worked if during duty hours and will be paid at the appropriate regular rate of pay.

ARTICLE 18 – HEALTH & SAFETY

18.1 SAFE WORKPLACE

The Employer is responsible for maintaining a safe and healthful workplace. The Employer shall comply with all federal, state, and local laws applicable to the safety and health of its employees.

Recognizing that danger is an inherent aspect of law enforcement work, Employees who have a reasonable basis for believing the assignment would constitute a danger to their health and safety, should report the concern. The employee shall immediately contact a supervisor who shall make a final determination with regard to safety. No directive shall be delayed pending such determination.

All on-the-job injuries, no matter how slight, must be reported. Employees must immediately notify their supervisor if they are unable to work because of a work-related injury or illness.

FIREARMS
No police officer shall be required to work without a firearm unless mutually agreed to the contrary.

18.2 HEALTH & SAFETY PLAN
The Employer shall develop and follow written policies and procedures to deal with on-the-job safety and shall have effective safety and accident prevention plans in conformance with state (WAC 296-800) and federal laws.

18.3 DRUG FREE WORKPLACE
The City and the Guild agree to abide by the City of Kirkland Police Department Substance Abuse Policy that is attached as Appendix B.

18.4 WORKPLACE VIOLENCE
The employer is committed to employee health and safety. Workplace violence, including threats of violence by or against a City employee, will not be tolerated and should be immediately reported whether or not physical injury occurs, except those in the course and performance of law enforcement duties.

ARTICLE 19 – GRIEVANCE PROCEDURE

19.1 GRIEVANCE DEFINED
A grievance means a claim or dispute by a grieved employee, group of grieved employees, or the Guild Executive Board with respect to the interpretation or application of the provisions of this agreement.

19.1.1 Reference to days in this Article shall refer to calendar days.

19.2 GRIEVANCE PROCEDURE
Notification: In the event that an employee believes that the City is operating in violation of this agreement, the employee may notify his immediate supervisor.

19.2.1 Filing Formal Grievance: Within fourteen (14) days after the employee first becomes aware or reasonably should have become aware of the violation, a written grievance shall be submitted to the Lieutenant. This notification must be signed by the

employee and must state the issue, section of the agreement violated, facts giving rise to the grievance, and the remedy sought. This notification will be forwarded through the chain of command and will be designated as receipted, based on the date stamp of the authority designated at the appropriate step of the grievance.

19.2.2 It is agreed that taking a matter to a hearing before the Civil Service Commission constitutes an election of remedies and a waiver of any duty arising under this agreement to enter into binding arbitration. Similarly, upon the subsequent filing of an action as described above, a grievance, previously filed, shall be deemed withdrawn.

19.2.3 Step 1: The Lieutenant shall respond in writing within fourteen (14) days. If the action taken by the Lieutenant corrects the alleged violation to the satisfaction of the presenting party, the grievance shall be deemed resolved. In the event the presenting party(s) do not feel the alleged violation has been corrected to their satisfaction, the presenting party(s) shall proceed to Step 2 within seven (7) days.

19.2.4 Step 2: The Captain shall respond in writing within fourteen (14) days of receipt and date stamp of the grievance. If the action taken by the Captain corrects the alleged violation to the satisfaction of the presenting party, the grievance shall be deemed resolved. In the event the presenting party(s) does not feel the alleged violation has been corrected to their satisfaction, the presenting party(s) shall proceed to Step 3 within seven (7) days.

19.2.5 Step 3: Upon receiving a written grievance from an employee or the Guild, the Chief of Police shall attempt to resolve the grievance within fourteen (14) days. If the Chief of Police is unable to resolve the grievance to the satisfaction of the presenting party(s), the grievance, together with all other pertinent materials, shall be presented to the City Manager, and the presenting party shall be notified in writing. In the event the presenting party(s) does not feel the alleged violation has been corrected to their satisfaction, notice may be given and the grievance shall proceed to Step 4 within seven (7) days.

19.2.6 Step 4: Upon receiving a written grievance, the City Manager or designee shall attempt to resolve it within thirty (30) days. If the grievance is not resolved by the City Manager or designee, the presenting party(s) will be notified in writing. In the event the Guild does not feel the alleged violation has been corrected to their satisfaction the grievance may, within thirty (30) calendar days, be referred to arbitration by the Guild.

19.2.7 Binding Arbitration: If agreement cannot be reached as to the arbitrator within fourteen (14) days of notice of the desire to proceed, the parties shall jointly request the American Arbitration Association to provide a panel of eleven (11) arbitrators from which the parties may select one. The representatives of the Employer and the Guild shall alternately eliminate the name of one person from the list until only one name remains. The person whose name was not eliminated shall be the arbitrator. It shall be the function of the arbitrator to hold a hearing at which the parties may submit their cases concerning the grievance. The arbitrator shall render their decision based on the

interpretation and application of the provisions of this agreement within thirty (30) days after such hearing. The decision shall not add to, modify, or delete any provision of the agreement; and it shall be final and binding upon both parties to the grievance provided the decision does not involve action by the Employer, which is beyond its jurisdiction. The expenses of the arbitration hearing shall be borne equally by the Employer and the Kirkland Police Guild. Each party shall be completely responsible for all costs of preparing and presenting its own case, including compensating its own representatives and witnesses. If either party desires a record of the proceedings, it shall solely bear the cost of producing such a record.

19.3 GUILD/EMPLOYER GRIEVANCE

Either the Guild or the Employer may initiate a grievance.

The Employer may not grieve the acts of individual employees, but rather, only orchestrated acts or actions of authorized representatives believed to be in conflict with this Agreement. An Employer grievance will not be subject to Arbitration and may only go to mediation upon mutual agreement.

The Guild may initiate a Grievance at Step 2 anytime that it involves a group of employees from different workgroups. Such grievances may be referred to mediation services by mutual agreement prior to Arbitration.

19.4 SCHEDULE OF MEETINGS

Consistent with Article 4.8, grievance investigations and meetings on duty time shall be subject to prior notice and approval. If authorization cannot be immediately granted, the Employer will arrange to allow investigation of the grievance at the earliest possible time.

ARTICLE 20 – NO STRIKE / NO LOCKOUT

20.1 NO STRIKE / NO LOCKOUT

It is understood and agreed that the services performed by City employees included in this Agreement are essential to the public health, safety, and welfare. Therefore, the employees agree that there shall be no strikes, slowdowns, or stoppage of work, or any interference with the efficient operation of the Police Department. Violation of this article shall subject the employee to disciplinary action or discharge.

The Employer shall not lockout any employee during the life of this Agreement.

ARTICLE 21 – MANAGEMENT RIGHTS AND RESPONSIBILITIES

21.1 MANAGEMENT RIGHTS AND RESPONSIBILITIES

Any and all rights concerned with management and operation of the Department are exclusively that of the Employer unless otherwise provided by the terms of this agreement. The Employer has the authority to adopt rules for the operation of the

department, provided such rules are not in conflict with the provisions of this Agreement or with applicable law. The Employer has the right, among other actions, to discipline or discharge for cause, to assign duties customarily performed by police officers, to determine the required number of personnel, to determine new work methods, to contract for goods and services, and to perform all of the functions not otherwise expressly limited by this Agreement or other applicable law.

Nothing in this agreement is intended to, nor shall be deemed to be in conflict with RCW 41.12 (Civil Service for City Police), and the Kirkland Civil Service Commission Rules and Regulations. Nothing herein shall be construed to be a waiver of the Guild's right to engage in collective bargaining or to affect the enforceability of any provisions of this contract.

21.2 INSURANCE

Consistent with existing Kirkland Municipal Code provisions, the City shall secure and maintain with responsible insurers such false arrest, malicious prosecution and liability insurance as is customarily maintained by public bodies with respect to the operation of police departments, all to the extent that such insurance can be secured and maintained at reasonable costs. The coverage to be so provided shall, to the extent available, be substantially equal to such coverage provided by the City immediately prior to the effective date of this agreement.

Such insurance shall include coverage for punitive damage awards made against an officer resulting from conduct found to be within his or her scope of duty or, the City may self-insure. Should a damage award result from conduct found to be outside the officer's scope of duty, including but not limited to punitive damages, the City and its insurer will not be responsible for payment of that award. Each allegation or cause of action for conduct complained of will be analyzed separately in determining whether the conduct was within or outside the officer's scope of duty for the purposes of this Article. A determination by the City Manager that conduct was outside of the officer's scope of duties is final but may be reviewed only by an action in King County Superior Court.

ARTICLE 22 – GENERAL PROVISIONS

22.1 SAVINGS CLAUSE

If any provision of this agreement shall be held invalid by operation of law, or any tribunal of competent jurisdiction, or if compliance or enforcement of any provision should be restrained by such tribunal pending final determination as to its validity, the remainder of this agreement shall not be invalid and will remain in full force and effect. Provided that should either party so request, the parties shall enter into immediate collective bargaining negotiations for the purpose of arriving at a mutually satisfactory replacement of such invalid provision.

ARTICLE 23 – ENTIRE AGREEMENT

23.1 DURATION CLAUSE

Except as otherwise stated herein, this agreement shall become effective on signature by both parties but not earlier than January 1, 2014 through December 31, 2016. In the event negotiations for a new agreement have not been completed by the termination date of this agreement, the provisions contained in this agreement shall remain in effect until the conclusion of the negotiations for a new agreement.

23.2 ENTIRE AGREEMENT

This agreement expressed herein in writing constitutes the entire agreement between the parties, and there shall be no amendments, except in writing and with the agreement of both parties.

SIGNATURES

Dated this _____ day of _____, 2015

CITY OF KIRKLAND;

By _____
Kurt Triplett, City Manager

KIRKLAND POLICE GUILD;

By _____
Nathan Rich, President

By _____
David Quiggle, Secretary

APPROVED AS TO FORM:

_____
William Evans, Assistant City Attorney

Date _____

Appendix "A"
to the
AGREEMENT
by and between
City of Kirkland
and
The Kirkland Police Guild
(Representing the Law Enforcement Commissioned Employees)

PHYSICAL FITNESS INCENTIVE PROGRAM

This Appendix is supplemental to the AGREEMENT by and between the CITY OF KIRKLAND, WASHINGTON, hereinafter referred to as the "Employer", and the Kirkland Police Guild - Commissioned, hereinafter referred to as "Guild."

A.1 A mutual goal of the Employer and the Guild is to encourage good physical fitness. The parties agree that an acceptable level of physical fitness is an essential function of the job of a Police Officer. The purpose of this program is to promote the physical capability of the commissioned members of the Kirkland Police Department and to enhance the members' general physical fitness level.

A.2 Pursuant to Article 9.7 of the Collective Bargaining Agreement between the parties, the information contained in this appendix shall serve as the rules and regulations of a physical fitness program and the procedures by which the program shall be administered.

A.3 Both parties agree that participation in the physical fitness program is voluntary. The Employer and the Guild encourage participation in the fitness program by members. Training, exercising, and general conditioning in preparation to take the physical fitness test shall be on an individual and voluntary basis without compensation. The Employer agrees to offer the fitness twice per year in 2014, 2015 and 2016. The test will be conducted during work hours in conjunction with the spring and fall KPD in-service training block. This on-duty status during the testing process shall protect members against loss of pay for time off work due to any injury sustained while participating in the fitness test. Members who wish to participate in the fitness test shall be required to sign the general liability waiver set forth in A.8.

A.4 The fitness test shall be comprised of three core components—push-ups, sit-ups, and 1.5 mile run. This "Cooper" test is modified for age/gender and is set forth in Section A.7 of this Appendix. The components are generally designed to measure aerobic/cardiovascular endurance, and upper/lower body muscular strength. A member

must satisfy the standards of each test component in order to qualify for the monetary incentive; i.e., failing one component of the test constitutes overall failure. A member shall be allowed one opportunity to pass the various fitness test components during the test.

A.5 The cycle year for the physical fitness incentive program is November 1st – October 31st.

A.6 In 2007, the fitness test was offered once in the fall. Members who successfully passed the fitness test received an incentive pay of $550 as a lump-sum payment on the November 23rd paycheck. In January, 2008, the $550 converted to a physical fitness incentive equal to one (1%) percent of the monthly rate of base pay for remainder of the cycle year. After that time, the test will be offered twice each cycle year and it is the individual employee's responsibility to be trained and available for one of the scheduled opportunities. Individual tests will not be arranged. In this manner, a commissioned employee would have two opportunities (spring and fall) to successfully pass the test, which would ensure the 1% fitness incentive for the following cycle year. An employee who fails to pass either test shall be eligible to receive the 1% up until October 31st. He/she may take the test the following year, but upon passing, the 1% incentive pay shall be effective at the commencement of the next cycle year, November 1st.

A.7 **Physical Fitness Test Description**

The physical fitness test shall be comprised of the following components. The results of these tests shall be made available to the Employer.

Employee Age:	**20 – 29**	**30 – 39**	**40 – 49**	**50 – 59**
1.5 mile run				
Male	12:51	13:36	14:29	15:26
Female	15:26	15:57	16:58	17:54
Push-ups (1 minute)				
Male	29	24	18	13
Female	15	11	9	5
Female (modified)	23	19	13	12

- The body should be straight and the hands about shoulder width apart
- The body should remain rigid throughout the down phase; with the chest coming to within 3 inches of the floor. (The tester can place a foam block on the floor beneath the participant's chest)
- From the down phase, the participant must return to the up position with the arms straight
- The participant is only permitted to rest in the up position
- The total number of push-ups which the participant performs in 1 minute are counted

- Females may choose to use the modified push-up (knees on ground with feet up in the air)

Sit-ups (1 minute)				
Male	38	35	29	24
Female	32	25	20	14

- The participant lies on the back with the knees flexed at a right angle. The hands, with fingers interlocked, are placed at the back of the neck.
- A partner sits on the participant's insteps with his/her hands placed behind the subject's calf muscles to keep the heels in contact with the floor
- The participant sits up to touch the knees with the elbows
- Without pause, the participant returns to the starting position just long enough for his/her head (not just shoulder blades) to touch the mat and immediately sits up again

A.8 Physical Fitness Test General Liability Waiver Form

City of Kirkland

Kirkland Police Department—Fitness Ability Test

I hereby acknowledge that the format of the City of Kirkland Fitness Ability Test has been explained to me and I understand that the purpose of this test is to measure my fitness ability in my current position as a commissioned Police Officer for the City of Kirkland.

I also acknowledge that participation in the Fitness Ability Test is totally voluntary and, while I may be permitted to participate in the test on compensable duty time, I am under no compulsion or directive to do so.

I certify that to the best of my knowledge, I am fit to undertake the activities involved in the test and have no physical impairment or medical condition which would preclude my completion of the test. I have had the opportunity to consult my personal physician and have done so or chosen not to. I understand that the tests are strenuous and hold the potential for serious injury or death. I understand that I may stop the test at any time and that the persons administering the test may discontinue it at any time they have a reasonable basis for belief that continuation of the test could be detrimental to my health. Discontinuance may prevent successfully passing the test, consistent with Section A.4.

I assume full and complete responsibility for undertaking the test and I hereby release the City of Kirkland, its officers, employees, and agents from any responsibility or liability for any loss or damage arising from the bodily injury relating to my participation in the test, except for any loss or damage arising solely from the negligence of the City of Kirkland, its officers, employees, or agents.

_____

Name (print)

_____

Signature

_____

Date

Appendix "B"
to the
AGREEMENT
by and between
City of Kirkland
and
The Kirkland Police Guild
(Representing the Law Enforcement Commissioned Employees)

SUBSTANCE ABUSE POLICY

Table of Contents

A. PURPOSE 55
B. POLICY 55
C. APPLICABILITY 55
D. DEFINITIONS 55
E. EDUCATION 57
F. EMPLOYEE RIGHTS AND RESPONSIBILITIES 58
G. DETECTION 59
H. TESTING PROCEDURES 60
I. REPORTING OF RESULTS 63
J. REHABILITATION AND RETURN TO DUTY 64
K. RANGE OF CONSEQUENCES 66
L. OTHER 68
M. SUPPORTIVE DOCUMENTS: 68
SUPERVISOR'S GUIDELINES 68
CONSENT/RELEASE FORM 70
REPORT FORM 71
INTERVIEW FORM 72
EXHIBIT 1 73

POLICIES AND PROCEDURES FOR DRUG/ALCOHOL TESTING AND TREATMENT

These policies and procedures have been agreed to by the parties and shall become a part of the current labor agreement between the City of Kirkland and the Police Guild. All applicable articles of the contract shall apply to these policies and procedures.

A. PURPOSE

The City of Kirkland recognizes that employees are our most valued resource. The goal of this policy is to ensure a substance abuse free workplace providing prevention, training and rehabilitation for employees. In order to protect the health, welfare, and safety of its employees, and the citizens whom they serve, the following policy regarding substance abuse in the work place is adopted.

B. POLICY

1. It is the policy of the City of Kirkland to provide an alcohol and drug-free workplace for its employees.

2. The City's philosophy on substance abuse is to emphasize prevention, training, rehabilitation, and recovery from substance abuse. Counseling and support will be made available through an Employee Assistance Program, and the employees' right to privacy will be respected at all times.

3. It is the responsibility of the City and the Guild to preserve and protect public trust, public safety, and fitness for duty.

4. It is the responsibility of all employees to report for duty and be able to perform their jobs safely and effectively, unimpaired by drugs, alcohol, or any other intoxicating substance.

5. The possession, manufacture, use, distribution, or sale of alcohol, unlawful drugs or drug paraphernalia on City premises or while on duty is prohibited.

C. APPLICABILITY

This policy applies to all bargaining unit employees through the rank of Sergeant.

D. DEFINITIONS

For purposes of this policy, the following terms have the meanings indicated:

1. Alcohol use means the consumption of any beverage, mixture, or preparation, including any medication, containing alcohol.

2. Conviction means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of Federal, State, or City drug laws.

3. Counseling means participation in a substance abuse treatment or rehabilitation program provided through the City of Kirkland's Employee Assistance Program (EAP).

4. Criminal drug statute means a criminal law involving the manufacture, distribution, dispensing, use, or possession of any controlled substance.

5. Medical Review Officer (MRO) is a licensed physician selected by joint agreement between the parties to receive positive drug test results from the laboratory, analyze and interpret the results, and report to the employer those results as outlined in Section I of this policy.

6. Prohibited Substances are those substances, whose dissemination is regulated by law, including, but not limited to narcotics, depressants, stimulants, hallucinogens, cannabis, and alcohol. For the purpose of this policy, substances that require a prescription or other written approval from a licensed health care provider or dentist for their use shall also be included when used other than as prescribed. The drugs and/or their metabolites that are included in these categories are as follows:

   a) marijuana
   b) cocaine
   c) opium or opiates
   d) phencyclidine (PCP)
   e) amphetamines
   f) or methamphetamines

7. Reasonable suspicion means facts and circumstances sufficiently strong to lead a reasonable person to suspect that the employee is under the influence of drugs and/or alcohol which is corroborated by a second individual other than the designated Guild representative.

8. Representation mean Employee's right to Guild or legal representation at testing sites and at any subsequent disciplinary action related to implementation of substance abuse procedures.

9. Substance abuse means the use of a substance, including medically authorized drugs other than as prescribed for the user, which impairs job performance or poses a hazard to the safety and welfare of the employee, the public or other employees.

10. Substance Abuse Professional (SAP) is a licensed physician, psychologist, social worker, employee assistance professional, or addiction counselor certified by the National Association of Alcoholism and Drug Abuse Counselors Certification Commission with knowledge of and clinical

experience in the diagnosis and treatment of drug and alcohol-related disorders.

11. Unreasonable delay means a delay of the testing procedure for a period of time, as defined by the collection site or laboratory personnel, which would render the test useless or inaccurate.

E. EDUCATION

Pursuant to the provisions of the Drug-Free Workplace Act of 1988, the City will establish an education and training program to assist employees to understand and avoid the perils of drug and alcohol abuse. The City will use this program in an ongoing educational effort to prevent and eliminate drug and alcohol abuse that may affect the workplace.

The City's program will inform employees about:

a) The dangers of drug and alcohol abuse in the workplace;
b) The City's policy of maintaining a drug- and alcohol-free workplace;
c) The availability of drug and alcohol treatment, counseling and rehabilitation programs; and
d) The penalties that may be imposed upon employees for drug and alcohol abuse violations.

As part of its program, the City shall provide educational materials that explain the City's philosophy regarding drug and alcohol use, requirements of applicable regulations, and the City's Substance Abuse policy and procedures. Employees shall be provided with information concerning:

a) The effects of alcohol and drug use on an individual's health, work and personal life;
b) Signs and symptoms of an alcohol or drug problem; and
c) Available methods of intervening when an alcohol or drug problem is suspected, including confrontation and/or referral to management.

In addition to the training above, the City shall provide training to supervisors who may be asked to determine whether reasonable suspicion exists to require an employee to undergo drug and/or alcohol testing. The supervisory training shall include training on alcohol abuse and drug use. This training shall cover the physical, behavioral, speech, and performance indicators of probable alcohol abuse and drug use. Supervisors who have not received the initial training described above will not be asked to determine whether reasonable suspicion exists to initiate drug/alcohol testing. However, these supervisors may request another supervisor who has undergone this training to make the determination

F. EMPLOYEE RIGHTS AND RESPONSIBILITIES

1. The City shall not require an employee to undergo a drug and/or alcohol test unless there is reasonable suspicion to indicate the employee is under the influence of a substance which causes the employee to pose a hazard to the safety of the employee, the public, or other employees. However, an employee may be required to undergo a re-examination drug and/or alcohol test as provided in Section J.2. of this policy.

2. It is the employee's responsibility to report for duty, able to perform his/her job safely and effectively, unimpaired by drugs, alcohol, or any other intoxicating substance.

3. Employees are responsible for:
   a) Obtaining from their health care provider adequate information about the effects of prescription medication on job performance; and
   b) Promptly notifying his/her supervisor of same; OR
   c) Promptly notifying his/her supervisor of the effects on job performance of over-the-counter medication being taken.

4. Employees are prohibited from possessing, manufacturing, using, distributing, or selling alcohol, controlled substances or drug paraphernalia on City premises or while on duty. For purposes of this policy, "on duty" time includes meal and break periods during the work day.

5. Employees are encouraged to request assistance with drug use and/or alcohol abuse problem(s), with the understanding that a voluntary request for assistance will not be used as the basis for disciplinary action. However, a request for assistance shall not be used to exempt employees from job performance requirements.

6. In accordance with the Drug-Free Workplace Act of 1988, an employee who is convicted of a violation of a criminal drug statute shall notify the City's Human Resources Director no later than 5 days after such conviction. For purposes of this policy, a criminal drug statute means a criminal law involving the manufacture, distribution, dispensation, use, or possession of any controlled substance.

7. Employees have the right to challenge the results of any tests and any discipline imposed in accordance with the Grievance procedure of their labor contract. Employees who dispute the results of a drug test may have their split sample tested at their cost at another DHHS-certified laboratory. This request must be made within 72 hours of notification of a positive drug test result by the MRO.

8. Employees having knowledge of another employee's condition/behavior that poses a potential threat to the safety of employees and/or the public are to notify their immediate supervisor.

9. Employees who are required to undergo a drug and/or alcohol test will be provided transportation to the collection facility and shall also be offered transportation home by a Department representative. If suspected of being impaired, the employee will be advised against driving him/herself home or otherwise operating a motor vehicle.

10. Employees may have a Guild representative present at the collection facility. However, the lack of Guild representation shall not cause unreasonable delays in the collection process.

11. Employees shall fully cooperate in the collection process.

G. DETECTION

1. Reasonable Suspicion. Once the steps outlined in the attached "Supervisor's Guidelines" are followed, an employee may be required to undergo a drug and/or alcohol test when reasonable suspicion exists to indicate that the employee is under the influence of a prohibited substance.

2. The decision to conduct a drug and/or alcohol test shall be made by the reporting supervisor and the highest-ranking supervisor on duty. For purposes of this policy, acting officers are considered supervisors. The higher of the two supervisors will make timely notification of the situation to the department head or the department head's management level designee, and the Human Resources Director his/her designee. Refusal to submit to a drug and/or alcohol test authorized by this policy shall be grounds for discipline, up to and including discharge.

3. Searches

   a) The Department has the right to search, without employee consent, City-owned property to which the employee has no reasonable expectation of privacy. These areas may include office space, desks, file cabinets and the like, that several different individuals may use or access. A reasonable expectation of privacy shall exist in personal containers marked and locked inside an Officer's desk drawer.

   b) If the employee's consent to search is first obtained, the Department shall have the right to search (1) City-owned property to which the employee has a reasonable expectation of privacy, and (2) private property belonging to the employee, such as a personal equipment bag, brief case, or private vehicle. If such consent is given, the employee shall have the right to Guild representation during the search. City-

owned areas where the employee has a reasonable expectation of privacy are the employee's personal lockers.

c) If the Department requests the employee's consent to search, the Department shall first inform the employee that:

(1) The Department has reasonable suspicion to suspect that evidence exists within the area or item to be searched which could be used in disciplinary and/or legal proceedings against the employee; and

(2) The employee has the right to Guild representation during the search if consent is given; and

(3) Refusal to give consent to search will not be considered by the Department to be an admission of guilt or cause for disciplinary or retaliatory action.

d) An employee's refusal to give consent to search shall not preclude the Department from contacting the police authority having jurisdiction to conduct a search according to and in the manner authorized by law.

4. Possession, manufacture, distribution or sale of alcohol, drugs, or drug paraphernalia on City property or during work time is expressly prohibited and may provide a basis for discipline under department rules and regulations, but shall not in and of itself constitute cause for drug and/or alcohol testing under this policy. For purposes of this policy, work time includes meal and break periods or any other time when the employee is on paid status. Alcoholic beverages that are properly stored, unopened, in the trunk of an employee's vehicle will not be considered a violation of this policy. Any illegal drugs and/or drug paraphernalia coming into the City's possession will be turned over to the police authority having jurisdiction.

H. TESTING PROCEDURES

1. Drug and alcohol testing shall be conducted in a manner designed to protect employees, protect the integrity of the testing process, safeguard the validity of test results, and ensure that those results are attributed to the correct employee. The City and Guild agree that if the security of the urine or blood sample is compromised in any way, any positive test shall be invalid and may not be used for any purpose.

2. Employees who are required to undergo a drug and/or alcohol test will be provided transportation to the collection facility and shall also be offered transportation home by a Department representative.

3. Employees may have a Guild representative present at the collection facility. However, the lack of Guild representation shall not unreasonably delay the collection process.

4. Employees required to undergo a drug and/or alcohol test shall cooperate fully in the collection process and complete all required forms and documents. These forms may include a Consent/Release form and an Interview form.

5. Urine samples for drug testing shall be collected at a collection site designated by the City and Guild using the split sample collection method. The split sample is made available if re-testing becomes necessary. Any specimen that tests positive for drugs shall be retained in long-term frozen storage by the laboratory conducting the analysis for a minimum of one year.

6. If medical personnel at the collection site have reason to believe that an adulterated or substituted sample has been provided (or that the employee may alter or substitute the sample), the employee will be required to submit a second sample (or the original sample). This collection shall be under the direct observation of a same gender collection site staff person. The employee will be required to provide the additional or original sample during an observed collection prior to leaving the collection site.

7. An approved chain of custody procedure shall be followed in the administration of all drug tests. Urine samples shall be sealed and initialed by the employee and a witness.

8. Urine samples shall be promptly sent to and tested by a laboratory that is certified to perform drug tests by the Department of Health and Human Services (DHHS). Initial drug screening shall be conducted using an accepted immunoassay method. All positive tests shall be confirmed using the gas chromatography/mass spectrometry (GC/MS) drug testing method. The laboratory shall test for only the substances and within the limits as follows for the initial and confirmation tests, as provided within NIDA standards, unless this section is modified by amended agreements provided for in Section L.3.:

a) Initial Tests

(1) Alcohol	.02 g/210 ml expired air
(2) Marijuana metabolites	50 ng/ml
(3) Cocaine metabolites	300 ng/ml
(4) Opiate metabolites (1)	300 ng/ml
(5) Phencyclidine	25 ng/ml
(6) Amphetamines	1000 ng/ml

(7) If immunoassay is specific for free morphine the initial test level is 25 ng/ml.

b) Confirmatory Test

(1) Alcohol	.02 g/210 ml expired air
(2) Marijuana metabolites	15 ng/ml
(3) Cocaine metabolites	150 ng/ml
(4) Opiates	
(a) Morphine	300 ng/ml
(b) Codiene	300 ng/ml
(c) Phencyclidine	25 ng/ml
(d) Amphetamine	500 ng/ml
(e) Methamphetamine	500 ng/ml

9. Alcohol shall be tested by means of Breathalyzer machine currently in use (B.A.C.) or future equipment which may supersede the B.A.C. machine (but excludes the P.B.T. device). Breathalyzer alcohol tests shall be conducted in private at the collection site designated by the City and the Guild. The testing shall follow the protocols established for criminal investigations, including the requirement of two breath samples within the proper variance. If the initial test indicates an alcohol concentration of 0.02 or greater, a second test shall be performed to confirm the results of the initial test at the election of the employee. The confirmatory test shall also use a 0.02 blood alcohol concentration level to measure a positive test. If the Employee refuses to take the second confirmatory test, the first test will be used to determine alcohol concentration.

10. Upon written request by the employee, the City shall make one legible copy of the results of his/her drug and/or alcohol tests available to the employee.

11. All information collected in the process of conducting a drug and/or alcohol test shall be treated as confidential information. These files shall be separate from the personnel file and sealed and maintained in a secure medical file.

12. Employees who refuse or fail to fully cooperate in the collection process may be subject to discipline up to and including discharge. Examples of a failure to fully cooperate include such actions as, refusing to sign the necessary consent/release forms; delaying and/or obstructing the collection process; failing to provide the specimen for testing; and attempting to substitute or adulterate a specimen. The foregoing list is not intended to be an all-inclusive list. City management shall, in all circumstances, have the final right to determine the appropriate level of discipline depending on the specific circumstances, the employee's performance record, and any other pertinent facts.

I. REPORTING OF RESULTS

1. The City shall have a designated Medical Review Officer (MRO) who must be a licensed physician with knowledge of substance abuse disorders and familiar with the characteristics of the laboratory tests (sensitivity, specificity, and predictive value). The role of the MRO will be to review and interpret the positive drug test results.

2. Alcohol Test Results. Laboratory or collection site personnel will report the test results to the City's Human Resources Manager, or his/her designee. The Human Resources Director will promptly advise the appropriate Department Head of these test results. If the confirmation test meets or exceeds 0.02 g/210 ml expired air, the laboratory or collection site personnel shall report to the Human Resources that the employee tested positive for alcohol. If the test result is below 0.02 g/210 ml expired air, the laboratory or collection site personnel will report to the Human Resources Director that the employee tested negative for alcohol.

3. Drug Test Results. Laboratory personnel will advise the Human Resources Director, or his/her designee directly of all negative drug test results. The Human Resources Director will promptly advise the appropriate Department Head of these test results.

   The laboratory will advise only the MRO of any positive drug test results. The MRO must examine alternate medical explanations for any positive test results. This process shall include an interview with the affected employee and a review of the incident file, employee's medical history and any other relevant biomedical factors. The MRO must review all medical records made available by the tested employee when a confirmed positive test could have resulted from legally prescribed medication. Employees involved in this step of the examination shall make themselves and any relevant records they wish to present available to the MRO within 48 hours after request.

   After reviewing the incident file and interviewing the employee, the MRO shall report to the City's Human Resources Director or his/her designee the name of the employee, and whether a positive test of a prohibited substance has been verified. The Human Resources Director shall promptly notify the appropriate Department Head of the test result.

4. Rehabilitation Program. If the tested employee is referred on to rehabilitation or treatment, the MRO is authorized to communicate specific results to the Substance Abuse Professional (SAP) or counselor overseeing the employee's treatment program.

5. Grievance. The laboratory and/or the MRO will be authorized to release specific test results to the City and the Guild in cases of a grievance and/or a legal challenge.

J. REHABILITATION AND RETURN TO DUTY

1. The City recognizes that substance abuse can be successfully treated, enabling an employee to return to satisfactory job performance. Employees who are concerned about their own drug use and/or alcohol abuse are encouraged to voluntarily seek assistance through the City's EAP. All such voluntary requests for assistance will remain confidential.

2. Any employee who tests positive for a prohibited substance or is otherwise required to submit to a drug and/or alcohol test by this policy shall be medically evaluated, counseled, and treated for rehabilitation as recommended by the SAP. If the employee is required to participate in such a program, his/her reinstatement or continued employment shall be contingent upon:

   a) Successful completion of the program and remaining drug- and/or alcohol-free for its duration; and
   b) Passing a return to duty drug and/or alcohol test as recommended by the SAP; and
   c) Obtaining a final release for duty by the SAP (the final release for duty may be preceded by a temporary release for duty).

3. Employees who successfully complete a rehabilitation program and are released for duty, in addition to being subject to reasonable suspicion testing at any time, will be subject to follow up testing, which involves unannounced drug and/or alcohol testing at least 6 times during the following 24 months. The SAP will determine the dates for these drug and/or alcohol tests. These test dates will be communicated to the Human Resources Director who will inform the employee of those dates. The appointment for the collection will be made in advance and maintained in a confidential manner by the Human Resources Director until the day of the collection. The Human Resources Director shall provide the supervisor with adequate notice of the test dates. The employee will <u>not</u> be notified until just prior to the testing. The employee may request a Guild representative to accompany him/her to the collection site, provided the sample is collected within two (2) hours following notification.

4. Upon notification of selection for the follow up tests, the employee must proceed directly to the collection site for testing. At this time, the employee will receive an Employee Notification of Scheduled Drug/Alcohol Test letter from the designated contact. The employee will be required to sign this letter and a Consent/Release form. The employee must present photo identification to collection site personnel. The Human Resources Director or his/her designee will retain a copy of all the forms.

5. Refusing to submit to a return to duty or a follow up test will be considered grounds for discharge. If the selected employee fails to report to the collection site within 2 hours of notification of testing, this will also be considered grounds for disciplinary action up to and including discharge.

6. If an employee voluntarily enters a drug/alcohol rehabilitation program, it shall not be considered an offense under this policy. Such employees are, however, still subject to this policy and may be required to undergo a drug and/or alcohol test if reasonable suspicion exists.

7. All appointments with the SAP may be scheduled as vacation, or leave without pay with prior approval of the supervisor, Department Head, or management designee. The SAP will contact the Department Head or his/her designee to make a recommendation as to the need for further treatment. Once vacation leave is exhausted, the employee will be placed on leave without pay. The Department Head or his/her management level designee shall maintain confidentiality regarding the reason for the leave.

8. The employee will be responsible for all costs, not covered by insurance, which arise from such treatment.

9. Once an employee has tested positive for substance abuse and the MRO has notified the City, the employee will be placed on leave status (vacation, holiday leave bank, compensatory time or leave without pay). The employee will remain on leave until s/he has a release for duty from the SAP <u>and</u> has passed a return to duty drug and/or alcohol test as recommended by the SAP. The release for duty may be a temporary or final release as described below depending on the circumstances.

10. <u>Temporary Release for Duty</u>. The SAP shall sign a temporary release for duty indicating that the employee can satisfactorily return to regular work assignment and continue treatment on an outpatient basis. The temporary release for duty shall indicate the length of time such release is valid not to exceed 4 months. The employee must present a final release for duty on or before the expiration date of the temporary release. A temporary release shall include follow up testing. The employee must present both the temporary and final release for duty to his/her supervisor.

11. <u>Final Release for Duty</u>. A final release for duty shall be signed by the SAP indicating that the employee has:
    a) Satisfactorily completed treatment and follow up testing; or
    b) Does not require treatment at this time, and the employee may return to regular work assignment without restrictions. Failure to provide a final release for duty to the supervisor may result in disciplinary action up to and including discharge.

12. Once an employee provides the supervisor with the final release for duty the employee shall be returned to his/her regular duty assignment. After three years of no further violation of this policy, the employee's personnel file shall be purged of any reference to the incident, including any disciplinary actions taken, provided, however, records may be retained beyond 3 years when retention is required by applicable law. Should applicable law require retention of records past 3 years, and if allowed by such law, such records shall be sealed and may not be opened without consent of the employee.

13. If an employee tests positive during the 24-month period following rehabilitation on a reasonable suspicion drug or alcohol test, the employee will be subject to discipline, up to and including discharge.

14. If an employee tests positive during the 24-month period following rehabilitation on a random drug or alcohol test, the employee will be placed on leave without pay during the period the SAP makes a decision on the need for further treatment. The employee will remain on leave without pay during any treatment period and until they have provided the employer with a return to duty form signed by the SAP. If such an employee completes the return to duty process and again tests positive on either a reasonable suspicion or random drug or alcohol test, they shall be subject to discharge.

K. RANGE OF CONSEQUENCES

1. Employees who violate this policy will be subject to a range of disciplinary consequences depending upon the severity of the infraction and/or the employee's past performance record. In all cases, the City reserves the right to determine the appropriate disciplinary measures, which may be more or less severe than those included in this guideline. The following list of actions and the related consequences is intended as a guideline only, and further, is not intended to be an all-inclusive list of possible disciplinary consequences.

2. If an employee has an alcohol concentration of 0.02 or greater in any authorized alcohol test, and/or tests positive for drugs and/or their metabolites in any authorized drug test and it is the employee's *first offense*, then s/he shall be referred to the EAP for counseling and/or completion of a substance abuse treatment or rehabilitation program. However, if an employee violates a work rule in conjunction with failing a drug and/or alcohol test, then s/he may be subject to disciplinary action. The City shall have the right to take disciplinary action, up to and including discharge, based on the severity of the incident and/or the employee's past record.

3. Employees will be subject to disciplinary action, up to and including discharge, for any of the following infractions:

a) Refusal to submit to an authorized drug and/or alcohol test. Refusal to submit to testing means that the employee fails to provide an adequate urine or breath sample for testing without a valid medical explanation after s/he has received notice of the requirement to be tested, or engages in conduct that clearly obstructs the testing process. Refusal to submit to testing includes, but is not limited to, refusal to execute any required consent forms, refusal to cooperate regarding the collection of samples, refusal or failure to provide necessary documentation to the MRO when requested, and/or submission or attempted submission of an adulterated or substituted urine sample.

b) Drinking alcoholic beverages or using drugs while on duty, on City property, in City vehicles, or during breaks and/or meal periods during work hours.

c) Unlawful manufacture, distribution, dispensation, possession, concealment or sale of any controlled substance, including an alcoholic beverage, while on duty, on City property, in City vehicles, or during breaks and/or meal periods during work hours.

d) Any criminal drug statute conviction and/or failure to notify the City of such conviction within 5 days.

e) Failure to complete a counseling, treatment, or rehabilitation program as prescribed by the SAP.

f) Testing positive on a return to duty.

g) Any two failures on follow up drug and/or alcohol testing during the 24 month following rehabilitation.

h) Failure to report to a collection site within two (2) hours of notification for return to duty or follow up testing.

i) Second offense – alcohol concentration of 0.02 or greater in any reasonable suspicion authorized alcohol test, and/or testing positive for drugs and/or their metabolites in any authorized reasonable suspicion drug test.

j) Employee's failure to participate in the temporary and/or final releases for duty testing in a timely manner.

4. Although the foregoing infractions will ordinarily result in discharge regardless of the employee's position, the City reserves the right to consider extenuating circumstances and to impose lesser discipline when such action is deemed appropriate.

L. OTHER

1. The City shall pay for initial costs of the substance abuse examination including the expenses of the Medical Review Officer.

2. This policy was initiated at the request of the City and the Employer shall assume sole responsibility for the administration of this policy. The City agrees to indemnify and hold the Guild and its officers harmless from any and all claims of any nature (except those arising from the negligence of the Guild and/or its officers) arising from the Employer's, laboratories', or Medical Review Officer's implementation of this policy.

3. The parties recognize that during the life of this agreement there may be improvements in the technology of testing procedures which provide more accurate testing for on-the-job impairment or which constitute less invasive procedures for the employees. In that event, the parties will bargain in good faith whether to amend this procedure to include such improvements. If the parties are unable to agree, the issue will be submitted to impasse procedures under RCW 41.56.

4. If any provision of this Agreement shall be held invalid by operation of law, or any Tribunal of competent jurisdiction, or if compliance or enforcement of any provision should be restrained by such Tribunal pending final determination as to its validity, the remainder of this Agreement shall not be held to be invalid, and will remain in full force and effect, and the parties, upon request of one to the other shall initiate immediate negotiations for the purpose of arriving at a mutually satisfactory replacement of such provision.

5. The following attachments shall be a part of this Policy: Supervisor's Guidelines, Report Form, Interview Form, Consent/Release Form.

M. SUPPORTIVE DOCUMENTS:

POLICIES AND PROCEDURES FOR DRUG/ALCOHOL TESTING AND TREATMENT SUPERVISOR'S GUIDELINES

The primary goal of the Substance Abuse Policy is to provide a working and service delivery environment free from the effects of alcohol/drug abuse. The supervisor's role is to identify employees who may be a threat to the safety and welfare of the employee, other employees, and the public by being under the influence of drugs and/or alcohol while on-duty. Such employees *must* be removed from the workplace.

Follow the steps below to ensure that you are proceeding correctly. It is important that proper procedures are followed to preserve the privacy of the individual and to comply with legal and contractual requirements.

1. Contact your appropriate command staff and explain the situation.

2. Your supervisor will:
   a) Advise you of what appropriate action to take regarding your status as the shift supervisor.
   b) Notify the Chief of Police and the Human Resources Director (or their designees) in a timely manner, then join you at your location to assist you and corroborate your observations during the interview.

3. Prepare yourself for an interview with the employee by completing the Report Form. Refer to Attachment 1 for descriptions of physical and behavioral signs which may indicate substance abuse.

4. After your supervisor has arrived, advise the employee you wish to interview him/her and provide a private location to conduct the interview.
   a) Be sure to advise the employee that you suspect him/her of being under the influence of a prohibited substance (defined in the policy) and that s/he may have a Guild representative present during the interview.
   b) Do not argue with a belligerent or threatening employee. Advise him/her that his/her cooperation during the interview and testing procedure (if warranted) are direct orders and that continued disruptive behavior, preventing completion of the interview, shall be the same as refusal to submit to testing and shall be cause for discipline (cooperation *does not* mean that any employee must give facts or evidence which may incriminate himself/herself).
   c) Complete the Interview Form with your supervisor.

5. Review the relevant information with your supervisor. If your supervisor decides that the test is required, relieve the employee of duty, with pay, during the course of the exam and MRO review.

6. Have the employee sign a Consent/Release Form.
   a) Read the form to the employee and direct him/her to sign it. Do not alter the form in any way.
   b) Be sure, if the employee has declined Guild representation, that s/he understands that s/he may choose to have a Guild representative accompany him/her to the testing facility.
   c) If the employee refuses to sign the form, advise him/her that this is a direct order and that failure to comply shall be cause for discipline.
   d) Issue a second order for the employee to sign the consent form. If s/he still refuses, relieve the employee of duty, with pay, explain that

disciplinary action may follow. You or your supervisor will transport the employee home. (No employee suspected of impairment from alcohol/drug abuse shall be allowed to drive.)

7. Your supervisor shall transport the employee to the testing facility, and wait at the testing facility until the testing is completed.

8. When the exam is completed, your supervisor will:
   a) Reconfirm with the employee that s/he has been relieved of duty, with pay, and
   b) Advise the employee that s/he will be contacted by the MRO to review the results (if positive), and
   c) Advise the employee that s/he will be contacted by the department advising him/her how to return to duty, and
   d) Drive or arrange transportation for the employee home. Do not return the employee to a City facility.

9. Once the employee has been sent home, your supervisor will:
   a) Gather copies or originals of the Report Form, Interview Form, Consent/Release Form, and any other written notes or reports and forward them to the Police Chief and Human Resources Manager.

City of Kirkland police Department
Substance abuse Policy
CONSENT/RELEASE FORM

I consent to the collection of urine, a blood and/or expired air sample by _____ and its analysis by _____ for those drugs, alcohol, and or controlled substances specified in the Collective Bargaining Agreement pursuant to the Substance Abuse Policy agreed to between the City of Kirkland and the Kirkland Police Guild.

The laboratory administering the tests may release the results to the Medical Review Officer (MRO), who shall release his/her conclusions to the employer after review and interpretation. If I test positive, I agree to make any requested records and myself available to the MRO within 48 hours of such request. The information provided to the employer from the MRO shall be limited to whether the tests were confirmed positive or negative, and no other test results will be released,

except as provided herein, without my written consent. The laboratory will advise the employer's representative whether the initial alcohol screen is positive or negative.

I understand that I have the right to my complete test results and that the laboratory will preserve the sample for at least one year. If I test positive, I have the right to have the split sample tested at my expense at a second DHHS-certified laboratory of my choice. I understand that I must request such test of the split sample within 72 hours of notification of a positive test result by the MRO.

I understand that the Employer is requiring me to submit to this testing as a condition of my employment and that if I tamper with, alter, substitute, or otherwise obstruct or fail to cooperate with the testing process, I will be subject to disciplinary action up to and including termination.

I further understand that a confirmed positive test will result in actions taken by the employer and for the employee which are consistent with the City's policies and procedures for substance abuse testing and treatment.

I understand that the employer will administer the Policy consistent with federal and state constitutional and statutory requirements. Also, by signing this consent form, I am not waiving the right to challenge any confirmed positive test result and any Employer action based thereon. In order to pursue any challenge related to this test, I will, however, be required to authorize the laboratory and MRO to release to my Employer and the Guild any information relating to the test or test results. Further, I understand that my employer may require that I participate in a treatment or rehabilitation program. If required to do so, I authorize the laboratory and MRO to release any information relating to the test or test results to the Substance Abuse Professional (SAP) or treatment counselor. My signature below indicates my consent for release of this information.

Employee Signature_____Date_____

City of Kirkland police Department
Substance abuse Policy
REPORT FORM

This form must be filled out prior to any drug/alcohol testing. Review Supervisor's Guidelines before completing this form. The information contained on this form is confidential and shall be viewed only by necessary supervisory/managerial employees, the testing facility, MRO, and the employee being interviewed/tested. When this form is completed and signed, make one copy of the form and distribute as follows: Original to Police Chief, Copy attached to consent form.

Employee Name:_____

Speech: _____

Dexterity: _____

Standing: _____

Walking: _____

Judgment: _____

Decision-making: _____

Appearance (eyes, clothing, etc.):_____

Odor: _____

Other: _____

Location where these were observed:_____

Time of observation:_____

Witnesses: _____

Supervisor's Signature_____ Date / Time: _____

City of Kirkland police Department
Substance abuse Policy
INTERVIEW FORM

Name of Employee _____

I understand that I am entitled to Guild representation during this meeting and during any subsequent meetings or at testing facilities. I understand that I am being ordered to answer these questions and that if I refuse to answer these questions I am subject to discipline up to and including termination. I do or do not (please circle one) want a representative at this time. I understand that I am entitled to Guild representation at any time whether I choose to have one now or not.

Employee signature: _____

1. I (we) have noticed (describe behavior/evidence)_____
   _____

_____

2. Do you have any explanation?_____
   _____
   _____
   _____

3. Are you using any type of illicit drug or alcohol?_____
   If yes, what?_____
   When did you take it? _____
   Where did you take it?_____
   How much did you take?_____
   Do you have any drugs/alcohol in your possession at work? ____
   (if yes, get agreement to confiscate)

Based on the interview and the completed Report Form, I believe the employee should be tested for drugs and/or alcohol.

Dated _____
Supervisor (position)_____ Agree ___ Don't Agree
Witness* (position)_____ Agree ___ Don't Agree

*Witness is an individual other than the designated Guild representative

City of Kirkland police Department
Substance abuse Policy
Exhibit 1

Listed below are some behavioral descriptions which may guide the supervisor in determining whether an employee is "under the influence" of a prohibited substance. There is no one behavior which is unique to drugs/alcohol. Almost every behavior/sign can also be associated with medical or emotional problems such as high blood pressure, diabetes, thyroid disease, psychiatric disorders, epilepsy, head injury, emotional problems, stress, etc. Even so, a supervisor usually knows the employees "normal" behavior and must try and distinguish alcohol and/or drug abuse from other problems.

Supervisors should be aware that the following physical, behavioral, or performance symptoms may indicate drug/alcohol abuse:

a) Either very dilated or constricted pupils

b) Hyperactivity

c) Unsteady gait

d) Irritability

e) Slurred speech

f) Anxiousness

g) Wide mood swings

h) Odor of alcohol

i) Overreaction to criticism

j) Staggering

k) Listlessness

l) Illogical speech and thought process

m) Unusual/abnormal behavior

n) Poor judgment

o) Avoiding others/withdrawal

p) Sudden increase in absenteeism

Appendix "C"
to the
Agreement
by and between
City of Kirkland
and
The Kirkland Police Guild
Commissioned Staff
January 1, 2014 through December 31, 2016

High Deductible Health Plan

This Appendix is supplemental to the AGREEMENT by and between the CITY OF KIRKLAND, WASHINGTON, hereinafter referred to as the "Employer", and the Kirkland Police Guild – Commissioned Staff, hereinafter referred to as the "Guild".

C1.

MEDICAL BENEFITS		
Carrier	**First Choice High Deductible Health**	
General Plan Information	**In-Network**	**Out-of-Network**
HRA Enrollment Contributions Individual	$1,200	
HRA Enrollment Contributions Family	$2,400	
Annual Deductible/Individual	$1,500	$3,000
Annual Deductible/Family	$3,000	$6,000
Office Visit - Primary Provider	80% after deductible	60% after deductible
Office Visit - Specialist	80% after deductible	60% after deductible
Annual Out-of-Pocket Limit/Individual	$2,500	$5,000
Annual Out-of-Pocket Limit/Family	$5,000	$10,000
Deductible & Copays Included in OOP	Yes	Yes
Lifetime Plan Maximum	Unlimited	Unlimited
Routine Preventive Exam	100% (subject to schedule limitations)	60% after deductible (in-network limitations apply)
Diagnostic X-Ray & Lab-Professional	80% after deductible	60% after deductible
Diagnostic X-Ray & Lab-In-patient	80% after deductible	60% after deductible
Diagnostic X-Ray & Lab-Out-patient	80% after deductible	60% after deductible
Inpatient Hospital Services	80% after deductible	60% after deductible
Outpatient Surgery	80% after deductible	60% after deductible
Emergency Room	80% after deductible	80% after deductible
Urgent Care Facility	80% after deductible	60% after deductible
Mental Health Benefits		
Inpatient Care	80% after deductible	60% after deductible
Outpatient Care	80% after deductible	60% after deductible
Retail Prescription Drugs		
Generic	$4 copay	Not covered
Brand Formulary	$15 copay	Not covered
Brand Non-Formulary	$35 copay	Not covered
# of Days Supply	34 days	Not applicable
Mail Order Prescription Drugs		
Generic	$8 copay	Not covered
Brand Formulary	$30 copay	Not covered
Brand Non-Formulary	$70 copay	Not covered
# of Days Supply	90 days	Not applicable

C2. Upon implementation of the HDHP the $10.00 copay for the medical plan will discontinue and the coinsurance on most services will increase from 10% to 20%. See Appendix C1.

C3. The HDHP will be implemented on January 1, 2016.

C4. As of January 1, 2016, the deductible carry-over provision of the First Choice Prime plan will be discontinued. As of January 1, 2016, the deductible and out-of-pocket maximum will reset each plan year.

C5. An employee that elects to waive their medical coverage with the City will receive $100/month that will be added to their paycheck. An employee is eligible for the waiver if and only if their spouse/domestic partner is not an employee of the City, and they have provided the City with proof of other coverage.

C6. As of January 1, 2015 the out-of-pocket maximum for prescription drug carve out plan will now be capped at $6,600 for individuals or $13,200 for family. Similar to the previous plan, this is separate from and does not count toward the HDHP medical plan deductible or out-of-pocket maximum. As of January 1, 2016, the out-of-pocket maximum for prescription drug carve out plan will be capped at $4,100 for individuals or $8,200 for family.

Appendix "D"
to the
Agreement
by and between
City of Kirkland
and
The Kirkland Police Guild
Commissioned Staff
January 1, 2014 through December 31, 2016

Health Reimbursement Account – HRA (VEBA)

This Appendix is supplemental to the AGREEMENT by and between the CITY OF KIRKLAND, WASHINGTON, hereinafter referred to as the "Employer", and the Kirkland Police Guild – Commissioned Staff, hereinafter referred to as the "Guild".

D1. In calendar year 2016, employees who enroll in the HDHP will have contributions deposited into the HRA (VEBA) concurrent with the second payroll in January and the second payroll in July through the duration of the contract. Employees who leave employment prior to July 1st are not eligible for the second contribution.

D2. HRA (VEBA) contributions will be made bi-annually, in the amounts of $600 for individuals or $1,200 for families. The total annual contribution that will be made is $1,200 for individuals or $2,400 for family. For purposes of HRA (VEBA) administration "family" is defined as employee plus one or more individual.

D3. Any employee hired after January 1st who enrolls in the HDHP will receive prorated contribution amounts based on the quarter in which the employee is eligible for benefits. The contribution will be deposited concurrent with the second payroll of the month in which their benefits become effective.

Hire Date	Individual Coverage	Family Coverage
January 1st – March 31st	$600	$1,200
April 1st – June 30th	$300	$600
July 1st – September 30th	$600	$1,200
October 1st – December 31st	$300	$600

D4. An employee and spouse/domestic partner who are both employed by the City cannot enroll in separate family plans.

2014-16 COKGuildFinalVersion071715.docx

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: Dave Snider, P.E., Capital Projects Manager
Kathy Brown, Public Works Director

Date: July 23, 2015

Subject: PRE-APPROVAL FOR SELECT 2015-2020 CIP PROJECTS AND ADDITIONAL CIP STAFF

RECOMMENDATION:

Staff recommends that the City Council approve the attached Resolution authorizing an immediate start for select projects in the proposed 2015 – 2020 Capital Improvement Program (CIP), which is currently under review by the City Council. This authorization is limited to only those projects in the proposed six-year CIP that are scheduled to begin in 2015, and that are particularly time-sensitive. This pre-approval will allow staff to begin work on time-sensitive, grant funded projects, as well as 2015 projects that have extraordinarily long-lead times for design and/or complicated outside agency permitting requirements. The resolution also authorizes additional CIP staff necessary to implement the six-year CIP.

BACKGROUND DISCUSSION:

The City of Kirkland CIP is a plan that addresses construction, repair, maintenance and acquisition of major capital facilities and equipment. The current Preliminary CIP was discussed at the City Council Study Session that preceded the regular meeting of July 21, 2015. The whole CIP Project Detail document (available at http://www.kirklandwa.gov/CIPdocument) was provided at that meeting.

The CIP document lays out a six-year funding plan for building, maintaining and improving the roads, sidewalks and public buildings, parks, and other fixed assets in Kirkland, with specific projects being programmed for identified project start years. A full review of the CIP would normally accompany the review of the biennial operating budget, which took place last fall. To synchronize the capital planning in the CIP with the major community-wide planning efforts of Kirkland 2035, it was decided that the full review of the CIP be delayed to the summer of 2015 for the six year period 2015 to 2020. The first two years of the CIP will be updated to align with the 2015-2016 operating budget as part of the mid-biennial update beginning in September 2015.

As a result of this process to synchronize the CIP with the community-wide planning efforts, including the new 2014 Surface Water Master Plan and the 2015 Water Comprehensive Plan, a number of new CIP projects for Transportation and Utilities ended up with 2015 as the

identified "start" year. In each case, the individual project funding came through unspent "placeholder" funding, budget from projects that were re-prioritized through the various Plan updates, and/or new money identified though the CIP planning process. From a practical standpoint, waiting for final approval of the 2015-2020 CIP before starting work on these 2015 projects would mean staff would be starting the projects nearly a year behind schedule.

As the Final 2015-2020 CIP will be adopted along with mid-biennial adjustments to the 2015-2016 Budget in December 2015, staff is recommending the following projects be approved early in order to begin scoping, design, permitting and other related processes, as deemed appropriate.

Utilities

SD 0091 000 HOLMES POINT DRIVE PIPE REPLACEMENT - Finn Hill
Currently, drainage from Holmes Point Drive NE and above runs through an undersized system at 11645 Holmes Point Drive. There are no easements for maintenance of this system. Additionally, groundwater seepage upstream of Holmes Point Drive NE causes icing in cold weather along Holmes Point Drive NE. The project scope involves rerouting drainage along Holmes Point Drive in a new pipe to connect to an existing outfall to Lake Washington.

Prior Years	**2015**	2016	2017	TOTAL
$0	**$40,000**	$260,000	$199,600	$500,000

Requested 2015 Approval Amount: $40,000
Justification: Coordination with an on-going development and an evaluation of long-term permitting requirements.
Funding Source: Previously approved but re-prioritized 2015 placeholder Surface Water Funds.

SD 0106 001 AT CRESTWOODS PARK DESIGN/CONSTRUCTION - Highlands
There is an existing, undersized pipe crossing the Cross Kirkland Corridor (CKC) between NE 104th St and 111th Ave NE that carries an unnamed tributary to Forbes Creek. The existing pipe is too short and has caused undermining of the adjacent slopes and trail at the outfall. A fall of approximately 5 vertical feet currently exists from the outlet invert to the adjacent stream bed, leading to backsplash and slope failure observed. The scope of this repair project is to design and construct a 24-inch Reinforced Concrete Pipe culvert of the appropriate length and with an appropriate outfall.

Prior Years	**2015**	TOTAL
$0	**$40,000**	$40,000

Requested 2015 Approval Amount: $40,000
Justification: A scoping, pre-design, permitting and true cost evaluation. The physical construction of any improvement will occur under a separate project in future years.
Funding Source: Previously approved but re-prioritized 2015 placeholder Surface Water Funds.

WA 0115 001 WATER SYSTEM TELEMETRY UPGRADE - City-wide
This project is the final phase for replacement of the remaining Rugid (proprietary name) telemetry system elements within the City's remote utility communications network -- a system that currently operates over a dedicated phone line instead of the City's fiber network. The new system will complete the City's frame relay Supervisory Control and Data Acquisition (SCADA) system, a systems that has been proven to be more reliable than phone line systems, providing better service.

Prior Years	**2015**	TOTAL
$0	**$200,000**	$200,000

Requested 2015 Approval Amount: $200,000
Justification: A need to replace an aging and increasingly obsolete technology for effectively managing the City's water system.
Funding Source: Previously approved but re-prioritized 2015 placeholder Water/Sewer Funds.

WA 0162 000 LWB WATERMAIN REPLACEMENT AT COCHRAN SPRINGS - Lakeview
Two city water mains: an 8-inch water main and 12-inch water main will be relocated (much deeper) prior to the installation of a new concrete box culvert to convey Cochran Springs Creek across Lake Washington Boulevard (surface water project CSD 0048).

Prior Years	**2015**	TOTAL
$0	**$260,000**	$260,000

Requested 2015 Approval Amount: $260,000
Justification: A new project to be constructed in conjunction with an on-going and immediately adjacent Storm Water project with an opportunity to benefit from an economy-of-scale by combining two utility projects with different funding sources.
Funding Source: Previously approved but re-prioritized 2015 placeholder Water/Sewer Funds.

Transportation

NM 0114 000 TO THE HOUGHTON SHOPPING CENTER - Central Houghton
The Project will create an important pedestrian/bicycle connection from the CKC to the Houghton Shopping Center through the property recently purchased by the City (along 106th Avenue NE adjacent to the Houghton Shopping Center). The connection includes a bridge over the wetland on the east side of the CKC and surface improvements to delineate the pedestrian/bicycle trail from the bridge to 106th Avenue NE. The Project may include a temporary easement over private property to maximize the width of the trail and retain the existing landscape buffer on the City's property.

Prior Years	**2015**	TOTAL
$0	**$175,000**	$175,000

Requested 2015 Approval Amount: $175,000
Justification: A new project to be designed and constructed in-full by fall, 2015, in support of the CKC and a recent City property purchase near the Houghton Shopping Center.
Funding Source: New REET 1 Reserve funds

ST 0087 000 6TH STREET SOUTH / HOUGHTON BUSINESS DISTRICT CORRIDOR STUDY - Central Houghton
The purpose of this corridor study/master plan is to guide future capital improvement construction phases for the 6th Street South corridor, in conjunction with the Everest and Central Houghton Neighborhood Center Plan update. The focus of the study is to evaluate existing conditions and recommend a prioritized set of improvements for the corridor. Goals for the corridor will be consistent with established City goals and policies. A substantial public involvement process will be integral to the development of the study's end product. Improvements will be focused on: transit, bicycle and pedestrian facilities, safety, drainage, signing, marking, lighting, and geometric conditions at intersections.

Prior Years	**2015**	TOTAL
$0	**$150,000**	$150,000

Requested 2015 Approval Amount: $150,000
Justification: A new project to coincide with an on-going Kirkland Planning Department Everest and Central Houghton Neighborhood Center updates.
Funding Source: Available and re-prioritized 2015 Transportation REET 1 and REET 2 funds.

ST 0088 000 ARTERIAL STREET LIGHT LED CONVERSION - City-wide
This project involves a conversion from sodium vapor and other less-efficient lighting-bulb types to light-emitting diode (LED) light fixtures for street lights within the public right-of-way, city-wide. LED lamps can perform at the same lighting level as other types of lamps but use less energy. Saving in energy costs will pay for the capital cost of replacement in approximately 12 years.

Prior Years	**2015**	TOTAL
$0	**$900,000**	$900,000

Requested 2015 Approval Amount: $900,000
Justification: A new project to support the Kirkland Green Initiatives and for pursuing current rebate and/or other grant incentives.
Funding Source: New Street Improvement Reserves

Parks

PK 0139 200 TOTEM LAKE PARK MASTER PLAN DEVELOPMENT PHASE 1
Funding is requested in 2015 to initiate design and permitting tasks for Phase 1 implementation of the Totem Lake Park Master Plan. Phase 1 involves creation of a new trail and boardwalk system which will connect the north and east portions of the park to the Cross Kirkland

Corridor. Initiating the project in 2015 will allow timely submittal of a grant application of up to $500,000 to the Washington State Recreation and Conservation Office in the spring of 2016.

Prior Years	**2015**	2016	2017	TOTAL
$120,000	**$125,000**	$535,000	$1,084,000	$1,864,000

Requested 2015 Approval Amount: $125,000
Justification: Design and permitting tasks necessary to make the project grant-ready by spring of 2016.
Funding Source: Current revenue (REET 1)

Staffing

Similar to the need for pre-approval on project expenditures, there is a need for pre-approval to fill staffing positions to manage the 2015-2020 CIP projects. Based on a staffing analysis of the proposed 2015-2020 CIP as a whole, with a particular focus on the next two years, an additional five project management positions would be required in the Public Works CIP Division to fully accomplish the CIP. A discussion of the staffing CIP needs will be presented during the August 3 Study Session prior to Council action on the consent calendar.

The table below provides a summary of CIP program increases that have occurred without a commensurate staffing increase. The CIP Division has implemented creative, new approaches to project implementation to minimize overhead and staffing needs. New project contracting tools, such as the Small Works Roster and Job Order Contracting, have allowed staff to increase project output without significant changes in staffing levels. Even with these new approaches, however, current and anticipated project volumes vastly exceed existing staffing capacities.

Actual Expenditures by Selected CIP Categories and CIP FTE's							
	Transportation	Parks	Facilities*	Water/ Sewer/Storm	Total	Approved CIP FTE's	
Year	Actual Exp	Actual Exp	Actual Exp	Actual Exp	Actual Exp	Regular	Temporary
2011	7,895,500	2,740,063	112,075	1,233,396	11,981,034	12.70	-
2012	16,644,900	1,793,184	455,704	8,422,100	27,315,888	12.70	-
2013	11,505,068	1,157,690	359,342	5,877,879	18,899,979	13.70	-
2014	11,122,588	3,014,706	907,761	5,589,878	20,634,933	13.70	0.50
Year	Budget**	Budget**	Budget**	Budget**	Total Budget	Regular	Temporary
2015	10,239,300	3,405,100	12,906,000	8,012,900	34,563,300	13.70	0.50
2016	28,063,500	3,352,400	174,000	7,008,000	38,597,900	13.70	0.50

*Excludes public safety facilities (KJC and fire stations)
**Preliminary 2015-2020 CIP

As of 12/31/2014, the funded backlog of the project categories shown above was $40.8 million; the funded backlog as of 12/31/2010 was $22.3 million.

To achieve the project delivery goals set forth in the proposed 2015-2020 CIP, five new positions are requested. To maximize flexibility, and in anticipation of a higher level of building and parks projects, the Public Works CIP Division is requesting Capital Project Coordinator positions, rather than Project Engineers. The Capital Project Coordinators will not necessarily be civil engineers, as is required for the Project Engineering classifications. Capital Project Coordinators could have backgrounds in architecture, landscape architecture, engineering, construction management, or other related fields of expertise. The emphasis for these positions is facilities and/or parks project management knowledge and experience.

In addition to addressing immediate staffing capacity needs, filling these positions is part of a broader strategy to create a CIP management structure and cultivate in-house expertise needed for potential future large-scale park and facilities projects, such as the ARC, redevelopment of the Lake and Central property, and remodel/construction of the City's fire stations. Although these larger-scale facilities projects are not yet approved, it is prudent to lay the groundwork for potential future large-scale projects, while implementing a strategy to more efficiently deliver projects on the proposed 2015-2020 "Funded" CIP project list.

These positions will all be charged to the relevant capital projects. The non-park CIP projects have engineering and project management costs built in to the cost estimates. These staff additions will charge to those categories and this should not affect the budget or scope. Parks CIP projects have not traditionally been budgeted in the same way so there may be some impact on project scope of park projects with the added staffing.

As mentioned above, the funding source for these positions comes from the capital project budgets to which the new staff will charge their time. While this creates no new revenue requirement, it does have a technical budget impact as the engineering charges create an interfund transfer to the General Fund from the capital funds. This requires an appropriation change to the General fund to recognize these transfers. The adjustment will be included in the mid-biennial budget adjustment ordinance if the Council approves of this request.

Below is a summary of the new positions requested:

- **Major Capital Projects Supervisor (1):** to manage a new unit within the CIP Division dedicated to larger-scale, high priority projects.
- **Senior Capital Project Coordinator (1):** to manage larger scale non-transportation projects.
- **Capital Project Coordinator (1):** to manage smaller-scale non-transportation projects.
- **Capital Project Coordinator- Temporary (1):** to reduce backlog of smaller parks projects.
- **Project Engineer (1):** to manage and coordinate pedestrian and bike projects.

The estimated cost for these positions is summarized in the table below. Assuming a start date of September 1, 2015 the cost per position (salary and benefits) for the remainder of 2015 and 2016 are as follows:

Title	Monthly Salary (2015/2016)	2015 Cost (Salary & Benefits)	2016 Cost (Salary & Benefits)
Major Capital Projects Supervisor	$8,450/$8,678	$49,479	$148,406
Senior Capital Project Coordinator	$7,220/$7,696	$41,835	$129,817
Capital Project Coordinator	$6,909/$6,996	$38,908	$120,114
Capital Project Coordinator-Temporary	$6,909/$6,996	$38,908	$120,114
Project Engineer	$6,909/$6,996	$38,908	$120,114
Total		$208,038	$638,565

Attachment A -- Memorandum in Support of Position for the requested position classifications.
Attachment B – Pre-Approval Resolution

CITY OF KIRKLAND
123 Fifth Avenue, Kirkland, WA 98033 425.587.3000
www.kirklandwa.gov

MEMORANDUM

To: James Lopes, Human Resources Director
Michael Olson, Finance Director
Kurt Triplett, City Manager

From: Kathy Brown, Public Works Director
Betsy Reali, HR Analyst

Date: July 24, 2015

Subject: Memorandum in Support of Major Capital Projects Supervisor*

Position: x New ☐ Existing / ☐ Reclassification ☐ Out of Class

Reorganization: x Funding Change ☐ Reporting Change ☐ None

Change in FTE: x Budgeted ☐ Temporary ☐ None

FTE change amount: _____

Employee Status: (expected) x Regular ☐ Temporary ☐ Contingent ☐ Unknown

Assignment: x Regular ☐ Temporary ☐ Contingent

Position Funding: x Regular ☐ Temporary

Funding Type: x New ☐ Existing

Assignment Funding: x On-going salary dollars (For the duration of the forecast 20-year CIP)
☐ Temporary salary dollars
☐ One-time dollars

*Note: due to the scale, complexity, and political visibility of the major capital projects managed by this position, the Public Works Director is recommending a higher level classification for this position than the current CIP Supervisor position.

I. Recommendation

The Public Works Department is recommending…

Funding this position to manage the capital projects approved in the 2015-2020 CIP, and the levels of CIP work projected in the 20-year CIP Program, and described in the Transportation Master Plan, the Surface Water Master Plan, Parks master plans, and other policy/planning documents. Projects will be of a larger scale, greater complexity, and higher visibility than other City of Kirkland capital projects.

II. Justification

The City's annual CIP for Transportation, Utilities and Parks has increased from $123.4M in the 2014 Update to the 2013 – 2018 CIP to over $163.5M in the preliminary 2015 CIP. This position will focus on the significant increase in Parks and Facilities projects.

Filling this position is also part of a broader strategy to create a CIP Management Structure and cultivate in-house expertise needed for potential future large-scale park and facilities projects, such as the ARC, redevelopment of the Lake and Central property, and remodel/construction of the City's fire stations. Although these larger-scale facilities projects are not yet approved, it is prudent to lay the groundwork for potential future large-scale projects, while implementing a strategy to more efficiently deliver projects on the proposed 2015-2020 "Funded" CIP project list.

As described in greater detail below, this position will focus on non-transportation, above-grade projects, primarily parks and facilities. The position will reside within the existing Public Works CIP Division, and will expand that Division's capacity to more efficiently deliver non-transportation, non-utility projects. The position will report to a proposed new CIP Supervisor position that will oversee the expanded area of the CIP, with a focus on larger-scale parks and facilities projects.

The position is needed as soon as possible. A wise policy decision was made last year to delay approval of the 2015-2020 CIP to align the CIP with long-term planning efforts underway (or very recently completed), such as Kirkland 2035, the Transportation Master Plan, the Surface Water Master Plan, the Water Comprehensive Plan, and the City's Comprehensive Plan. Aligning the six-year CIP with the policies set forth in these various strategic, long-range plans is the only way to ensure that work that occurs on the ground is consistent with policy direction. In terms of on-the-ground project delivery, however, the timing creates a problem for timely delivery of planned projects. With approval of the 2015-2020 CIP scheduled for December of 2015, the projects scheduled for 2015 will all be delayed by nearly a year if Public Works waits to fill the positions needed to deliver the program.

The chart below illustrates the growth in the CIP over recent years. It does not take into consideration future large-scale projects that would be funded by specific voter-approved taxes. Creation of this position helps lay the groundwork for potential future large-scale project delivery; however, additional staffing will be needed should Kirkland voters approve special project funding.

III. Position and Salary Analysis

Below is a job description for this work. It is assumed, for budgeting purposes, that the position will be compensated at the Senior Project Engineer level. A final analysis by the Human Resources Division might result in a different salary level. Should that occur, the final CIP Adjustment request will reconcile the difference.

Position Description

See attached Capital Projects Supervisor job description.

Approved By:

Human Resources Director	Date
Finance Director	Date
City Manager	Date

Certified

CITY OF KIRKLAND
CLASSIFICATION DESCRIPTION

DEPARTMENT:	Public Works	**TITLE:**	Capital Projects Supervisor
BARGAINING UNIT:	MAC (Non-Represented)	**FLSA STATUS:**	Exempt
DATE:	August, 2007	**REPORTS TO:**	Capital Projects Manager

POSITION PURPOSE:

Supervises professional staff of project engineers; oversees Capital Project Management group annual work program and budget; develops work group operating policies and procedures. Coordinates individual project assignments/work flow for project engineers, consultant inspectors, and engineering assistants/interns and serves as a technical expert/resource for other departmental personnel. Provides senior level administration and management of complex municipal capital improvement projects and programs.

PRINCIPLE ACCOUNTABILITIES:

1. Supervises project engineering staff; monitors timeliness and quality of work product, conducts interviews and performance appraisals, and provides direction and consultation to staff.
2. Plans, distributes, and coordinates project assignments and work loads among staff. Ensures projected timelines and work quality are consistent with established performance measures, policies, and procedures.
3. Assists the Capital Projects Manager in the development and implementation of Public Works' six-year Capital Improvement Program (CIP), Transportation Improvement Program (TIP), and work group's annual operating budget.
4. Provides advanced level administrative, design monitoring and construction management services for all types of municipal capital improvement projects.
5. Functions as technical resource, providing leadership, direction and motivational support.
6. Attracts, retains, leads and motivates a competent and professional engineering staff.

ESSENTIAL DUTIES:

1. Hires, trains, supervises, evaluates and disciplines Project Engineers and related contract/temporary/intern staff.
2. Assists in the development of the six-year CIP/TIP through various tasks including participation in the master planning of facilities, grant procurement, project scoping and estimating of individual projects.
3. Assigns CIP projects to staff and coordinates development and completion of the individual CIP projects within established performance measures. Maintains production and quality measures to allow for balanced and consistent workload assignments.

4. Coordinates and maintains standardized procedures, policies, and documentation for the Capital Projects section to efficiently deliver CIP projects to the public consistent with City and community goals. Provide appropriate schedule communication.
5. Manages various projects from development of the scope of the project through to final construction and acceptance. Projects assigned to Capital Projects Supervisor are typically more complex in nature requiring advanced experience in project management and may include facilities such a tenant improvements and building construction.
6. Prepares project status updates for proper coordination and scheduling of CIP projects with other competing capital project, private, or other municipal interests.
7. Provides technical expertise and engineering assistance to staff for improvements, maintenance, or construction that is being performed by City crews
8. Provides oral and written information to a variety of audiences including City Council, the general public, adjacent departments, outside agencies, and others.
9. Promotes training opportunities for staff, acting as training mentor to new hires within CIP group.
10. Represents CIP group on City service teams.
11. Represents City and PW Department on State, Regional and Local planning, value engineering, or charette teams, as assigned.

PERIPHERAL DUTIES:

1. Assumes the responsibilities of the Capital Projects Manager, as needed.

SKILLS AND ABILITIES:

1. Understand and be able to apply principles and practices of civil engineering and construction project management as they apply to the planning, design, inspection, and construction of public works projects.
2. Possess effective written and oral communication skills and the ability to work with the public, public officials, other department heads and staff, consultants, and contractors in a knowledgeable and professional manner.
3. Position often requires construction conflict resolution with the ability to rapidly analyze technical and/or legal implications in decision making, working directly with the City Attorney and Washington Cities Insurance Authority when necessary.
4. Exhibit positive leadership skills and intradepartmental cooperation through involvement with diverse work groups, community interests, or service teams.
5. Ability to attract, retain, and motivate professional staff.

WORKING CONDITIONS:

Primarily office work, but the position also involves visiting construction sites under varying weather conditions. Potential hazards at construction sites include vehicular traffic, construction equipment, and uneven terrain. The position may require climbing ladders, scaffolding, and working in trenches or other confined spaces.

MINIMUM QUALIFICATIONS

1. Bachelor of Science degree in Civil Engineering or equivalent directly related education.
2. Professional Engineer registration is required.
3. Five to eight years of increasingly responsible municipal engineering experience including three to five years of direct project management. Supervisory experience preferred.
4. Three years computer experience with CPM, database, spreadsheet, and word processing applications.

DEPARTMENT HEAD: _____ DATE: 9/1/2007

CITY OF KIRKLAND
123 Fifth Avenue, Kirkland, WA 98033 425.587.3000
www.kirklandwa.gov

MEMORANDUM

To: James Lopes, Human Resources Director
Michael Olson, Finance Director
Kurt Triplett, City Manager

From: Kathy Brown, Public Works Director
Betsy Reali, HR Analyst

Date: July 24, 2015

Subject: Memorandum in Support of Senior Capital Project Coordinator

Position: x New ☐ Existing / ☐ Reclassification ☐ Out of Class

Reorganization: x Funding Change ☐ Reporting Change ☐ None

Change in FTE: x Budgeted ☐ Temporary ☐ None

FTE change amount: _____

Employee Status: (expected) x Regular ☐ Temporary ☐ Contingent ☐ Unknown

Assignment: x Regular ☐ Temporary ☐ Contingent

Position Funding: x Regular ☐ Temporary

Funding Type: x New ☐ Existing

Assignment Funding: x On-going salary dollars (For the duration of the forecast 20-year CIP)
☐ Temporary salary dollars
☐ One-time dollars

I. Recommendation

The Public Works Department is recommending…

Funding this position to manage the capital projects approved in the 2015-2020 CIP, and the levels of CIP work projected in the 20-year CIP Program, and described in the Transportation Master Plan, the Surface Water Master Plan, Parks master plans, and other policy/planning documents.

II. Justification

The City's annual CIP for Transportation, Utilities and Parks has increased from $123.4M in the 2014 Update to the 2013 – 2018 CIP to over $163.5M in the preliminary 2015 CIP. This position is needed to accomplish planned CIP projects. This position will focus on the significant increase in Parks and Facilities projects.

Filling this position is also part of a broader strategy to create a CIP Management Structure and cultivate in-house expertise needed for potential future large-scale park and facilities projects, such as the ARC, redevelopment of the Lake and Central property, and remodel/construction of the City's fire stations. Although these larger-scale facilities projects are not yet approved, it is prudent to lay the groundwork for potential future large-scale projects, while implementing a strategy to more efficiently deliver projects on the proposed 2015-2020 "Funded" CIP project list.

As described in greater detail below, this position will focus on non-transportation, above-grade projects, primarily parks and facilities. The position will reside within the existing Public Works CIP Division, and will expand that Division's capacity to more efficiently deliver non-transportation, non-utility projects. The position will report to a proposed new CIP Supervisor position that will oversee the expanded area of the CIP, with a focus on larger-scale parks and facilities projects.

The position is needed as soon as possible. A wise policy decision was made last year to delay approval of the 2015-2020 CIP to align the CIP with long-term planning efforts underway (or very recently completed), such as Kirkland 2035, the Transportation Master Plan, the Surface Water Master Plan, the Water Comprehensive Plan, and the City's Comprehensive Plan. Aligning the six-year CIP with the policies set forth in these various strategic, long-range plans is the only way to ensure that work that occurs on the ground is consistent with policy direction. In terms of on-the-ground project delivery, however, the timing creates a problem for timely delivery of planned projects. With approval of the 2015-2020 CIP scheduled for December of 2015, the projects scheduled for 2015 will all be delayed by nearly a year if Public Works waits to fill the positions needed to deliver the program.

The chart below illustrates the growth in the CIP over recent years. It does not take into consideration future large-scale projects that would be funded by specific voter-approved taxes. Creation of this position helps lay the groundwork for potential future large-scale project delivery; however, additional staffing will be needed should Kirkland voters approve special project funding.

III. Position and Salary Analysis

Below is a job description for this work. It is assumed, for budgeting purposes, that the position will be compensated at the Senior Project Engineer level. A final analysis by the Human Resources Division might result in a different salary level. Should that occur, the final CIP Adjustment request will reconcile the difference.

Position Description

This classification is considered the senior-level classification and the incumbent performs advanced engineering, architecture, construction management and project management responsibilities. This senior-level professional class plans, budgets, and schedules all aspects of the most complex, controversial, and/or highly visible capital improvement and other City funded/sponsored projects; administers consultant contracts; coordinates design reviews, environmental reviews, coordinates property and permit acquisition; coordinates building and contract awards; supervises construction; and monitors project closeouts.

The Senior Capital Project Coordinator is distinguished from the Senior Project Engineer in that the Senior Capital Project Coordinator is primarily responsible for applying project management techniques and principles in multiple technical disciplines for the design and construction of facilities for general government facilities, public safety facilities and parks, while the Senior Project Engineer is primarily responsible for applying civil engineering principles and techniques for transportation and utility projects.

This class is distinguished from the journey-level of the series by the complexity, controversial nature, and/or high visibility of the projects coordinated. Projects assigned at this level generally

have City Manager, Council, and/or significant public interest. Project budgets tend to be larger than most capital projects.

Positions in this class require an extensive knowledge of engineering and architectural design principles, practices, and procedures, estimating techniques and project accounting, construction methods and the principles, methods and practices of project management. Guidelines available include laws, rules, regulations, and codes applicable to public works construction and general construction industry standards and practices. Judgement is exercised in scheduling and coordinating activities between various parties, planning and developing complex projects, and effectively negotiating contracts and schedules. Knowledge of alternatives to standard public works contracting methods is strongly desired.

Examples of Duties

1. Coordinates and/or attends planning meetings to determine objectives, program plans and project scopes.
2. Develops and negotiates schedules for design and construction, monitors and coordinates activities of contractors, consultants, committees, community organizations, and users during construction.
3. Coordinates consultant selection process. Prepares negotiates and administers consultant agreements.
4. Develops contract and project specifications and negotiates contracts for design and construction of projects.
5. Coordinates review of design and construction work performed by consultants and contractors.
6. Monitors and evaluates project construction and costs to monitor progress, and ensure compliance to specifications and budgetary restrictions.
7. Authorizes payments to contractors.
8. Prepares and processes change orders.
9. Verifies accuracy of product and service invoices and project accounting.
10. Coordinates project closeout and budget reconciliation and evaluation.
11. Plans complex capital improvement and other City funded/sponsored projects by preparing necessary documents, providing description of project objectives, participant responsibilities, project description and project methodologies.
12. Prepares reports, correspondence, advertisements, and official documents and gives presentations.
13. Plans and develops a citizen participation plan to inform and explain project objectives and answer questions from the public, media and other agencies.
14. Performs other related duties of a comparable level/type as assigned.
15. Provide technical support for negotiation of interagency or local agreements.
16. Prepare cost and scheduling analysis reports for multiple projects and act as technical resources to Project Coordinators on project schedule and budget.
17. Make presentation to elected officials, community groups and general public on projects.
18. Act as project manager for assigned projects from conception to implementation.

19. Assists in the development of the six-year CIP through various tasks including participation in the master planning of facilities, grant procurement, project scoping and estimating of individual projects.
20. Assigns CIP projects to Project Engineers and coordinates development and completion of the individual CIP projects within established performance measures.
21. Represents CIP group on City service teams.
22. Perform other duties as assigned.

Knowledge/Skills

Knowledge of multiple disciplines related to assigned capital projects (such as, engineering, architecture, landscape architecture, environmental regulations)

Knowledge of cost benefit analysis

Knowledge of the legislative process

Advanced knowledge of project management techniques and principles

Advanced budgeting techniques and principles

Advanced policy and code analysis and development

Advanced design techniques and principles

Knowledge of supervisory techniques and principles

Advanced planning techniques and principles

Negotiation skills

Strategic planning skills

Skill in synthesizing multiple budgets

Skill in working with elected officials and the public

Licensing, Certification and Other Requirements

Washington State Driver's License or the ability to provide transportation to remote work locations with limited or no public transportation services.

Additional licenses, certifications and other requirements determined to be necessary to meet the business needs of the employing unit may be required.

Minimum Qualifications:

Requires a minimum of four years project or construction management with 2 years at a Senior level or related experience and a Bachelor Degree in Architecture, Engineering, Business Administration, Urban Planning or related field (or a combination of education and/or training and/or experience which provides an equivalent background required to perform the work of the class).

Approved By:

_____	_____
Human Resources Director	Date
_____	_____
Finance Director	Date
_____	_____
City Manager	Date

CITY OF KIRKLAND
123 Fifth Avenue, Kirkland, WA 98033 425.587.3000
www.kirklandwa.gov

MEMORANDUM

To: James Lopez, Human Resources Director
Michael Olson, Finance Director
Kurt Triplett, City Manager

From: Kathy Brown, Public Works Director
Betsy Reali, HR Analyst

Date: July 24, 2015

Subject: Memorandum in Support of Capital Project Coordinator

Position: x New ☐ Existing / ☐ Reclassification ☐ Out of Class

Reorganization: x Funding Change ☐ Reporting Change ☐ None

Change in FTE: x Budgeted ☐ Temporary ☐ None

FTE change amount: _____

Employee Status: (expected) x Regular ☐ Temporary ☐ Contingent ☐ Unknown

Assignment: x Regular ☐ Temporary ☐ Contingent

Position Funding: x Regular ☐ Temporary

Funding Type: x New ☐ Existing

Assignment Funding: x On-going salary dollars (For the duration of the forecast 20-year CIP)
☐ Temporary salary dollars
☐ One-time dollars

I. Recommendation

The Public Works Department is recommending…

Funding this position to manage the capital projects approved in the 2015-2020 CIP, and the levels of CIP work projected in the 20-year CIP Program, and described in the Transportation Master Plan, the Surface Water Master Plan, Parks master plans, and other policy/planning documents.

II. Justification

The City's annual CIP for Transportation, Utilities and Parks has increased from $123.4M in the 2014 Update to the 2013 – 2018 CIP to over $163.5M in the preliminary 2015 CIP. This position will focus on the significant increase in Parks and Facilities projects.

Filling this position is also part of a broader strategy to create a CIP Management Structure and cultivate in-house expertise needed for potential future large-scale park and facilities projects, such as the ARC, redevelopment of the Lake and Central property, and remodel/construction of the City's fire stations. Although these larger-scale facilities projects are not yet approved, it is prudent to lay the groundwork for potential future large-scale projects, while implementing a strategy to more efficiently deliver projects on the proposed 2015-2020 "Funded" CIP project list.

As described in greater detail below, this position will focus on non-transportation, above-grade projects, primarily parks and facilities. The position will reside within the existing Public Works CIP Division, and will expand that Division's capacity to more efficiently deliver non-transportation, non-utility projects. The position will report to a proposed new CIP Supervisor position that will oversee the expanded area of the CIP, with a focus on larger-scale parks and facilities projects.

The position is needed as soon as possible. A wise policy decision was made last year to delay approval of the 2015-2020 CIP to align the CIP with long-term planning efforts underway (or very recently completed), such as Kirkland 2035, the Transportation Master Plan, the Surface Water Master Plan, the Water Comprehensive Plan, and the City's Comprehensive Plan. Aligning the six-year CIP with the policies set forth in these various strategic, long-range plans is the only way to ensure that work that occurs on the ground is consistent with policy direction. In terms of on-the-ground project delivery, however, the timing creates a problem for timely delivery of planned projects. With approval of the 2015-2020 CIP scheduled for December of 2015, the projects scheduled for 2015 will all be delayed by nearly a year if Public Works waits to fill the positions needed to deliver the program.

The chart below illustrates the growth in the CIP over recent years. It does not take into consideration future large-scale projects that would be funded by specific voter-approved taxes. Creation of this position helps lay the groundwork for potential future large-scale project delivery; however, additional staffing will be needed should Kirkland voters approve special project funding.

III. Position and Salary Analysis

Below is a job description for this work. It is assumed, for budgeting purposes, that the position will be compensated at the Senior Project Engineer level. A final analysis by the Human Resources Division might result in a different salary level. Should that occur, the final CIP Adjustment request will reconcile the difference.

Position Description

This classification is considered the journey level classification and the incumbent performs engineering, architecture, construction management and project management responsibilities. This level professional class plans, budgets, and schedules all aspects of the less complex parks, and facilities capital improvement and other City funded/sponsored projects; administers consultant contracts; coordinates design reviews, environmental reviews, coordinates property and permit acquisition; coordinates building and contract awards; supervises construction; and monitors project closeouts.

The Capital Project Coordinator is distinguished from the Project Engineer in that the Senior Capital Project Coordinator is primarily responsible for applying project management techniques and principles in multiple technical disciplines for the design and construction of facilities for general government facilities, public safety facilities and parks, while the Senior Project Engineer is primarily responsible for applying civil engineering principles and techniques for transportation and utility projects. Each of these classifications may be called upon to manage any City capital project, according to workload demands. Specific technical expertise can be

obtained from Senior Capital Project Coordinator, Senior Project Engineers, CIP Supervisors/Manager, or consultants as needed.

This class is distinguished from the senior-level of the series in that assigned projects are performed under the direction, and with the assistance of, a Senior Capital Project Coordinator or Senior Project Engineer.

Positions in this class require a knowledge of engineering and architectural design principles, practices, and procedures, estimating techniques and project accounting, construction methods and the principles, methods and practices of project management. Guidelines available include laws, rules, regulations, and codes applicable to public works construction and general construction industry standards and practices. Judgement is exercised in scheduling and coordinating activities between various parties, planning and developing complex projects, and effectively negotiating contracts and schedules. Knowledge of alternatives to standard public works contracting methods is strongly desired.

Examples of Duties

1. For less complex projects, or under the direction of a Senior Capital Project Coordinator, coordinates and/or attends planning meetings to determine objectives, program plans and project scopes.
2. Develops and negotiates schedules for design and construction, monitors and coordinates activities of contractors, consultants, committees, community organizations, and users during construction.
3. Coordinates consultant selection process. Prepares negotiates and administers consultant agreements.
4. Develops contract and project specifications and negotiates contracts for design and construction of projects.
5. Coordinates review of design and construction work performed by consultants and contractors.
6. Monitors and evaluates project construction and costs to monitor progress, and ensure compliance to specifications and budgetary restrictions.
7. Authorizes payments to contractors.
8. Prepares and processes change orders.
9. Verifies accuracy of product and service invoices and project accounting.
10. Coordinates project closeout and budget reconciliation and evaluation.
11. Plans capital improvement and other City funded/sponsored projects by preparing necessary documents, providing description of project objectives, participant responsibilities, project description and project methodologies.
12. Prepares reports, correspondence, advertisements, and official documents.
13. Plans and develops a citizen participation plan to inform and explain project objectives and answer questions from the public, media and other agencies.
14. Performs other related duties of a comparable level/type as assigned.
15. Provides technical support for negotiation of interagency or local agreements.
16. Prepares cost and scheduling analysis reports for multiple projects and act as technical resources to Project Coordinator on project schedule and budget.
17. Acts as project manager for assigned projects from conception to implementation.

18. Perform other duties as assigned.

Knowledge/Skills

Knowledge of multiple disciplines related to assigned capital projects (such as, engineering, architecture, landscape architecture, environmental regulations)

Knowledge of cost benefit analysis

Knowledge of the legislative process

Advanced knowledge of project management techniques and principles

Advanced budgeting techniques and principles

Advanced policy and code analysis and development

Advanced design techniques and principles

Knowledge of supervisory techniques and principles

Advanced planning techniques and principles

Negotiation skills

Strategic planning skills

Skill in synthesizing multiple budgets

Skill in working with elected officials and the public

Licensing, Certification and Other Requirements

Washington State Driver's License or the ability to provide transportation to remote work locations with limited or no public transportation services.

Additional licenses, certifications and other requirements determined to be necessary to meet the business needs of the employing unit may be required.

Minimum Qualifications:

Requires a minimum of four years project or construction management or related experience and a Bachelor Degree in Architecture, Engineering, Business Administration, Urban Planning or related field (or a combination of education and/or training and/or experience which provides an equivalent background required to perform the work of the class).

Approved By:

_____ _____

Human Resources Director Date

_____	_____
Finance Director	Date
_____	_____
City Manager	Date

CITY OF KIRKLAND
123 Fifth Avenue, Kirkland, WA 98033 425.587.3000
www.kirklandwa.gov

MEMORANDUM

To: James Lopez, Human Resources Director
Michael Olson, Finance Director
Kurt Triplett, City Manager

From: Kathy Brown, Public Works Director
Betsy Reali, HR Analyst

Date: July 24, 2015

Subject: Memorandum in Support of Capital Project Coordinator - Temporary

Position: x New ☐ Existing / ☐ Reclassification ☐ Out of Class

Reorganization: x Funding Change ☐ Reporting Change ☐ None

Change in FTE: ☐ Budgeted ☐ Temporary ☐ None

FTE change amount: _____

Employee Status: (expected) ☐ Regular ☐ Temporary ☐ Contingent ☐ Unknown

Assignment: ☐ Regular x Temporary ☐ Contingent

Position Funding: ☐ Regular x Temporary

Funding Type: x New ☐ Existing

Assignment Funding: ☐ On-going salary dollars (For the duration of the forecast 20-year CIP)
x Temporary salary dollars
☐ One-time dollars

I. Recommendation

The Public Works Department is recommending…

Funding this position to manage the capital projects approved in the 2015-2020 CIP, and the levels of CIP work projected in the 20-year CIP Program, and described in the Transportation Master Plan, the Surface Water Master Plan, Parks master plans, and other policy/planning documents.

II. Justification

The City's annual CIP for Transportation, Utilities and Parks has increased from $123.4M in the 2014 Update to the 2013 – 2018 CIP to over $163.5M in the preliminary 2015 CIP. This position will focus on the significant increase in Parks and Facilities projects.

Filling this position is also part of a broader strategy to create a CIP Management Structure and cultivate in-house expertise needed for potential future large-scale park and facilities projects, such as the ARC, redevelopment of the Lake and Central property, and remodel/construction of the City's fire stations. Although these larger-scale facilities projects are not yet approved, it is prudent to lay the groundwork for potential future large-scale projects, while implementing a strategy to more efficiently deliver projects on the proposed 2015-2020 "Funded" CIP project list.

As described in greater detail below, this position will focus on non-transportation, above-grade projects, primarily parks and facilities. The position will reside within the existing Public Works CIP Division, and will expand that Division's capacity to more efficiently deliver non-transportation, non-utility projects. The position will report to a proposed new CIP Supervisor position that will oversee the expanded area of the CIP, with a focus on larger-scale parks and facilities projects.

The position is needed as soon as possible. A wise policy decision was made last year to delay approval of the 2015-2020 CIP to align the CIP with long-term planning efforts underway (or very recently completed), such as Kirkland 2035, the Transportation Master Plan, the Surface Water Master Plan, the Water Comprehensive Plan, and the City's Comprehensive Plan. Aligning the six-year CIP with the policies set forth in these various strategic, long-range plans is the only way to ensure that work that occurs on the ground is consistent with policy direction. In terms of on-the-ground project delivery, however, the timing creates a problem for timely delivery of planned projects. With approval of the 2015-2020 CIP scheduled for December of 2015, the projects scheduled for 2015 will all be delayed by nearly a year if Public Works waits to fill the positions needed to deliver the program.

The chart below illustrates the growth in the CIP over recent years. It does not take into consideration future large-scale projects that would be funded by specific voter-approved taxes. Creation of this position helps lay the groundwork for potential future large-scale project delivery; however, additional staffing will be needed should Kirkland voters approve special project funding.

III. Position and Salary Analysis

Below is a job description for this work. It is assumed, for budgeting purposes, that the position will be compensated at the Senior Project Engineer level. A final analysis by the Human Resources Division might result in a different salary level. Should that occur, the final CIP Adjustment request will reconcile the difference.

Position Description

This classification is considered the journey level classification and the incumbent performs engineering, architecture, construction management and project management responsibilities. This level professional class plans, budgets, and schedules all aspects of the less complex parks, and facilities capital improvement and other City funded/sponsored projects; administers consultant contracts; coordinates design reviews, environmental reviews, coordinates property and permit acquisition; coordinates building and contract awards; supervises construction; and monitors project closeouts.

The Capital Project Coordinator is distinguished from the Project Engineer in that the Senior Capital Project Coordinator is primarily responsible for applying project management techniques and principles in multiple technical disciplines for the design and construction of facilities for general government facilities, public safety facilities and parks, while the Senior Project Engineer is primarily responsible for applying civil engineering principles and techniques for transportation and utility projects. Each of these classifications may be called upon to manage any City capital project, according to workload demands. Specific technical expertise can be

obtained from Senior Capital Project Coordinator, Senior Project Engineers, CIP Supervisors/Manager, or consultants as needed.

This class is distinguished from the senior-level of the series in that assigned projects are performed under the direction, and with the assistance of, a Senior Capital Project Coordinator or Senior Project Engineer.

Positions in this class require a knowledge of engineering and architectural design principles, practices, and procedures, estimating techniques and project accounting, construction methods and the principles, methods and practices of project management. Guidelines available include laws, rules, regulations, and codes applicable to public works construction and general construction industry standards and practices. Judgement is exercised in scheduling and coordinating activities between various parties, planning and developing complex projects, and effectively negotiating contracts and schedules. Knowledge of alternatives to standard public works contracting methods is strongly desired.

Examples of Duties

1. For less complex projects, or under the direction of a Senior Capital Project Coordinator, coordinates and/or attends planning meetings to determine objectives, program plans and project scopes.
2. Develops and negotiates schedules for design and construction, monitors and coordinates activities of contractors, consultants, committees, community organizations, and users during construction.
3. Coordinates consultant selection process. Prepares negotiates and administers consultant agreements.
4. Develops contract and project specifications and negotiates contracts for design and construction of projects.
5. Coordinates review of design and construction work performed by consultants and contractors.
6. Monitors and evaluates project construction and costs to monitor progress, and ensure compliance to specifications and budgetary restrictions.
7. Authorizes payments to contractors.
8. Prepares and processes change orders.
9. Verifies accuracy of product and service invoices and project accounting.
10. Coordinates project closeout and budget reconciliation and evaluation.
11. Plans capital improvement and other City funded/sponsored projects by preparing necessary documents, providing description of project objectives, participant responsibilities, project description and project methodologies.
12. Prepares reports, correspondence, advertisements, and official documents.
13. Plans and develops a citizen participation plan to inform and explain project objectives and answer questions from the public, media and other agencies.
14. Performs other related duties of a comparable level/type as assigned.
15. Provides technical support for negotiation of interagency or local agreements.
16. Prepares cost and scheduling analysis reports for multiple projects and act as technical resources to Project Coordinator on project schedule and budget.
17. Acts as project manager for assigned projects from conception to implementation.

18. Perform other duties as assigned.

Knowledge/Skills

Knowledge of multiple disciplines related to assigned capital projects (such as, engineering, architecture, landscape architecture, environmental regulations)

Knowledge of cost benefit analysis

Knowledge of the legislative process

Advanced knowledge of project management techniques and principles

Advanced budgeting techniques and principles

Advanced policy and code analysis and development

Advanced design techniques and principles

Knowledge of supervisory techniques and principles

Advanced planning techniques and principles

Negotiation skills

Strategic planning skills

Skill in synthesizing multiple budgets

Skill in working with elected officials and the public

Licensing, Certification and Other Requirements

Washington State Driver's License or the ability to provide transportation to remote work locations with limited or no public transportation services.

Additional licenses, certifications and other requirements determined to be necessary to meet the business needs of the employing unit may be required.

Minimum Qualifications:

Requires a minimum of four years project or construction management or related experience and a Bachelor Degree in Architecture, Engineering, Business Administration, Urban Planning or related field (or a combination of education and/or training and/or experience which provides an equivalent background required to perform the work of the class).

Approved By:

_____ _____

Human Resources Director Date

_____	_____
Finance Director	Date
_____	_____
City Manager	Date

CITY OF KIRKLAND
123 Fifth Avenue, Kirkland, WA 98033 425.587.3000
www.kirklandwa.gov

MEMORANDUM

To: James Lopes, Human Resources Director
Michael Olson, Finance Director
Kurt Triplett, City Manager

From: Kathy Brown, Public Works Director
Betsy Reali, HR Analyst

Date: July 24, 2015

Subject: Memorandum in Support of Project Engineer

Position: x New ☐ Existing / ☐ Reclassification ☐ Out of Class

Reorganization: x Funding Change ☐ Reporting Change ☐ None

Change in FTE: x Budgeted ☐ Temporary ☐ None

FTE change amount: _____

Employee Status: (expected) x Regular ☐ Temporary ☐ Contingent ☐ Unknown

Assignment: x Regular ☐ Temporary ☐ Contingent

Position Funding: x Regular ☐ Temporary

Funding Type: x New ☐ Existing

Assignment Funding: x On-going salary dollars (For the duration of the forecast 20-year CIP)
☐ Temporary salary dollars
☐ One-time dollars

I. Recommendation

The Public Works Department is recommending…

Funding this position to manage the capital projects approved in the 2015-2020 CIP, and the levels of CIP work projected in the 20-year CIP Program, and described in the Transportation Master Plan, the Surface Water Master Plan, Parks master plans, and other policy/planning documents.

II. Justification

The City's annual CIP for Transportation, Utilities and Parks has increased from $123.4M in the 2014 Update to the 2013 – 2018 CIP to over $163.5M in the preliminary 2015 CIP. This position is needed to accomplish planned CIP projects. This position will focus on the significant increase in Parks and Facilities projects.

Filling this position is also part of a broader strategy to create a CIP Management Structure and cultivate in-house expertise needed for potential future large-scale park and facilities projects, such as the ARC, redevelopment of the Lake and Central property, and remodel/construction of the City's fire stations. Although these larger-scale facilities projects are not yet approved, it is prudent to lay the groundwork for potential future large-scale projects, while implementing a strategy to more efficiently deliver projects on the proposed 2015-2020 "Funded" CIP project list.

As described in greater detail below, this position will focus on non-transportation, above-grade projects, primarily parks and facilities. The position will reside within the existing Public Works CIP Division, and will expand that Division's capacity to more efficiently deliver non-transportation, non-utility projects. The position will report to a proposed new CIP Supervisor position that will oversee the expanded area of the CIP, with a focus on larger-scale parks and facilities projects.

The position is needed as soon as possible. A wise policy decision was made last year to delay approval of the 2015-2020 CIP to align the CIP with long-term planning efforts underway (or very recently completed), such as Kirkland 2035, the Transportation Master Plan, the Surface Water Master Plan, the Water Comprehensive Plan, and the City's Comprehensive Plan. Aligning the six-year CIP with the policies set forth in these various strategic, long-range plans is the only way to ensure that work that occurs on the ground is consistent with policy direction. In terms of on-the-ground project delivery, however, the timing creates a problem for timely delivery of planned projects. With approval of the 2015-2020 CIP scheduled for December of 2015, the projects scheduled for 2015 will all be delayed by nearly a year if Public Works waits to fill the positions needed to deliver the program.

The chart below illustrates the growth in the CIP over recent years. It does not take into consideration future large-scale projects that would be funded by specific voter-approved taxes. Creation of this position helps lay the groundwork for potential future large-scale project delivery; however, additional staffing will be needed should Kirkland voters approve special project funding.

III. Position and Salary Analysis

Below is a job description for this work. It is assumed, for budgeting purposes, that the position will be compensated at the Senior Project Engineer level. A final analysis by the Human Resources Division might result in a different salary level. Should that occur, the final CIP Adjustment request will reconcile the difference.

Position Description

See attached Project Engineer job description.

Approved By:

_____ _____

Human Resources Director Date

Finance Director	Date
City Manager	Date

Certified

CITY OF KIRKLAND
CLASSIFICATION DESCRIPTION

DEPARTMENT:	Public Works	**TITLE:**	Project Engineer
BARGAINING UNIT:	AFSCME	**FLSA STATUS:**	Non-Exempt
DATE:	August, 2002	**REPORTS TO:**	Capital Projects Supervisor

POSITION PURPOSE:

Administers and managers municipal capital improvement projects (CIP), requiring expertise in the performance of complex engineering and administrative functions, including the negotiations and management of design consultant contracts, the implementation of right-of-way acquisition procedures, the adherence to environmental permitting policies and regulations and the regular observance of construction contract compliance on multiple street, water, sewer, traffic signal, and storm drainage projects.

PRINCIPAL ACCOUNTABILITIES:

Projects assigned to the Project Engineer vary in scope from sidewalk improvements to major arterial widening and bridge projects, including overhead utility to underground conversions and traffic signal installations; from gravity sewer systems to sewer pump stations, including the structural facility, pumps, and electric controls; from water main installations to pressure reducing valve installations and master metering stations; and from gravity storm drains to storm retention systems. Individual project budgets range to $5 million in scope. This position also assists in developing master plans with respect to the above type of facilities.

Position oversees and directs the work of the following positions:

Construction Inspectors (Consultant)
The person or persons who provide inspection of construction sites for compliance with project plan and specifications.

Engineering Assistants
The person or persons who provide general engineering duties and technical assistance on projects such as drafting, data gathering, inspection, survey, and mathematical computations.

Depending upon assignments, one to five individuals receive direction from the Project Engineer.

ESSENTIAL DUTIES:

1. Assists in the development of the Capital Improvement Program and the master planning of facilities, which may include developing a model of the demands and deficiencies of the existing systems, an inventory of the current facilities to satisfy the demands, conceptual design of improvements to correct identified deficiencies, and development of cost estimates for the proposed improvements.
2. Receives assigned projects for development of the scope of the project and carries the project through to final construction and acceptance. Tasks include gathering all necessary information and documentation, preparing grant applications (when applicable), securing approval of necessary grant contracts with outside agencies, and performing the in-house design of the project or selecting, in consultation with the Capital Projects Manager, a

consultant to perform the design, developing a consultant scope of work, scheduling the project, and serving as the contact person between the City and the consultant in the development of the design and contract documents. Responsibility also includes creating and tracking critical path schedules for each project from the initiation of engineering activities to project close-out.

3. Provides oral and written information to a variety of audiences including City Council, the general public, adjacent departments, outside agencies, and others. Communications may be related to the project scope, technical design elements, operational features, the resolution of resident complaints and problems, property impacts, and/or construction issues that arise; communications also include facilitating neighborhood meetings related to the assigned projects.
4. Responsible for the identification and completion of various required environmental permitting procedures and requirements working through City, County, State and/or Federal requirements and guidelines, as required.
5. Initiates and coordinates right-of-way procedures, assessing impacts and determining needs for easements and/or acquisitions, while complying with funding source or audit procedures and requirements.
6. Responsible for the construction contracting and construction management of all assigned projects. Tasks include coordinating the public bidding process, securing inspection and testing services as required, developing contract progress payments, maintaining project status reports for current budget and expense reporting, schedule monitoring/tracking, community relations, construction conflict resolution, coordinating field design changes and initiating/negotiating construction change orders as necessary to accommodate actual field conditions, collecting private funding (when applicable), assimilating required final project documentation, and transmitting record drawing information for mapping.
6. Provides technical expertise and engineering assistance to the Public Works field crews for improvements, maintenance, or construction which is being performed by the crew. This service also involves assistance to other City departments upon request which may include testing, surveying, inspection, and design of projects within the jurisdiction of other departments.

PERIPHERAL DUTIES:

In the event of a civic or civil emergency, position will provide assistance as determined by the City's emergency operations program.

MINIMUM QUALIFICATIONS:

1. Bachelor of Science degree in Civil Engineering or equivalent directly related education.
2. Four years of municipal engineering experience
3. Professional Engineer registration or the ability to obtain within six months of date of hire.
4. One year computer experience with CPM, database, spreadsheet, and word processing applications.
5. Valid Washington State Driver's License

SKILLS AND ABILITIES:

1. Understand and be able to apply principles and practices of civil engineering and construction project management as they apply to the planning, design, inspection, and construction of public works projects.

2. Possess effective written and oral communication skills and the ability to work with the public, public officials, other department heads and staff, consultants, other agencies and contractors in a knowledgeable and professional manner.
3. Position often requires construction conflict resolution with the ability to rapidly analyze technical and/or legal implications in decision making working directly with the City Attorney and Washington Cities Insurance Authority when necessary.

WORKING CONDITIONS:

The position involves monitoring work at construction sites under varying weather conditions. Potential hazards at construction sites include vehicular traffic, construction equipment, and uneven terrain. The position may require climbing ladders, scaffolding, and working in trenches or other confined spaces.

DEPARTMENT HEAD: _____ DATE: _____

RESOLUTION R-5142

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND AUTHORIZING THE IMMEDIATE START OF SELECT PROJECTS IN THE PROPOSED 2015-2020 CAPITAL IMPROVEMENT PROGRAM (CIP) AND AUTHORIZING ADDITIONAL STAFF EXPENDITURES ASSOCIATED WITH THE PROPOSED 2015-2020 CIP.

WHEREAS, the City of Kirkland Capital Improvement Program (CIP) lays out a six-year funding plan for building, maintaining, and improving the roads, sidewalks and public buildings, parks and other fixed assets of the City of Kirkland; and

WHEREAS, in order to synchronize the capital planning in the CIP with the community-wide planning efforts of Kirkland 2035, the City Council is currently reviewing the proposed 2015-2020 CIP which review would normally have coincided with the review of the biennial operating budget in the fall of 2014; and

WHEREAS, the final 2015-2020 CIP will be adopted along with the mid-biennial budget adjustments in December 2015; and

WHEREAS, City staff has requested authorization to begin work on certain projects in the proposed six-year CIP which are scheduled to begin in 2015, are particularly time sensitive or grant funded, as well as 2015 projects which have unusually long lead times; and/or complicated outside agency permitting requirements; and

WHEREAS, City staff has also requested authorization to begin filling additional staffing positions to manage the 2015-2020 CIP projects.

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. City staff is authorized to begin scoping, design, permitting and other related processes, as deemed appropriate, for the following projects in advance of the approval of the final 2015-2020 Capital Improvement Program (CIP):

Project		**2015**
SD 0091	Holmes Point Drive Pipe Replacement	$40,000
SD 0106	CKC Surface Water Drainage at Crestwoods Park	$40,000
WA 0115	Water System Telemetry Upgrade	$200,000
WA 0162	LWB Watermain Replacement at Cochran Springs	$260,000
NM 0114	CKC Bridge Connecting to Houghton Shopping Center	$175,000
ST 0087	6th Street South Corridor Study	$150,000
ST 0088	Arterial Street Light Led Conversion	$900,000

PK 0139 200	Totem Lake Park Masterplan Development Phase 1	$125,000

Section 2. The additional staff positions and staffing expenditures needed for the projects in the proposed 2015-2020 CIP are authorized.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2015.

Signed in authentication thereof this ____ day of _____, 2015.

_____
MAYOR

Attest:

_____
City Clerk

Council Meeting: 08/03/2015
Agenda: Other Business
Item #: 8. h. (2)

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: Dave Snider, P.E., Capital Projects Manager
Kathy Brown, Public Works Director

Date: July 23, 2015

Subject: ANNUAL STREET PRESERVATION PROGRAM
2014 PHASE II STREET OVERLAY PROJECT – ACCEPT WORK

RECOMMENDATION:

Staff recommends that the City Council take the following actions:

- Accept the work on the 2014 Street Preservation Program – 2014 Phase II Street Overlay Project, as completed by Watson Asphalt Paving Co, Inc., of Redmond, WA, and establish the statutory lien period, and
- Authorize the use of surplus 2014 Street Preservation funds for use on the 2015 Street Preservation Program and/or the NE 85th Street Overlay Project, as needed.

By taking action on this memo during approval of the consent calendar, City Council is accepting the contract work completed for the 2014 Phase II Street Overlay Project and authorizing reallocation of surplus overlay funds.

BACKGROUND DISCUSSION:

The 2014 Street Overlay Project is Phase II of the Annual Street Preservation Program for the maintenance and rehabilitation of the City's street network. The Project included subgrade preparation and repair, asphalt grinding, and the application of a new surface layer of asphalt. The 2014 Street Overlay Project included seven schedules of work, resulting in the resurfacing of approximately 11.6 lane miles of roadway (Attachment A).

Phase I of the Annual Street Preservation Program was the Curb Ramp & Concrete Repairs Project, which was accepted by the Council at its January 20, 2015 meeting. The Phase III Project of the Annual Program is the Slurry Seal Project, which was also accepted by the Council at the January 20 meeting.

The total budget for the 2014 Annual Street Preservation Program is a combination of three revenue sources, including the base CIP funding, Proposition 1 Levy funds, and a City Council approved carry-over from the 2013 program, as follows:

Revenue Source	Amount
2013-2018 base CIP	$1,750,000
Prop 1 Levy funds	$2,574,000
2013 Carry-over	$240,807
TOTAL	**$4,564,807**

At its regular meeting of July 1, 2014, Council awarded the 2014 Street Overlay Project to Watson Asphalt Paving Co., Inc., in the amount of $2,780,964.70. The construction began on July 21, 2014 and the work was substantially complete in May 2015 after enduring a winter-weather suspension of the construction activities. The project was fully completed on June 12, 2015 after the contractor finished all outstanding punch list work items.

The total of all payments made to the contractor was $2,659,499.63. The reduced contract amount was the result of bid item quantities being less than originally estimated. With all costs known for all three phases of the Annual Street Preservation Program, the currently anticipated expenses for the entire 2014 Street Preservation Program are as follows:

Phase	Status	ORIGINAL Amount	FINAL Amount
	TOTAL BUDGET	**$4,564,807**	**$4,564,807**
Phase I Curbs and Ramps	Accepted 1/20/2015	($383,567)	($349,588)
Phase II Overlay Awarded	**Accept – This Memo**	**($2,780,965)**	**($2,659,500)**
Phase III Slurry Seal	Accepted 1/20/2015	($ 496,081)	($462,242)
Eng., Admin., Inspect., Outreach	Complete	($ 680,000)	($530,968)
Paving, City Crews (NE 132nd St)	Complete	($35,000)	($26,258)
	Remaining Balance	**$ 189,194**	**$536,251**

The 2014 Street Overlay Project (Phase II) is the final Phase for the 2014 Street Preservation Program. With City Council's acceptance of the work on this Project, together with all changes from all Phases presently accounted for, over $500,000 remains in the overall budget and staff recommends all remaining funds be transferred to the 2015 Street Preservation Program (Attachment B). Staff recommends that these funds be made available for any potential 2015 street preservation budget needs, including the potential need for the additional overlay work on NE 85th Street, as identified in a separate memo for the August 3, 2015 City Council meeting.

Attachment A: Vicinity Map
Attachment B: Project Budget Report – Phase II

ATTACHMENT A

City Crews
NE 132nd St

Schedule B
NE 124th St

Schedule C
NE 116th St

Schedule E
120th Ave NE

Schedule E
NE 112th St

Schedule F
132nd Ave NE

Schedule G
Lake Washington Blvd

Schedule A Includes Project-Wide Bid Items

Schedule	Street	From	To
B	NE 124th St	116th Ave NE	124th Ave NE
C	NE 116th St	108th Ave NE	120th Ave NE
D	120th Ave NE	End (South)	NE 118th St
E	NE 112th St	112th Ave NE	120th Ave NE
F	132nd Ave NE	NE 100th St	NE 113th St
G	Lk Wash Blvd	Lakeview Dr	10th Ave S*
City Crews	NE 132nd St	*Pavement repairs under I-405 overpass*	

PROP 1 FUNDED
CIP FUNDED
Parks / Open Spaces
Schools
Cross Kirkland Corridor
Regional Rail Corridor
City Limits

0 2,480 Feet
0 0.4 Miles

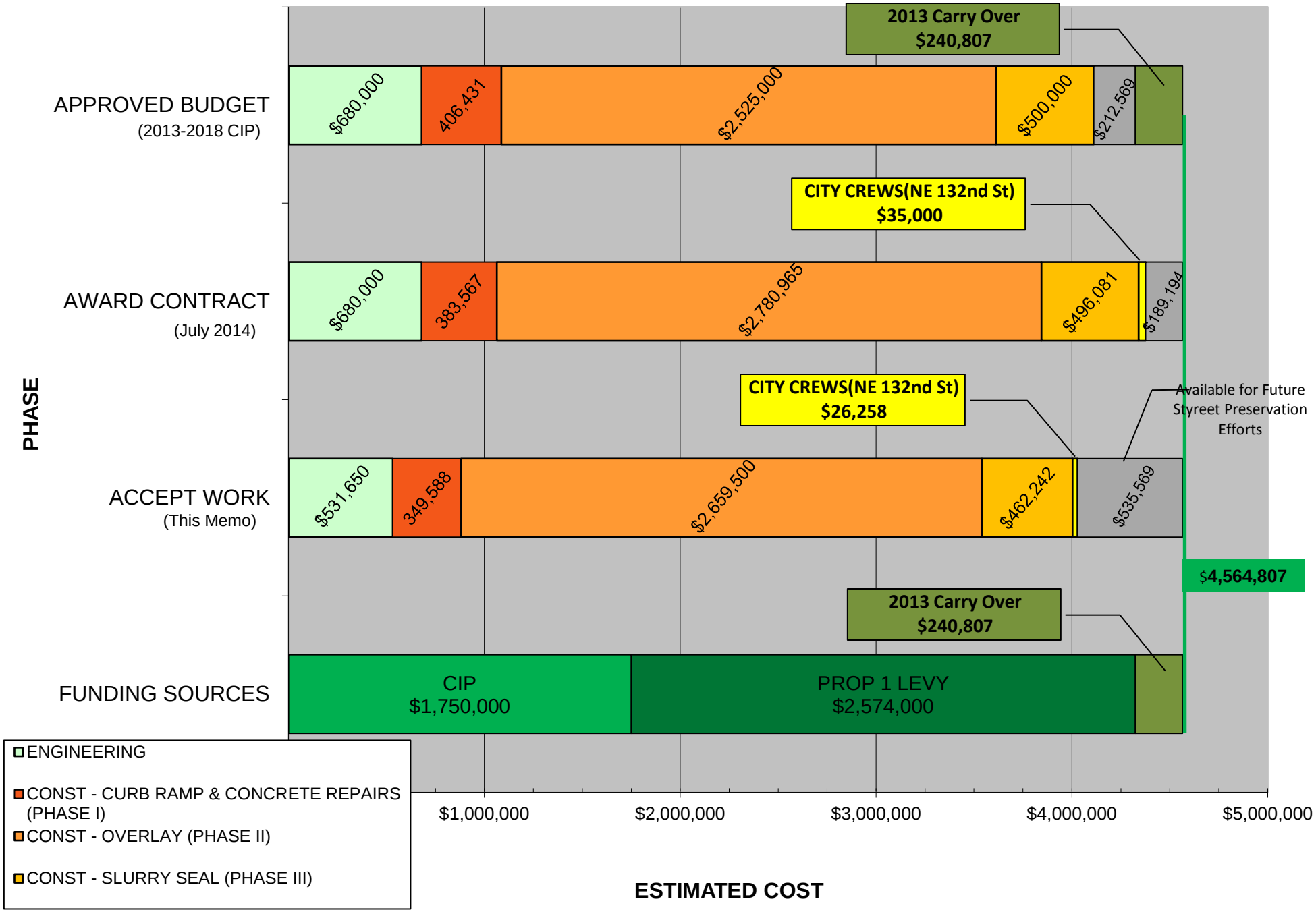
Author: Name In Map Doc Properties
Name: 2014 Overlay Accept
Date Saved: 7/13/2015 2:06:16 PM

Vicinity Map
2014 Street Overlay Project

Produced by the City of Kirkland. © 2015, the City of Kirkland, all rights reserved. No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

Project Budget Report
2014 Street Overlay Project
(ST-1406)

ATTACHMENT B



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: July 23, 2015

Subject: REPORT ON PROCUREMENT ACTIVITIES FOR COUNCIL MEETING OF AUGUST 3, 2015.

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 July 9, 2015, are as follows:

	Project	Process	Estimate/Price	Status
1.	City Hall Re-Roof Project	Invitation for Bids	$575,000 – $635,000	Invitation for Bids to be advertised the week of 7/26 with bids due the week of 8/9.
2.	Police SUV Interceptors (3)	Cooperative Purchase	$93,975.14	Ordered from Columbia Ford of Longview, WA using WA State contract.
3.	6th Street Pedestrian Improvements	Invitation for Bids	$237,000 - $330,000	Invitation for Bids to be advertised on 8/4 with bids due on 8/18.

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

Council Meeting: 08/03/2015
Agenda: Public Hearing
Item #: 9. a.

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: Eric Shields, Planning Director
Robin Jenkinson, City Attorney

Date: July 23, 2015

Subject: Parkplace Development Agreement

RECOMMENDATION

City Council conduct a public hearing on the proposed development agreement between the City and KPP Development LLC. The agreement would vest the Parkplace project in development regulations for a period of time (ten years) coinciding with the sunset of the adopted Planned Action Ordinance (PAO) on March 1, 2025. Following the hearing, if the Council determines that the agreement is satisfactory, the Council should adopt the attached resolution.

BACKGROUND DISCUSSION

On February 17, 2015, the City Council adopted Ordinance 4473 approving a PAO for the Parkplace redevelopment project with a duration of ten years. At that time, the Council also adopted Ordinances 4474 and 4475 approving amendments to the development regulations, design guidelines and master plan for Parkplace. The Master Plan is for a development containing 650,000 square feet of office, 225,000 square feet of retail/fitness/entertainment and up to 300 dwelling units phased over a number of years. The first phase of the development is now under review by the Design Review Board. The timing of subsequent phases will depend on market considerations.

KPP Development LLC has requested that the City approve a development agreement to extend the vesting for the project to provide certainty that all phases of the project will be allowed to use the recently adopted regulations, design guidelines and master plan. RCW 36.70B.170 authorizes the use of development agreements. The vesting agreement does not apply to permit fees which will be paid at whatever rate is set by the City at the time a relevant fee is necessary. The agreement also allows KPP Development LLC to elect to use future codes or regulations if they so choose. Under RCW 36.70B.200 a city may only approve a development agreement after a public hearing. KPP Development LLC has reviewed and supports the development agreement.

Attachments:
Letter requesting the development agreement

McCullough Hill Leary, PS

May 1, 2015

Mayor Amy Walen
City Manager Kurt Triplett
123 Fifth Avenue
Kirkland, WA 98033

VIA EMAIL

Re: Kirkland Parkplace

Dear Mayor Walen and City Manager Triplett:

KPP Development LLP ("KPP") is pleased to let you know that it is proceeding with the entitlement process for the first three buildings on the Parkplace site. KPP submitted to the City on April 16 its design review application package for Buildings A, D and E. We understand the first Design Commission meeting to consider this application has been scheduled for May 18, 2015. As always, KPP appreciates the professional guidance and assistance it has received from City staff during this first design stage.

In connection with our continuing conversations with lenders and potential financial partners, it has become clear that the predictability and stability of the City's regulations is an important consideration in their decision-making process. This is especially so because this development will likely be constructed in phases, over the next period of years.

KPP has become aware that one way to assure that predictability and stability is to enter into a development agreement with the City. Development agreements are authorized by state law, RCW 36.70B.170(1).

The development agreement would provide that the land use rules for the Parkplace project that the Council unanimously approved earlier this year, and the other land use rules currently in effect, would continue to apply for a defined time period. KPP would suggest that they continue to apply for the same term as the Planned Action Ordinance (O-4473), that is, until March 1, 2025.

The purpose of this letter is to inquire whether the City would be open to considering such a development agreement. KPP is not proposing any changes to the project, to its height, to the number of proposed housing units, or to the amount of required open space. The sole purpose of the development agreement would be to confirm the applicability of current land use rules during the term of the anticipated build out of the project.

If the City is open to considering this request, KPP would then work with City staff, including the City Attorney, to draft a proposed agreement.

Please know how much KPP appreciates the opportunity to pursue this development in Kirkland. We are excited to see the first buildings undergoing design review, and very much look forward to the construction of the project as a whole.

Sincerely,

G. Richard Hill

RESOLUTION R-5140

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF KIRKLAND AND KPP DEVELOPMENT LLC, FOR THE PARKPLACE DEVELOPMENT.

WHEREAS, the Washington State Legislature has authorized the execution of development agreements between a local government and a person having ownership or control of real property within its jurisdiction (RCW 36.70B.170(1)); and

WHEREAS, KPP Development LLC ("KPP") owns or controls approximately 11.07 acres of real property known as the "Parkplace Property" generally located at 457 Central Way, east of Peter Kirk Park; and

WHEREAS, KPP intends to develop the Parkplace Property consistent with the Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines (Kirkland Ordinance O-4475) and the Downtown Area Planned Action Ordinance (Kirkland Ordinance O-4473); and

WHEREAS, the Planned Action Ordinance envisions the creation of a significant new employment and mixed use center on the Parkplace Property; and

WHEREAS, the development plan calls for approximately 1.175 million square feet of development with 650,000 square feet of office; 225,000 square feet of retail/fitness/entertainment; and 300,000 square feet of residential (250-300 units) ("Kirkland Parkplace"); and

WHEREAS, Ordinance O-4473 specifically provided for the negotiation of a development agreement for a Planned Action project; and

WHEREAS, KPP's goals for the Kirkland Parkplace Project are to develop a thriving commercial, retail and commercial center, for a return on investment, quality public infrastructure and service, certainty regarding regulations flexibility in development timing and phasing; and

WHEREAS, the City's goals in the development of the Kirkland Parkplace Project include implementing its

comprehensive plan, producing positive economic impacts to the City, promoting environmental quality, and mitigation of project impacts; and

WHEREAS, a development agreement must be approved by ordinance or resolution after a public hearing; and

WHEREAS, a public hearing for this Development Agreement was held before the City Council on August 3, 2015.

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. The City Manager is hereby authorized to execute a development agreement with KPP Development LLC substantially in the form of the Development Agreement attached to this Resolution.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of August, 2015.

Signed in authentication thereof this ____ day of August, 2015.

_____
MAYOR

Attest:

_____
City Clerk

DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF KIRKLAND AND KPP DEVELOPMENT LLC, FOR THE PARKPLACE PROPERTY DEVELOPMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this ___ day of _____, 2015, by and between the CITY OF KIRKLAND ("City"), a non-charter, optional code Washington municipal corporation, and KPP DEVELOPMENT LLC, a Washington limited liability company ("KPP" or "Developer").

I. RECITALS

WHEREAS, the Washington State Legislature has authorized the execution of development agreements between a local government and a person having ownership or control of real property within its jurisdiction (RCW 36.70B.170(1)); and

WHEREAS, KPP owns or controls approximately 11.07 acres of real property known as the "Parkplace Property" generally located at 457 Central Way, east of Peter Kirk Park. The site is shown on the vicinity map attached hereto as Exhibit 1 and as legally described in Exhibit 2, attached hereto; and

WHEREAS, KPP intends to develop the Parkplace Property consistent with the Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines (Kirkland Ordinance O-4475) and the Downtown Area Planned Action Ordinance (Kirkland Ordinance O-4473). The Planned Action Ordinance envisions the creation of a significant new employment and mixed use center on the Parkplace Property. The development plan calls for approximately 1.175 million square feet of development with 650,000 square feet of office; 225,000 square feet of retail/fitness/entertainment; and 300,000 square feet of residential (250-300 units) ("Kirkland Parkplace").

WHEREAS, Ordinance O-4473 specifically provided for the negotiation of a development agreement for a Planned Action project; and

WHEREAS, KPP's goals for the Kirkland Parkplace Project are to develop a thriving commercial, retail and commercial center, for a return on investment, quality public infrastructure and service, certainty regarding regulations flexibility in development timing and phasing. The City's goals in the development of the Kirkland Parkplace Project include implementing its comprehensive plan, producing positive economic impacts to the City, promoting environmental quality, and mitigation of project impacts; and

WHEREAS, a development agreement must be approved by ordinance or resolution after a public hearing; and

WHEREAS, a public hearing for this Development Agreement was held on August 3, 2015, and the City Council approved this Development Agreement by Resolution R-____, on August 3, 2015; and

WHEREAS, this Agreement constitutes a final land use action pursuant to RCW 36.70C.020 and is subject to review pursuant to RCW 36.70C.101 et seq.

NOW, THEREFORE, in consideration of the mutual promises set forth herein and the long-term benefit to both the City and KPP, the parties hereby agree as follows:

II. AGREEMENT

1. Project Description. The master-planned development to be sited on the Parkplace Property in accordance with the terms and conditions of this Agreement as well as other applicable development regulations is called the "Kirkland Parkplace Project." As used in this Agreement, the term Kirkland Parkplace Project (or "Project") means the proposed development of the Parkplace Property with a mix of uses, types and density of development, and amenities consistent with the Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines (as they may be amended), the Planned Action Ordinance and this Agreement.

2. Zoning Approvals.

2.1 Master Plan Approval. In accordance with the City's Comprehensive Plan, Chapter 142 of the Kirkland Zoning Code (KZC) and Kirkland Municipal Code 3.30.040, the City approved the Parkplace Master Plan and Design Guidelines on February 17, 2015, and approved minor modifications to the Master Plan on June 7, 2015. The Master Plan and Design Guidelines provide the vision and framework for the creation of a mixed use development focused on office use, along with a mix of supporting retail, commercial, entertainment, residential and recreational uses. The Master Plan is attached as Exhibit 3 to this Agreement and incorporated by this reference.

2.2 Planned Action Approval. Pursuant to RCW 43.21C and WAC 197-11, the City established a Planned Action for this Project on February 17, 2015. This Planned Action establishes the framework that the City will use to impose appropriate conditions on qualifying Planned Action Projects.

2.3 Development Permit Process. The above referenced plans will be implemented in phases by a series of Development Permit Process applications. These include but are not limited to, applications for clearing and grading permits, building permits, and such other permits and approvals described in Chapter 142 of the KZC and necessary to authorize development and implementation of the master plan and planned action approval. The Development Permit process requires the applicant to demonstrate consistency with the requirements of the Design Review Board approval and Planned Action.

3. Vesting.

3.1 Vesting of Development Regulations.

The provisions of the Kirkland Municipal Code in effect on the day of this Agreement, except as otherwise provided in this Agreement, shall apply to the development of the Kirkland Parkplace Project until the sunset of Ordinance O-4473, the Planned Action Ordinance for the Kirkland Parkplace, or ten years from date of this Agreement, whichever comes first. Except as otherwise provided herein or by state or federally mandated laws preempting the City's authority to vest regulations for this Project, and excluding revisions to permit processing, plan review fees, impact fees and building and fire codes, any amendments made during the term of this Agreement to zoning or development regulations, transportation concurrency regulations, or SEPA regulations shall not apply to or affect the conditions of the Project. As provided by RCW 36.70B.170(4), the proposed development shall not vest against new development regulations to the extent the new regulations are required by a serious threat to public health and safety.

3.1.1 International Codes. The International Building Code, International Fire Code, and other construction codes in effect in the State of Washington as of the date of the filing of a complete application for a building permit shall apply to all new development and the redevelopment or modification of existing development. However, should the International Building Code be modified after the parking garage is permitted, but before the tenant space on top of the parking garage is permitted, no retrofit of the constructed parking garage will be required to comply with the more recent code.

3.1.2 Optional Regulations. During the Term of this Agreement, KPP may, at its option, develop the Property or portions thereof in accordance with new code provisions or generally applicable standards for that subject adopted after the date of execution of this Agreement, without the obligation to bring other portions of the Property into conformance with newly-adopted codes or regulations.

3.1.3 Development Fees and Impact Fees. The vesting provisions in this section shall not apply to permit fees, plan review fees, impact fees or other types of development fees to which the Kirkland Parkplace Project may be subject. KPP will pay the fees for applications for permits, plan review fees, impact fees or other types of development fees in effect at the time the application is made or the fee is due.

4. Dispute Resolution Process. The parties shall use their best efforts to resolve disputes arising out of or related to this Agreement using good faith negotiations. If the dispute cannot be settled through negotiation, the parties agree first to try in good faith to settle the dispute through mediation before resorting to litigation. The fees for mediation will be borne equally by the parties.

5. Modifications to Agreement. This Agreement contains all terms, conditions and provisions agreed upon by the parties hereto, and shall not be modified except by written amendment executed by both parties. Amendments to this Agreement that materially modify the intent and policy of the Agreement must be approved by the City Council. Other amendments may be approved by the City Manager.

6. General Provisions.

6.1 Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington.

6.2 Recording. This Agreement or a memorandum thereof shall be recorded against the Parkplace Property as a covenant running with the land and shall be binding on KPP and Owners, their heirs, successors and assigns until this Agreement expires on its own terms pursuant to Section 7.12.

6.3 Interpretation; Severability.

6.3.1 Interpretation. The parties intend this Agreement to be interpreted to the full extent authorized by law as an exercise of the City's authority to enter into development agreements pursuant to RCW 36.70B.170 et seq., and this Agreement shall be construed to exclude from the scope of this Agreement and to reserve to the City, only that police power authority which is prohibited by law from being subject to a mutual agreement with consideration. If a Parkplace Development Standard, as set forth in Kirkland Ordinances O-4475 and O-4473, conflicts with an otherwise applicable provision of the Kirkland Municipal Code, the Parkplace Development Standard shall control.

6.3.2 Severability. If any provision of this Agreement is determined to be unenforceable or invalid in a final decree or judgment by a court of law, then the remainder of this Agreement not decreed or adjudged unenforceable or invalid shall remain unaffected and in full force and effect. In that event, this Agreement shall thereafter be modified, as provided immediately hereafter, to implement the intent of the parties to the maximum extent allowable under law. The parties shall diligently seek to agree to modify the Agreement consistent with the final court determination, and no party shall undertake any actions inconsistent with the intent of this Agreement until the modification to this Agreement has been completed. If the parties do not mutually agree to modifications within forty-five (45) days after the final court determination, then either party may initiate the mediation process under Section 7 for determination of the modifications that will implement the intent of this Agreement and the final court decision.

6.4 Authority. Each party respectively represents and warrants that it has the power and authority, and is duly authorized, to enter into this Agreement on the terms and conditions herein stated, and to deliver and perform its obligations under this Agreement.

6.5 Exhibits Incorporated. Exhibits 1, 2 and 3 are incorporated herein by this reference as if fully set forth.

6.6 Headings. The headings in this Agreement are inserted for reference only and shall not be construed to expand, limit or otherwise modify the terms and conditions of this Agreement.

6.7 Time of the Essence. Time is of the essence of this Agreement and of every provision hereof. Unless otherwise set forth in this Agreement, the reference to "days" shall mean calendar days. If any time for action occurs on a weekend or legal holiday in the State of Washington, then the time period shall be extended automatically to the next business day.

6.8 Entire Agreement. This Agreement represents the entire agreement of the parties with respect to the subject matter hereof. There are no other agreements, oral or written, except as expressly set forth herein and this Agreement supersedes all previous agreements, oral or written.

6.9 Default and Remedies.

6.9.1 Cures Taking More Than Thirty Days. No party shall be in default under this Agreement unless it has failed to perform as required under this Agreement for a period of thirty (30) days after written notice of default from any other party. Each notice of default shall specify the nature of the alleged default and the manner in which the default may be cured satisfactorily. If the nature of the alleged default is such that it cannot be reasonably cured within the thirty (30) day period, then commencement of the cure within such time period and the diligent prosecution to completion of the cure shall be deemed a cure.

6.9.2 Attorneys' Fees. In any action to enforce or determine a party's rights under this Agreement, the prevailing party shall be entitled to attorney's fees and costs.

6.10 Term. The term of this Agreement shall be ten (10) years. The City and KPP may agree to extend the term of this Agreement, provided such extension is approved by the City Council.

6.11 No Third-Party Beneficiary. This Agreement is made and entered into for the sole protection and benefit of the parties hereto and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement. Parcel Builders in Parkplace Property shall be deemed to be successors under this provision.

6.12 Interpretation. This Agreement has been reviewed and revised by legal counsel for both parties, and no presumption or rule construing ambiguity against the drafter of the document shall apply to the interpretation or enforcement of this Agreement.

6.13 Notice. All communications, notices, and demands of any kind that a party under this Agreement requires or desires to give to any other party shall be in writing and either (i) delivered personally, (ii) sent by email with an additional copy mailed first class, or (iii) deposited in the U.S. mail, certified mail postage prepaid, return receipt requested, and addressed as follows:

If to the City: City of Kirkland

If to KPP: KPP, LLC

Notice by hand delivery or email shall be effective upon receipt, provided that notice by facsimile shall be accompanied by mailed notice as set forth herein and shall be evidenced by a printed confirmation of receipt. If deposited in the mail, certified mail, return receipt requested, notice shall be deemed delivered forty-eight (48) hours after deposited. Any party at any time by notice to the other party may designate a different address or person to which such notice or communication shall be given.

6.14 Delays. If either party is delayed in the performance of its obligations under this Agreement due to Force Majeure, then performance of those obligations shall be excused for the

period of delay. For purposes of this Agreement, economic downturns, loss in value of KPP assets, inability to obtain or retain financing, do not constitute a force majeure event.

6.15 Indemnification. Except as otherwise specifically provided elsewhere in this Agreement and any exhibits hereto, each party shall protect, defend, indemnify and hold harmless the other party and their officers, agents, and employees, or any of them, from and against any and all claims, actions, suits liability, loss, costs, expenses, and damages of any nature whatsoever, which are caused by or result from any negligent act or omission of the party's own officers, agents, and employees in performing services pursuant to this Agreement. The extent of KPP's indemnification under this Section 6.15 shall be limited solely to its interest in the Parkplace Property, and to direct, and not to consequential or punitive, damages. In the event that any suit based upon such a claim, action, loss, or damage is brought against a party, the party whose negligent action or omissions gave rise to the claim shall defend the other party at the indemnifying party's sole cost and expense; and if final judgment be rendered against the other party and its officers, agents, and employees or jointly the parties and their respective officers, agents, and employees, the parties whose actions or omissions gave rise to the claim shall satisfy the same; provided that, in the event of concurrent negligence, each party shall indemnify and hold the other parties harmless only to the extent of that party's negligence. The indemnification to the City hereunder shall be for the benefit of the City as an entity, and not for members of the general public.

6.16 Kirkland Parkplace Project is a Private Undertaking. The Kirkland Parkplace Project is a private development and the City has no interest therein except as authorized in the exercise of its governmental functions.

6.17 Recording. Upon execution of this Agreement by both parties, Developer, at its expense, shall record the Agreement with the Real Property Records Division of the King County Records and Election Department. Upon recording, Developer shall promptly provide a copy of the recorded documents to the City.

In Witness Whereof, the parties have caused this Agreement to be executed, effective on the day and year set forth on the first page hereof.

CITY OF KIRKLAND, a Washington municipal corporation

By: _____
Kurt Triplett, City Manager

Date: _____

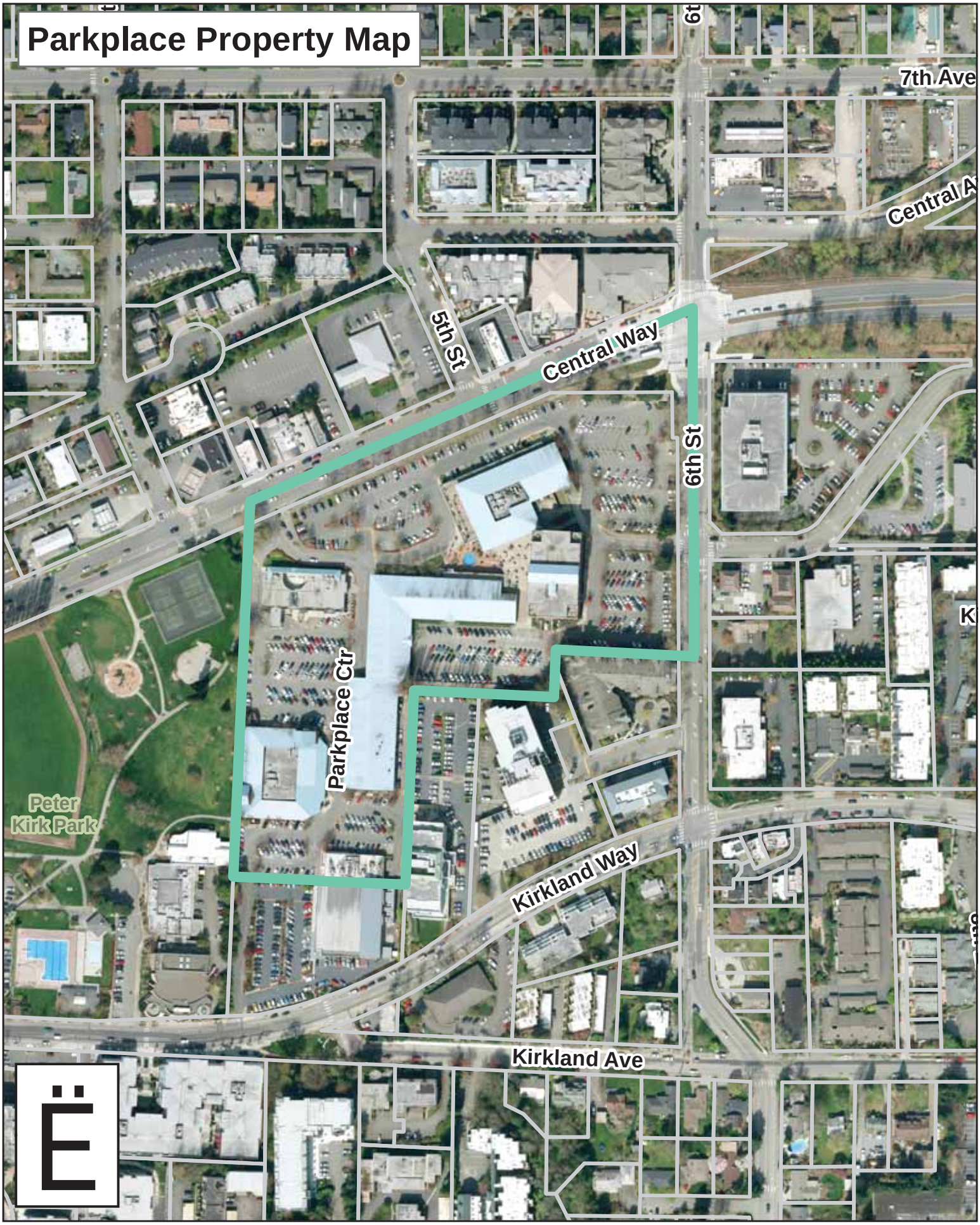
KKP, LLC, a Washington limited liability company

By: _____

Its: _____

Date: _____

Parkplace Property Map



E

EXHIBIT 2

LEGAL DESCRIPTION:

PARCEL A:

LOTS 1 THROUGH 17, INCLUSIVE, IN BLOCK 174 OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE DIVISION 39, AS PER PLAT RECORDED IN VOLUME 33 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, WASHINGTON;

AND THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 89°39'00" WEST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 708.00 FEET;
THENCE NORTH 00°21'00" WEST A DISTANCE OF 317.71 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°46'25" WEST A DISTANCE OF 2.87 FEET;
THENCE SOUTH 89°34'30" WEST A DISTANCE OF 166.54 FEET;
THENCE NORTH 00°25'30" WEST A DISTANCE OF 0.58 FEET;
THENCE SOUTH 89°46'25" WEST A DISTANCE OF 160.59 FEET;
THENCE NORTH 00°21'00" WEST A DISTANCE OF 488.34 FEET;
THENCE SOUTH 63°26'15" WEST A DISTANCE OF 0.72 FEET;
THENCE NORTH 00°21'00" WEST A DISTANCE OF 184.39 FEET TO THE SOUTHERLY MARGIN OF CENTRAL WAY AND A POINT THAT BEARS NORTH 89°39'00" EAST A DISTANCE OF 1,511.50 FEET ALONG THE SECTION LINE AND NORTH 00°21'00" WEST A DISTANCE OF 990.20 FEET FROM THE CORNER OF FRACTIONAL SECTIONS 5 AND 8, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M., SAID POINT BEING ON THE SOUTHERLY MARGIN OF CENTRAL WAY;
THENCE NORTH 63°26'15" EAST ALONG SAID MARGIN A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 174, OF SAID AFOREMENTIONED PLAT;
THENCE SOUTH 00°21'00" EAST ALONG SAID LOT 1, A DISTANCE OF 183.91 FEET TO THE SOUTHWEST CORNER OF LOT 1;
THENCE NORTH 63°26'15" EAST ALONG THE SOUTHERLY LINE OF LOT 1, LOT 2 AND LOT 3, TO THE SOUTHEAST CORNER OF LOT 3 AND ITS INTERSECTION WITH THE WEST LINE OF LOT 4, A DISTANCE OF 161.48 FEET;
THENCE SOUTH 00°21'00" EAST ALONG THE WEST LINE OF LOT 4, A DISTANCE OF 194.10 FEET TO THE SOUTHWEST CORNER OF LOT 4;
THENCE NORTH 89°39'00" EAST ALONG THE SOUTHERLY LINE OF LOT 4 AND LOT 5, A DISTANCE OF 132.00 FEET TO A POINT IN LOT 5 THAT BEARS NORTH 00°21'00" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°21'00" EAST A DISTANCE OF 392.43 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS AS GRANTED BY INSTRUMENT RECORDED JULY 20, 1990, UNDER RECORDING NO. 9007200568, IN KING COUNTY, WASHINGTON.

PARCEL C:

AN EASEMENT FOR INGRESS, EGRESS AND PARKING AS GRANTED IN THAT CERTAIN "GRANT OF MUTUAL EASEMENTS" RECORDED JUNE 27, 1985 UNDER RECORDING NO. 8506270132, AS MODIFIED BY AWARD ON ARBITRATION FILED OCTOBER 30, 1990, IN KING COUNTY SUPERIOR COURT CAUSE NO. 90-2-02367-2 AND AMENDMENT RECORDED MARCH 22, 1996 UNDER RECORDING NO. 9603220640, IN KING COUNTY, WASHINGTON.

THE CITY OF KIRKLAND

Kirkland Parkplace
Mixed-Use Development

Master Plan and Design Guidelines

Adopted by the City Council pursuant to
Kirkland Municipal Code Section 3.30.040(4), O-4475.
Updated February 17, 2015 and June 7, 2015.

Attest:

Amy Walen,
Mayor

Eric Shields
Director,
Planning & Community
Development

Prepared by CollinsWoerman

February 6, 2015

Amended June 1, 2015

TABLE OF CONTENTS

POLICY OVERVIEW

1. Introduction....3
2. Vision....3
3. Application....4
4. Review Process: Determining Compliance....4
5. Modifications....4
6. Phasing....4
7. Comprehensive Plan Design Direction....5
8. Design Intent....6

MASTER PLAN: DEVELOPMENT STANDARDS

9. Program Requirements....7
10. Public Amenities, Access, and Organization of Uses....8
    A. Pedestrian Connections....8
    B. Retail/Restaurant Frontage....9
    C. Organization of Uses....9
    D. Pedestrian Space....12
    E. Special Setbacks at South Portion of Site....12
11. Street Classification....13

DESIGN GUIDELINES

12. Design Guidelines: All Districts....18
13. Design Guidelines: District-Specific....26
    A. Gateway....26
    B. Central Way....28
    C. Park Interface....30
    D. Mixed Use Hub....31

NOTES

Image Credits....32

Acknowledgment: Written content in this document has been excerpted and/or excerpted and edited from the previously approved *Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines* document updated December 16, 2008 as created by LMN Architects.

POLICY OVERVIEW

1. Introduction

Located along Central Way and 6th Street, Kirkland Parkplace has the potential to offer many great amenities to Kirkland's downtown. Parkplace is a 501,000 square-foot property defined as CBD-5A in Kirkland's Zoning code. The proposed mixed-use center includes approximately 1.175 million square feet of development consisting of retail, office, residential, and entertainment uses that are, in effect, an extension of the existing downtown.

PURPOSE

This document includes three major parts: (1) a Policy Overview that establishes a vision, procedure, and design intent; (2) a Master Plan comprised of Development Standards that establish basic programming and site planning requirements; and (3) Design Guidelines that establish detailed design standards for the site and buildings.

These Standards and Guidelines provide structure to help meet the goals outlined in the Comprehensive Plan. A discussion of relevant Comprehensive Plan directives and this document's associated responses can be found in Section 7: *Comprehensive Plan Design Direction.*

PROJECT NAMING

While this document references the site's current name of "Kirkland Parkplace", the property owner may choose to re-brand the development and re-name it to reflect its new brand identity.

2. Vision

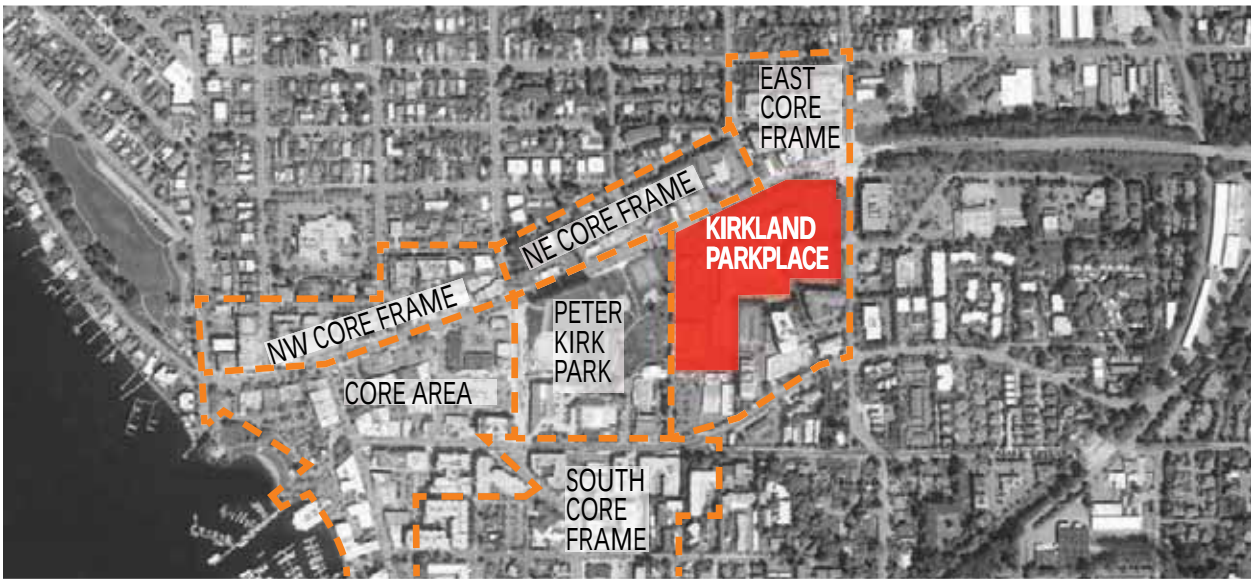
The Kirkland Parkplace Master Plan envisions a transformation of the existing suburban style office park and retail area to a lively, integrated mixed-use center.

Parkplace creates a new destination in Kirkland featuring tree-lined streets, landscaped open spaces, offices and residences overlooking public plazas, and a wide variety of shopping, dining, entertainment, and recreation experiences. Parkplace's contemporary Northwest architecture evokes Kirkland and its environs with green design, appropriate massing, and orientation. Appropriate placement of trees, fountains, benches, street lamps, and decorative sidewalk treatments add a rich texture to Parkplace's plazas and streets.

The combination of pedestrian-oriented streets, distinctive architecture, unique urban character, sensitive integration and progressive sustainable design strategies will make Kirkland Parkplace an attractive and valued gathering place for Kirkland's citizens.

The compact design includes a diversity of spaces for gathering and bustling activity, while maintaining a human scale. This reflects and celebrates the evolution of Kirkland: balancing the need for growth and economic opportunity, but not losing touch with the comfortable, small-town roots of its past.

Kirkland Parkplace is both a home and a destination.



Kirkland Parkplace: Design District 5A, part of the East Core Frame in Kirkland's downtown area[1]

3. Application

The Master Plan and Design Guidelines set forth in this document have been created to guide the development of Kirkland Parkplace to meet the intent of the vision for CBD-5A of the City of Kirkland. This Master Plan and Design Guidelines Document allows increased height and reduced setbacks in exchange for providing a mixed-use center and public amenities. These Standards and Guidelines are to be used in addition to the standard zoning regulations for CBD-5A. They are supplemental, not a substitution, to the City of Kirkland Municipal Code and supporting documents.

4. Review Process: Determining Compliance

This document establishes performance criteria and provides recommendations for achieving specific design objectives. Compliance with the Master Plan, including general standards; general public amenity, and access locations; organization of uses; and street dimensional requirements shall be determined by administrative review (planning official). Compliance and consistency with the Design Guidelines shall be determined by the Design Review Board in accordance with KMC 142.35.9. In the DRB's review of the project, the Board shall respect the requirements and commitments established in this Master Plan.

5. Modifications

A major modification to the Master Plan is any proposal that would result in a change that would substantially alter the Plan's proposed development such as: decrease in open space quantity, changes to locations of primary and secondary internal streets, or changes in allowed use. Major modifications to the Master Plan shall require a staff review for consistency with the Comprehensive Plan and City Council approval. (Refer to KMC 3.30.040.)

A minor modification to the Master Plan, reviewed by the Planning Director, is any proposal that would result in a change that would not substantially alter the Plan's proposed development such as: facade treatments, street design variation, character/design detail of public spaces, or minor variations in design of sidewalks, pathways, lighting, and landscaping.

The Design Review Board may grant a design departure or minor variation in the Design Guidelines only if it finds that both of the following requirements are met:

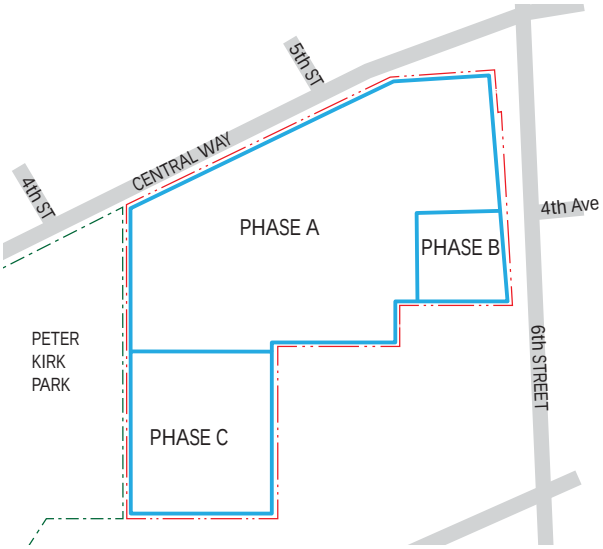
a. The variation is consistent with the intent of the guideline and results in superior design.
b. The departure will not result in any substantial detrimental effect on nearby properties or the neighborhood.

6. Phasing

Depending on market conditions, this development will be staged in three major phases (A, B, and C).

Each independent phase will be designed and built to ensure that, at completion, there are no unsafe or unsightly temporary conditions and that pedestrian connections to and through the site are maintained and/or restored; and functionality of vehicle access and circulation is maintained.

As a condition of design review approval for each phase, the applicant shall demonstrate how these conditions will be satisfied for that phase.



Potential project phasing by location. Sequence of phasing to be determined.

7. Comprehensive Plan Design Direction

The City of Kirkland's Comprehensive Plan, Section XV.D, includes several policies and guidelines directly related to the Parkplace site. Four relevant Comprehensive Plan directives and associated responses are included below:

A. *CP Policy*: *Heights of up to eight stories are appropriate as an incentive to create a network of public spaces around which is organized a dynamic retail destination* (CP XV.D-13).

Response: Parkplace is an urban, open-air retail, restaurant, entertainment, office, and residential complex. (See Section 10 for standards regarding networks of open space, retail frontage, and pedestrian connections.)

B. *CP Policy*: *Special attention to building design, size, and location should be provided at three key locations:*

- *at the intersection of Central Way and Sixth Street to define and enhance this important downtown gateway;*
- *along Central Way to respond to the context along the north side of street;*
- *and facing Peter Kirk Park to provide a transition in scale to downtown's central green space* (CP XV.D-14).

Pedestrian Connections to adjoining streets, Peter Kirk Park, and adjoining developments should be incorporated to facilitate the integration of the district into the neighborhood (CP XV.D-13).

Response: Specific design guidelines have been defined to encourage unique environments and experiences in each of these three locations. The development standards define pedestrian connection requirements.

C. *CP Policy*: *Because of the intensity of land use in 5A, the design of the buildings and site should incorporate aggressive sustainability measures, including low impact development measures, deconstruction, green buildings, and transportation demand management* (CP XV.D-14).

Response: The compact development, pedestrian-friendly, mixed-use nature of the land use in CBD-5A is fundamentally sustainable. It provides a live-work balance in downtown Kirkland and provides access to goods and services people need in proximity to where they live. Combined with a commitment to sustainable strategies in the design of the development, Kirkland Parkplace will significantly contribute to lowering carbon emissions and energy use relative to a suburban model of development.

D. *CP Policy*: *Residential development could be designed to integrate into both the office/retail character of the zone and the active urban nature of Peter Kirk Park* (CP XV.D-14).

Response: The Development Standards provide for up to 30% of building floor area to be devoted to residential use. The proposed residential component will enhance Parkplace's public and retail experience and bring after-hours activity to the development. Residents will have access to a range of services and a direct connection to Peter Kirk Park - all within walking distance.

8. Design Intent

This Master Plan and Design Guidelines document was created using the identified nine Guiding Principles for the project which were derived from input from the City staff, Design Review Board, Planning Commission, various community groups, and the residents of Kirkland.

1. Emotional ownership by the community:
   - Incorporate the project into the story of Kirkland.
   - Enable meaningful community exchanges.
   - Inspire unique experiences and discoveries.
   - Promote the coalescence of Community, Culture, and Commerce.
   - Provide a 'transforming experience' vs. a 'transactional experience'.
   - Include neighborhood retail.
2. Site planning connections:
   - Include public spaces such as plazas.
   - Create clear vehicular access and parking.
   - Create strong emphasis on the streetscape.
   - Support active public spaces.
   - Provide clear and inviting public access.
   - Provide connections to Peter Kirk Park.
3. Create community gathering spaces:
   - Create easily accessible public spaces.
   - Develop spaces that vary in size and offer choices for all ages.
   - Provide safety and comfort.
   - Integrate into the social life of downtown Kirkland.
4. Enhance the pedestrian environment:
   - Promote walkability: network of internal and external pedestrian connections.
   - Create visual interest along the street.
   - Incorporate a rich variety of materials.
   - Provide and enhance pedestrian circulation and retail continuity.
5. Integrate motor vehicle access and parking
   - Minimize the visual presence of parked cars.
   - Allow parking to be utilized during nights/weekends for benefit of community and downtown.
6. A mix of uses = a mix of building types:
   - Create a variety of building types, scales, and materials.
   - Express a three-dimensional quality to the public spaces.
7. Appropriate massing and scale:
   - Create pedestrian spaces with access to sun.
   - Address surrounding edges.
   - Consider scale, massing, and detail of individual buildings.
   - Express human-scale, detailed street level building facades.
8. Sustainability:
   - Establish macro-scale/site sustainable strategies.
   - Pursue building-specific sustainable strategies.
   - Encourage tenant-specific sustainable strategies.
9. Mixed-use development:
   - Provide a residential component to the project that will support the viability of a 24-hour development and complement the other uses on the site.

Children's play area at Peter Kirk Park[2]

MASTER PLAN: DEVELOPMENT STANDARDS

9. Program Requirements

The following requirements and ratios are established to quantify use types at the completion of the project, and are not a requirement for any single phase.

A. PEDESTRIAN SPACE

The development will include a variety of public open spaces that vary in size and character. A minimum of 15%, or 75,000 square feet, of the site shall be activated pedestrian-oriented space, in the form of courtyards, plazas, etc. See diagram (Section 10.D) for approximate locations and dimensional requirements of specific spaces. Definition of appropriate design treatments are found in the district-specific design guidelines (Section 13).

B. ARTS COMMITMENT

In an effort to encourage integrated art into the project, Parkplace is working in collaboration with representatives from the cultural council and local art community and will identify and create opportunities to integrate art into the project.

C. GREEN BUILDING COMMITMENT

Section V. Natural Environment of the Comprehensive Plan outlines broad goals and policies related to environmental sustainability. Section XV.D of the Comprehensive Plan and Guiding Principle #8 (see Section 8 of this document) describe goals specific to the Parkplace site.

1. In response to these goals and policies, the following requirements will apply to the Kirkland Parkplace project:

a. All new office buildings will be designed achieve a LEED CS Gold threshold. A USGBC Pre-Certification Application showing points meeting LEED CS Gold will be included with permit submittals to show which points will be pursued.

b. The multi-family residential building(s) will be designed to a LEED for Homes Multifamily Mid-Rise Silver threshold; or to meet Built Green 4 Star certification.

c. The applicant shall encourage all potential tenants for Kirkland Parkplace to pursue LEED-CI. To accomplish this, the applicant will create and distribute to tenants a set of Tenant Design Guidelines to show strategies tenants can use to achieve LEED-CI certification. These Tenant Design Guidelines will be made available to the City of Kirkland to inform their ongoing sustainability programs.

d. At the end of tenant build-outs of the office space, the applicant shall prepare an executive summary for the City of Kirkland, outlining what sustainability measures were incorporated in the tenant build-outs (unless otherwise restricted by tenant confidentiality).

e. In addition, the applicant shall strive to make design choices in its Core and Shell buildings that are conducive to the achievement of LEED-CI by tenants.

2. In the interest of promoting a holistic sustainability approach, the applicant shall strive to integrate site-specific strategies identified as focus areas, such as:

a. Energy efficiency strategies, like centralized cooling options and heat recovery.

b. Low Impact Development (LID) strategies like stormwater planters, vegetated roofs, and bioswales.

c. Materials and resource strategies like recycled materials, regional materials, and FSC certified wood.

D. COMMUNITY-SERVING RETAIL AND SERVICES

Include neighborhood-serving retail and services. Possible examples include: grocery, childcare, bookstore, drugstore, dry cleaner, movie theater, barbershop, shoe repair, etc.

E. PARKING

To guide the transformation described in the Comprehensive Plan from “an auto-oriented center surrounded by surface parking into a pedestrian-oriented center integrated into the community” (CP XV.D-13), the majority of parking for the development shall be placed underground. Surface parking will be provided along selected internal streets and at other selected surface parking locations to support retail uses.

SITE AREA BREAKDOWN · TOTAL SITE AREA = 501,000 SF = 100%

Building Footprint	Vehicle Areas	Open Space
40 - 45%	20 - 25%	35 - 40%

OPEN SPACE BREAKDOWN

Sidewalks	Pedestrian Space: Plazas/Courtyards/Gardens/Elevated Terrace	Private Roof Terrace
20 - 25% of Site	15 - 20% of site (75,000 sf minimum)	10,000 sf

BUILDING USE BREAKDOWN · Approximate 1,175,000 GROSS SF TOTAL = 100%

Commercial Office	Retail / Fitness / Entertainment	Residential
650,000 sf	225,000 sf	250-300 units 300,000 sf

10. Public Amenities, Access, and Organization of Uses

A. PEDESTRIAN CONNECTIONS

Intent: Create a network of identifiable linkages into and through the project site for pedestrians.

The diagram at right shows approximate pedestrian connections. Darker lines indicate primary connections designated by the Comprehensive Plan. Lighter lines show secondary connections linking existing proposed streets as well as Peter Kirk Park. These connections are for public use.

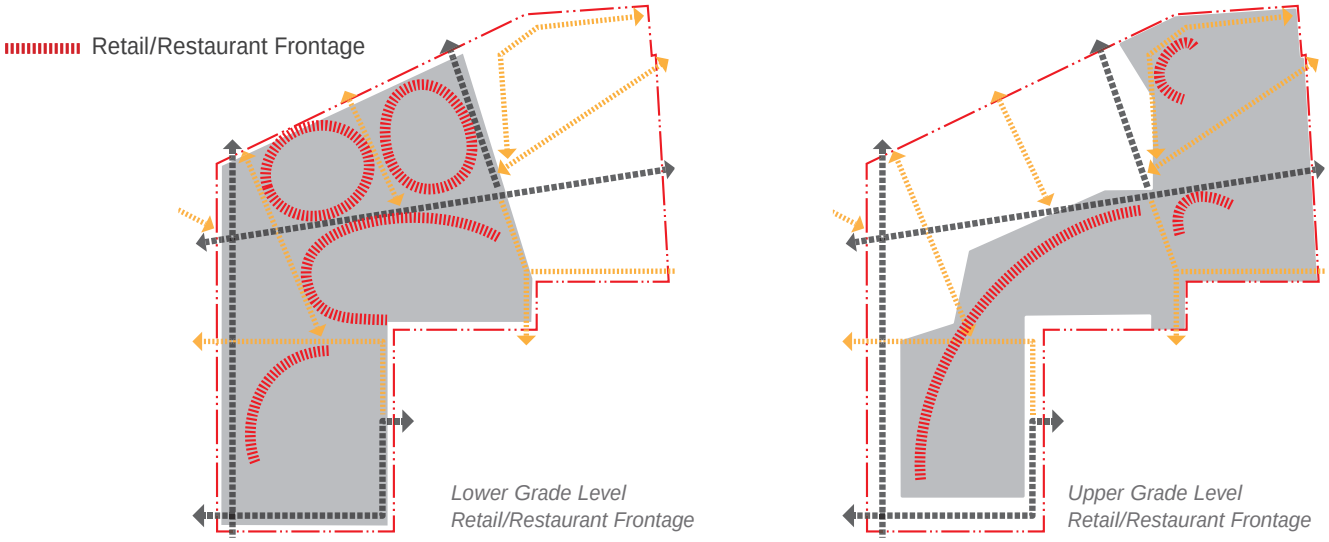
The applicant shall work with the City to define appropriate wayfinding strategies between the development and the Cross Kirkland Corridor.

Network of pedestrian connections

B. RETAIL/RESTAURANT FRONTAGE

Intent: Encourage and contribute to the liveliness and activation of primary and secondary pedestrian paths by providing retail and activating uses at ground level.

Predominant retail and other pedestrian-encouraging uses, including shops, restaurants, grocery, health club, and a movie theater are required along pedestrian-oriented streets and public spaces in the approximate locations shown in diagrams below. Additional activating uses are encouraged on the grade level throughout the development where feasible.



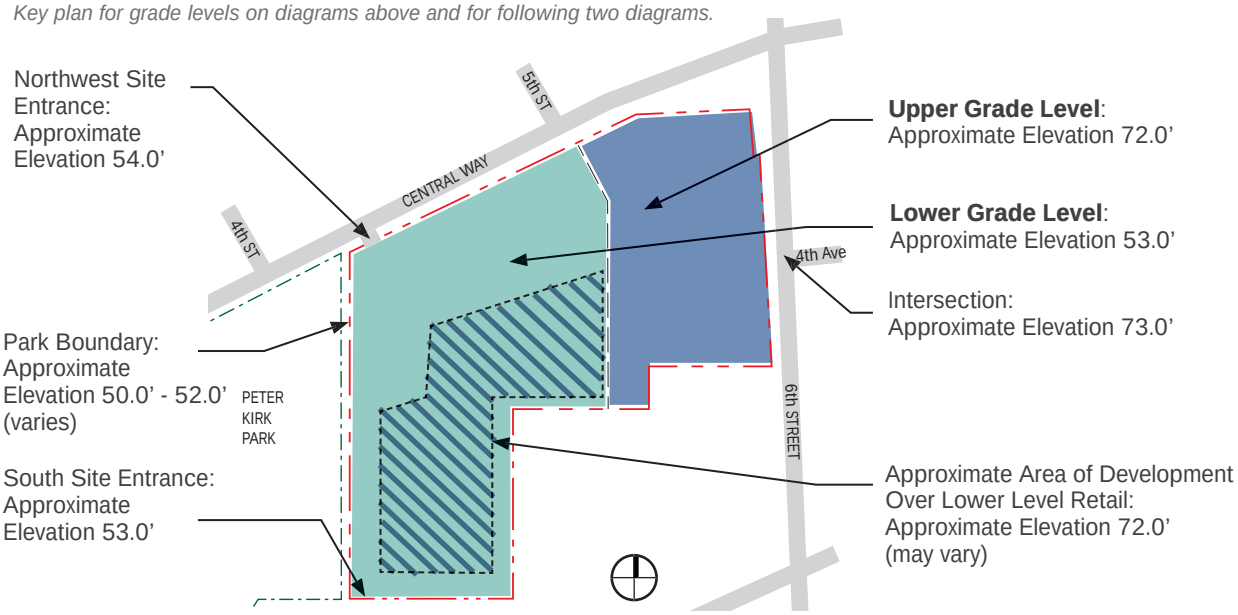
C. ORGANIZATION OF USES

Intent: Locate building and other uses to support the development goals of the project, including: ground floor retail, upper floor office space, residential space, and public gathering spaces between buildings.

The following diagrams describe the approximate locations of various building use types, pedestrian connections, parking, and public gathering spaces.

The key plan below illustrates the two grade levels for the site: *Upper Grade Level* and *Lower Grade Level.* The Upper Grade Level relates to the existing street grades at the intersection of 6th Street and 4th Avenue. The Lower Grade Level relates to Peter Kirk Park and the grades at the northwest site entrance on Central Way.

Key plan for grade levels on diagrams above and for following two diagrams.



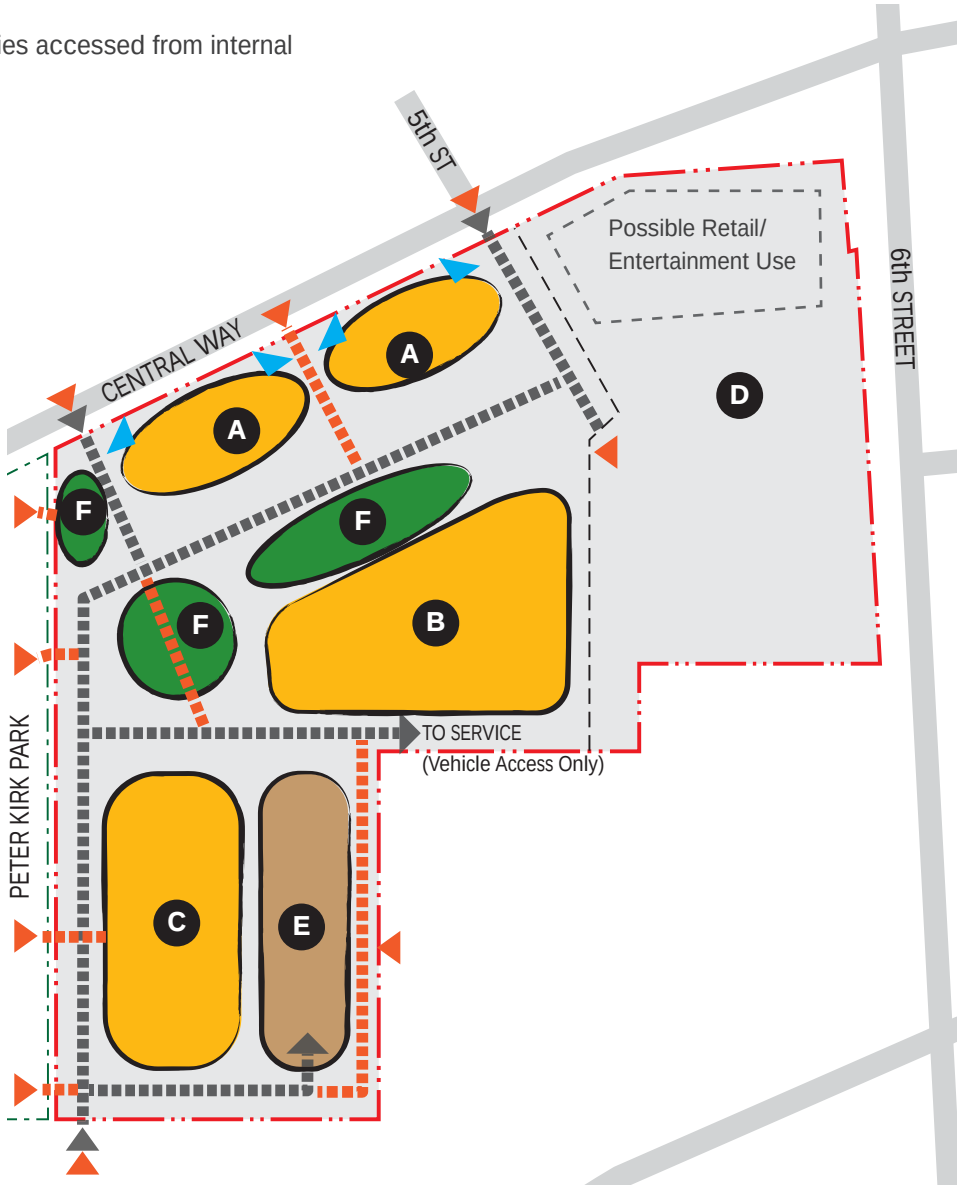
C. ORGANIZATION OF USES: LOWER GRADE LEVEL

BUILDINGS

- **A** Retail with entries accessed from internal street; Office above
- **B** Retail and Grocery with entries accessed from internal street and/or open space; Office Above
- **C** Retail and/or Entertainment; Office above

SITE

- **D** Below-Grade Parking
- **E** Retail Surface Parking
- **F** Pedestrian Space: Plaza/Courtyard/ Garden
- Vehicular and Pedestrian Circulation
- Pedestrian-Only Circulation
- Vehicle Site Access
- Pedestrian Site Access; Locations to be Determined
- Provide visibility into retail or other activating uses at these locations
- Retail
- Outdoor Amenity
- Parking



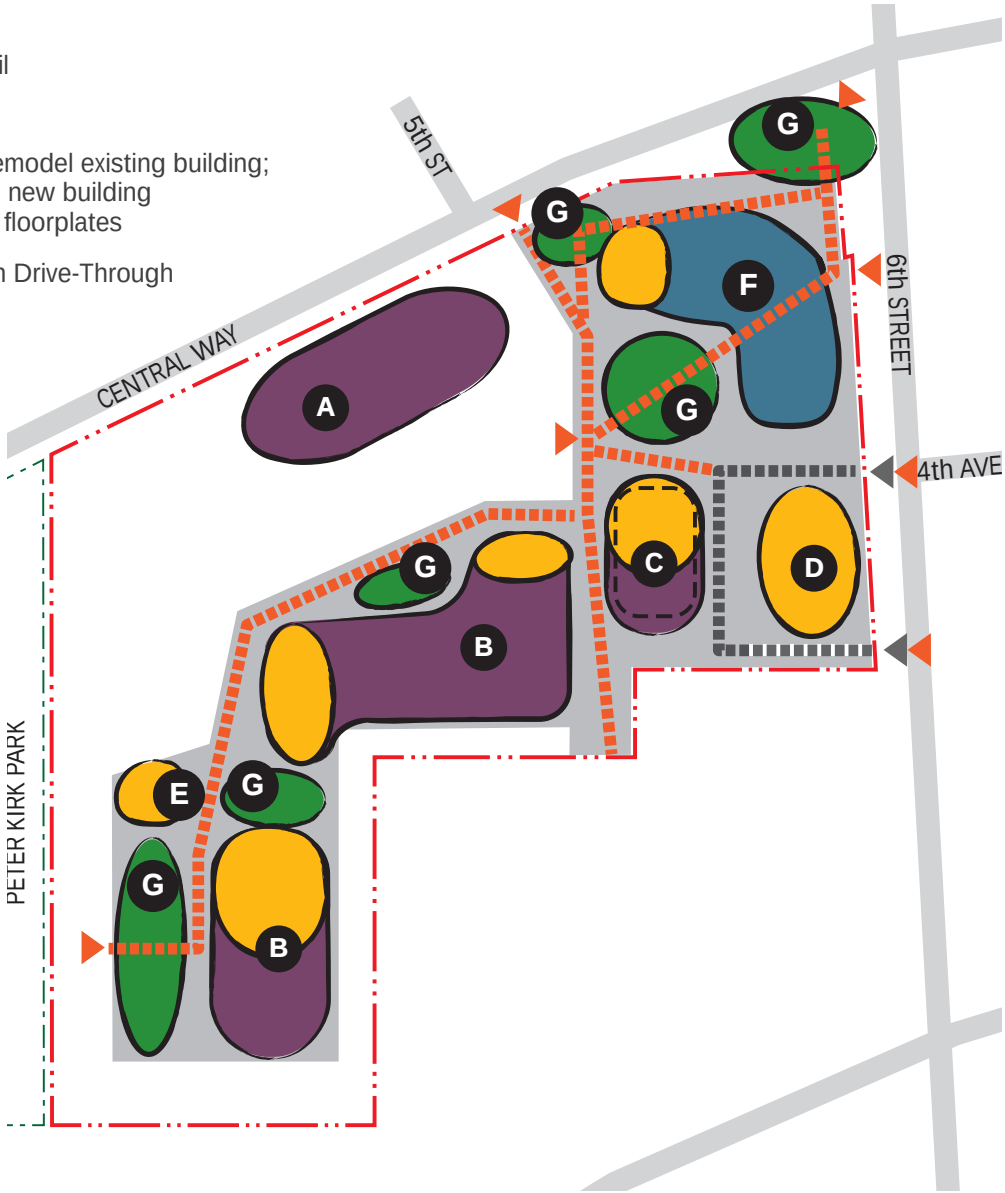
C. ORGANIZATION OF USES: UPPER GRADE LEVEL

BUILDINGS

- **A** Office over Lower Level Retail
- **B** Office with Ancillary Retail
- **C** Office with Retail;
  Options: 1) Retain and remodel existing building;
  2) Replace with new building having larger floorplates
- **D** Retail: Possible Bank with Drive-Through
- **E** Possible Retail
- **F** Residential with Retail at Base

SITE

- **G** Pedestrian Space: Plaza/Courtyard/ Garden/Elevated Terrace
- Vehicular and Pedestrian Circulation
- Pedestrian-Only Circulation
- Vehicle Site Access
- Pedestrian Site Access
- Retail
- Outdoor Amenity
- Office
- Residential



D. PEDESTRIAN SPACE

Intent: Provide a functional and diverse pedestrian environment by creating a variety of usable pedestrian open spaces.

The following types of public/pedestrian space are to be provided at a minimum of 15% of the total lot area, or 75,000 square feet. Locations are approximate and not limited to those shown on the diagram at right.

a. Primary plaza: shall have a minimum area of 10,000 square feet with a minimum average width of 60 feet.

b. Main Street plaza: a linear sequence of pedestrian spaces along Main Street retail shall have locations with a minimum 35-foot plaza depth from building face to curbline. (This does not include roadway. See 11.4 for building face to building face dimensional requirements along Main Street.)

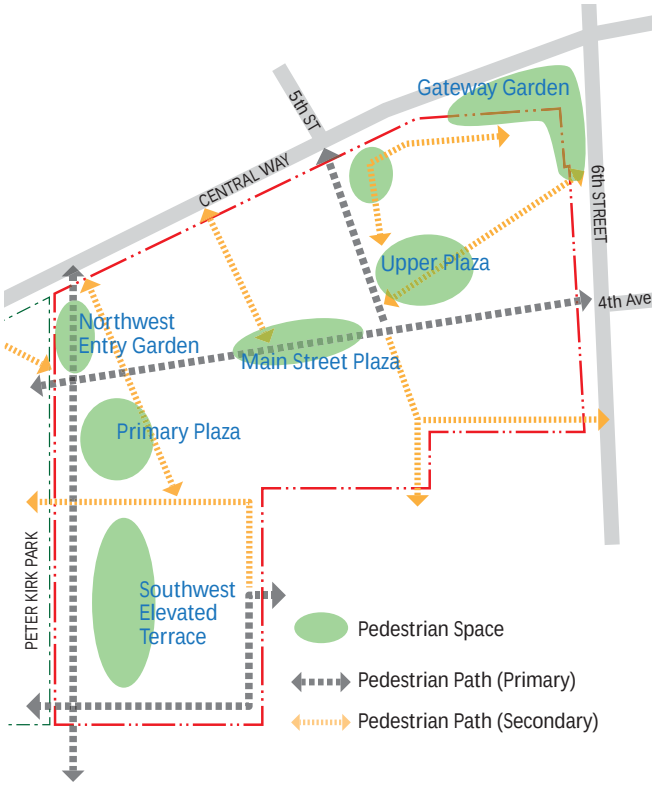
c. Upper Plaza: shall include a combination of landscaping and hardscaping with a minimum area of 10,000 square feet.

d. Northwest Entry Garden: shall be predominantly landscaped and an extension of Peter Kirk Park.

e. Smaller courtyard/plazas: shall have a minimum area of 2,500 square feet each. (not illustrated in diagram at right)

f. Elevated terraces: shall provide a minimum of 10,000 square feet total of publicly accessible pedestrian space at the Upper Grade Level. (See 10.C.)

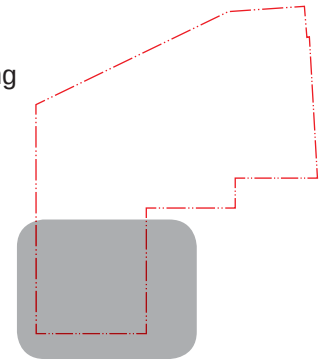
See district specific guidelines for design parameters of public space (ex. plazas, Section 13.D).



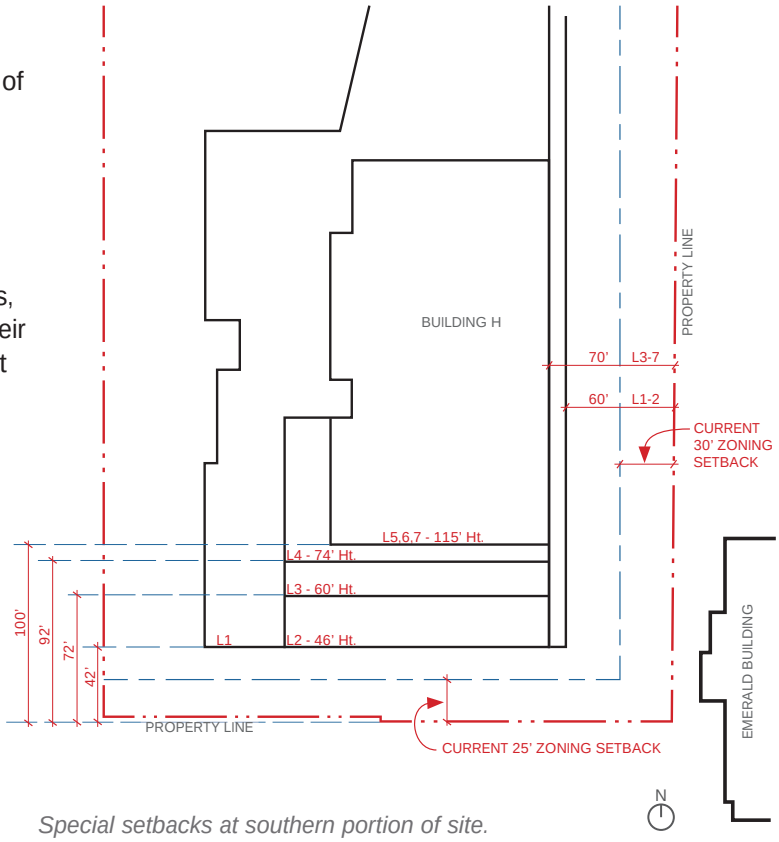
Distribution of pedestrian spaces: along paths, between buildings, and on elevated terraces. Locations are illustrative and subject to change.

E. SPECIAL SETBACKS AT SOUTH PORTION OF SITE

Buildings located in the southern most portion of the site should provide generous and substantial setbacks, building step backs, and modulation in response to their proximity to neighboring buildings. Setback and height requirements are described in the diagram at right. Heights shown in diagram shall be measured per zoning code regulations.



Key Plan: Area described in Section 10.E and in diagram at right.



Special setbacks at southern portion of site.

11. Street Classification

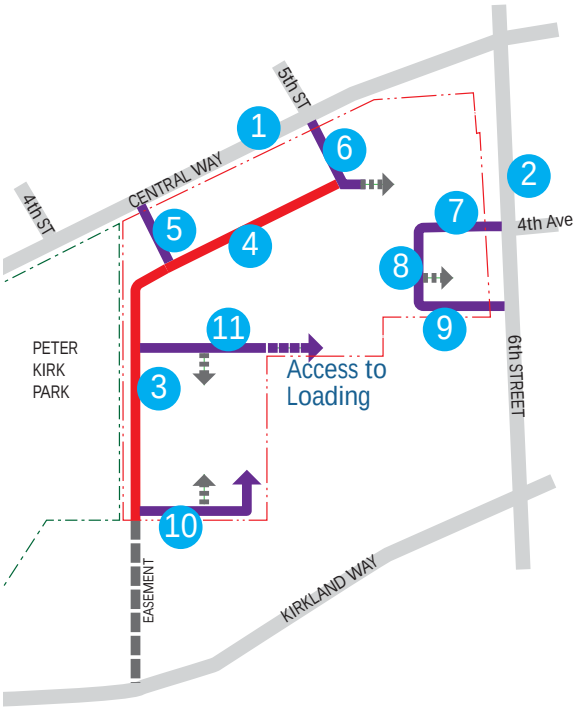
Intent: Create a street and sidewalk network that responds to the existing Kirkland grid pattern, creates a pedestrian-oriented environment, and allows for direct interaction with Peter Kirk Park.

The following street classifications and diagrams represent the various types of streets and approximate locations anticipated in the project. Final location and classification of streets may be adjusted in the final design to include such design techniques as: tight turning radii to calm traffic, curb bulb outs, textured crossings, etc. Access shall be in compliance with city codes and polices for public improvements and emergency access.

Street classifications are meant to be typical sections of the roadway. Slight variations may be necessary to accommodate driveways, street furniture, structural constraints, etc.

Planting adjacent to parking or drive lane may consist of tree wells level with sidewalk or planting strips which are flush with sidewalk or raised above sidewalk. Where tree wells occur, provide minimum 12'-0" total sidewalk width including tree wells, with minimum sidewalk width of 8'-0" and tree well width of 4'-0" (except as noted on street sections).

Where continuous planting strips are provided in lieu of street tree wells, provide minimum 10'-0" sidewalk and 4'-0" minimum planting strip (unless noted otherwise).



Indicates Possible Access to Below-Grade Parking

ADJACENT PUBLIC STREET IMPROVEMENTS

1. Central Way
2. 6th Street

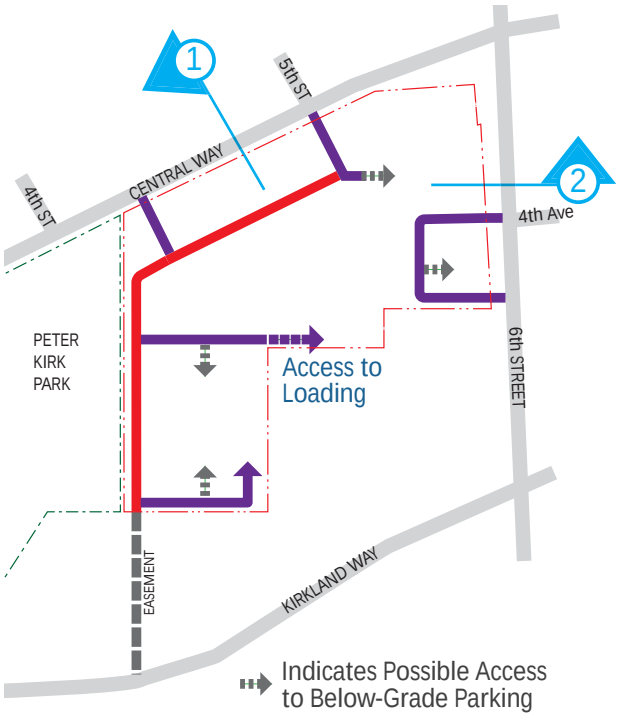
PRIMARY INTERNAL STREETS

3. Park Promenade
4. Main Street

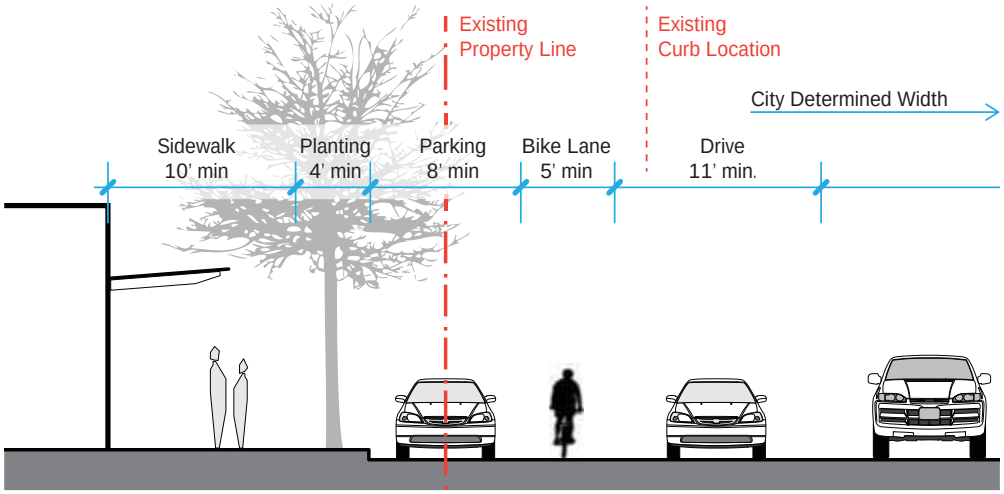
SECONDARY INTERNAL STREETS

5. Access Street at Central Way near 4th Street
6. Access at Central Way near 5th Street
7. Access at 6th Street
8. Upper Level Internal Street
9. Possible Parking/Service Access at 6th Street (*Dependent upon traffic study, design of Upper Level, and access to below-grade parking*)
10. Access Street at Southern Property Line
11. Parking/Service Access

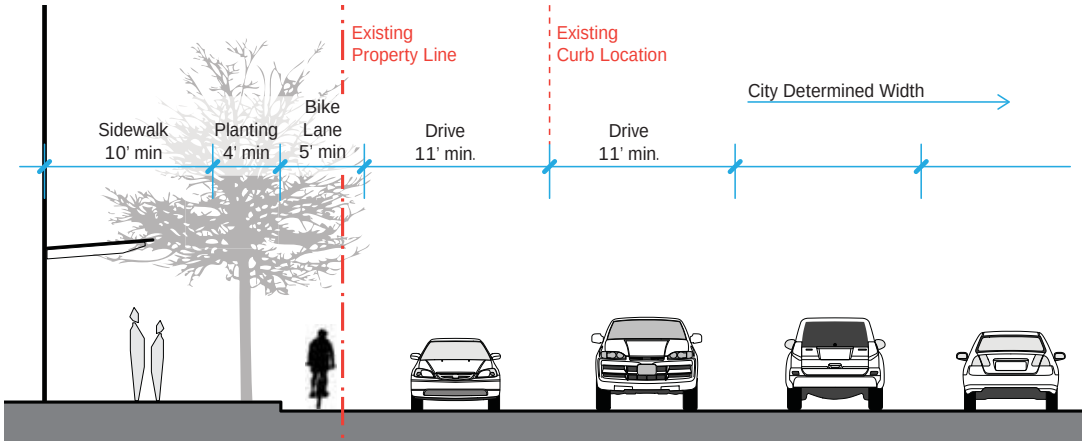
ADJACENT PUBLIC STREET IMPROVEMENTS



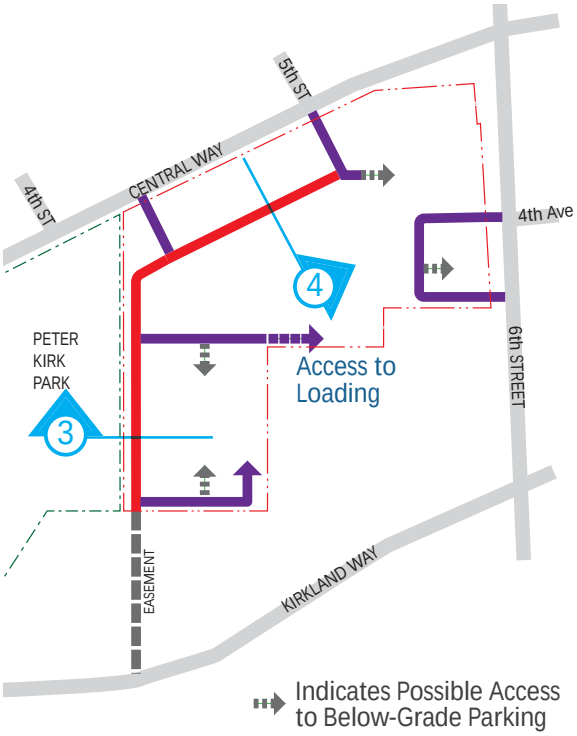
1 Central Way Frontage Section (typical)



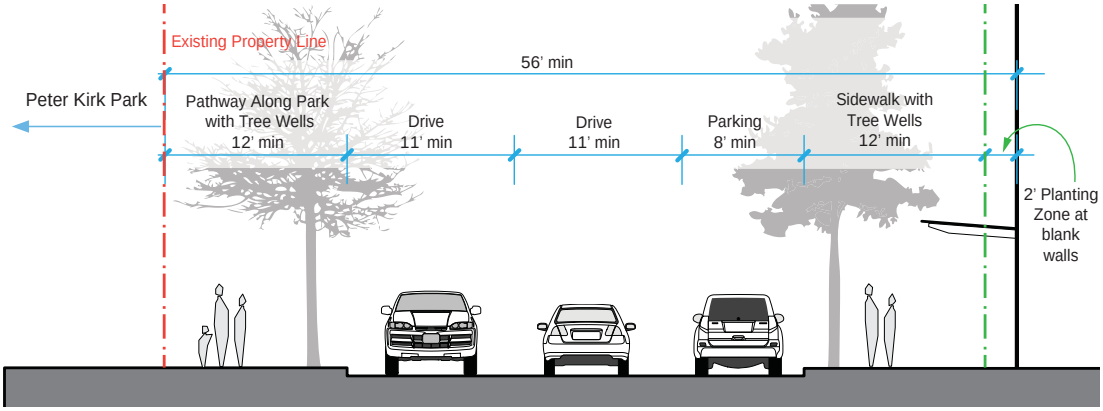
2 6th Street Frontage Section (typical north of 4th Avenue)



PRIMARY INTERNAL STREETS

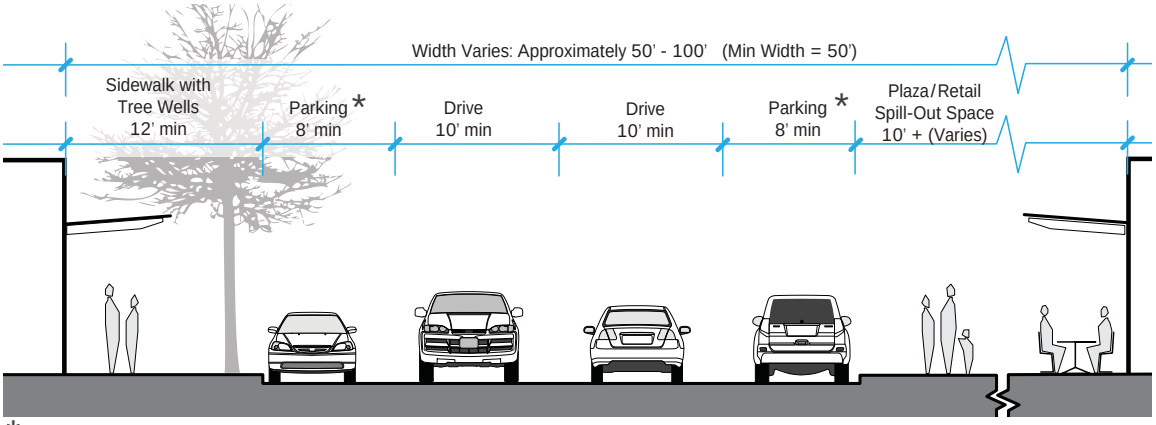


3 Park Promenade Section (typical)



The existing easement to the south shall include a pedestrian sidewalk connecting the Park Promenade with Kirkland Way.

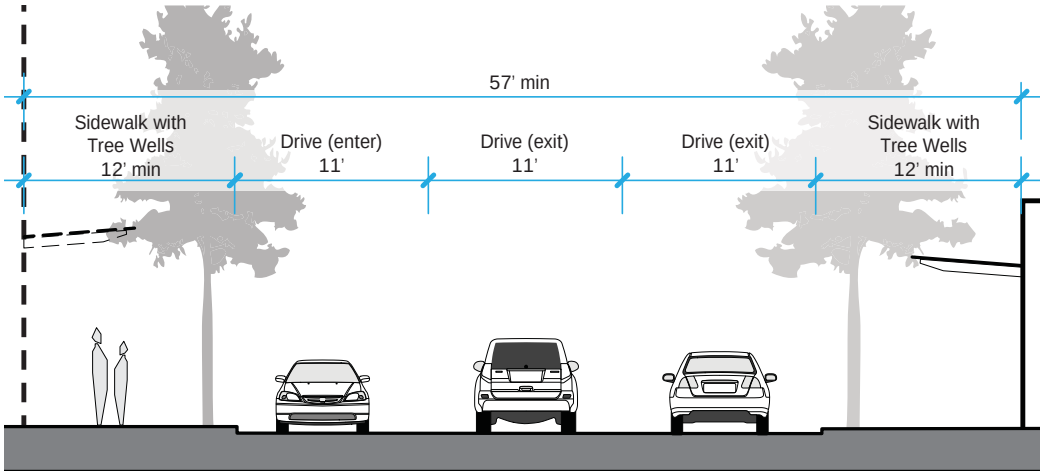
4 Main Street Section (typical)

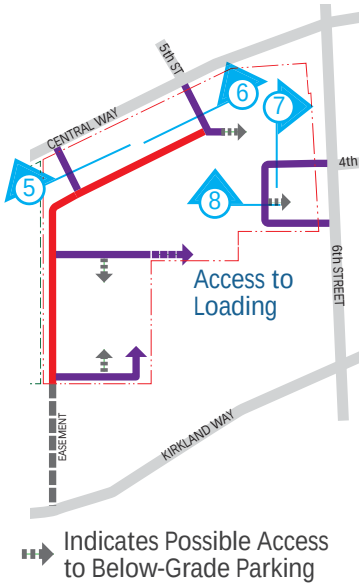


* Curbside parking may occur on one or both sides of the roadway.

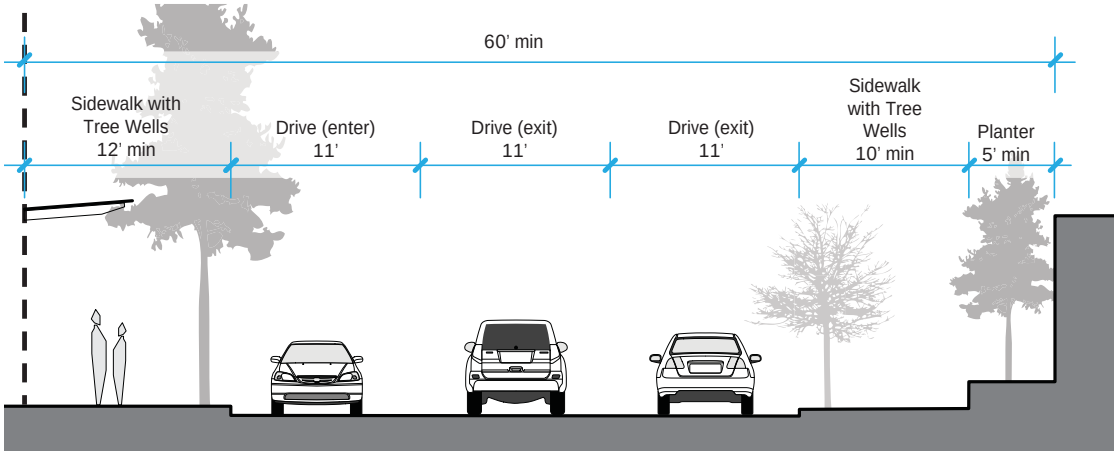
SECONDARY INTERNAL STREETS

5 7 Access Streets at Central Way, 6th Street (typical)

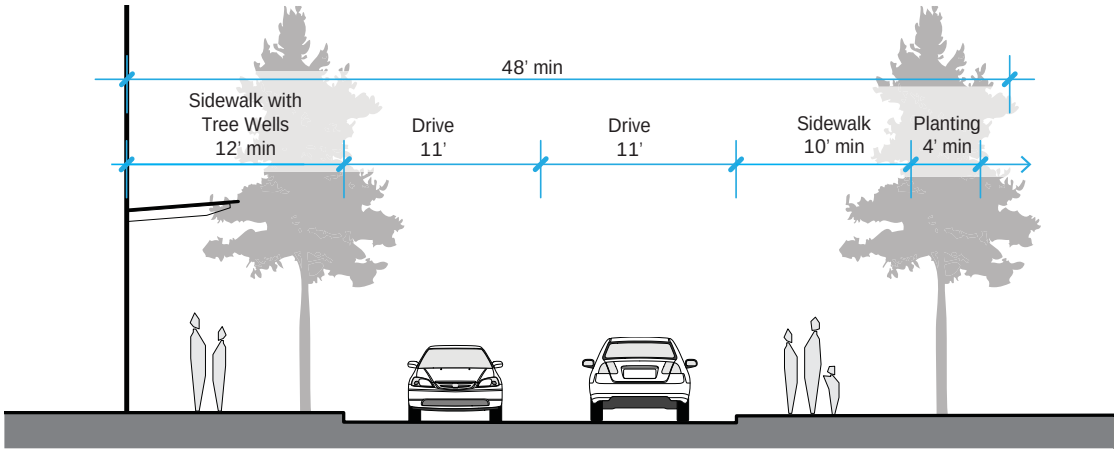




6 Access Street at Central Way and 5th Street (typical)

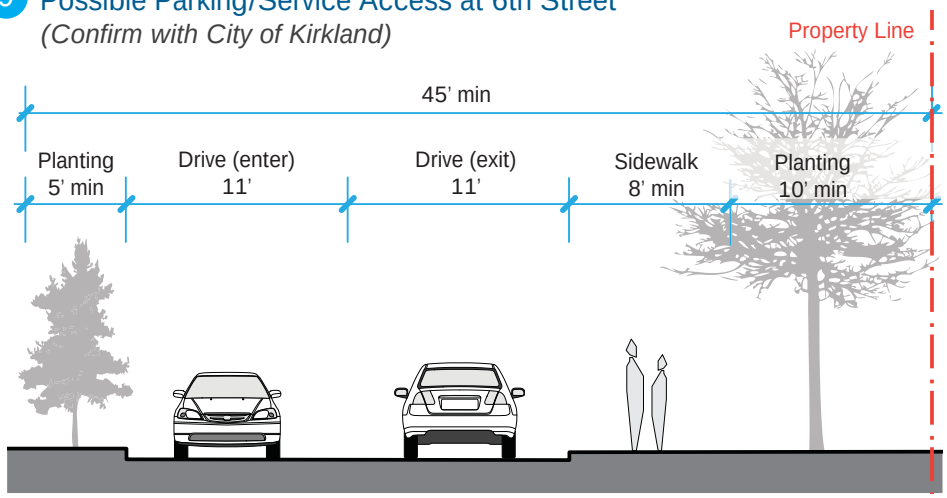


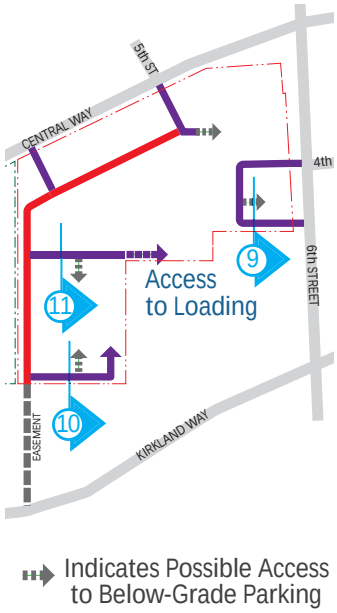
8 Upper Level Internal Street (typical)



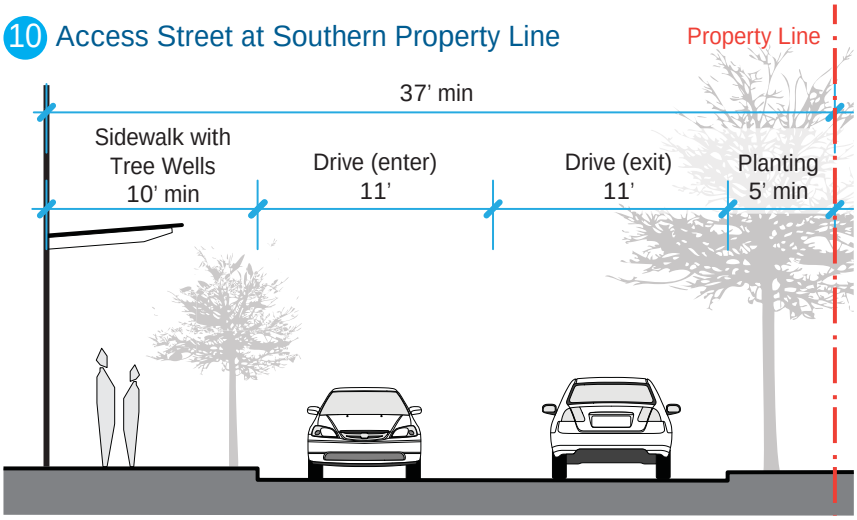
SECONDARY INTERNAL STREETS

9 Possible Parking/Service Access at 6th Street
(Confirm with City of Kirkland)

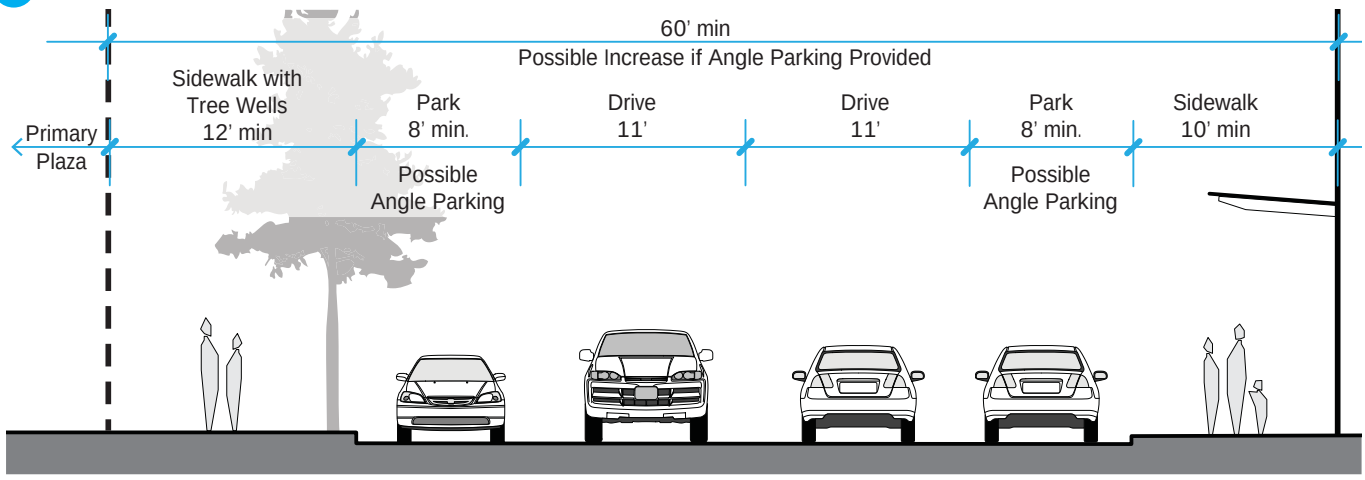




10 Access Street at Southern Property Line

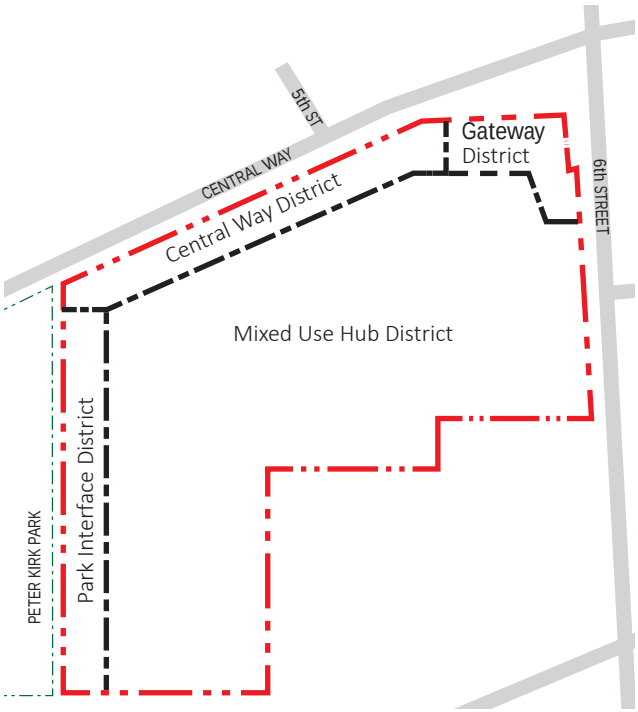


11 Parking/Service Access (typical where parking occurs)



DESIGN GUIDELINES

The Guidelines in Section 12 apply to all districts. Section 13 identifies Guidelines that are district-specific and respond to key locations defined in the City's Comprehensive Plan as requiring special attention. These design districts are defined in the diagram at left.



Key Plan: on-site district locations

Pedestrian-friendly character: on-street parking; amenity zone with street trees, signs, light fixtures; wide sidewalk to accommodate outdoor seating.

12. Design Guidelines: All Districts

Overall Intent: Create a rich pedestrian-oriented environment and successful mixed-use center.

SITE PLANNING

1. STREETSCAPE

Intent: Maintain a continuous and safe streetscape with a pedestrian-friendly character.

a. Sidewalks should maintain at least an 8 ft clear zone for pedestrian travel (except as noted in street sections).

b. All streets should contribute to the physical safety and comfort of pedestrians. Provide the following where feasible to help define the sidewalk space:

- on-street parking (see street classifications)
- a well-defined amenity zone set to the curb for plantings, street trees, benches, trash receptacles, signs, etc. (Minor deviations for street trees and major planting spaces may be necessary in some spaces due to structural constraints.)
- wide enough sidewalk space to accommodate outdoor seating where restaurants are anticipated

c. Use design elements such as separate storefronts, pedestrian-oriented signs, exterior light fixtures, awnings and overhangs to add interest and give a human dimension to street-level building facades.

d. In general, buildings with active ground floor uses should be set as close as possible to sidewalk to establish active, lively uses. Maintain a continuous street wall, limiting gaps to those necessary to accommodate vehicular and pedestrian access.

e. Encourage recessed main building and/or shop entrances consistent with a traditional "main street" design that is inviting and promotes streetscape continuity.

f. The corners of buildings located at street intersections may recess to promote visibility and allow for a collection of people.

g. Allow larger buildings to recess from the sidewalk edge to allow for entry forecourts, provided street continuity is not interrupted along the majority of the block.

Street bench, plantings, and recessed corner entry

2. PUBLIC SPACES: PLAZAS, COURTYARDS, TERRACES, AND GARDENS

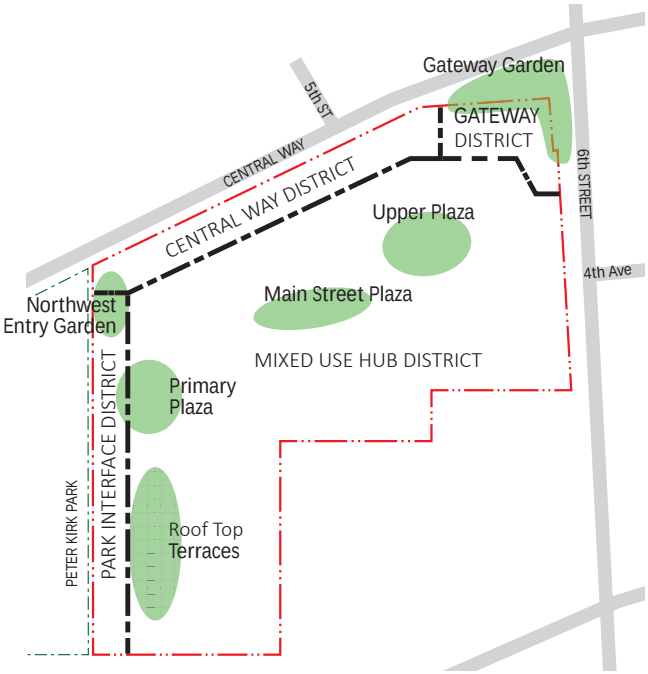
Intent: Provide a friendly pedestrian environment by creating a variety of usable and interesting public and semi-public open spaces.

a. Make plazas and courtyards comfortable for human activity and social interaction – standing, sitting, talking, eating, etc.

b. Define and contain outdoor spaces through a combination of building and landscape. Oversized spaces that lack containment are discouraged.

c. Establish pedestrian pathways that link public spaces to other public spaces and streets. These should be clearly identifiable for easy wayfinding.

Public Spaces: plazas defined by pathways and buildings include amenities such as water features, sitting spaces, landscaping, and changes in materials, colors, and textures



Possible Organization of Pedestrian/Public Spaces as Related to Districts

Plaza with special paving, seating, planters

d. Plazas and courtyards should include the following:

- planters and trees to break up space
- seating, such as benches, tables, or low seating walls
- special paving, such as integral colored/stained concrete, brick, or other unit pavers
- specialty pedestrian scale bollards or other types of accent lighting
- at least one of: public art and/or water feature

e. Design spaces to allow for variety and individualization of temporary installations such as: lighting, banners, artwork, etc.

3. ENVIRONMENTAL CONSIDERATIONS

Intent: Optimize pedestrian comfort using natural environmental conditions. Promote a pedestrian- and bicycle-friendly atmosphere.

a. Consider environmental conditions such as sun, shade, and prevailing winds when positioning courtyards and outdoor seating areas. Provide features and amenities to enhance pedestrian and bicycle access throughout the project.

4. PEDESTRIAN CONNECTIONS AND WAYFINDING

Intent: Create a network of safe, attractive, and identifiable linkages for pedestrians.

a. Provide clearly defined pedestrian connections at locations specified in the Pedestrian Spaces and Street Classification sections.

b. Provide graceful grade transitions - both physical and visual - between upper grade and lower grade levels through the use of: landscaping, terraced planters, overlooking balconies, wide and inviting stairways, and other pedestrian connections.

Pedestrian and bicycle amenities (left); Wayfinding signage and clearly defined pedestrian connections (center and right)

5. LIGHTING

Intent: Ensure that lighting contributes to the character of the project, provides personal safety, and does not disturb adjacent developments and residences.

a. Use city-approved fixtures for street lighting along the city streets.

b. Lighting elements throughout the project and on adjoining rights of way should be coordinated, including public open spaces, accent lighting, and streets.

c. Accent lighting along public right-of-way should be soft in character and enrich the pedestrian street life.

d. Accent lighting within the central pedestrian space should be congruous with the character of the project and with the arts and pedestrian space commitments. (See Section 9.)

e. Lighting should include non-glaring design, such as cut-off fixtures that avoid light spilling over onto other properties.

f. Flood lighting of entire building facades is discouraged.

g. Lighting on upper levels should be sensitive to Peter Kirk Park, residences, and drivers.

Integrated lighting enhances architectural character and provides pedestrian safety

6. SCREENING OF TRASH AND SERVICE AREAS

Intent: To screen trash and service areas from public view.

a. All service, loading, and trash collection areas shall be screened by a combination of planting and architectural treatment similar to the design of the adjacent building.

b. Avoid wherever possible locating service, loading, and trash collection facilities in pedestrian-oriented areas.

Architectural and landscape elements provide screening

7. SIGNS

Create a Master Sign Plan that is in keeping with the following design objectives:

Intent: Create signs that are creative, engaging, and effective for a variety of user groups and respond to a variety of spaces.

a. Signs should be complementary and integrated with the unique character of the specific areas or buildings where they are located.

b. Signs should be high quality and consistent with the contemporary urban character of comparable developments in similar regions.

c. The design of buildings should identify locations, sizes, and general design for future signs.

d. The Master Sign Plan should include a hierarchy of elements based on function, such as:

- site signs for entries, wayfinding, Parkplace identity
- building signs for addressing and landmarking
- tenant signs to encourage expressive individualization

A hierarchy of sign functions: site signs for entry and wayfinding (left), building signs for landmarking (below left), and tenant signs that express individual character (below center [3] and right)

BUILDING DESIGN

1. ORIENTATION TO THE STREET

Intent: Ensure that buildings contribute to the liveliness of Parkplace's public spaces, and overall community character.

The following design treatments should apply to areas where retail frontages occur:

a. Streets and public spaces should be enlivened by storefronts, windows, merchandise and other activity. Buildings should be designed with frequent entrances to encourage multi-tenant occupancy and walk-in traffic.

b. Ground level retail heights should be a minimum of 14 feet in height.

c. Entrances: Principal building entry should be visible from internal or external streets and public space. Entries should be marked by large entry doors and/or canopy/portico/overhang.

d. Transparency: To help provide a visual connection between activities, ground floor facades should provide:

- windows of clear vision glass (i.e. transparent) beginning no higher than 2' above grade to at least 10' above grade,
- 60% minimum of facade length along Central Way, and the internal Main Street, should provide transparency,
- For all uses except garage, 50% minimum of facade length along access streets from Central Way to the site should provide transparency.

e. Weather Protection: To provide pedestrians cover from weather, canopies or awnings should be:

- a minimum of 5 feet in width unless in conflict with vehicles,
- placed along at least 75% of facades of retail frontages, and constructed of durable materials,
- allowed to vary in design,
- encouraged to have continuity, minimizing gaps.

Retail frontages with wide sidewalks, transparency, visible entries, and weather protection

Articulation, massing, and diversity to maintain a pedestrian scale.

2. MASSING/ARTICULATION

Intent: Create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.

a. In general, break down the scale and massing of larger buildings into smaller and varied volumes.

b. All building faces should be responsive to the context of the surrounding environment and neighboring buildings.

c. Design all sides of the building with care (i.e. there should be no “backside” of a building.)

d. Buildings should distinguish a “base” using articulation and materials. Include regulating lines and rhythms to create a pedestrian-scaled environment.

e. Provide clear pattern of building openings. Windows, balconies, and bays should unify a building’s street wall and add considerably to a facade’s three-dimensional quality.

f. Ribbon windows and extensive use of mirrored glass are discouraged.

g. Employ major architectural expressions into the facade, roof form, massing, and orientation, such as tower forms, oversized windows, and entrances to demarcate gateways and intersections. Strong corner massing can function as a visual anchor at key locations within the project area.

h. Building modulation should be employed to break up long facades and create a visual interest unique to each building in the project. The type of modulation should be determined by the overall design concept for each building, using dimensions from window sizes, column spacing, rain screen paneling, etc. to determine a distinct design solution.

i. Roof Silhouettes: Express roofs in varied ways. Consider potential views of roof tops from adjacent buildings. Avoid monotonous design.

j. Locate and/or screen rooftop equipment so that it is not visible from public spaces. Integrate rooftop screening into building’s form.

3. BLANK WALL TREATMENTS

Intent: Reduce the visual impact of blank walls by providing visual interest.

a. Although blank walls are generally not encouraged along public streets and pedestrian spaces, there may be a few occasions in which they are necessary for functional purposes. Any blank walls longer than 20 feet should incorporate two or more of the following to provide visual interest:

- vegetation, such as trees, shrubs, ground cover and or vines adjacent to the wall surface
- artwork, such as bas-relief sculpture, murals, or trellis structures
- seating area with special paving and planting
- architectural detailing, reveals, contrasting materials, or other special visual interest

4. ENCOURAGE HIGH-QUALITY DESIGN

Intent: Ensure that all buildings in the project area are constructed as a quality addition to the Kirkland Community.

a. Exterior architectural design and building materials should exhibit permanence and quality appropriate to Kirkland's urban setting.

5. BUILDING DIVERSITY

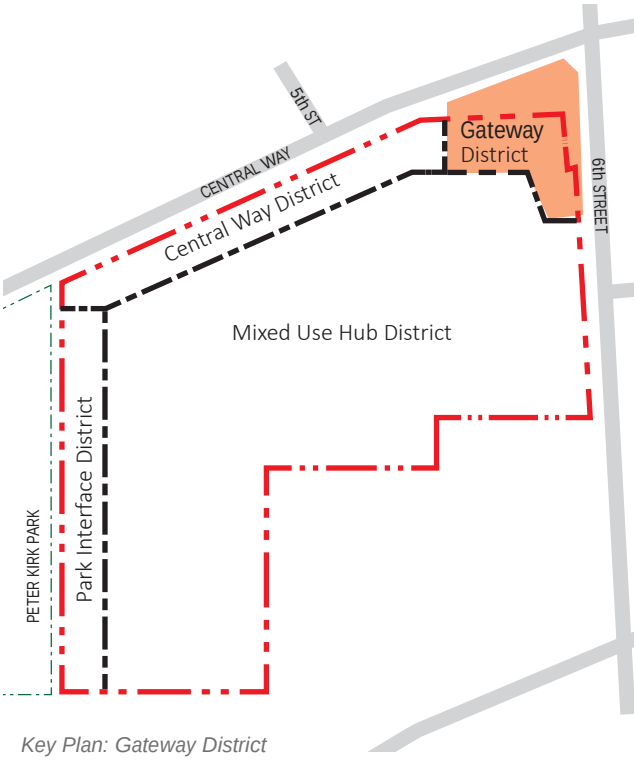
Intent: Ensure that buildings in the project are distinct and respond to the unique character of their specific function and location.

a. Buildings should be designed to integrate with each other, while demonstrating architectural diversity. Buildings should be responsive to each specific district and its site conditions.

b. Materials should be selected to integrate with each other and to help provide a richness of architectural diversity.

c. Windows should incorporate variation of patterning between buildings.

Vegetation, art, and screening provide visual interest at blank walls (center image [4])



Key Plan: Gateway District

Distinct corner treatments: provide identity for the development and integrate pedestrian hardscape, landscaping, seating, and art

13. Design Guidelines: District-Specific

A. GATEWAY DISTRICT

Intent: Create a welcoming feature to Parkplace and to downtown Kirkland. This area should create an inviting entryway that is representative of the community through the use of art, landscape, and architecture.

SITE PLANNING

1. Incorporation of Triangular Lot "Gateway Garden": Incorporate the northeast triangular lot (excess right-of-way) into the project design to create a distinct gateway entrance that is integrated with the Parkplace development. Include:
   a. Public Access: Public access into the site should be visible and accessible from the corner of 6th Street and Central Way.
   b. Hardscape/Vegetation: Paving and landscaping materials should identify pedestrian spaces and access.
   c. Trees and Other Planting: Landscaping should be of appropriate scale and species to make a significant gateway gesture. Trees should be selected to provide visibility of businesses and maintained to encourage proper growth and height.
   d. Signage (downtown entry): Incorporate wayfinding signage directing visitors to Downtown, Peter Kirk Park, Waterfront/Marina, City Hall, and Civic District.
2. Public Space Connecting to Triangular Lot: Design of additional public space should be integrated with the triangular lot to provide a congruous pedestrian environment.
   a. Public Access: Connect pedestrian access to the gateway garden, adjacent streets, and public open spaces.
   b. Hardscape/Vegetation: Paving and landscaping materials should identify pedestrian spaces and access.
   c. Seating: Incorporate seating along pedestrian pathways and gathering spaces.
   d. Artwork: Incorporate art in an appropriate scale to distinguish the significance of this corner.

3. Pedestrian Connection**:** Create a pedestrian connection from the corner of 6th and Central into the heart of the project. (See Section 10.A.) This connection will include the following:
   a. Pedestrian weather protection
   b. public connection from 6th to the interior of the site open during regular operating hours
   c. pedestrian lighting
   d. seating

   and may include:

   e. enclosed public space
   f. retail/restaurant uses
   g. covered play/activity space

4. Buildings should be separated from or differentiated from each other at this corner so that they are not perceived as one building.

BUILDING DESIGN: BUILDING AS GATEWAY

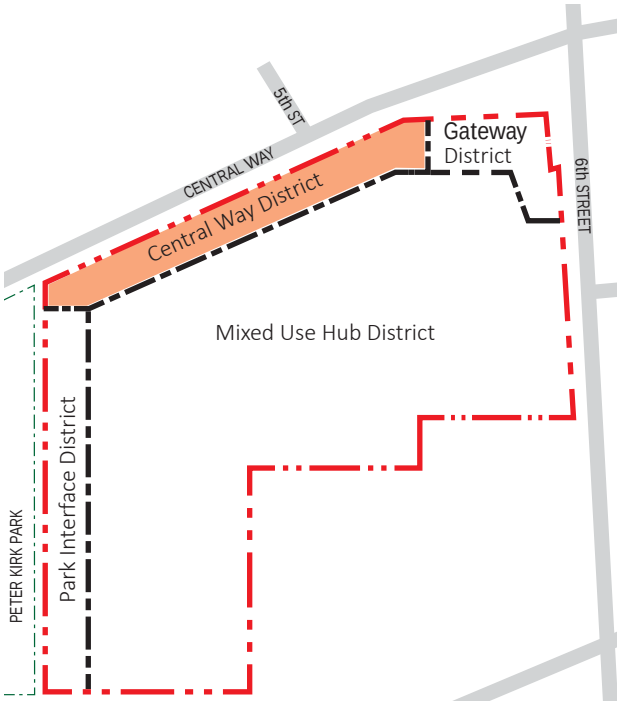
1. Ground Level Treatment
   a. Setbacks from Streets - The ground floor levels of the corner building should be permitted to set back to allow for cut away view and obvious pedestrian connection into the site.
   b. Active and Inviting - Design for an engaging pedestrian experience along ground floor of the building.
   c. Details Visible at Different Movement Speeds - Incorporate details in the building along the corner that bring visual interest at the pedestrian level, as well as for vehicular traffic entering Kirkland.

2. Upper Levels
   a. Change of Expression/Material Choices: A clear visual division between upper and lower floors should be incorporated through a change in materials, colors, and forms.
   b. Modulation and Building form: Modulation and shifts in the building mass should be incorporated to decrease the apparent bulk of the building at the corner of Central Way and 6th street. Modulation of building facades should include setting back portions of the building in order to reduce the apparent length. The buildings should respond to the corner condition by shifts and/or angles in the building floor plate.
   c. Step backs: The upper level (or levels) should step back significantly from the floor below to reduce the apparent height of the building at the intersection of Central Way and Sixth Street.

Building modulation, clear visual distinction between upper and lower floors, and details visible at different speeds

Ground floors set back to provide pedestrian connection to site

Changes of expression at upper floors, modulation, angled building floor plate, and step backs



Key Plan: Central Way District

Building corners articulated with glazing, canopies, and special paving

d. Top Floor/Roof Edge: should have a distinct profile against the sky through elements such as projections, overhangs, cornices, step backs, trellises, changes in material, or other elements.

e. Accent Lighting: The innovative use of accent lighting incorporated into the building facade is encouraged. Lighting should include non-glaring design solutions such as cut off fixtures that avoid light spilling over onto other properties. Flood lighting of entire building facades is discouraged.

B. CENTRAL WAY DISTRICT

Intent: Respond to Central Way as a major arterial linking downtown Kirkland with areas east and beyond. Parkplace must take advantage of this traffic volume to help create a multi-functioning, pedestrian-scale street that brings visual activity to the street edge.

SITE PLANNING

1. Encourage connections and activate the street edge by incorporating:
   - on-street parking along Central Way
   - buildings located up to the edge of the sidewalk
   - storefront entrances
   - visibility into buildings in order to engage pedestrian interest
   - generous sidewalk amenity zone (trees, lights)
   - street tree selection and spacing that provide visual continuity, buffer pedestrians from the busy street, and allow visibility of retail
   - pedestrian signage
2. Reduce the length of street wall by pulling back portions of the building at ground level from the street edge in key locations provided street continuity is not interrupted.
3. Include a pedestrian-only connection from Central Way into the interior of the project. Pedestrian access along this route should include pedestrian-scaled lighting and a clear connection to the streetscape/plaza space on the opposite side.
4. Activate building corners with visibility into retail and/or other inviting design features, as denoted on *Organization of Uses* diagram (page 10).

Upper levels set back from base at western edge of office building; ample glazing and canopies enhance pedestrian experience

Two-story pedestrian pass-through to promote physical and visual connections, and to reduce apparent building bulk at grade level

BUILDING DESIGN

1. Reduce apparent bulk of buildings along Central Way by incorporating elements such as step backs and modulation, along with shifts or angles in the building mass. Differentiate the upper portion of the building from the lower by setting the upper floors back from the building base on the western and eastern ends of the building. The step backs should create roof terraces that overlook Central Way and the interior of the site. Balconies, terraces, and landscaping are encouraged in upper level step backs.

2. The upper floor of buildings facing Central Way should step back from the floors below and incorporate a change in materials or expression to clearly differentiate the upper floor and reduce the overall visual impact of the building.

3. Facades that are stepped back should be distinguished by a change in elements such as window design, railings, trellises, details, materials, and/or color so that the result is a richly organized combination of features that face the street.

4. Provide a two-story pass-through at grade to break up the length of the building base fronting Central Way. The pass-through should be of sufficient height and width to provide views into the "main street" retail, creating a prominent and attractive visual and physical connection to the interior of the development.

Upper floor step backs reduce apparent bulk of building

C. PARK INTERFACE DISTRICT

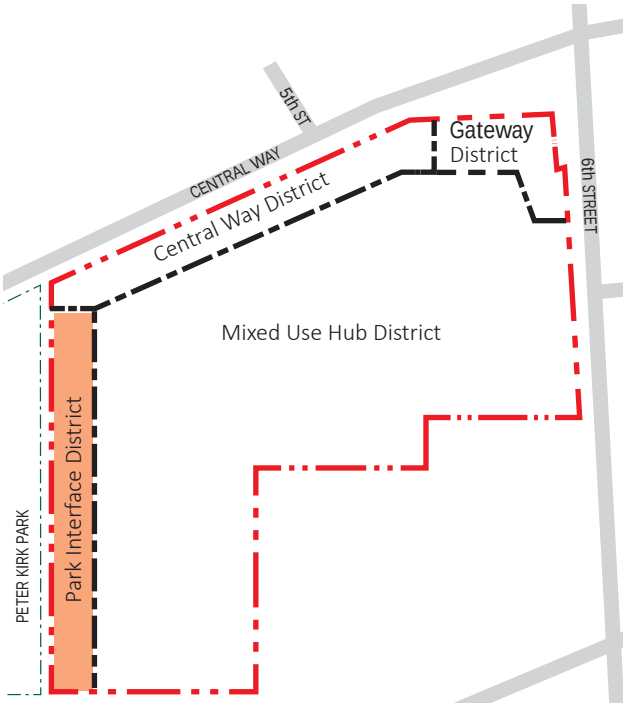
Intent: Create a strong connection from the park and downtown core that allows for clear pedestrian flow to and into the site by incorporating engaging building frontages, plazas, gardens, and other design treatments.

SITE PLANNING

1. Incorporate ample landscaping and distinctive lighting.
2. Incorporate raised crosswalks 20' minimum in width and special paving to promote pedestrian priority along the north-south street bordering the park.
3. Encourage retail spill-out spaces and landscaped courtyards along the building edge. Bring the "in-door" out and "outdoor" in by spilling retail spaces onto the sidewalk and creating small gathering spaces along building edges.
4. Create a visual barrier for drivers between the drive lane and pedestrian walkway along the Peter Kirk Park edge using one or more elements such as: plantings, bollards, small seating walls, stone artwork, etc.
5. Carefully consider views from the park. This includes reducing apparent bulk and mass of building(s) facing the park.

BUILDING DESIGN

1. Buildings shall address park and street by incorporating:
   - terraces and balconies
   - entrances to retail along promenade
   - greater transparency at ground floor or planting zone and/or canopy at edge of buildings where transparency is not feasible, such as theater facades.
   - street front courtyards
   - retail spill-out spaces
2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include amenities such as:
   - seating
   - landscaping
   - canopies or coverings for weather protection
   - public access open during regular operating hours
   - retail/food service where appropriate



Key Plan: Park Interface District

Safe, clearly marked, pedestrian-friendly crosswalks

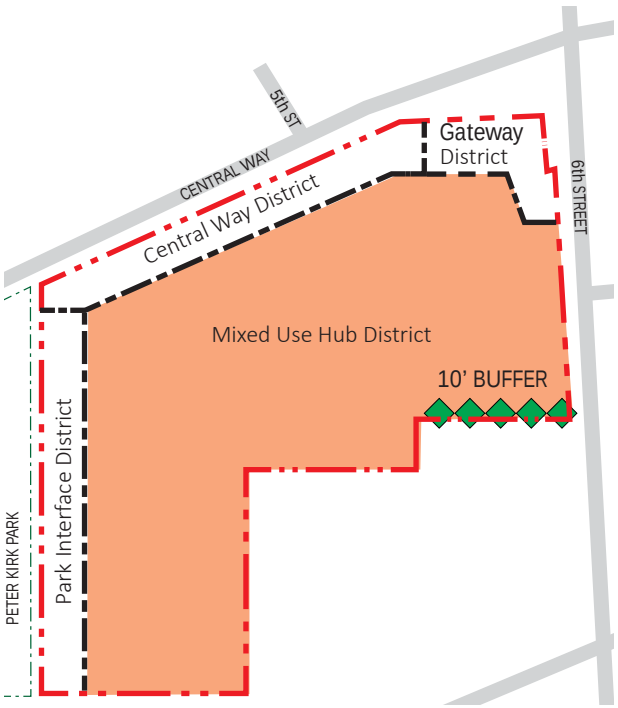
Pedestrian-oriented park interface: trees, clear markings, ground floor retail, balconies [5]

D. MIXED USE HUB

Intent: To establish a vibrant Mixed Use Hub with activated public space and retail/window shopping experience with a mix of uses, both connected to and overlooking the Main Street plaza, primary plaza, and Peter Kirk Park.

SITE PLANNING

1. The plazas should be integrated visually and physically with their surroundings, and should provide significant gathering and activity spaces by incorporating the following:
   - special paving
   - water feature(s)
   - special landscaping
   - seating: covered and open
   - distinct lighting
   - access to sunlight
   - accommodations for concerts/performances
2. Plazas should be supported as important activity spaces by surrounding them with active public-oriented amenities such as ground floor retail, restaurants, and cafes.
3. Locate plazas at or near street grade to promote physical and visual connection to the street and adjacent buildings and their entrances.
4. Design outdoor space with safety in mind; public plazas should promote visibility from the street and provide architecturally compatible lighting to enhance night time security
5. A ten foot permanent landscaped edge along the southeast property line adjacent to residential uses should be incorporated within the street design. (See diagram at right.)
6. The district should also consider providing:
   - small retail pavilion(s)
   - children's interactive feature
7. A pedestrian connection on the southeastern portion of the site should be provided and include:
   - through public 24-hour access
   - connection to Peter Kirk Park
   - pedestrian weather protection and wayfinding signs to help guide pedestrians through parking lot and around the building.



Key Plan: Mixed Use Hub District showing buffer at southeast property line

Pedestrian courtyards framed by retail use

BUILDING DESIGN

1. Lower level facades with predominantly retail uses should locate entrances at the sidewalk or edge of public space to frame pedestrian spaces in key locations.
2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include such amenities as:
   - seating
   - landscaping
   - canopies or coverings for weather protection
   - public access open during regular operating hours
   - retail/food service locations
3. In order to maximize the amount of sunlight in the primary plaza, buildings to the south should be contained under a line at a 41 degree angle measured from the center of the plaza.

Plazas providing significant gathering and activity space, framed by buildings[above:6, below:7]

Notes

IMAGE CREDITS

The following sources were used for end-noted images.

All other images and illustrations are provided by CollinsWoerman.

1. Kirkland, WA. Map. *Google Maps*. Google, 6 Aug 2014. Web. 6 Aug 2014.
2. VA, Brett. *Outbuilding bike parking Kirkland WA.* 30 Jan 2010, Kirkland, WA, in *Flickr*. https://www.flickr.com/photos/smart_growth/4575869318/in/set-72157623983604822/
3. La Citta Vita. *Courtyard Shopping in Berlin.* 16 Jan 2011, in *Flickr*. https://www.flickr.com/photos/la-citta-vita/5852199389/
4. La Citta Vita. *Green Wall.* 27 Feb 2012, in *Flickr.* https://www.flickr.com/photos/la-citta-vita/7802506458/in/photolist-c6gcQA-8fZ64K-8fZ5FT-cTtTkq-aHZJqg
5. La Citta Vita. *Waterfront Architecture.* 27 Feb 2012, in *Flickr*. https://www.flickr.com/photos/la-citta-vita/7802515158/in/set-72157631113816934/
6. The Jerde Partnership International. 1999. *You Are Here*. London: Phaidon Press Limited.
7. Morgan, Steve. *South and west sides of the square, looking northwest.* 24 May 2009, in *Wikipedia*. http://en.wikipedia.org/wiki/Pioneer_Courthouse_Square

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

MEMORANDUM

To: Kurt Triplett, City Manager **QUASI-JUDICIAL**

From: Tony Leavitt, Associate Planner
Eric Shields, AICP, Planning Director

Date: July 20, 2015

Subject: Artoush Short Plat Appeal Hearing, SUB14-00283

RECOMMENDATION

Staff recommends that the City Council consider the Appeal of the Planning Director's Approval filed by Bruce White and Teresa Chilelli-White and direct staff to return to September 1st Council meeting with a resolution to either:

Affirm the decision of the Planning Director;
Reverse the decision of the Planning Director; or
Modify the decision of the Planning Director.

The City Council may, by a vote of at least five members, suspend the Council rule that requires a vote on the matter at the next meeting and vote on the application at this meeting. A resolution reflecting the decision of the Director is enclosed.

BACKGROUND DISCUSSION

City Council Rules of Procedure

Under the Council Rules of Procedure, Section 25, the City Council shall consider a Process I appeal at one meeting and vote on the application at the next or a subsequent meeting. The City Council may, by a vote of at least five members, suspend the rule to vote on the matter at the next meeting and vote on the application at this meeting. The Council vote shall occur within 90 calendar days of the date on which the letter of appeal was filed. In this case, the appeal was filed on April 27th and 90 calendar days is July 25th. The appellant has agreed to an extension.

City Council Consideration

Pursuant to Chapter 145 of the Zoning Code, the City Council must consider the appeal in an open record appeal hearing. The scope of the appeal is limited to the specific elements of the Planning Director's decision disputed in the letter of appeal, and the City Council may only consider comments, testimony and arguments on these specific elements.

The appellant, applicant, and parties of record are the only people allowed to participate in the appeal hearing; and the applicant may submit a written response to an appeal filed by an appellant. However, the City Council, in its discretion, may ask questions of the appellant, applicant, parties of record or staff regarding facts in the record, and may request oral argument on legal issues. The City Council shall allow each side (proponents and opponents) to speak for a maximum of ten minutes each.

After considering all arguments within the scope of the appeal submitted by persons entitled to participate in the appeal, the City Council shall, by motion approved by a majority of its total membership, take one of the following actions:

- If City Council determines that the disputed findings of fact and conclusions of the Planning Director are the correct findings of fact and conclusions, the Council shall affirm the Planning Director's decision.
- If City Council determines that the disputed findings of fact and conclusions of the Planning Director are not correct and that correct findings of fact and conclusions do not support the decision of the Planning Director, the Council shall modify or reverse the decision.

Project Proposal

Proposal to subdivide a 1 acre parcel into 5 lots in a RSA 6 Zone (see Enclosure 1). Access to the lots will be provided from a dedicated extension of the 80th Avenue NE right-of-way and a vehicular access tract.

Planning Director Decision

On April 16th, the Planning Director approved the application subject to the conditions outlined in the report (see Enclosure 2).

Appeal of Planning Director's Decision

On April 27th, Bruce White and Teresa Chilelli-White (parties of record) filed a timely appeal of the Planning Director Approval Decision (see Enclosure 3). The appellants contest the installation of public improvements (both vehicular and pedestrian) within their access easements on the subject property. In addition to the appeal letter, the appellants have submitted written testimony as allowed by KZC section 145.70 (see Enclosure 4).

Kirkland Municipal Code section 22.20.245 states that the Council will decide on an appeal of the Planning Director's decision on a short plat when the short plat would result in the dedication of a new through public right-of-way, including a right-of-way designed for future connection. In this case, the new public road is part of a future connection to the NE 117th Place right-of-way to the east of the appellants' property.

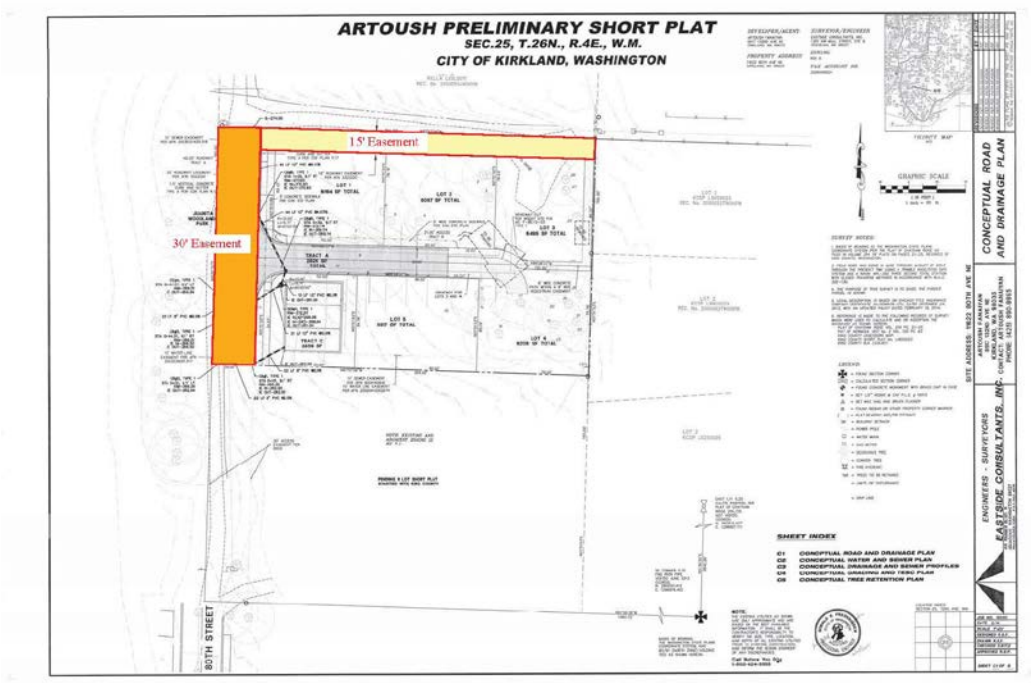
Staff Analysis of Appeal

KZC Section 145.80 requires that staff prepare an analysis of the specific factual findings and conclusions disputed in the letter of appeal.

Vehicular Public Improvements

The appellants contend that proposed road dedication and installation of the certain right-of-way improvements within the 30 foot wide roadway easement on the west edge of the subject property is illegal. The appellants state that they do not object to the paving of the roadway, but object to the installation of a sidewalk that will block access to the north portion of their easement.

Staff response: The subject property has a 30 foot wide roadway easement that runs along the western edge of the subject property and a 15 foot wide roadway easement that runs along the northern property line (see Enclosure 5 and the exhibit below).



The City Attorney's Office has reviewed the easement document and concluded that the easement is a nonexclusive easement and as long as the appellants continue to have access to their property, the easement terms are not being violated. On June 2nd, Public Works Staff sent an email to appellants stating that the request to install a driveway cut can be accommodated and we will revise the short plat street improvements conditions to reflect this requirement. The condition will read as follows: At the north end of Tract B, the developer shall install at 15 ft. wide driveway apron for access to the existing 15 ft. wide access easement that parallels the north property line of the subject property.

Public Pedestrian Pathway

The appellants contend that the proposed public pedestrian pathway, which runs along Tract A and the eastern property line of Lot 3, does not conform to Kirkland Municipal Code section 22.28.170 and should not be required as part of the short plat.

Staff Response: Kirkland Municipal Code Section 22.28.170 states that the city may require the applicant to install pedestrian walkways in any of the following circumstances:

(1) If a walkway is indicated as appropriate in the comprehensive plan;

(2) If the walkway is reasonably necessary to provide efficient pedestrian access to a designated activity center of the city;

(3) Midblock pedestrian access may be required if blocks are unusually long.

Public Works Staff has determined that the blocks around the subject property are unusually large and a midblock pedestrian connection is needed. The City is requiring this pathway to provide for a future pedestrian connection from the upper part of Finn Hill to the lower part of Finn Hill. The City has received many requests from the neighborhood to establish this pedestrian connection. Additionally the subdivision to the northeast of the subject property (Chatham Ridge) has a public pedestrian easement that the proposed pathway could eventually connect to. The City will need to pursue additional easement to make this connection complete.

Requested Conditions

As part of the appellants' written testimony, the appellants outline 9 conditions that they would like the Council to make conditions of the approval. Below are the requested conditions followed by a staff response.

1. *Install, and when complete remove, construction fencing on the west and north property lines to ensure that construction does not go beyond these points.*

Staff Response: As part of the land surface modification, the applicant will be required to install construction fencing along the limits of disturbance. This requirement is noted in the Staff Report.

2. *Install native growth protection signs and fencing on the west property line to protect the Juanita Woodlands and discourage negative use of this area.*

   Staff Response: As noted in the Staff Report, the City does not have the authority to require fencing along the western edge of Tract B. Staff has requested that the applicant look at installing the fencing as part of the grading work.

3. *Revise the improvements for 80th Ave NE so they do not extend past the North edge of Tract B. There is currently no need to make improvements beyond this point. Doing so will only encourage trespassing.*

   Staff Response: City codes require that the applicant install complete right-of-way improvements as part of the subdivision process. Complete public improvements to the north of Tract A are needed to comply with this requirement. The improvements are needed for a future connection to the NE 117TH Place right-of-way to the east of the appellants' property.

4. *The dedication of a public pathway at the east end of Lot 3 should no longer be required as there is no reason for it.*

   Staff Response: This is addressed in the preceding paragraph regarding the Public Pedestrian Pathway.

5. *Require that the new grade of the East/West portion of our easement stay close to the current grade so that we will still be able to access our property from this portion of the Easement.*

   Staff Response: No improvements are being proposed in this area at this time, but the City will ensure that access to the easement from the appellants' property is maintained.

6. *Grade and install Gravel on East/West portion of our easement for a roadway so future owners will know they have an access easement in their back yard.*

   Staff Response: The City does not have the authority to require the requested improvements. The easement will be reflected on plat documents to ensure that future property owners know about the easement.

7. *Any fences constructed on the North property line should be constructed on the south edge of the Easement and should not interfere with any portion of our easement.*

   Staff Response: The easement is a nonexclusive easement, so the subject property also has rights to use it so long as the appellant's allowed use of the easement area is not impeded. Requiring the installation of the requested fence would interfere with the rights of the subject property's owners, which we do not have the authority to do. Further, as noted above, the easement will be a matter of record and any interference with the appellants' use of it could be contested by the appellants on that basis.

8. *Require protection for Trees A & B by not allowing disturbance up to the property line.*

   Staff Response: The City will require that appellant's trees be protected during construction and that any required work within the driplines of these trees comply with code requirements.

9. *Ensure that the drainage requirements will not harm any downstream properties, including the Juanita Woodlands.*

   Staff Response: Storm drainage is being routed to the existing storm system in the 80th Avenue NE right-of-way and not to the Juanita Woodlands Park.

ENCLOSURES

1. Site Plan
2. Planning Director Decision and Attachments
3. Appeal Letter filed by Bruce White and Teresa Chilelli-White
4. Written Testimony submitted by Bruce White and Teresa Chilelli-White
5. Roadway Easement and Exhibit

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3225
www.kirklandwa.gov

CITY OF KIRKLAND
NOTICE OF DECISION

April 16, 2015

Permit application:	Artoush Short Plat, SUB14-00283
Location:	11622 80th Avenue NE
Applicant:	Artoush Fanaiyan
Project description:	Proposal to subdivide a 1 acre parcel into 5 lots in a RSA 6 Zone. Access to the lots will be provided from a dedicated extension of the 80th Avenue NE right-of-way and a vehicular access tract.
Decisions Included:	Short Plat (Process I)
Project Planner:	Tony Leavitt, Associate Planner
SEPA Determination:	Exempt
Department Decision:	**Approval with Conditions**

Eric Shields, Director
Department of Planning and Community Development

Decision Date:	April 15, 2015
Appeal Deadline:	April 30, 2015

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

How to Appeal: *Only the applicant or those persons who previously submitted written comments or information to the Planning Director are entitled to appeal this decision.* A party who signed a petition may not appeal unless such a party also submitted independent written comments or information. An appeal must be in writing and delivered, along with fees set by ordinance, to the Planning Department by 5:00 p.m., For information about how to appeal, contact the Planning Department at (425)587-3225. An appeal of this project decision would be heard by the City's Hearing Examiner.

COMMENT TO CITY COUNCIL: If you do not file an appeal, but would like to express concerns about policies or regulations used in making this decision or about the decision making process, you may submit comments to citycouncil@kirklandwa.gov. Expressing your concerns in this way will not affect the decision on this application, but will enable the City Council to consider changes to policies, regulations or procedures that could affect future applications.

I. CONDITIONS OF APPROVAL

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. Attachment 3, Development Standards, is provided in this report to familiarize the applicant with some of these development regulations. This attachment references current regulations and does not include all of the additional regulations. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. When a condition of approval conflicts with a development regulation in Attachment 3, the condition of approval shall be followed.
2. Prior to recording of the short plat, the applicant shall demolish the existing residence and any accessory structures on the subject property.
3. As part of the short plat recording, the applicant shall:
   a. Dedicate Tract B as a public right-of-way (see Conclusion V.B.2).
   b. Dedicate a pedestrian access easement as outlined in Attachment 3 (see Conclusion V.C.2).

II. SITE AND NEIGHBORHOOD CONTEXT

Zoning District	RSA 6
Shoreline Designation	NA
Comprehensive Plan Designation	LDR 6- Low Density Residential at 6 dwelling units per acres
Property Size	43,560 square feet
Current Land Use	Single family residential
Proposed Lot Sizes	Lot 1: 6,164 square feet Lot 2: 6,087 square feet Lot 3: 6,499 square feet Lot 4: 6,208 square feet Lot 5: 5,711 square feet
Density and Lot Size Compliance for RSA Zones	The maximum number of units on the subject property is 6, the proposal for 5 units complies with the limitation. All lots meet the minimum lot size of 5,100 square feet.
Terrain	The property slopes downward from the northeast corner to the southwest corner. The total slope is around 10%.

Trees	There are 29 significant trees on the site. Attachment 4 shows the location, tree number, and general health of the trees, as assessed by the applicant's arborist. See Attachment 3, Development Standards, for information on the City's review of the arborist report as well as tree preservation requirements.
Access	Access to the lots will be provided from a dedicated extension of the 80th Avenue NE right-of-way and a vehicular access tract.
Neighboring Zoning and Development	
• North	RSA 6, Single family residential
• South	RSA 6, Single family residential
• East	RSA 6, Single family residential
• West	P (Park/Public Use), Juanita Woodlands Park

III. PUBLIC NOTICE AND COMMENT

The public comment period for this application ran from March 26, 2014 to May 8, 2014. Staff received a total of 3 letters (see Attachment 5). Below is a summary of public comments followed by a staff response.

1. Comment: The neighbors to the north of the subject property opposed the location of the public pedestrian pathway along the north edge of the property due to proximity to their property line and the potential impacts to a roadway easement that they have over the northern 15 feet of the subject property. Additionally they are opposed to the pathway due to lack of connectivity to an existing pedestrian easement.

   Staff Response: Staff worked with the applicant to relocate the proposed pathway to its present location along Tract A and the east edge of the property. As noted in Section V.C, the Public Works Department will be working with neighboring property owners to connect the existing easements.

2. Comment: The neighbors also requested that the City require the applicant to install a fence along the existing northern roadway easement.

   Staff Response: The City does not have the authority to require fencing along an unimproved private roadway easement.

3. Comment: One letter from the Finn Hill Neighborhood Alliance requested that the City require that the applicant to install construction fencing along the west property line adjacent to the Juanita Woodlands Park during construction of the project. They requested that once the work is completed, a permanent split rail fence signage be installed.

   Staff Response: The City does have the authority to require fencing during construction to ensure that construction equipment does not encroach into the park property during grading work. This will be required as part of the land surface modification permit. The City does not have the authority to require

permanent fencing, but has requested that the applicant look at installing this once the grading work is completed.

IV. CRITERIA FOR SHORT PLAT APPROVAL

A. Facts:

1. Municipal Code section 22.20.140 states that the Planning Director may approve a short subdivision only if:

   a. There are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools; and

   b. It will serve the public use and interest and is consistent with the public health, safety, and welfare. The Planning Director shall be guided by the policy and standards and may exercise the powers and authority set forth in RCW 58.17.

2. Zoning Code section 145.45 states that the Planning Director may approve a short subdivision only if:

   a. It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and

   b. It is consistent with the public health, safety, and welfare.

B. Conclusions: The proposal complies with Municipal Code section 22.20.140 and Zoning Code section 145.45. It is consistent with the Comprehensive Plan. With the recommended conditions of approval, it is consistent with the Zoning Code and Subdivision regulations and there are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools. It will serve the public use and interest and is consistent with the public health, safety, and welfare because it will add housing stock to the City of Kirkland in a manner that is consistent with applicable development regulations.

V. DEVELOPMENT REGULATIONS

A. The following is a review, in a checklist format, of compliance with the design requirements for subdivisions found in KMC 22.28. All lots comply with the minimum lots sizes for this zone.

Not Applicable	Complies as proposed	Complies as conditioned	**Code Section**
			KMC 22.28.050 – Lots - Dimensions
☐	☒	☐	Lots are shaped for reasonable use and development
☐	☒	☐	Minimum lot width is 15' where abutting right-of-way, access easement, or tract

B. Provisions for Public Land

1. Facts:

   a. Zoning Code section 110.60 states that the Public Works Director may require the applicant to make land available, by dedication, for new rights-of-way and utility infrastructure if this is reasonably necessary as a result of the development activity.

b. The Public Works Department is requiring that proposed Tract A along 79th Avenue NE be dedicated as public right-of-way to accommodate required public improvements.

2. Conclusion: Pursuant to KZC Section 110.60, the applicant should dedicate Tract B as a public right-of-way as part of the short plat recording.

C. Pedestrian Access Easement

1. Facts:

a. Municipal Code section 22.28.170 establishes that the City may require the installation of pedestrian walkways by means of dedicated rights-of-ways, tracts, or easements if a walkway is indicated as appropriate in the comprehensive plan, if it is reasonable necessary provide efficient pedestrian access to a designated activity center of the City, or if blocks are unusually long.

b. The Public Works Department has determined that a pedestrian access easement is needed from the 80th Avenue NE right-of-way to the northeast corner of the subject property. The pathway is for future extension to the east. The City will need to negotiate the future connection of the path to the pedestrian easement on the Chatham Ridge Plat to the east.

c. Based on KZC 105.19, the Public Works Department is requesting that the pedestrian access easement be 5 feet wide with a 5 foot wide sidewalk along the north edge of Tract A. From the eastern edge of Tract A, the easement should be 10 feet wide with an 8 foot wide sidewalk. The exact requirements are outlined in Attachment 3.

2. Conclusion: As part of the short plat recording, the applicant should dedicate a pedestrian access easement as outlined in Attachment 3.

VI. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

VII. SHORT PLAT DOCUMENTS – RECORDATION – TIME LIMIT (KMC 22.20.370

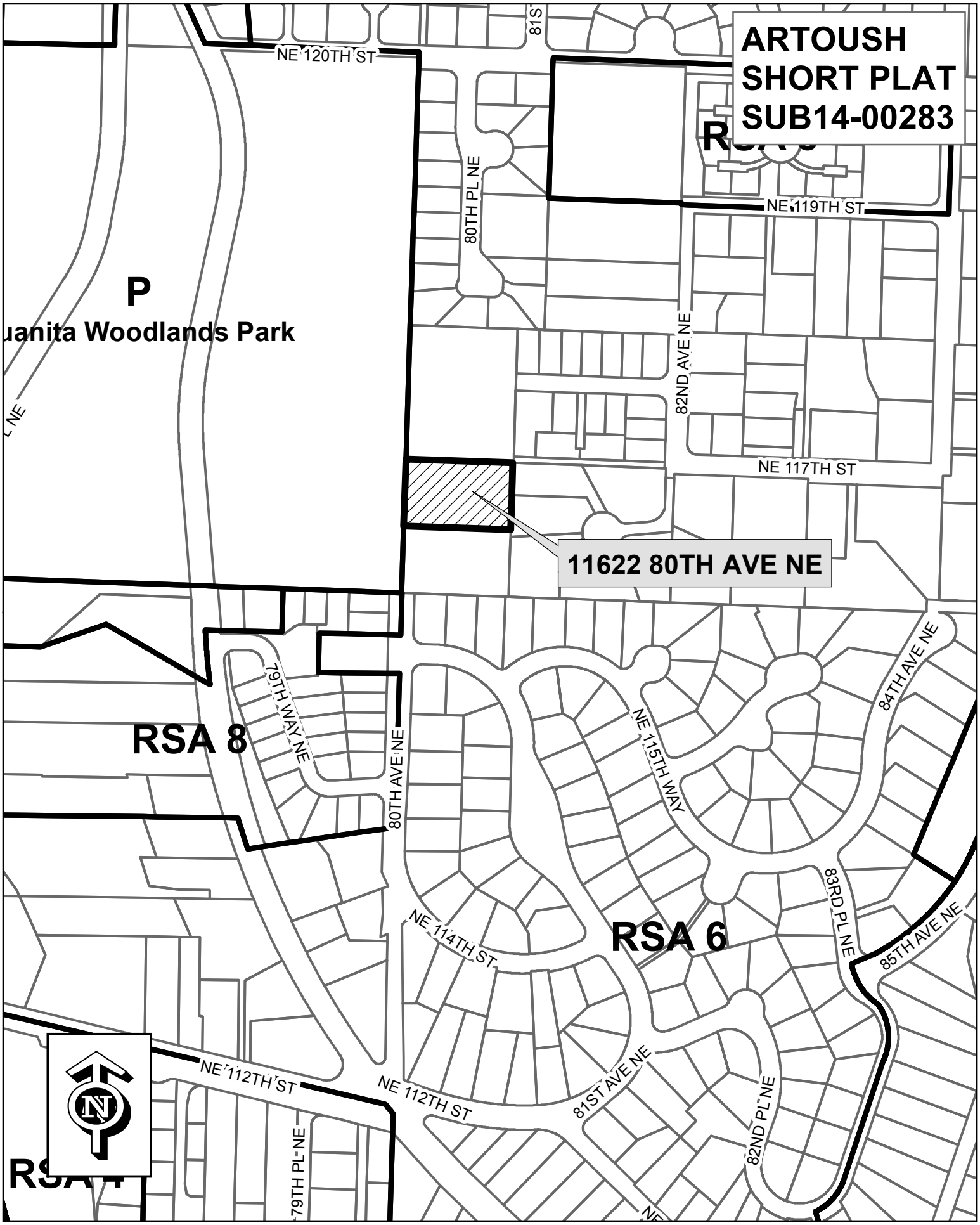
The short plat must be recorded with King County within five (5) years of the date of approval or the decision becomes void; provided, however, that in the event judicial review is initiated, the running of the five (5) years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the short plat.

VIII. APPENDICES

Attachments 1 through 5 are attached.
1. Vicinity Map
2. Short Plat Plans
3. Development Standards
4. Arborist Report
5. Comment Letters

IX. PARTIES OF RECORD

Applicant
Parties of Record
Department of Planning and Community Development
Department of Public Works, Department of Building and Fire Services


ARTOUSH
SHORT PLAT
SUB14-00283
NE 120TH ST
81ST
80TH PL NE
NE 119TH ST
P
uanita Woodlands Park
82ND AVE NE
NE 117TH ST
11622 80TH AVE NE
RSA 8
79TH WAY NE
80TH AVE NE
NE 115TH WAY
84TH AVE NE
83RD PL NE
85TH AVE NE
NE 114TH ST
RSA 6
NE 112TH ST
81ST AVE NE
82ND PL NE
79TH PL NE
N

ARTOUSH PRELIMINARY SHORT PLAT

SEC.25, T.26N., R.4E., W.M.

CITY OF KIRKLAND, WASHINGTON

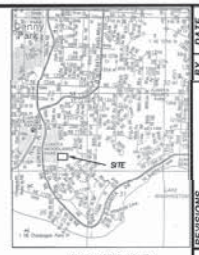
DEVELOPER/AGENT:
ARTOUSH FANAIYAN
9517 132ND AVE NE
KIRKLAND, WA 98033

SURVEYOR/ENGINEER
EASTSIDE CONSULTANTS, INC.
1320 NW MALL STREET, STE B
ISSAQUAH, WA 98027

PROPERTY ADDRESS
11622 80TH AVE NE
KIRKLAND, WA 98033

ZONING
RSA 6

TAX ACCOUNT NO.
2526049024



VICINITY MAP
NTS

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

SURVEY NOTES:

1. BASIS OF BEARING IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM PER THE PLAT OF CHATHAM RIDGE AS FILED IN VOLUME 254 OF PLATS ON PAGES 23–25, RECORDS OF KING COUNTY, WASHINGTON.

3. FIELD WORK WAS DONE IN JUNE THROUGH AUGUST OF 2013 THROUGH THE PRESENT TIME USING A TRIMBLE 4400/3700 GPS SYSTEM AND A NIKON NPL–352 THREE SECOND TOTAL STATION WITH CLOSED TRAVERSE METHODS IN ACCORDANCE WITH W.A.C. 332–130.

4. THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE PARENT PARCEL AS SHOWN.

5. LEGAL DESCRIPTION IS BASED ON CHICAGO TITLE INSURANCE COMPANY CERTIFICATE No.0006635–ETU, DATED DECEMBER 24, 2013, WITH AN UPDATED POLICY DATED FEBRUARY 18, 2014.

6. REFERENCE IS MADE TO THE FOLLOWING RECORDS OF SURVEY WHICH WERE USED TO CALCULATE AND OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON:
   PLAT OF CHATHAM RIDGE VOL. 254 PG. 23–25
   PLAT OF HERMOSA WST No. 2 VOL. 100 PG. 83
   KING COUNTY ASSESSORS MAP.
   KING COUNTY SHORT PLAT No. L99S0023
   KING COUNTY BLA L03L0011

LEGEND:

- = FOUND SECTION CORNER
- = CALCULATED SECTION CORNER
- = FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE
- = SET 1/2" REBAR & CAP P.L.S. # 16915
- = SET MAG NAIL AND BRASS FLASHER
- = FOUND REBAR OR OTHER PROPERTY CORNER MARKER
- ( ) = PLAT BEARING AND/OR DISTANCE
- SB = BUILDING SETBACK
- = POWER POLE
- = WATER MAIN
- = GAS METER
- = DECIDUOUS TREE
- = CONIFER TREE
- = FIRE HYDRANT
- TBR = TREES TO BE RETAINED
- = LIMITS OF DISTURBANCE
- = DRIP LINE

SHEET INDEX

C1 CONCPTUAL ROAD AND DRAINAGE PLAN
C2 CONCEPTUAL WATER AND SEWER PLAN
C3 CONCEPTUAL DRAINAGE AND SEWER PROFILES
C4 CONCEPTUAL GRADING AND TESC PLAN
C5 CONCEPTUAL TREE RETENTION PLAN

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-5555

RONALD S. FREDERICKSEN
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

LOCATION INDEX:
SECTION 25, T26N, R4E, W.M.

REVISIONS	BY	DATE
REVISED PER FIRE PATH REVISION	RSF	5/20/14
REVISED PER FIRE PATH REVISION	RSF	6/27/14
REVISED PER FIRE PATH REVISION	RSF	1/20/15
REVISED PER FIRE PATH REVISION	RSF	2/24/15

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

SITE ADDRESS: 11622 80TH AVE NE

ARTOUSH FANAIYAN
9517 132ND AVE NE
KIRKLAND, WA 98033
CONTACT: ARTOUSH FANAIYAN
PHONE: (425) 890-9965

CONCEPTUAL ROAD AND DRAINAGE PLAN

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
415 BURNS AVENUE
ISSAQUAH, WASHINGTON 98027
PH:425)392-5381 FAX:392-4870

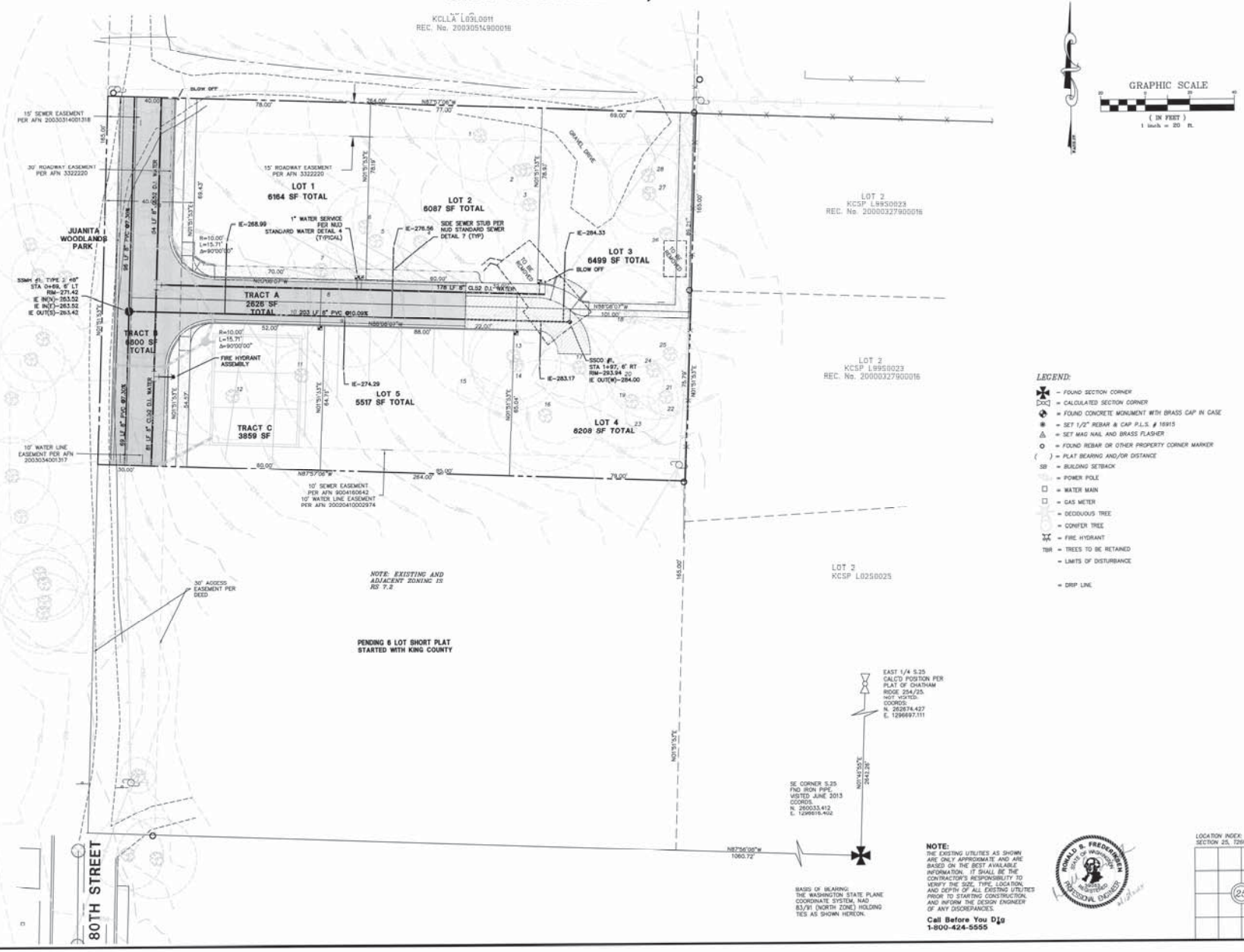
JOB NO.	13050
DATE	2/14
SCALE	1"=20'
DESIGNED	R.S.F.
DRAWN	R.S.F.
CHECKED	R.KITZ
APPROVED	R.S.F.

SHEET C1 OF 5

ARTOUSH PRELIMINARY SHORT PLAT

SEC.25, T.26N., R.4E., W.M.

CITY OF KIRKLAND, WASHINGTON



SITE ADDRESS: 11622 80TH AVE NE

ARTOUSH FANAIYAN
9517 132ND AVE NE
KIRKLAND, WA 98033
CONTACT: ARTOUSH FANAIYAN
PHONE: (425) 890-9995

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
416 KANER BLVD. N
REDMOND, WASHINGTON 98027
PH:(425)892-6581 FAX:392-4578

REVISIONS	BY	DATE
REVISED PER PCD PATH REVISION	RSF	5/28/14
REVISED PER PCD PATH REVISION	RSF	6/27/14
REVISED PER PCD PATH REVISION	RSF	7/24/14
REVISED PER PCD PATH REVISION	RSF	1/7/15

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

CONCEPTUAL WATER AND SEWER PLAN

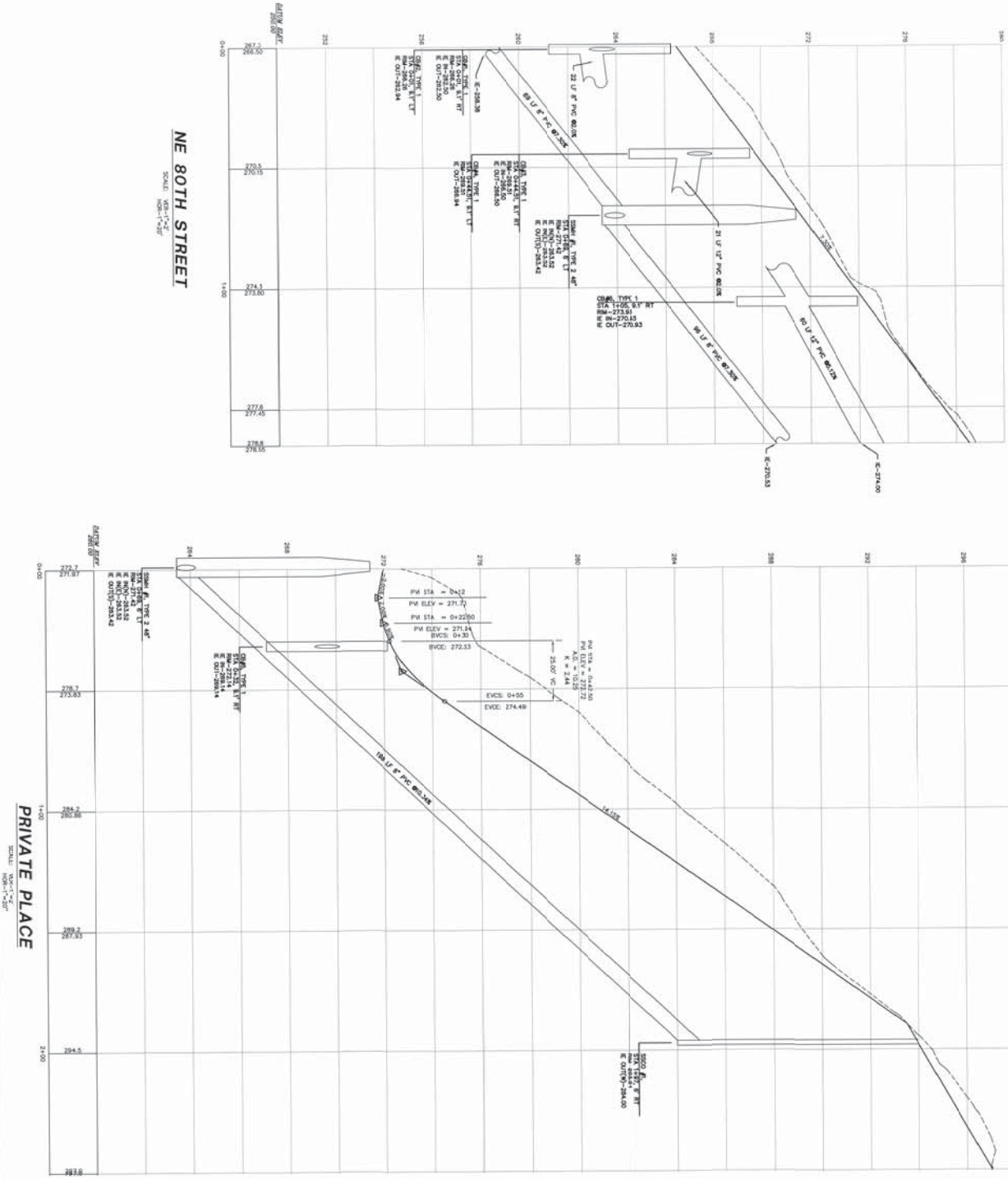
JOB NO.	13050
DATE	2/14
SCALE	1"=20'
DESIGNED	R.S.F.
DRAWN	R.S.F.
CHECKED	R.KITZ
APPROVED	R.S.F.

SHEET C2 OF 5

ARTOUSH PRELIMINARY SHORT PLAT

SEC.25, T.26N., R.4E., W.M.

CITY OF KIRKLAND, WASHINGTON



SITE ADDRESS: 11622 80TH AVE NE

JOB NO. 10080 DATE 2-14 SCALE 1"=20' DESIGNED R.S.F. DRAWN R.S.F. CHECKED R.S.F. APPROVED R.S.F. SHEET C3 OF 5	ENGINEERS - SURVEYORS EASTSIDE CONSULTANTS, INC. 415 RAINIER BLVD. N ISSAQUAH, WASHINGTON 98027 PH(425)392-5351 FAX-392-4676	ARTOUSH FANAIYAN 9517 132ND AVE NE KIRKLAND, WA 98033 CONTACT: ARTOJSH FANAIYAN PHONE: (425) 890-9995	CONCEPTUAL STORM AND SEWER PROFILE

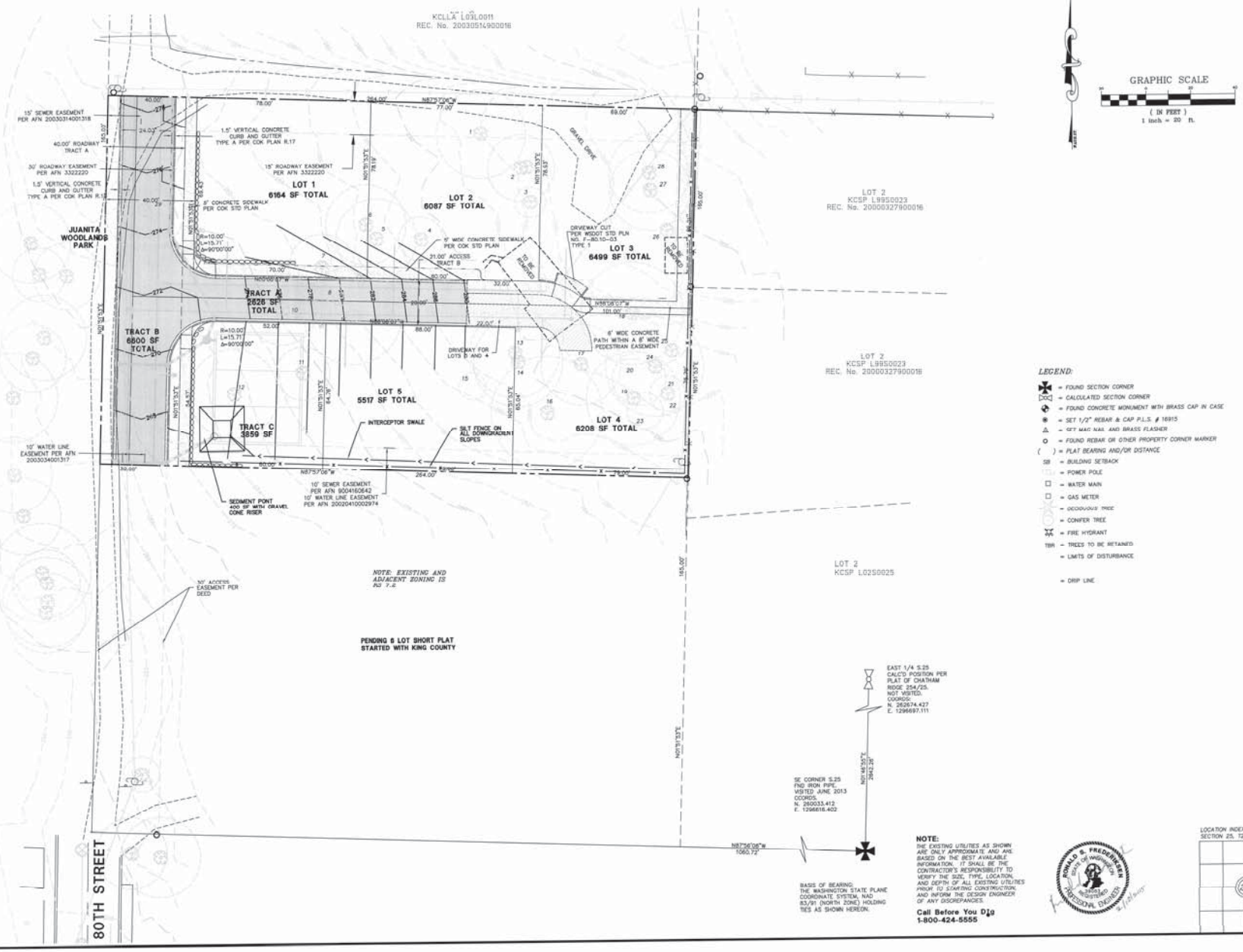
REVISIONS	BY	DATE
REVISED PER PED. PATH REVISION	RSF	5/28/14
REVISED PER PED. PATH REVISION	RSF	8/21/14
REVISED PER PED. PATH REVISION	RSF	1/30/15
REVISED PER PED. PATH REVISION	RSF	2/13/15

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

ARTOUSH PRELIMINARY SHORT PLAT

SEC.25, T.26N., R.4E., W.M.

CITY OF KIRKLAND, WASHINGTON



ARTOUSH PRELIMINARY SHORT PLAT

SEC.25, T.26N., R.4E., W.M.

CITY OF KIRKLAND, WASHINGTON

TREE	SPECIES	DRIP LINE	LOD	VIABILITY	DBH
1	DOUGLAS FIR	20	TRUNK	*POSSIBLE	31.2"
2	PONDEROSA PINE	15	TRUNK	NO	36.3"
3	HOLLY	7	TRUNK	NO	10.9
4	NORWAY MAPLE	10	TRUNK	YES	6.2
5	DOUGLAS FIR	18	TRUNK	NO	24.5"
6	DOUGLAS FIR	18	DRIP LINE	YES*	20.5"
7	DOUGLAS FIR	15	TRUNK	NO	26.5"
8	DOUGLAS FIR	12	TRUNK	NO	17.5"
9	DOUGLAS FIR	22	TRUNK	YES	36.0"
10	DOUGLAS FIR	16	TRUNK	YES	23.0"
11	DOUGLAS FIR	12	DRIP LINE EAST, 24 FT IN OTHER DIRECTIONS	YES	28.0"
12	DOUGLAS FIR	20	DRIP LINE	YES	33.0"
13	WESTERN RED CEDAR	20	TRUNK	YES	26.0"
14	WESTERN RED CEDAR	20	TRUNK	YES	29.0"
15	WILLOW	6	TRUNK	NO	11.0"
16	BIG LEAF MAPLE	25	TRUNK	YES	31.0"
17	BIG LEAF MAPLE	18	TRUNK	YES	14.9"
18	BIG LEAF MAPLE	23	TRUNK	NO	29.0"
19	DOUGLAS FIR	21	TRUNK	YES	32.0"
20	BIG LEAF MAPLE	12	TRUNK	YES	6.0"
21	WESTERN RED CEDAR	8	12 FEET FROM TRUNK	YES	16.0"
22	BIG LEAF MAPLE	8	TRUNK	NO	6.5"
23	BIG LEAF MAPLE	8	TRUNK	NO	7.8"
24	DOUGLAS FIR	22	TRUNK	YES	26.0"
25	CHERRY	12	TRUNK	YES	9.7"
26	WESTERN RED CEDAR	25	TRUNK	YES	~46.0"
27	WESTERN RED CEDAR	18	TRUNK	YES	28.0"
28	WESTERN RED CEDAR	18	TRUNK	YES	28.0"
29	DOUGLAS FIR	18	TRUNK	YES	27.0"

TREE DENSITY CREDITS:

(43,560 SF/43,560 SF) x 30= 30 (30 TREE CREDITS)

TREE CREDITS SAVED:

TREE	CREDIT	
1	0	RETAIN
2	0	RETAIN
3	0	RETAIN
4	0	RETAIN
13	0	RETAIN
14	0	RETAIN
16	0	RETAIN
17	0	RETAIN
19	0	RETAIN
20	0	RETAIN
21	4	RETAIN
24	0	RETAIN
25	0	RETAIN
26	0	RETAIN
27	0	RETAIN
28	0	RETAIN
TOTAL	9	

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND:

- = FOUND SECTION CORNER
- = CALCULATED SECTION CORNER
- = FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE
- = SET 1/2" REBAR & CAP P.L.S. # 16915
- = SET MAG NAIL AND BRASS FLASHER
- = FOUND REBAR OR OTHER PROPERTY CORNER MARKER
- ( ) = PLAT BEARING AND/OR DISTANCE
- SB = BUILDING SETBACK
- = POWER POLE
- = WATER MAIN
- = GAS METER
- = DECIDUOUS TREE
- = CONIFER TREE
- = FIRE HYDRANT
- TRR = TREES TO BE RETAINED
- = LIMITS OF DISTURBANCE
- = DRIP LINE

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-5555

RONALD R. FREDERICKSEN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
2/25/15

LOCATION INDEX:
SECTION 25, T26N, R4E, W.M.

25

REVISIONS	BY	DATE
REVISED PER PD PLAN REVISION	RSF	5/28/14
REVISED PER PD PLAN REVISION	RSF	8/01/14
REVISED PER PD PLAN REVISION	RSF	1/05/15
REVISED PER CITY PLAN REVISION	RSF	2/27/15

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

TREE RETENTION PLAN

SITE ADDRESS: 11622 80TH AVE NE

ARTOUSH FANAIYAN
9517 132ND AVE NE
KIRKLAND, WA 98033
CONTACT: ARTOUSH FANAIYAN
PHONE: (425) 890-9995

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
418 RAINIER BLVD. N
MONROE, WASHINGTON 98272
PH(425)392-5351 FAX:392-4679

JOB NO.	13050
DATE	2/14
SCALE	1"=20'
DESIGNED	R.S.F.
DRAWN	R.S.F.
CHECKED	R.RITZ
APPROVED	R.S.F.
SHEET	C5 OF 5

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

DEVELOPMENT STANDARDS LIST
FILE: SUB14-00283
ARTOUSH SHORT PLAT

TREE PLAN SUMMARY

KMC 22.28.210 & KZC 95.30 Significant Trees.

A Tree Retention Plan was submitted with the short plat. During the review of the short plat, all proposed improvements were unknown. Therefore KZC Section 95.30 (6)(a) – Phased Review applies in regards to tree retention. There are 29 significant trees on the site, of which 27 are viable. These trees have been assessed by staff and the City's Arborist. They are identified by number in the following chart.

Viable Significant Trees	High Retention Value	Moderate Retention Value	Low Retention Value
1		✓	
2		✓	
3		✓	
4		✓	
5			✓
6			✓
7			✓
8			✓
9			✓
10			✓
11			✓
12			
13	✓		
14	✓		
16	✓		
17		✓	
19		✓	
20		✓	
21		✓	
22		✓	
23		✓	

Viable Significant Trees	High Retention Value	Moderate Retention Value	Low Retention Value
25		✓	
26	✓		
27	✓		
28	✓		
29			✓

Trees should be tagged with the associated tree number per arborist report prior to LSM submittal for the benefit of the future grading and excavation contractors.

No trees are to be removed with an approved short plat or subdivision permit. Based on the approved Tree Retention Plan, the applicant shall retain and protect all viable trees throughout the development of each single family lot except for those trees allowed to be removed for the installation of the plat infrastructure improvements with an approved Land Surface Modification permit. Subsequent approval for tree removal is granted for the construction of the house and other associated site improvements with a required Building Permit. The Planning Official is authorized to require site plan alterations to retain High Retention value trees at each stage of the project. In addition to retaining viable trees, new trees may be required to meet the minimum tree density per KZC Section 95.33.

SUBDIVISION STANDARDS

22.28.030 Lot Size. Unless otherwise approved in the preliminary subdivision or short subdivision approval, all lots within a subdivision must meet the minimum size requirements established for the property in the Kirkland zoning code or other land use regulatory document.

22.28.130 Vehicular Access Easements. The applicant shall comply with the requirements found in the Zoning Code for vehicular access easements or tracts.

22.32.010 Utility System Improvements. All utility system improvements must be designed and installed in accordance with all standards of the applicable serving utility.

22.32.030 Stormwater Control System. The applicant shall comply with the construction phase and permanent stormwater control requirements of the Municipal Code.

22.32.050 Transmission Line Undergrounding. The applicant shall comply with the utility lines and appurtenances requirements of the Zoning Code.

22.32.060 Utility Easements. Except in unusual circumstances, easements for utilities should be at least ten feet in width.

27.06.030 Park Impact Fees. New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

Prior to Recording:

22.20.362 Short Plat - Title Report. The applicant shall submit a title company certification which is not more than 30 calendar days old verifying ownership of the subject property on the date that the property owner(s) (as indicated in the report) sign(s) the short plat documents; containing a legal description of the entire parcel to be subdivided; describing any easements or restrictions affecting the property with a description, purpose and reference by auditor's file number and/or recording number; any encumbrances on the property; and any delinquent taxes or assessments on the property.

22.20.366 Short Plat - Lot Corners. The exterior short plat boundary and all interior lot corners shall be set by a registered land surveyor. If the applicant submits a bond for construction of short plat improvements and installation of permanent interior lot corners, the City may allow installation of temporary interior lot corners until the short plat improvements are completed.

22.20.390 Short Plat - Improvements. The owner shall complete or bond all required right-of-way, easement, utility and other similar improvements.

22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.

22.32.080 Performance Bonds. In lieu of installing all required improvements and components as part of a plat or short plat, the applicant may propose to post a bond, or submit evidence that an adequate security device has been submitted and accepted by the service provider (City of Kirkland and/or Northshore Utility District), for a period of one year to ensure completion of these requirements within one year of plat/short plat approval.

Prior to occupancy:

22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.

22.32.090 Maintenance Bonds. A two-year maintenance bond may be required for any of the improvements or landscaping installed or maintained under this title.

ZONING CODE STANDARDS

90.80 Streams. No land surface modification may take place and no improvements may be located in a stream except as specifically provided in this Section.

90.90 Stream Buffers. No land surface modification may take place and no improvement may be located within the environmentally sensitive buffer for a stream, except as provided in this Section.

90.95 Stream Buffer Fence. Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the entire stream buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all stream buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

95.50 Tree Installation Standards. All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

105.20 Required Parking. 2 parking spaces are required for this use.

105.47 Required Parking Pad. Except for garages accessed from an alley, garages serving detached dwelling units in low density zones shall provide a minimum 20-foot by 20-foot parking pad between the garage and the access easement, tract, or right-of-way providing access to the garage.

110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six

feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

A detached dwelling unit may not have a fence over 3.5 feet in height within 3 feet of the property line abutting a principal or minor arterial except where the abutting arterial contains an improved landscape strip between the street and sidewalk. The area between the fence and property line shall be planted with vegetation and maintained by the property owner.

115.43 Garage Requirements for Detached Dwelling Units in Low Density Zones. Detached dwelling units served by an open public alley, or an easement or tract serving as an alley, shall enter all garages from that alley. Whenever practicable, garage doors shall not be placed on the front façade of the house. Side-entry garages shall minimize blank walls. For garages with garage doors on the front façade, increased setbacks apply, and the garage width shall not exceed 50% of the total width of the front façade. These regulations do not apply within the disapproval jurisdiction of the Houghton Community Council. Section 115.43 lists other exceptions to these requirements.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115 Required Setback Yards. This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

115.115.3.g Rockeries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

115.115.3.n Covered Entry Porches. In residential zones, covered entry porches on dwelling units may be located within 13 feet of the front property line if certain criteria in this section are met. This incentive is not effective within the disapproval jurisdiction of the Houghton Community Council.

115.115.3.o Garage Setbacks. In low density residential zones, garages meeting certain criteria in this section can be placed closer to the rear property line than is normally allowed in those zones.

115.115.3.p **HVAC and Similar Equipment:** These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

115.115.5.a **Driveway Width and Setbacks.** For a detached dwelling unit, a driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall be separated from other hard surfaced areas located in the front yard by a 5-foot wide landscape strip. Driveways shall not be closer than 5 feet to any side property line unless certain standards are met.

115.135 **Sight Distance at Intersection.** Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

Prior to recording:

110.60.5 **Landscape Maintenance Agreement.** The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way (see Attachment). It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

110.60.6 **Mailboxes.** Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

Prior to issuance of a grading or building permit:

90.95 **Stream Buffer Fence.** Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the entire stream buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all stream buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

90.150 **Natural Greenbelt Protective Easement.** The applicant shall submit for recording a natural greenbelt protective easement, in a form acceptable to the City Attorney, for recording with King County.

90.155 **Liability.** The applicant shall enter into an agreement with the City which runs with the property, in a form acceptable to the City Attorney, indemnifying the City for any damage resulting from development activity on the subject property which is related to the physical condition of the stream, minor lake, or wetland.

95.30(4) **Tree Protection Techniques.** A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

95.34 **Tree Protection.** Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 6 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers

unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

27.06.030 Park Impact Fees. New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

Prior to occupancy:

90.145 Bonds. The City may require a bond and/or a perpetual landscape maintenance agreement to ensure compliance with any aspect of the Drainage Basins chapter or any decision or determination made under this chapter.

95.51.2.b Tree Maintenance. For detached dwelling units, the applicant shall submit a 5-year tree maintenance agreement to the Planning Department to maintain all pre-existing trees designated for preservation and any supplemental trees required to be planted.

110.60.6 Mailboxes. Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

110.75 Bonds. The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter.

DEVELOPMENT STANDARDS

SUB14-00283

BUILDING DEPARTMENT

BUILDING General Conditions
Contact: Tom Jensen tjensen@kirklandwa.gov
1. Prior to issuance of Building, Demolition or Landsurface Modification permit applicant must submit a proposed rat baiting program for review and approval. Kirkland Municipal Ordinance 9.04.040
2. A Demolition permit is required for removal of existing structures prior to recording the short plat.
3. Plumbing meter and service line shall be sized in accordance with the current UPC. We are currently using the 2012 edition.
4. Any vault or retaining wall will require a separate permit.
5. Building permits must comply with the International Building, Residential and Mechanical Codes and the Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland. Kirkland currently has adopted the 2012 editions.
6. Structures must comply with International Energy Conservation Code as adopted and amended by the State of Washington. We are currently using the 2012 edition.
7. Kirkland reviews, issues and inspects all electrical permits in the city. Kirkland currently uses the 2009 Washington Cities Electrical Code chapters 1 and 3 as published by WABO.
8. Structures must be designed for seismic design category D, wind speed of 85 miles per hour and exposure B.

FIRE DEPARTMENT

FIRE DEPARTMENT COMMENTS

Contact: Grace Steuart at 425-587-3660; or gsteuart@kirklandwa.gov

HYDRANTS and FIRE FLOW

One new hydrant is required to be installed in front of the property, as shown on the plans submitted. It shall be equipped with a 5" Storz fitting.

Fire flow requirement for this project is 1,000 gpm. The project is in Northshore Utility District. A certificate of water availability shall be provided from NUD.

PUBLIC WORKS DEPARTMENT

Permit #: SUB14-00283
Project Name: Artoush 5 lot Short Plat
Project Address: 11622 80th Ave. NE
Date: March 12, 2015

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at www.kirklandwa.gov.

2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant’s responsibility to contact the Public Works Department by phone or in person to determine the fees. The fees can also be review the City of

Kirkland web site at www.kirklandwa.gov The applicant should anticipate the following fees:

o Surface Water Connection Fees (paid with the issuance of a Building Permit)
o Right-of-way Fee
o Review and Inspection Fee (for utilities and street improvements).
o Building Permits associated with this proposed project will be subject to the traffic, park, and school impact fees per Chapter 27 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s). Any existing buildings within this project which are demolished will receive a Traffic Impact Fee credit, Park Impact Fee Credit and School Impact Fee Credit. This credit will be applied to the first Building Permits that are applied for within the project. The credit amount for each demolished building will be equal to the most currently adopted Fee schedule.

3. All street and utility improvements shall be permitted by obtaining a Land Surface Modification (LSM) Permit.

4. Submittal of Building Permits within a subdivision prior to recording:

• Submittal of a Building Permit with an existing parcel number prior to subdivision recording: A Building Permit can be submitted prior to recording of the subdivision for each existing parcel number in the subject property, however in order for it to be deemed a complete application, all of the utility and street improvements for the new home must be submitted with the Building Permit application. If the utility and street improvements are to be reviewed and constructed through a Land Surface Modification permit process, then Building Permit cannot be applied for because it will be deemed incomplete until the Land Surface Modification Permit is applied for.

• Submittal of Building Permits within an Integrated Development Plan (IDP): If this subdivision is using the IDP process, the Building Permits for the new homes can only be applied for after the Land Surface Modification Permit has been submitted, reviewed, and approved.

• Submittal of a Building Permit within a standard subdivision (non IDP): If this subdivision is not using the IDP process, the Building Permits for the new houses can be applied for after the subdivision is recorded and the Land Surface Modification permit has been applied for.

• Review of Expedited or Green Building Permits: A new single family home Building Permit within a subdivision can only be review on an expedited or green building fast track if the associated Land Surface Modification Permit has been reviewed and approved by the Public Works Department.

5. The subdivision can be recorded in advance of installing all the required street and utility improvements by posting a performance security equal to 130% of the value of work. Contact the Development Engineer assigned to this project to assist with this process.

6. This project is exempt from concurrency review.

7. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled ENGINEERING PLAN REQUIREMENTS. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

8. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.

9. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).

10. A completeness check meeting is required prior to submittal of any Building Permit applications.

11. The required tree plan shall include any significant tree in the public right-of-way along the property frontage.

12. All subdivision recording mylar's shall include the following note:

Utility Maintenance: Each property owner shall be responsible for maintenance of the sanitary sewer, storm water stub,

rain garden, permeable pavement, or any infiltration facilities (known as Low Impact Development) from the point of use on their own property to the point of connection in the City sanitary sewer main or storm water main. Any portion of a sanitary sewer, surface water stub, rain garden, permeable pavement, or any infiltration facilities, which jointly serves more than one property, shall be jointly maintained and repaired by the property owners sharing such stub. The joint use and maintenance shall "run with the land" and will be binding on all property owners within this subdivision, including their heirs, successors and assigns.

Public Right-of-way Sidewalk and Vegetation Maintenance: Each property owner shall be responsible for keeping the sidewalk abutting the subject property clean and litter free. The property owner shall also be responsible for the maintenance of the vegetation within the abutting landscape strip. The maintenance shall "run with the land" and will be binding on all property owners within this subdivision, including their heirs, successors and assigns.

Sanitary Sewer and Water Conditions:

1. Northshore Utility District approval required for water and sewer service. A letter of sewer/water availability is required; call N.U.D at 425-398-4400.

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 2009 King County Surface Water Design Manual and the Kirkland Addendum (Policy D-10). See Policies D-2 and D-3 in the PW Pre-Approved Plans for drainage review information, or contact city of Kirkland Surface Water staff at (425) 587-3800 for help in determining drainage review requirements.

- Full Drainage Review

A full drainage review is required for any proposed project, new or redevelopment, that will:

- Adds 5,000ft2 or more of new impervious surface area or 10,000ft2 or more of new plus replaced impervious surface area,
- Propose 7,000ft2 or more of land disturbing activity, or,
- Be a redevelopment project on a single or multiple parcel site in which the total of new plus replaced impervious surface area is 5,000ft2 or more and whose valuation of proposed improvements (including interior improvements but excluding required mitigation and frontage improvements) exceeds 50% of the assessed value of the existing site improvements.

2. A preliminary drainage report (Technical Information Report) has been submitted with the subdivision application.

3. The project has been submitted with the assumption that an approved subdivision directly to the south will be constructed prior to this project being started. If the other subdivision does not move forward and this subdivision is approved and the developer decides to proceed with construction, this project will be responsible to extending the drainage south to the public storm system in 80th Ave. NE. Any off-site drainage improvements shall include collection, conveyance, detention, and water quality treatment per the 2009 King County Surface Water Design Manual.

4. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater low impact development facilities on-site (per section 5.2 in the 2009 King County Surface Water Design Manual). If feasible, stormwater low impact development facilities are required. See PW Pre-Approved Plan Policy L-1 or L-2 (depending on drainage review) for more information on this requirement.

5. Because this project site is one acre or greater, the following conditions apply:

- Amended soil requirements (per Ecology BMP T5.13) must be used in all landscaped areas.
- If the project meets minimum criteria for water quality treatment (5,000ft2 pollution generating impervious surface area), the enhanced level of treatment is required if the project is multi-family residential, commercial, or industrial. Enhanced treatment targets the removal of metals such as copper and zinc.
- The applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Department of Ecology. Provide the City with a copy of the Notice of Intent for the permit. Permit Information can be found at the following website: http://www.ecy.wa.gov/programs/wq/stormwater/construction/

o Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland PW Dept. pre-construction meeting with a completed SWPPP.

- Turbidity monitoring by the developer/contractor is required if a project contains a lake, stream, or wetland.
- A Stormwater Pollution Prevention and Spill (SWPPS) Plan must be kept on site during all phases of construction and shall address construction-related pollution generating activities. Follow the guidelines in the 2009 King County Surface Water Design Manual for plan preparation.

6. This project is creating or replacing more than 5000 square feet of new impervious area that will be used by vehicles (PGIS - pollution generating impervious surface). Provide storm water quality treatment per the 2009 King County Surface Water Design Manual. The enhanced treatment level is encouraged when feasible for multi-family residential, commercial, and industrial projects less than 1 acre in size.

7. It doesn't appear that any work within an existing ditch will be required, however the developer has been given notice that the Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the project activities.
Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch http://www.nws.usace.army.mil/PublicMenu/Menu.cfm?sitename=REG&pagename=mainpage_NWPs

Specific questions can be directed to: Seattle District, Corps of Engineers, Regulatory Branch, CENWS-OD-RG, Post Office Box 3755, Seattle, WA 98124-3755, Phone: (206) 764-3495

8. Provide an erosion control report and plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 2009 King County Surface Water Design Manual.

9. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from May 1 and September 30, all denuded soils must be covered within 7 days; between October 1 and April 30, all denuded soils must be covered within 12 hours. Additional erosion control measures may be required based on site and weather conditions. Exposed soils shall be stabilized at the end of the workday prior to a weekend, holiday, or predicted rain event.

10. Provide a separate storm drainage connection for each lot. All roof and driveway drainage must be tight-lined to the storm drainage system or utilize low impact development techniques. The tight line connections shall be installed with the individual new houses.

11. Extend a 12" storm line to the north end of the new 80th Ave. NE extension and terminate the extension with a catch basin.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts a new access street that is an extension of 80th Avenue NE This street is a Neighborhood Access type street. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:

A. Dedicate 40 ft. of right-of-way along the west property line.
B. Install 28 ft. of asphalt, storm drainage, and vertical curb and gutter on both sides of the new asphalt.
C. Install a 4.5 ft. wide planter strip with street trees 30 ft. on-center, and a 5 ft. wide sidewalk to the east of the new curb (back of new sidewalk should be along east edge of right-of-way dedication).
D. The project has been submitted with the assumption that an approved subdivision directly to the south will be

constructed prior to this project being started. If the other subdivision does not move forward and this subdivision is approved and the developer decides to proceed with construction, this project will be responsible to extending a paved road to the project. The paved road shall be at least 20 ft. wide (constructed to public street standards) and shall include the drainage collection and conveyance (see above conditions regarding drainage).
E. At the north end of the street improvements, relocate the power pole if it is within in the 28 ft. of paved street and safety accommodations cannot be made to allow the pole to temporarily remain in place.

2. When three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline, the street shall be overlaid with new asphalt or the existing asphalt shall be removed and replaced.
• Existing streets with 4-inches or more of existing asphalt shall receive a 2-inch (minimum thickness) asphalt overlay. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
• Existing streets with 3-inches or less of existing asphalt shall have the existing asphalt removed and replaced with an asphalt thickness equal or greater than the existing asphalt provided however that no asphalt shall be less than 2-inches thick and the subgrade shall be compacted to 95% density.

3. Design and construct the private access easement road to serve as a temporary Fire Department turn-around tee. At least 25 ft. of the access easement will serve as a temporary emergency fire truck turn around and shall be recorded as such.

4. The driveway for each lot shall be long enough so that parked cars do not extend into the access easement or right-of-way (20 ft. min.)

5. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project associated street or utility improvements.

6. Underground all new and existing on-site utility lines and overhead transmission lines (including those along the new public street)

7. New street lights will be required per Puget Power design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis. If lighting is necessary, design must be submitted prior to issuance of a grading or building permit.

8. Public Pedestrian Pathway:
A) Grant a 5 ft. wide public pedestrian easement and install a 5 ft. wide concrete sidewalk along the north edge of the access easement serving lots 1, 2, and 3.
B) At the east end of the said sidewalk, grant a 10 ft. wide public pedestrian easement between lots 3 and 4 and along the east property line of lot 4. Within the said easement install an 8 ft. wide paved pedestrian pathway.
C) Fences installed by this short plant along any portion of the pedestrian easement are limited to 42” in height.
D) The pathway is for future extension to the east. They City will need to negotiate the connection of the path to the easement on the Chatham Ridge Plat to the east.

9. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility on80th Ave. NE is not feasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a Local Improvement District (LID) No Protest Agreement. The final recorded subdivision mylar shall include the following note:

Local Improvement District (LID) Waiver Agreement. Chapter 110.60.7.b of the Kirkland Zoning Code requires all overhead utility lines along the frontage of the subject property to be converted to underground unless the Public Works Director determines that it is infeasible to do so at the time of the subdivision recording. If it is determined to be infeasible, then the property owner shall consent to the formation of a Local Improvement District, hereafter formed by the City or other property owners. During review of this subdivision it was determined that it was infeasible to convert the overhead utility lines to underground along the frontage of this subdivision on 80th Ave. NE. Therefore, in consideration of deferring the

requirement to underground the overhead utility lines at the time of the subdivision recording, the property owner and all future property owners of lots within this subdivision hereby consent to the formation of a Local Improvement District hereafter formed by the City or other property owners

Tree Solutions Inc
Consulting Arborists

TO:	Artoush Fanaiyan, Artoush Construction
JOB SITE:	11622 80th Ave NE. Kirkland, WA 98033
SUBJECT:	Tree Inventory & Assessment
DATE:	January 29, 2014
PREPARED BY:	Sean Dugan, Registered Consulting Arborist #457 ISA Certified Board Certified Master Arborist PN-5459B ISA Qualified Tree Risk Assessor

Contents

Summary
Assignment & Scope of Report
Methods
Observations
Discussion
Recommendations
Glossary
References
Appendix A – Assumptions & Limiting Conditions
Appendix B - Kirkland Tree Protection Specifications
Attachments:
Table of Trees
Marked Up Site Plan

RECEIVED
FEB 10 2014
AM PM
PLANNING DEPARTMENT
BY

Summary

I have identified twenty-nine (29) trees of significant size that stand on site. For this 43,560 sq. ft. property the city of Kirkland Zoning Code (95.33) requires a minimum tree density of 30 tree credits. The site currently has enough viable trees for potentially having 81.5 tree credits that can be retained and exceed the City requirements. However, it appears that only 30.5 tree credits will be retained due to proposed site design.

Trees 6, 7, 13, 14, and 18 might be considered High retention value trees that need to be retained. Tree 6 appears to be the only tree where this might be feasible, depending on how access is developed throughout the site. Tree 18 is a poor candidate for retention due to health and structural issues.

Two (2) trees on the adjacent property to the north have canopies that overhang the job site. These trees are unlikely to be negatively impacted due to the distance from the property line. The limits of disturbance for this tree should be at the property line.

Assignment & Scope of Report
This report outlines the site inspection by Sean Dugan, of Tree Solutions Inc., on January 17, 2013. I was asked to conduct a site visit to inventory all significant trees with descriptions of species, diameter size, health and structural condition, limits of disturbance, drip line radius, proposed action, and notes for each tree. I was asked to develop a formal arborist report addressing city of Kirkland requirements for tree preservation.

Included in the report are observations from the site located at 11622 80th Ave. NE., discussion, and recommendations. Artoush Fanaiyan, of Artoush Construction, requested these services to acquire information for project planning in accordance with requirements set by the city of Kirkland.

Limits of Assignment
Unless stated otherwise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, climbing, or coring unless explicitly specified. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

I was provided a survey of the site with limited information regarding future development plans. Additional Assumptions and Limiting Conditions can be found in Appendix A.

Methods
I measured the diameter of each tree at standard height (DSH). I calculated the equivalent single-stem diameter for multi-stemmed trees using the Guide to Trunk Area outlined in the Guide for Plant Appraisal (9th Edition). Tree species, size, health and structural condition, limit of disturbance, drip line radius, proposed action, tree credit value, and notes for each tree can be found in the attached Table of Trees. Numbers in the series 1 thru 29 on the Table correspond with the numbers on the attached Marked-up Site Plan. Two trees on adjacent site to the north with overhanging canopy are labeled using letters A and B.

I evaluated tree health and structure utilizing visual tree assessment (VTA) methods. The basis behind VTA is the identification of symptoms, which the tree produces in reaction to a weak spot or area of mechanical stress. A tree reacts to mechanical and physiological stresses by growing more vigorously to re-enforce weak areas, while depriving less stressed parts. (Mattheck & Breloer 1994) An understanding of the uniform stress allows me to make informed judgments about the condition of a tree.

Observations
The Site
The 43,560 square foot lot is located in a residential neighborhood in the city of Kirkland. The site is currently developed with a single family structure. The site abuts developed residential properties on the north, east, and south border. To the west of the site is 80th Ave NE. Beyond this area to the west appears to be open space.

The topography of the site is gradually sloped with mostly a southwest aspect. There are no environmental critical areas listed for the property.

The site is proposed for subdivision into five lots with an open space tract and a 21 foot wide access easement. The existing structures will be removed and the site will be extensively graded.

The Trees

Twenty-nine significant size trees exist on the site. Tree species include Douglas-fir (*Psuedotsuga menziesii*), Ponderosa pine *(Pinus ponderosa),* English holly *(Ilex aquifolium),* Norway maple (*Acer platanoides),* Western Red cedar (*Thuja plicata),* Willow species *(Salix sp.),* Big leaf maple *(Acer macrophyllum),* and Bitter cherry (*Prunus emarginatta)* trees. Information specific to each tree can be found in the attached Table of Trees.

Nineteen trees are in good health condition, nine are in fair condition and one is in poor condition. The tree in poor health condition has a poor structural condition as well. All of the trees present a low risk rating to the surrounding targets except for tree 18, which presents a moderate risk rating.

The trees on the adjacent site with the overhanging canopy are a Pacific madrone *(Arbutus menziesi),* and a Douglas-fir tree. Both of the trees are in good condition.

Discussion

Trees 2, 5, 8, 15, 18, 22, 23, should be removed due to issues relating to health and structure. Trees 8, 9, 10, and 35 appear to be in the access easement and will need to be removed for entry into the site and right-of-way improvements. Tree 3 should be removed due to being an invasive species.

Trees 4, 6, 7, 13, 14, and 18 might be considered as high Retention value by the City as they are located in the required property setbacks. Based on our discussion it appears that it may only be feasible to retain tree 6. This tree should be tested for decay at the base if retained. The City desires to retain these trees to the maximum extent possible and may require design changes to achieve this goal.

There appears to be three tree groves present on the site. Groves contain trees (7 - 9), (19-25), and (26-28). Based on our discussion none of these groves can be retained. The City considered groves to be of high retention value.

Prior to site development, tree protection measures, as outlined in the Kirkland Zoning Code Section 95.34 Tree Protection during Development Activity, will need to be implemented around trees to be preserved. These measures can be found in Appendix B of this report.

Tree Density Credits

The Kirkland Zoning Code (95.33) requires tree density to satisfy 30 tree credits per acre. The property is 43,560 sq. ft., or 1 acre. Therefore, a tree density worth 30 tree credits (1.0 x 30 = 30) is required in order to meet the minimum requirement. The property currently has 187 tree credits, 81.5 credits are from viable trees. As proposed, 30.5 tree credits will remain.

With additional testing it might be feasible to retain tree 1. If tree 1 is retained an additional 11.5 tree credits can be added to the site for a total of 42 tree credits.

Adjacent Site Trees

Trees A and B on the north property border are unlikely to be negatively impacted by the proposed development due to the distance away from the job site. The limits of the disturbance can be to the property's edge.

Recommendations

- Determine which trees can be preserved based on the location of proposed structures and infrastructure to be installed.
- Meet with City Planners to determine if the proposed site plans are acceptable or if they will require adjustments.
- Obtain all necessary permits and approval from the City prior to commencement of site work.
- Provide basic tree protection measures around trees to be preserved.

Glossary

DBH or DSH: diameter at breast or standard height; the diameter of the trunk measured 54 inches (4.5 feet) above grade (Matheny *et al.* 1998)

Grove: A group of three (3) or more significant trees with overlapping or touching crowns. **ISA:** International Society of Arboriculture (KZC)

Limit of Disturbance: The boundary between the protected area around a tree and the allowable site disturbance as determined by a qualified professional measured in feet from the trunk (KZC)

Retention Value: The Planning Official's designation of a tree based on information provided by a qualified professional that is one (1) of the following:

a. High, a viable tree, located within required yards and/or required landscape areas. Tree retention efforts shall be directed to the following trees if they are determined to be healthy and windfirm by a qualified professional, and provided the trees can be safely retained when pursuing alternatives to development standards pursuant to KZC 95.32:

1) Specimen trees;
2) Tree groves and associated vegetation that are to be set aside as preserved groves pursuant to KZC 95.51(3);
3) Trees on slopes of at least 10 percent; or
4) Trees that are a part of a grove that extends into adjacent property, such as in a public park, open space, sensitive area buffer or otherwise preserved group of trees on adjacent private property. If significant trees must be removed in these situations, an adequate buffer of trees may be required to be retained or planted on the edge of the remaining grove to help stabilize; (KZC)

References

ANSI A300 (Part 1) – 2008 American National Standards Institute. American National Standard for Tree Care Operations: Tree, Shrub, and Other Woody Plant Maintenance: Standard Practices (Pruning). New York: Tree Care Industry Association, 2008.

Kirkland Zoning Code. Chapter 95 – TREE MANAGEMENT AND REQUIRED LANDSCAPING. http://www.codepublishing.com/wa/kirkland/ (accessed January 28, 2014)

Lilly, Sharon. Arborists' Certification Study Guide. Champaign, IL: The International Society of Arboriculture, 2001.

Matheny, Nelda and James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture, 1998.

Mattheck, Claus and Helge Breloer, The Body Language of Trees.: A Handbook for Failure Analysis. London: HMSO, 199

Appendix A – Assumptions & Limiting Conditions

1. Consultant assumes that any legal description provided to Consultant is correct and that title to property is good and marketable. Consultant assumes no responsibility for legal matters. Consultant assumes all property appraised or evaluated is free and clear, and is under responsible ownership and competent management.

2. Consultant assumes that the property and its use do not violate applicable codes, ordinances, statutes or regulations.

3. Although Consultant has taken care to obtain all information from reliable sources and to verify the data insofar as possible, Consultant does not guarantee and is not responsible for the accuracy of information provided by others.

4. Client may not require Consultant to testify or attend court by reason of any report unless mutually satisfactory contractual arrangements are made, including payment of an additional fee for such Services as described in the Consulting Arborist Agreement.

5. Unless otherwise required by law, possession of this report does not imply right of publication or use for any purpose by any person other than the person to whom it is addressed, without the prior express written consent of the Consultant.

6. Unless otherwise required by law, no part of this report shall be conveyed by any person, including the Client, the public through advertising, public relations, news, sales or other media without the Consultant's prior express written consent.

7. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event or upon any finding to be reported.

8. Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by Consultant as to the sufficiency or accuracy of the information.

9. Unless otherwise agreed, (1) information contained in this report covers only the items examined and reflects the condition of the those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring. Consultant makes no warranty or guarantee, express or implied, that the problems or deficiencies of the plans or property in question may not arise in the future.

10. Loss or alteration of any part of this Agreement invalidates the entire report.

Appendix B - Kirkland Tree Protection Specifications – as stated in Chapter 95.34 of KZC

6. Tree Protection during Development Activity. Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities pursuant to the following standards:

a. Placing Materials near Trees. No person may conduct any activity within the protected area of any tree designated to remain, including, but not limited to, operating or parking equipment, placing solvents, storing building material or soil deposits, or dumping concrete washout or other chemicals. During construction, no person shall attach any object to any tree designated for protection.

b. Protective Barrier. Before development, land clearing, filling or any land alteration, the applicant shall:

1) Erect and maintain a readily visible temporary protective tree fencing along the limits of disturbance which completely surrounds the protected area of all retained trees or groups of trees. Fences shall be constructed of chain link and be at least four feet high, unless other type of fencing is authorized by the Planning Official.

2) Install highly visible signs spaced no further than 15 feet along the entirety of the protective tree fence. Said sign must be approved by the Planning Official and shall state at a minimum "Tree Protection Area, Entrance Prohibited" and provide the City phone number for code enforcement to report violations.

3) Prohibit excavation or compaction of earth or other potentially damaging activities within the barriers; provided, that the Planning Official may allow such activities approved by a qualified professional and under the supervision of a qualified professional retained and paid for by the applicant.

4) Maintain the protective barriers in place until the Planning Official authorizes their removal.

5) Ensure that any approved landscaping done in the protected zone subsequent to the removal of the barriers shall be accomplished with light machinery or hand labor.

6) In addition to the above, the Planning Official may require the following:

a) If equipment is authorized to operate within the critical root zone, cover the areas adjoining the critical root zone of a tree with mulch to a depth of at least six inches or with plywood or similar material in order to protect roots from damage caused by heavy equipment.

b) Minimize root damage by excavating a two-foot-deep trench, at edge of critical root zone, to cleanly sever the roots of trees to be retained.

c) Corrective pruning performed on protected trees in order to avoid damage from machinery or building activity.

d) Maintenance of trees throughout construction period by watering and fertilizing.

c. Grade.

1) The grade shall not be elevated or reduced within the critical root zone of trees to be preserved without the Planning Official's authorization based on recommendations from a qualified professional. The Planning Official may allow coverage of up to one half of the area of the tree's critical root zone with light soils (no clay) to the minimum depth necessary to carry out grading or landscaping plans, if it will not imperil the survival of the tree. Aeration devices may be required to ensure the tree's survival.

2) If the grade adjacent to a preserved tree is raised such that it could slough or erode into the tree's critical root zone, it shall be permanently stabilized to prevent suffocation of the roots.

3) The applicant shall not install an impervious surface within the critical root zone of any tree to be retained without the authorization of the Planning Official. The Planning Official may require specific construction methods and/or use of aeration devices to ensure the tree's survival and to minimize the potential for root-induced damage to the impervious surface.

4) To the greatest extent practical, utility trenches shall be located outside of the critical root zone of trees to be retained. The Planning Official may require that utilities be tunneled under the roots of trees to be retained if the Planning Official determines that trenching would significantly reduce the chances of the tree's survival.

5) Trees and other vegetation to be retained shall be protected from erosion and sedimentation. Clearing operations shall be conducted so as to expose the smallest practical area of soil to erosion for the least possible time. To control erosion, it is encouraged that shrubs, ground cover and stumps be maintained on the individual lots, where feasible.

d. Directional Felling. Directional felling of trees shall be used to avoid damage to trees designated for retention.

e. Additional Requirements. The Planning Official may require additional tree protection measures that are consistent with accepted urban forestry industry practices.

Attachments:

Table of Trees
Marked-up Site Plan

Tree Solutions Inc
Consulting Arborists

Artoush Construction - Table of Trees
11622 80th Ave. NE, Kirkland

Date of Inventory: January 17, 2014
Table Prepared: January 24, 2014

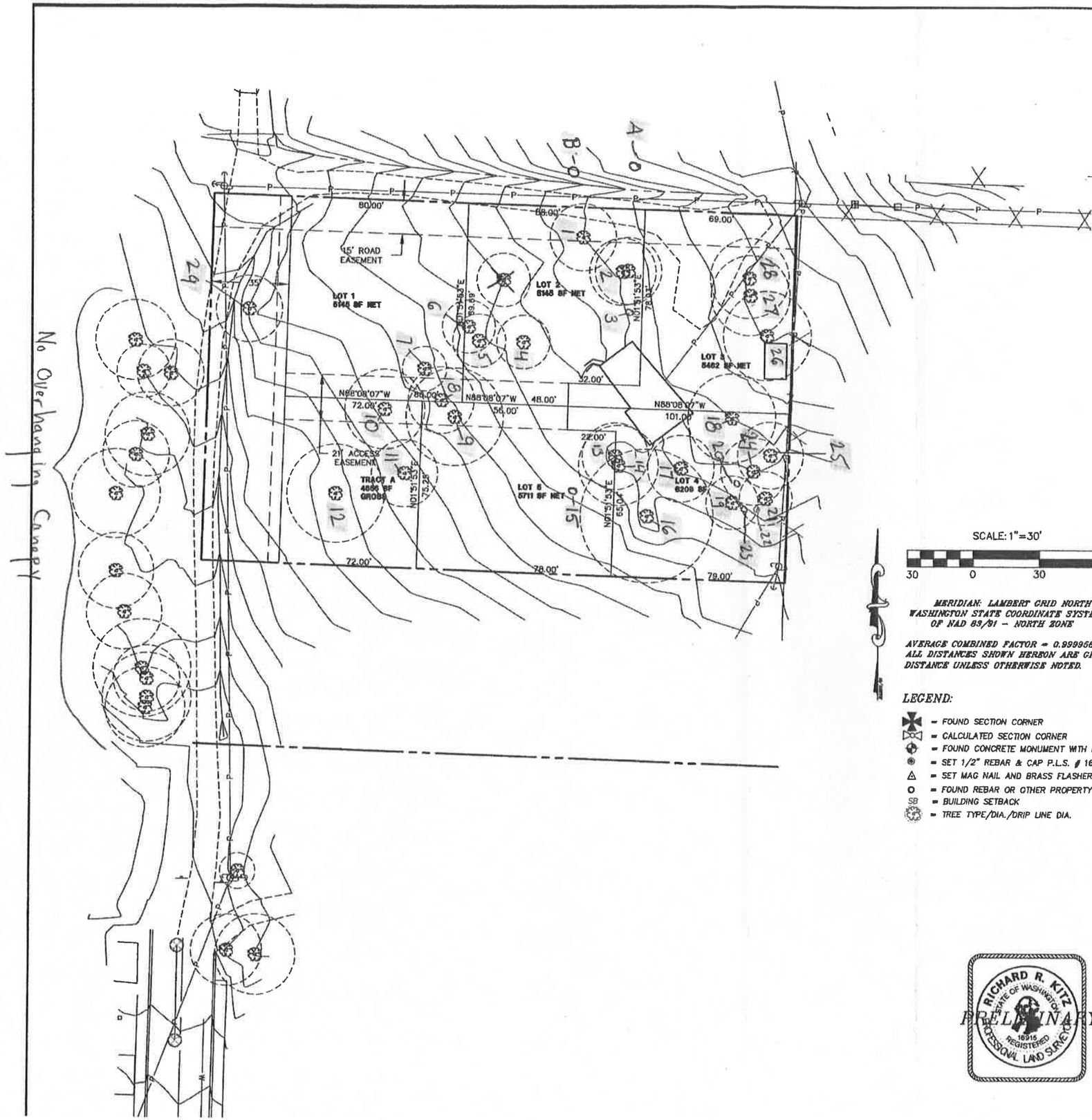
Tree #	Common/Scientific Name	DSH (inches)	Health Condition	Structural Condition	Limits of Disturbance	Drip Line Radius (ft)	Viability	Risk Rating	Proposed Action	Credits	Notes
1	*Douglas-fir/ Psuedotsuga menziesii*	31.2	Good	Good	Trunk	20	*Possible	Low	Remove/ Grading	0	Tip dieback in lowe canopy, Phaeolus schweinitzii fruiting body at base; ***Advanced test for decay if proposed for retention**
2	*Ponderosa pine/ Pinus ponderosa*	36.3	Fair	Fair	Trunk	15	NO	Low	Remove/ Health	0	Tree appears to be in decline; Two trunks with the smaller being girdled by a wire that will likely lead to death; sparse canopy due to foliar disease; 31+19 DSH trunks
3	*English holly/ Ilex aquifolium*	10.9	Good	Fair	Trunk	7	NO	Low	Remove/ Species	0	Invasive species; 4+5+5+7.3 DSH trunks
4	*Norway maple/ Acer platanoides*	8.2	Fair	Fair	Trunk	10	Yes	Low	Remove/ Grading	0	canker at base may be early symptom of Verticillium wilt, monitor foliage in spring
5	*Douglas-fir/ Psuedotsuga menziesii*	24.5	Good	Fair	Trunk	18	NO	Low	Remove/ Structure	0	Trunk leans to the north and has corrected, failed at roots in the past and has been leaning on tree 6, can only be retained if 6 is retained
6	*Douglas-fir/ Psuedotsuga menziesii*	20.5	Good	Good	Drip line	18	Yes*	Low	Retain	5	tip dieback on some branches, root wads of trees that previously failed near the base of this tree; ***suggest advanced decay testing if tree is retained to determine if there are any internal issues at the base of the tree.**
7	*Douglas-fir/ Psuedotsuga menziesii*	26.5	Good	Good	Trunk	15	NO	Low	Remove/ Access	0	Becoming suppressed by trees 7 and 9, large fruiting body from Phaeolus schweinitzii at the base, will be compromised by access road; poor candidate for retention
8	*Douglas-fir/ Psuedotsuga menziesii*	17.5	Fair	Fair	Trunk	12	NO	Low	Remove/ Access	0	Phaeolus schweinitzii at base
9	*Douglas-fir/ Psuedotsuga menziesii*	39.0	Fair	Good	Trunk	22	Yes	Low	Remove/ Access	0	
10	*Douglas-fir/ Psuedotsuga menziesii*	25.0	Good	Good	Trunk	16	Yes	Low	Remove/ Access	0	
11	*Douglas-fir/ Psuedotsuga menziesii*	26.0	Good	Good	Drip line east, 24 ft in other directions	12	Yes	Low	Retain	9	
12	*Douglas-fir/ Psuedotsuga menziesii*	33.0	Good	Good	Drip line	20	Yes	Low	Retain	12.5	
13	*Western Red cedar/ Thuja plicata*	26.0	Fair	Good	Trunk	20	Yes	Low	Remove/ Grading	0	Canopy sparse and off color; tree roots will be compromised by access to site
14	*Western Red cedar/ Thuja plicata*	29.0	Fair	Good	Trunk	20	Yes	Low	Remove/ Grading	0	Canopy sparse and off color; tree roots will be compromised by access to site
15	*Willow species/ Salix sp.*	11.0	Poor	Poor	Trunk	6	NO	Low	Remove/ Health	0	Split at base with extensive decay, multiple part failure; trunks measured 4+5+9 DSH
16	*Big leaf maple/ Acer macrophyllum*	31.0	Good	Good	Trunk	25	Yes	Low	Remove/ Grading	0	Large surface roots, low density moderate size dead wood, crown clean if retained
17	*Big leaf maple/ Acer macrophyllum*	14.9	Fair	Fair	Trunk	18	Yes	Low	Remove/ Grading	0	slow growth rate, smaller lead previously failed, disturbance in the root zone; trunks measured 10+11 DSH

Tree Solutions Inc
Consulting Arborists

Artoush Construction - Table of Trees
11622 80th Ave. NE, Kirkland

Date of Inventory: January 17, 2014
Table Prepared: January 24, 2014

18	*Big leaf maple/ Acer macrophyllum*	29.0	Fair	Poor	Trunk	23	NO	Moderate	Remove/ Structure	0	Large tearout in lower trunk with cavity and decay, wounds on multiple sides of the tree, verticillium wilt, moderate density of moderate size dead wood
19	*Douglas-fir/ Psuedotsuga menziesii*	32.0	Good	Good	Trunk	21	Yes	Low	Remove/ Grading	0	
20	*Big leaf maple/ Acer macrophyllum*	6.0	Good	Good	Trunk	12	Yes	Low	Remove/ Grading	0	Intermediate canopy
21	*Western Red cedar/ Thuja plicata*	16.0	Good	Fair	12 feet from trunk	8	Yes	Low	Retain	4	Forks at five feet above grade, narrow angle of attachment with included bark
22	*Big leaf maple/ Acer macrophyllum*	6.5	Good	Fair	Trunk	8	NO	Low	Remove/ Structure	0	
23	*Big leaf maple/ Acer macrophyllum*	7.6	Good	Fair	Trunk	8	NO	Low	Remove/ Structure	0	Trunks measured 3+7 DSH
24	*Douglas-fir/ Psuedotsuga menziesii*	26.0	Good	Good	Trunk	22	Yes	Low	Remove/ Grading	0	
25	*Bitter cherry/ Prunus emarginatta*	9.7	Fair	Fair	Trunk	12	Yes	Low	Remove/ Grading	0	Tall trunks with narrow taper, trunks measure 2+3.5+6+6.5 DSH
26	*Western Red cedar/ Thuja plicata*	~48	Good	Good	Trunk	25	Yes	Low	Remove/ Grading	0	debris around the base limited access to trunk
27	*Western Red cedar/ Thuja plicata*	28.0	Good	Good	Trunk	18	Yes	Low	Remove/ Grading	0	debris around the base limited access to trunk
28	*Western Red cedar/ Thuja plicata*	28.0	Good	Good	Trunk	18	Yes	Low	Remove/ Grading	0	debris around the base limited access to trunk
29	*Douglas-fir/ Psuedotsuga menziesii*	27.0	Good	Good	Trunk	18	Yes	Low	Remove/ Access	0	Power line below canopy, difficult access due to black berry
									Total Tree Credits	30.5	
						Adjacent Site					
A	*Pacific madrone/ Arbutus menziesii*	~15	Good	Good	Drip line	23	Yes	Low	Retain	0	tree trunk is approximately 20 feet from the property line
B	*Douglas-fir/ Psuedotsuga menziesii*	~20	Good	Good	Drip line	18	Yes	Low	Retain	0	Tree trunk is approximately 15 feet from the property line



DEVELOPER/AGENT:
ARTOUSH FANAIYAN
9517 132ND AVW NE
KIRKLAND, WA 98033

PROPERTY ADDRESS
11622 80TH AVE NE.
KIRKLAND, WA 98033

SURVEYOR/ENGINEER
EASTSIDE CONSULTANTS, INC.
1320 NW MALL STREET, STE B
ISSAQUAH, WA 98027

ZONING
RSA 6

TAX ACCOUNT NO.
2526049024

VICINITY MAP
NTS

SCALE: 1"=30'
30 0 30 60

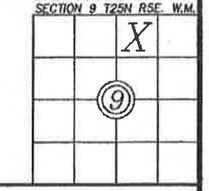
MERIDIAN: LAMBERT GRID NORTH
WASHINGTON STATE COORDINATE SYSTEM
OF NAD 83/91 – NORTH ZONE

AVERAGE COMBINED FACTOR = 0.9999689
ALL DISTANCES SHOWN HEREON ARE GRID
DISTANCE UNLESS OTHERWISE NOTED.

LEGEND:

- = FOUND SECTION CORNER
- = CALCULATED SECTION CORNER
- = FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE
- = SET 1/2" REBAR & CAP P.L.S. # 16915
- = SET MAG NAIL AND BRASS FLASHER
- = FOUND REBAR OR OTHER PROPERTY CORNER MARKER
- SB = BUILDING SETBACK
- = TREE TYPE/DIA./DRIP LINE DIA.

LOCATION INDEX:
SECTION 9 T25N R5E. W.M.



RICHARD R. KITZ
STATE OF WASHINGTON
16915
REGISTERED
PROFESSIONAL LAND SURVEYOR

PRELIMINARY

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
1320 N.W. MALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PHONE: (425)392-5351
FAX: (425)392-4676

CITY OF KIRKLAND
SHORT PLAT No.
PORTION NW1/4, NE1/4 SEC. 9, T25N R5E.

DWN BY	DATE	JOB NO.
S.KITZ	6/13	13050
CHKD BY	SCALE	SHEET

Tony Leavitt

From: TChilelli@aol.com
Sent: Friday, May 02, 2014 2:55 PM
To: Tony Leavitt
Subject: Artoush Short Plat SUB14-00283

Tony Leavitt
Project Planner
City of Kirkland
123 5th Ave
Kirkland, WA 98033

Dear Mr. Leavitt:

We are the property owners of 11724 80th Ave NE; Kirkland, WA 98034. We have met with your self and Rob Jammerman concerning the proposed short plat.

As discussed the easement # 3322220 is our private road access easement. The Artoush Short Plat currently shows a pedestrian access way on our easement. This is unacceptable for three reasons.

1. This easement is our access easement. We are opposed to it becoming a pedestrian pathway. In the future, we may decide to utilize it to access the south portion of our property. We cannot do this if it becomes a pathway.
2. The pathway leads to no-where. The property to the east has already been developed with a single family home. The pathway currently leads to their back yard. To the North it leads to our private property. There is no way to access public property from the suggested pathway.
3. Should it become a pathway, it will be a 15 x 300 foot tunnel with 6 foot high fences on both sides of it. This is not desirable for either ourselves or the new homeowners. It will collect trash and be a place for teenagers to hang out unseen. We currently have a trash problem on our private driveway and foresee it getting worse if this pathway should go in.

In the meeting with Mr. Jammerman, we discussed alternate routes that would make more sense for a pedestrian pathway. Please note that we will not allow a pedestrian pathway on our access easement. The King County Council was ruling from precedent when Chatam Ridge attempted to do the same thing. It was ruled that Chatam Ridge could not use our access easement for a public pedestrian pathway to our private property. (The official documents can be made available to the City if requested in writing.) What is being proposed is essentially the same thing. The proposed pathway only connects to two separate private properties with no possible way to access public property without an easement from private property owners.

Once the plat is constructed, the new road will end at our driveway. Even though we currently have road signs installed people deface the signs and use our driveway and property as if it were public. Added population will only encourage this. We are requesting that road signs be installed clearly stating that the road ends and that private property begins. No trespassing or turn around allowed.

We also have people trespass upon our undeveloped acre that is adjacent to the north of the plat. In order to discourage this, we ask that construction fencing be installed prior to ground breaking, so that all involved will know what the boundaries are for construction. We also request that a permanent 6 foot fence be installed along the North boundary line of the Plat. This would be along the south and east line of our access easement. (the proposed pathway). This will delineate our property and easement from the proposed plat.

Drainage is also a concern. We wish to ensure that any drainage from the plat will be directed away from our property. When Chatam Ridge was installed, I had an engineer assess their plan and found it to be lacking in protection. The County did have them install extra protections, but it was not enough. Since Chatam Ridge was installed, we now have more water on our property. We will have to install french drains where they were not previously needed before Chatam Ridge was complete.

Please install a stop sign at the intersection of 80th Ave NE and NE 115th st. There will be more traffic traveling straight through on 80th through this intersection. Currently there is no stop sign. Traffic turning onto 80th form 115th rarely stops or even looks to see if someone

is going straight on 80th. At this time there is very little straight traffic, but this will increase with the new development.

As a member of the Finn Hill Neighborhood Alliance and the Juanita Woodland Rangers, we also request that the City grant the request by FHNA to install construction, and then later, permanent fencing and signs to inform the public and protect the woodlands.

We thank you for your consideration of our requests and the protection of our property. We ask that we become a party of record.

Sincerely,

Teresa Chilelli-White
Bruce White
11724 80th Ave NE
Kirkland, WA 98034
425-501-4693
Tchilelli@aol.com

Tony Leavitt

From: Amy Drackert <offwandering@gmail.com>
Sent: Monday, April 21, 2014 12:09 PM
To: Tony Leavitt
Subject: SUB14-00283 Artoush Short Plat

Greetings Tony --

I am a resident of Hermosa Vista, and I am writing with some input on the proposed Short Plat of the Artoush property.

It would be fabulous if there could be a public easement made for a footpath from the end of NE 80th St to connect with NE 117th St. I don't even know if that is possible per the zoning code, but I know it would be welcomed by many of the residents of Hermosa Vista.

Most of the young kids in the neighborhood go to Sandburg/DCS or Finn Hill, and yet cannot walk to school safely because there is no walkway along Juanita Drive. They cannot walk or bike to the school on the weekends to meet their friends. It IS possible to walk along the existing private drive and along the side of the Artoush property, but the property owners posted the drive as "Private Property--No Tresspassing" a couple years ago and have been very unwelcoming to any walkers.

Since there will need to be vehicle access to the property via easement at the end of 80th, I hope that somehow pedestrian access to 117th can be included!

Thank you--
Amy Drackert
11546 84th Ave NE
Kirkland WA 98034
425-829-9579
offwandering@gmail.com

May 6, 2014

Tony Leavitt
Associate Planner
Planning and Community Development
City of Kirkland
123 Fifth Avenue
Kirkland WA 98033

Re: Artoush Short Plat – Case No. SUB14-00283

Dear Mr. Leavitt:

I am writing on behalf of the Finn Hill Neighborhood Alliance (FHNA) to request that the proposed development of the Artoush short plat, referenced above, be conditioned upon compliance with a few requirements that will help to preserve the conditions of the adjacent Juanita Woodlands Park.

FHNA's predecessor, the Denny Creek Neighborhood Alliance, worked with the County and Finn Hill residents to preserve what is now known as the Juanita Woodlands from development. Volunteers raised $500,000 to help fund the acquisition of the park and have spent countless hours formulating a plan to preserve an urban forest. This plan has gone into effect and, to date, 4200 trees have been planted to enhance the health and variety of the woodlands. We are currently discussing a proposal with the County to create a deer glade on the east portion of the Woodlands, not far from the proposed Artoush development.

Increased population and traffic in this area add to the environmental pressures that already threaten the Juanita Woodlands. Accordingly, we are hoping that the City of Kirkland will require that construction fencing be installed prior to the any ground breaking on the Artoush short plat to ensure that construction activities do not spill over into the woodlands. In order to ensure that residents of the new neighborhood respect the natural condition of the park, we also request that the developers of the Artoush parcel install fencing and sign posts to alert the neighborhood to our protection efforts. We recommend that sign posts be installed every 50 feet. We are willing to supply and install the signs.

We have consulted with the King County Parks Department about these recommendations. The Department fully supports them and suggests that the permanent fencing take the form of a post and peeler fence as it lasts longer than a split rail fence.

If it is not too late we are also requesting the same construction and permanent fencing for the ASHK, LLC Development short plat, King County File # L11S0004.

We hope our new Finn Hill neighbors in these subdivisions will join FHNA's efforts to protect and enhance the Juanita Woodlands as well as other invaluable parks and woodlands on Finn Hill.

Thank you for your consideration in this matter. Please make the Finn Hill Neighborhood Alliance a party of record in this file. If you have questions, please contact Teresa White, the FHNA member who leads our efforts to restore the Juanita Woodlands. Teresa's email is tchilelli@aol.com. I am also happy to answer any questions you may have. You can contact me at scott@finnhillalliance.org or on my cell phone, 206-972-9493.

Sincerely,

FINN HILL NEIGHBORHOOD ALLIANCE

Scott Morris, President

cc: Rod Jammerman
Pam Bissonnette
Kari Page
Teresa White
FHNA Board of Directors
Grover Cleveland, King County Parks

City of Kirkland

Planning Department

123 5th Avenue

Kirkland, WA 98033 April 27, 2015

RE: Appeal of Artoush Preliminary Short Plat Approval SUB14-00283

To Whom it May concern:

We wish to appeal the Preliminary Short Plat Approval for the Artoush Short Plat Application, specifically the installation of improvements to our access easement #33222220. .

The City has been made well aware of the "L" shaped easement # 33222220 that runs along the west and north property line of the proposed plat. The portion that runs along the west property line is 30 feet wide. The Artoush proposal is for this portion to be dedicated to the City. Once the dedication is complete the City will become the servient property owner to our access easement. The portion of the "L" – shaped easement that runs along the north property line is 15 feet wide. The Artoush proposal shows a 10 foot x 15 foot portion of the northeast corner of the easement to also be dedicated.

As part of the dedication the City is requiring the Artoush Short plat to illegally construct improvements upon our access easement. While we do not object to the paving of the 30 foot portion of Tract B, we do object to sidewalks on Tract B that will block our access to the use of those portions of our easement that border the Artoush north property line. A driveway cut should be installed instead of a sidewalk with extruded curbing. We, however, prefer nothing be constructed on our easement.

We further object to any structures at all on the 10 foot X 15 foot dedication that is slated for a a pedestrian pathway. We will not allow any trespass onto our access easement as it connects to nothing but private property.

We are curious as to why this easement is required as it does not conform to Kirkland Code:
22.28.170 Access—Walkways.

(a) The city may require the applicant to install pedestrian walkways in any of the following circumstances:

(1) If a walkway is indicated as appropriate in the comprehensive plan;

There is currently no new comprehensive plan for our newly annexed area. King County code did not allow for a public pedestrian pathway on an easement as outlined in KC Ordinance No. 15716. That the Chatam Ridge pathway they are referring to, connects to nothing and therefore is not a pathway, but rather an easement to my property for a single family driveway.

This easement is exclusive to our property so no pedestrian pathway can be implemented until we relinquish our easement rights.

(2) If the walkway is reasonably necessary to provide efficient pedestrian access to a designated activity center of the city;

There is no designated activity center anywhere near here.

(3) Midblock pedestrian access may be required if blocks are unusually long.

Nowhere does it state that the blocks are unusually long here. They seem to be normal distance.

(b) Pedestrian access shall be provided by means of dedicated rights-of-way, tracts or easements at the city's option. (Ord. 3705 § 2 (part), 1999)

The City would be building a pathway to nowhere but our property. It is curious as to what the reasoning is for the "City's" option?

Any improvements constructed on any of our easements will be removed in accordance with Washington State law as outlined case law 58 Wn. App. 375, BOB D. BEEBE, as Trustee, ET AL, Respondents, V. JOHN SWERDA, ET AL, Appellants.

At this time, we are requesting that the plat be revised to reflect that no improvements would be built on our access easement # 3322220. As requested in our comment letter to the City, we are asking that signage clearly delineating private from public property be installed.

It is currently impossible to fully review this project as it is predicated on the plat to the south being built prior to this one, therefore we cannot comment on the storm drainage report or other aspects until the plat from the south has been approved, but reserve the right to do so at the hearing

We are also noting that if the builder does not build fencing on the south boundary of access easement # 33222220, we will be installing fencing to ensure that the new property owners know they have an easement running through their back yard.

Respectfully submitted by the property owners to the north, and party of record,

Bruce White,

Teresa Chilelli-White

11724 80th Ave NE

Kirkland, WA 98034

Bruce White
Teresa Chilelli-White
11724 80th Ave NE
Kirkland, WA 98034
425-501-4693

APPEAL OF PLANNING DIRECTOR'S DECISION
KIRKLAND, WA

SUBJECT: Kirkland Planning Directors Planning and Community Development Department Case No. **SUB-00283**

ARTOUSH SHORT PLAT
Process I Short Plat Decision

16022 80th Ave NE

Kirkland, WA 98034

July 20th, 2015

Bruce White
Teresa Chilelli-White
11724 80th Ave NE
Kirkland, WA 98034
425-501-4693

APPEAL OF PLANNING DIRECTOR'S DECISION
KIRKLAND, WA

SUBJECT: Kirkland Planning Directors Planning and Community Development Department Case No. **SUB-00283**

ARTOUSH SHORT PLAT
Process I Short Plat Decision

16022 80th Ave NE

Kirkland, WA 98034

A. BASIS OF APPEAL

1. The Planning and Community Development Staff and Director erred in requiring the dedication of a public right- of way and a pedestrian access easement over Private Access Easement #3322220 without any conditions to accommodate and protect our easement rights. *See* Notice of Decision ("Decision") at 2, ¶ 1.3.

2. There is a discrepancy between the location of the pedestrian access easement on the site map (Decision, Attachment. 2) and what is described in the Development Standards (Decision, Attachment 3 at5, ¶ 8).

3. There is no need for a "Public Pedestrian Pathway" that connects to nothing but our private property, does not meet the criteria in KMC **22.28.170 Access—Walkways,** and will never be extended to the east.

4. The Tree Retention plan shows no provisions to protect trees on our property.

5. There are no Conditions requiring the Artoush Short plat to leave access to our home open during construction.

6. Storm Drainage Concerns.

B. A BRIEF HISTORY OF OUR PROPERTY

We purchased the property at 11724 80th Ave NE, Kirkland, WA 98034 in 1998. The only access to our property is through easement #- 3322220 from 80th Ave NE. *See* "Exhibit A page 1 and 2" (the Easement"). Historically, the road on the Easement provided access to our home and then turned east to the house on the Artoush property. This road then turned north, leaving the easement to provide access Uhlig's horse barn, (where the Chatham Ridge development is now located.) The road was used only by us, the Uhligs', and the renters of the Artoush property. Other than the property owners and renters, directly benefiting from the road, no pedestrians used the Easement because it ended at the east boundary of our property and the Artoush property. The east property lines were impassable due to the heavy brush.

Around 2005, the Northshore Utility District looped the sewer from 82nd Ave NE to 80th Ave NE. Doing this cleared a path from 80th to 82nd, which resulted in a slight amount of pedestrian use. After placing several signs to let people know that it was private property, the path quickly became overgrown again, and was no longer used.

Around 2007, when the Uhlig property was cleared to develop Chatham Ridge, the problems began. People began to think of our driveway and our yard as a public place. We tried to stop this by putting up a fence and posting signs, but they were torn down as fast as we could put them up, or painted over if they could not be torn down. *See* (Exhibit B) People began to abuse our property in the following ways:

- Dumping their garbage in our driveway - old tires, broken bikes, old park benches, car parts, etc. - that we would have to pick up and haul away.
- Kids using the path to get to the Woodlands for parties leaving broken bottles of beer and cans in our driveway and the Woodlands.
- Walking their dogs to defecate on our lawn, and when we call them out on it, their response was, "Someone told us this was a park."
- Coming home from work early, just after school let out, we would find teenagers sitting in our yard smoking cigarettes and "hanging out."
- Riding their bikes on our driveway and not moving over to let us out to the public street.
- Parking in our driveway, and then yelling at us for honking and asking them to move.
- When asking people not to use our private drive, we were sworn at and called names.
- Lifting their bikes over the fence we built to keep them going through, damaging the fence.
- Building paths into the vacant acre we own to the south of us and then calling animal control on our pets, even though the pets were on our property.
- Even the Kirkland City Staff had little regard for our property rights and took several Kirkland employees up our driveway to discuss turning it into a public pathway without even so much as a phone call.

We have since put up signs that cannot come down and fences that have kept the public from coming through. Mr. Artoush has also helped by blocking the through

access. As a result, we no longer have the problems listed above. We are concerned that a public pathway leading to our private property would result in the renewal of the abuses listed above.

C. ARGUMENT IN SUPPORT OF APPEAL

1. The Planning and Community Development Staff and Director erred in requiring the dedication of a public right- of way and pedestrian access tract over private access easement #3322220 without any conditions to accommodate and protect our easement rights.

One of the conditions of approval states: "As part of the short plat recording, the applicant shall:

a. Dedicate Tract B as a public right-of-way (see conclusion V.B.2)
b. Dedicate a pedestrian access easement as outlined in Attachment 3 (see Conclusion V.C.2.),

Decision at 2, ¶I.3.

Washington law requires the City, and The Artoush Short Plat to accommodate and protect our easement, which seems to have been ignored in the planning of this development. We have raised this issue with City Staff on several occasions, not only in the Letter to the City dated May 2, 2014 (Letter is part or the Decision Public Record), but also in several phone calls and meetings with the City Staff.

Our Easement must be accommodated and protected for the following reasons:

- The Easement cannot be extinguished.
- The improvements must not impair the use for which the Easement was intended.
- The required improvements on the Easement would violate RCW 58.17-110.

a. The Easement cannot be extinguished.

The Easement benefitting our property is "L" shaped and runs north along the westerly 30 feet of the Artoush property, then turns east along the northerly 15 feet of the Artoush property. *See* Exhibit C. Rather than giving any indication that we have relinquished our easement rights, we have spent numerous hours and thousands of dollars defending our easement.

Clippinger v. Birge, 14 Wn. App. *976*, 547 P.2d 871 (1976), ("easements follow possession of the dominant estate through successive transfers" and "[a]lthough it is possible to extinguish said easement rights, such must be the clear purpose of the dominant estate."). When Mr. Artoush bought his property, we informed him via US mail of the Easement. The proposed dedication cannot and does not extinguish the Easement.

Gibson v. Paramount Homes, LLC, 253 p.3d 903 (mont. 2011) (holding that a road dedication does not extinguish a private easement- "private and public easement rights in the same road can coexist and ....alteration of the public right does not affect the private easement.").

b. The improvements must not impair the use for which the Easement was intended.

Because the Easement cannot be extinguished, the servient estate must accommodate it. The Artoush Short Plat requires Tract B (Exhibit D) to be dedicated as a public Right- of-Way. This does not appear to interfere with our easement until it reaches the 15-foot-wide portion that turns to run east. The plans clearly show a curb, gutter and sidewalk on both -the east and west ends of the Easement, which would restrict our use of the Easement for its current and intended use. Even though the west end improvements are for road purposes, the installation of curb, gutter, and sidewalk would block our use of the Easement. The east end improvements are for a public pedestrian pathway to nowhere and would also restrict our use of the Easement and it encourages the public to abuse our property.

c. Requiring improvements on the Easement would violate RCW 58.17-110

Under RCW 58.17.110 –, "a dedication cannot result in an unconstitutional taking of private property."

We have a private property right in the Easement. Curbs and sidewalks within the area covered by the Easement would infringe on our ability to use the Easement for road purposes. The two requirements in the Artoush Short Plat for such improvements infringe on our easement rights and constitute the "taking of private property."

In fact there is no need to extend 80th Ave NE, any further than the north edge of Tract B, especially a sidewalk that leads to nowhere but our property. Requiring improvements beyond that point would only encourage the negative issues we have been dealing with since the development of Chatham Ridge.

2. There is a discrepancy between the location of the pedestrian access on the site map (Decision, Attachment 2) and what is described in the Development Standards, (Decision Attachment 3 at 5, ¶8.B).

The pedestrian access easement on the map is shown to go east/west between lots 3 and 4, and then turns north along the eastern edge of lot 3. The Staff report describes the pathway as turning south along the edge of lot 4: "At the east end of said sidewalk, grant a 10 foot wide public pedestrian pathway between lots 3 and 4 and along the east property line of lot 4. Within said easement install an 8 foot wide paved pedestrian pathway." Decision, Attachment 3 at 5 ¶ 8.B. *See* Exhibit D.

If what is described, as opposed to what is drawn, is the correct location of the pedestrian pathway, this would not interfere with the Easement, and we would have no longer object to the pathway.

3. There is no need for a "Public Pedestrian Pathway" that connects to nothing but our private property, does not meet the criteria as outlined in **22.28.170 Access—Walkways,** and will never be extended to the east.

a. The City is requiring a dead-end public pathway that leads only to our private property. Many negative issues have already arisen with the public using the existing easement to our private property and a new "pathway to nowhere" would only encourage more negative issues.

b. The pathway does not meet criteria in KMC 22.28.170.

KMC 22.28.170 Access—Walkways.
(a) The city may require the applicant to install pedestrian walkways in any of the following circumstances:
(1) If a walkway is indicated as appropriate in the comprehensive plan;
(2) If the walkway is reasonably necessary to provide efficient pedestrian access to adesignated activity center of the city;
(3) Midblock pedestrian access may be required if blocks are unusually long.

(b) Pedestrian access shall be provided by means of dedicated rights-of-way, tracts or easements at the city's option. (Ord. 3705 § 2 (part), 1999)

There is currently no new comprehensive plan for our newly annexed area. King County code did not allow for a public pedestrian pathway, - in fact the King County Council rejected the Idea of a Public pathway to private property, as outlined in KC Ordinance No. 15716. See Exhibit E Page 8 8. e. The "Chatam Ridge pathway" referred to in the Conditions of Approval is not currently a public pathway, nor is it an easement for a public pathway.

There is no designated activity center anywhere near the Artoush property.

There is no indication in the documents submitted or in the Conditions of approval that the blocks are unusually long in this area.

c. The Decision implies that the walkway will connect to another walkway to the east.

"The pathway is for future extension to the east. The city will need to negotiate the connection of the path to the easement on the Chatham Ridge Plat to the east".
Decision, Attachment 2 at 5, ¶ 8.D.

There is no possible way the Artoush Short Plat pathway can connect to anything going east without the use of our private property. Exhibit C shows the path the referred to in the Conditions of Approval, according to King County Ordinance #15716, however, Tract B cannot become public until a path connects to the "west end of Chatham Ridge Tract B"

The west end of the Chatham Ridge Tract B is our private property. We have no intention of granting an easement to the public over our property. If we ever do sell or develop our property, 80th Ave NE would need to be extended and would most likely connect to the Chatam Ridge plat and NE 117th Place. Exhibit F shows several possible layouts which would connect a new public road and sidewalk for pedestrian use none of which are anywhere near the proposed Artoush Short Plat pathway. A new road with connecting public sidewalks would serve the same purpose as the proposed Artoush Short Plat pathway, rendering the proposed pathway unnecessary. There is no rational reason for requiring this "option" as a condition for the Short Plat at this time.

4. The Tree Retention plan shows no provisions to protect trees on our property.

The Decision allows for disturbance up to the property line, with no protective measures for the trees on our property. Decision attachment 4 at 4. Our experience with the Chatham Ridge development has shown this practice to be detrimental to adjacent trees.

Any disturbance of trees under the drip line will cause damage to the tree. When the Chatham Ridge plat was developed, we raised this issue and were told that the disturbance would not harm the trees. Within the following seven years, three trees on our property have died. Please note Exhibit G which is a picture of a healthy Big Leaf Maple at the time Chatham Ridge was built. This tree is now dead and has become a hazard to the Chatham Ridge Playground. We informed the County of this problem at the time, but nothing was done about it. Further, the Artoush property has many significant trees on it, as outlined in the tree report which are all slated to be removed. Removing the trees shall expose all trees to the east and north to more direct wind force as the prevailing winds come from the southwest. Not protecting trees A and B (as described in the tree report) may likely cause them to fall during a storm. By raising this issue on appeal, we are providing notice that should property damage result, will hold the City and the Artoush Short plat directly responsible due to neglecting the protection of these trees.

5. There are no Conditions requiring the Artoush short plat to leave access open to our home during construction.

Nowhere in the conditions of approval does it require the Artoush Short Plat to leave our access open. We have no other access to our home and it should be left open at all times during construction.

6. It is currently impossible to assess the drainage report since it is preliminary and the Property to the south of the Artoush Short Plat has not yet been developed.

The Development of Chatham Ridge has taught us to wary of preliminary Drainage reports. Since the construction of Chatham Ridge our property has not been the same. We pleaded with King County for stricter requirements, and even hired an engineer to suggest ways to help the drainage form Chatham Ridge. The Vault currently has cracks and is leaking. We have notified the City of their responsibility to maintain the drainage system, but to date, we have seen no one from the City out there fixing any of these issues. *See* Exhibit H.

We were not included in the Drainage Complaint map even though we have written to the City with our drainage concerns as well as be included in Mr. Lou Berner's drainage report to the City from the Finn Hill Neighborhood Alliance. The water from Chatham Ridge has created a new wetland in the Juanita Woodlands and has the potential to damage many trees along the new route.

D. CONCLUSION

Our Access Easement # 3322220 must be accommodated and not restricted by the current required improvement and dedication. We currently ask the City Council to add the following conditions:

- Install, and when complete remove, construction fencing on the west and north property lines to ensure that construction does not go beyond these points.
- Install native growth protection signs and fencing on the west property line to protect the Juanita Woodlands and discourage negative use of this area.
- Revise the improvements for 80th Ave NE so they do not extend past the North edge of tract B. There is currently no need to make improvements beyond this point. Doing so will only encourage trespassing.
- The dedication of a public pathway at the East end of Lot 3 should no longer be required as there is no reason for it.
- Require that the new grade of the East/West portion of our easement stay close to the current grade so that we will still be able to access our property from this portion of the Easement.
- Grade and install Gravel on East/West portion of our easement for a roadway so future owners will know they have an access easement in their back yard.
- Any fences constructed on the North property line should be constructed on the south edge of the Easement and should not interfere with any portion of our easement.
- Require protection for Trees A & B by not allowing disturbance up to the property line.
- Ensure that the drainage requirements will not harm any downstream properties, including the Juanita Woodlands.

Respectfully submitted this _20th day of July 2015.

Bruce White

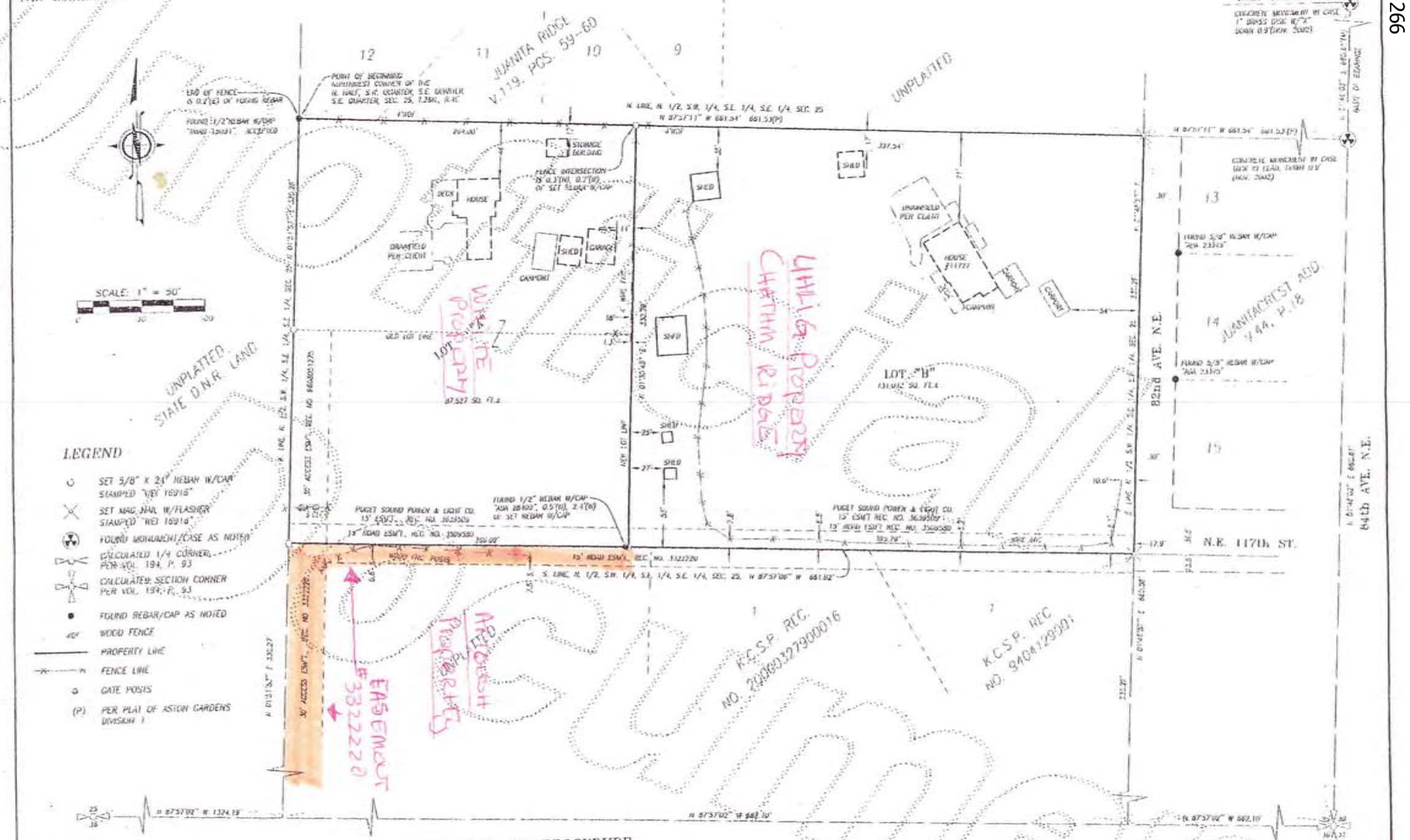
Bruce White

Teresa Chilelli-White

20030514900016

160 61A

KING COUNTY, WASHINGTON
BOUNDARY LINE ADJUSTMENT
NO. L03L0011



NOTES:

1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS. OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

3.) SEE ASTON GARDENS DIVISION 1, RECORDED IN VOLUME 194, PAGES 91-94 OF PLATS, IN KING COUNTY, WASHINGTON FOR SECTION BREAKDOWN AND DETAILED CONTROL USED FOR THIS SURVEY.

4.) DRAINFIELD LOCATIONS PROVIDED BY OTHERS.

EQUIPMENT AND PROCEDURE

METHOD OF SURVEY
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION
LEICA TCRA-1105 ELECTRONIC TOTAL STATION

PRECISION
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING
THE MONUMENTED CENTERLINE OF 84th AVE. N.E., AS THE BEARING OF N 01°46'02" E. PER THE PLAT OF ASTON GARDENS DIVISION 1, VOLUME 194 OF PLATS ON PAGES 91-94.

DARREN J. NUDE STATE OF WASHINGTON 22222 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 12.24.03
4-28-03

Western Engineers, Inc.
(425) 356-2700
LAND USE CONSULTANTS
CIVIL ENGINEERS & LAND SURVEYORS
*** 13000 HWY 99 SOUTH * EVERETT, WA 98204 ***

REC. NO.

BOUNDARY LINE ADJUSTMENT FOR:
BRUCE WHITE & TERESA CIHLELLI-WHITE
IN SE 1/4, SE 1/4, SEC. 25, T.26N., R.4E., W.M.
KING COUNTY, WASHINGTON

DRAWN BY	DATE	BY	DATE	PROJECT MANAGER	SCALE
JKE	1/13/03	J. DUB	4.14.03	D. J. NUDE	1"=50'
DRAWING FILE NAME		DWG. SV	FB NO.	JOB NO.	SHT NO.
02-349BLA.DWG			381-A	02-349-A	2 of 2

Exhibit A Pg. 1.

EXHIBIT A Pg 2

3322220

—This deed is statutory form for use in State of Washington only—

WARRANTY DEED

The Grantor ANNA JERDEE ODELL, a widow now and at the time of acquiring title

of Valleyford, County of Spokane, State of Washington

for and in consideration of Four Hundred and no/100 ($400.00) ---------- Dollars,

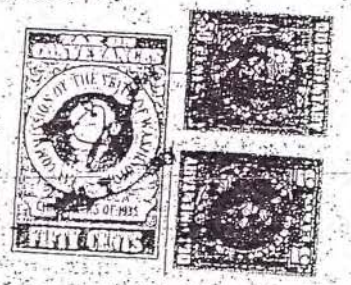
in hand paid, conveys and warrants to

THOMAS B. RAINE and ANNE M. RAINE, HUSBAND AND WIFE,

the following described real estate, situated in the County of King, State of Washington:

South Half (S½) of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Twenty-five (25), Township Twenty-six (26) North, Range Four (4), E.W.M., reserving and excepting from said property an easement for roadway purposes fifteen (15) feet wide on the North of said tract and thirty (30) feet wide on the West of said tract, including the right to build, grade, repair and maintain said roadway.

Subject to no encumbrances.



Dated this 22nd day of June, 1943

Anna Jerdee Odell [Seal]

[Seal]

[Seal]

[Seal]

STATE OF WASHINGTON, }
County of Spokane } ss.

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 22nd day of June, 1943 personally appeared before me

ANNA JERDEE ODELL, a widow now and at the time of acquiring title,

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes herein mentioned.

Given under my hand and official seal this day and year last above written.

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

EXHIBIT B- PAINTED OVER SIGN

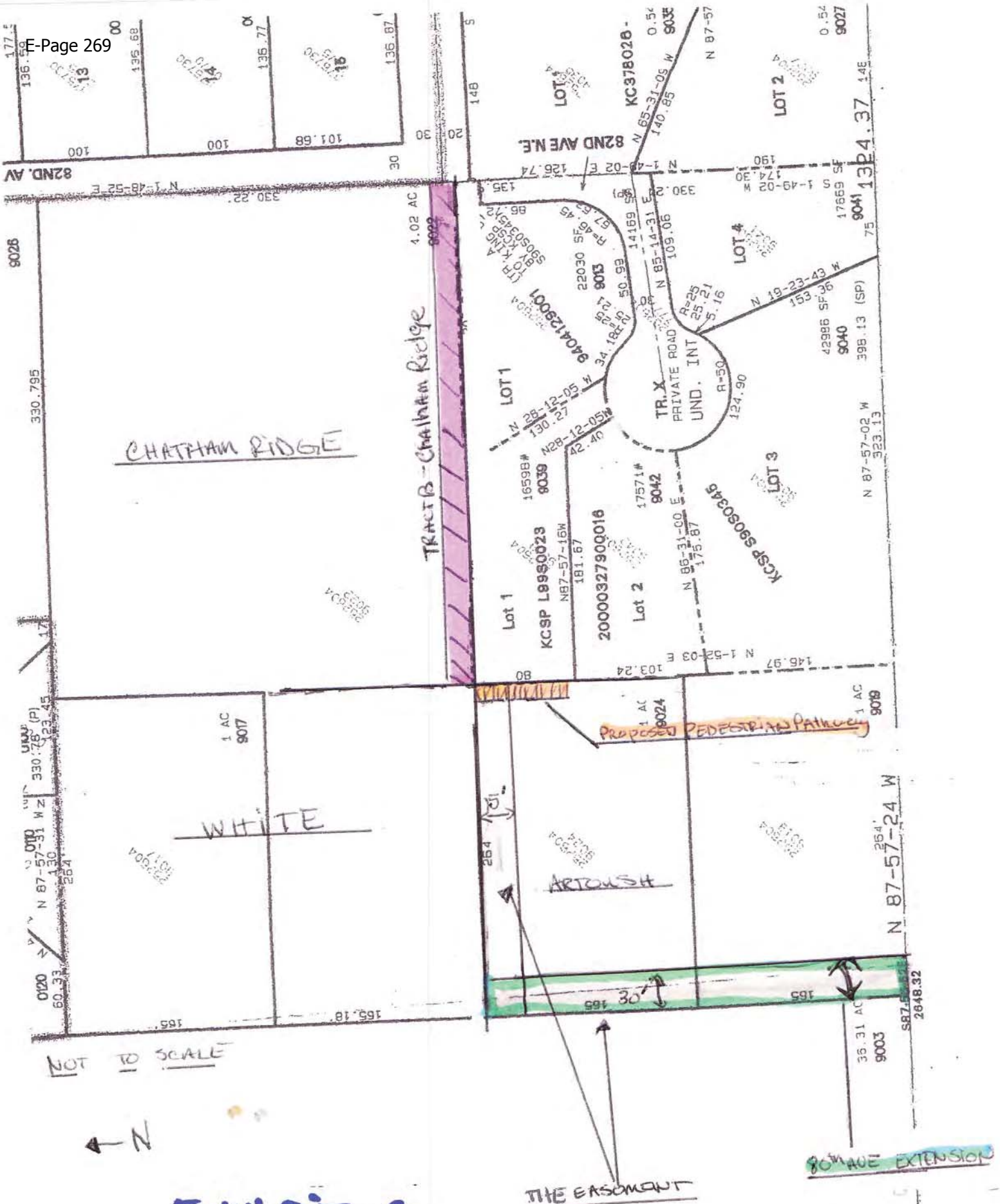

82ND AVE N.E.
82ND. AV
CHATHAM RIDGE
TRACT B - Chatham Ridge
WHITE
ARTOUSH
LOT 1
LOT 2
LOT 3
LOT 4
TR. X
PRIVATE ROAD
UND. INT
KCSP L99S0023
KCSP 9050346
20000327900016
KC378026
PROPOSED PEDESTRIAN PATHWAY
N 87-57-24 W
NOT TO SCALE
N
80TH AVE EXTENSION
THE EASEMENT
3322220

EXHIBIT C

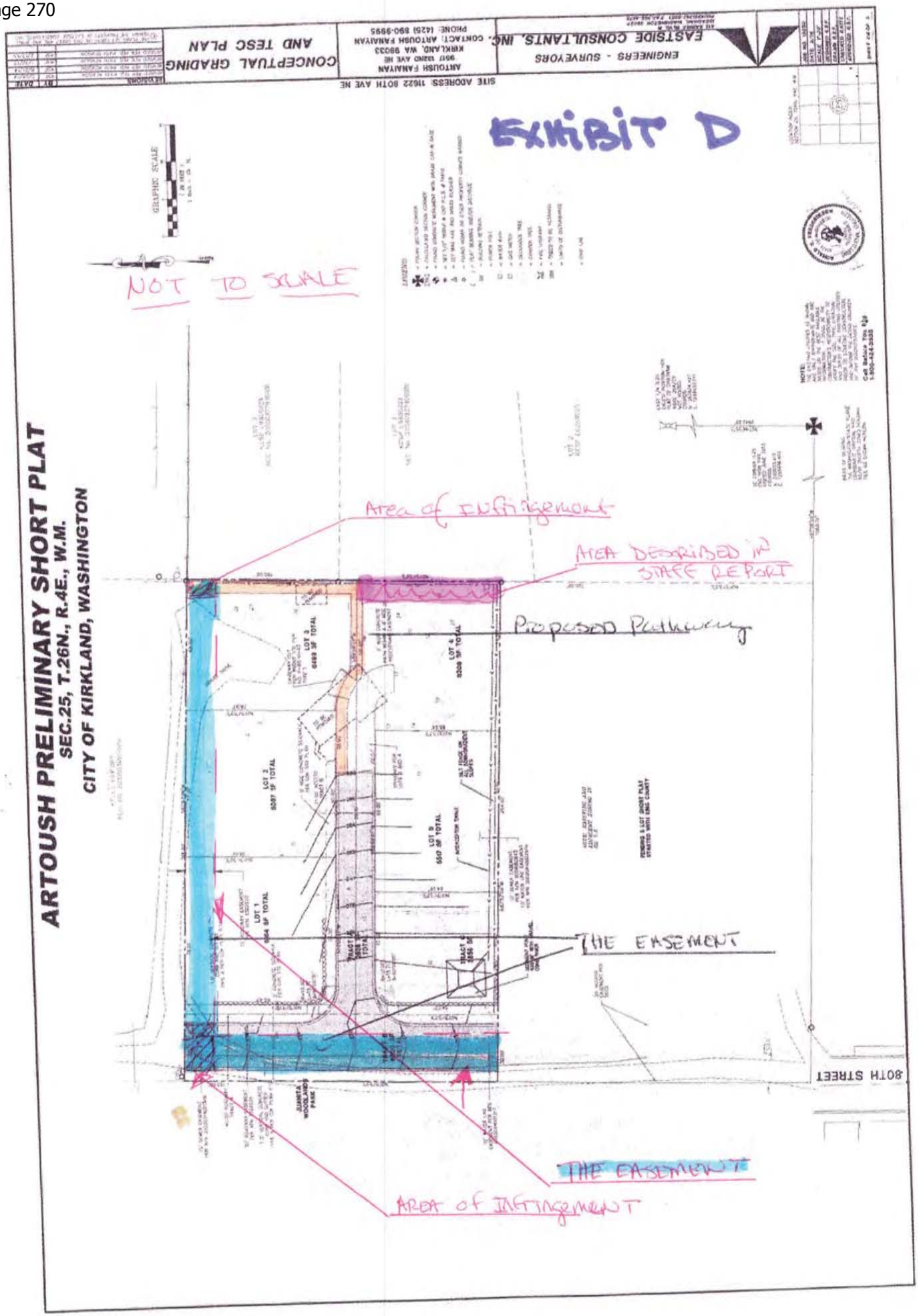


EXHIBIT D
NOT TO SCALE
ARTOUSH PRELIMINARY SHORT PLAT
SEC.25, T.26N., R.4E., W.M.
CITY OF KIRKLAND, WASHINGTON
CONCEPTUAL GRADING AND TESC PLAN
EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS
ARTOUSH FAMAIYAN
9917 120TH AVE NE
KIRKLAND, WA 98033
CONTACT: ARTOUSH FAMAIYAN
PHONE (425) 890-9995
SITE ADDRESS: 11622 80TH AVE NE
GRAPHIC SCALE
Area of Infringement
AREA DESCRIBED IN STAFF REPORT
Proposed Pathway
THE EASEMENT
80TH STREET
THE EASEMENT
AREA of INFRINGEMENT

Exhibit E

King County

KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

April 12, 2007

Ordinance 15716

Proposed No. 2006-0456.3 **Sponsors** Phillips, Gossett and Hague

AN ORDINANCE granting, in part, and denying, in part, the appeal of Bruce White and Teresa Chilelli-White, and concurring with the revised recommendation of the hearing examiner, dated April 9, 2007, to approve, subject to conditions, the preliminary plat of Uhlig Subdivision, department of development and environmental services file no. L05P0016.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. This ordinance does hereby adopt and incorporate herein as its findings and conclusions the findings and conclusions contained in the revised report and recommendation of the hearing examiner dated April 9, 2007, to approve, subject to conditions, the preliminary plat of Uhlig Subdivision, department of development and

15 environmental services file no L05P0016, and the council does hereby adopt as its

16 decision the recommendation contained in said report.

17

Ordinance 15716 was introduced on 1/16/2007 and passed as amended by the Metropolitan King County Council on 4/9/2007, by the following vote:

Yes: 8 - Mr. Gossett, Ms. Patterson, Ms. Lambert, Mr. von Reichbauer, Mr. Ferguson, Mr. Phillips, Ms. Hague and Mr. Constantine
No: 0
Excused: 1 - Mr. Dunn

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Larry Gossett, Chair

ATTEST:

Anne Noris, Clerk of the Council

Attachments A. Hearing Examiner Report dated April 9, 2007

Ordinance 15716
April 9, 2007

OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON
400 Yesler Way, Room 404
Seattle, Washington 98104
Telephone (206) 296-4660
Facsimile (206) 296-1654
Email: hearex@metrokc.gov

REPORT AND RECOMMENDATION

SUBJECT: Department of Development and Environmental Services File No. **L05P0016**
Proposed Ordinance No. **2006-0456**

UHLIG SUBDIVISION
Preliminary Plat Application

Location: 11735 – 82nd Avenue Northeast, Kirkland

Applicant: Burnstead Construction
Attn: Tiffany Brown
11980 Northeast 24th Street
Bellevue, Washington 98005

King County: Department of Development and Environmental Services (DDES)
represented by **Fereshteh Dehkordi**
900 Oakesdale Avenue Southwest
Renton, Washington 98055
Telephone: (206) 296-7173
Facsimile: (206) 296-7051

SUMMARY OF RECOMMENDATIONS/DECISION:

Department's Preliminary Recommendation:	Approve, subject to conditions
Department's Final Recommendation:	Approve, subject to conditions (modified)
Examiner's Decision:	Approve, subject to conditions (modified)
Examiner's Revised Recommendation:	Approve, subject to conditions (modified)

EXAMINER PROCEEDINGS:

Hearing Opened: December 7, 2006

Hearing continued for administrative purposes: The record of the public hearing was held open for submission of a survey of the adjacent (Chilelli-White) property to the west, to be entered as exhibit no.

22. The survey was received by the King County Hearing Examiner's Office on December 14, 2006, and the hearing was thereupon closed.
Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

ISSUES AND TOPICS ADDRESSED:

- Surface water drainage
- Recreation area
- Road alignment
- Utility easement
- Geotechnical recommendations

SUMMARY:

The proposed subdivision of 15 lots in the urban area is approved subject to conditions.

FINDINGS, CONCLUSIONS & DECISION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. **General Information**:

Owner/Developer:	Burnstead Construction Attn: Tiffany Brown 11980 NE 24th Street Bellevue, WA 98005 (425) 454-1900
Engineer:	The Blue Line Group Attn: Geoff Tamble 25 Central Way, Suite 400 Kirkland, WA 98033
STR:	25-26-04
Location:	11735 82nd Avenue NE, Kirkland
Zoning:	R-6
Acreage:	3.1 acres
Number of Lots:	15
Proposed Density:	5 du/acre
Lot Size:	5,000 to 7,955 square feet
Proposed Use:	Residential Single family
Sewage Disposal:	Northshore Utility District
Water Supply:	Northshore Utility District
Fire District:	Fire District 41
School District:	Lake Washington School District
Complete Application Date:	August 29, 2005

2. Except as modified herein, the facts set forth in the King County Land Use Services Division's preliminary report to the King County Hearing Examiner for the December 7, 2006, public hearing are found to be correct and are incorporated herein by this reference. The said report is exhibit no. 2 in the hearing record.

3. Surface water from the proposed development will be detained in an underground vault, within a tract that will also be utilized for recreation area. The surface water drainage plan will require water detention sufficient to meet the conservation flow control standard. Discharge will be into an existing drainage course at the southwest corner of the property. The existing ditch on the south boundary will be tightlined, and a French drain will be placed underneath the tightline. Sheetflow that currently moves from the subject property to the property to the west will be diminished by drainage improvements proposed to be installed as part of this development. There is no demonstration of need for an interceptor drain at the west property line, although this determination will not be finally made until engineering plans are submitted and reviewed by King County.

4. The recreation area proposed in a joint surface water detention and recreation tract meets the requirements for recreation area contained in KCC 21A.14.180. Alternatively, the developer could utilize the pedestrian easement required along the south boundary as recreation area, in which event trail improvements would be required.

5. The current plat design, as recommended for approval by DDES, will dedicate a public subcollector road within a 42 foot wide right-of-way, approximately 178 feet north of the south property line. This new east-west road, from 82nd Avenue Northeast to the west property line, will terminate in a temporary cul-de-sac with an unimproved right-of-way stub for potential future extension of the road to the west.

   The property owner to the west would prefer that the new east-west road be located further to the south, and has proposed an alternative alignment that would require utilization of a substantial portion of the applicant's property along the applicant's west property line. Another alternative considered, relocation of the plat access road to align with Northeast 117th Street, is not feasible due to topographic and right-of-way constraints.

   The road presently proposed to the west property line is capable of being extended to provide possible future public access to the adjacent property to the west, if and when that property is developed. The adjacent property owner's concern with proximity of the existing structures on their property cannot be alleviated should the road be extended. Structures will need to be demolished should the road be extended, but the Uhlig Subdivision itself does not have an adverse impact on the adjacent property

6. A utility easement for the benefit of the adjacent property to the west extends across the subject property. This easement is currently utilized to provide water service to the adjacent property to the west. It is the responsibility of the Applicant to assure continued water service to the adjacent property owner, without cost to the adjacent property owner for relocation or reconnection of the water meter and pipe.

7. A geotechnical report concerning the proposed development of the subject property was provided

by Cornerstone Geotechnical, Inc. The purpose of the report was to evaluate subsurface conditions and provide recommendations for site development. The geotechnical evaluation determined that the site is suitable for the planned development, provided that several recommendations for the development are followed.

CONCLUSIONS:

1. If approved subject to the conditions recommended below, the proposed subdivision will comply with the goals and objectives of the King County Comprehensive Plan, subdivision and zoning codes, and other official land use controls and policies of King County.

2. If approved subject to the conditions recommended below, this proposed subdivision will make appropriate provision for the public health, safety and general welfare, and for open spaces, drainage ways, streets, other public ways, transit stops, potable water supply, sanitary waste, parks and recreation, playgrounds, schools and school grounds and safe walking conditions for students who only walk to school; and it will serve the public use and interest.

3. The conditions for final plat approval recommended below are in the public interest and are reasonable and proportionate requirements necessary to mitigate the impacts of the development upon the environment.

4. The dedications of land or easements within and adjacent to the proposed plat, as required for final plat approval or as shown on the proposed preliminary plat submitted by the Applicant on August 17, 2006, are reasonable and necessary as a direct result of the development of this proposed plat, and are proportionate to the impacts of the development.

5. The pedestrian trail along the south boundary of the subject property could be used, at the applicant's option, to meet requirements of KCC 21A.14.180-200 for recreation space, subject to approval by the DDES director.

6. The location of proposed Road A provides a safe and reasonable access to the lots within the proposed subdivision, and provides improved access to the adjacent property to the west. The development of the subject property has no adverse impact upon access to the property to the west. The Applicant has no legal obligation pursuant to King County code or state law to adjust the road alignment to optimize access to the neighboring property. The relocation of Road A requested by the adjacent property owner may reduce the area of developable property within the Uhlig subdivision.

7. The development of the Uhlig subdivision must accommodate existing easements on the subject property in a manner that is consistent with the rights granted by those easements. All existing easements are required to be shown on the final plat.

8. Development of the property should be undertaken in accordance with the recommendations of the geotechnical report issued by Cornerstone Geotechnical, Inc., on December 23, 2005, and received by King County on February 10, 2006.

RECOMMENDTION:

The proposed subdivision of Uhlig Subdivision as revised and received August 17, 2006, is recommended to be granted preliminary approval, subject to the following conditions of final plat approval:

1. Compliance with all platting provisions of Title 19 of the King County Code.

2. All persons having an ownership interest in the subject property shall sign on the face of the final plat a dedication which includes the language set forth in King County Council Motion No. 5952.

3. The plat shall comply with the base density and minimum density requirements of the R-6 zone classification. All lots shall meet the minimum dimensional requirements of the R-6 zone classification and shall be generally as shown on the face of the approved preliminary plat, except that minor revisions to the plat which do not result in substantial changes may be approved at the discretion of the Department of Development and Environmental Services.

4. All construction and upgrading of public and private roads shall be done in accordance with the King County Road Standards established and adopted by Ordinance No. 11187, as amended (1993 KCRS).

5. The King County Fire Protection approval has been granted with the following conditions. A final Fire Engineer approval will be required prior to the final engineering approval:

   a. All future residences constructed on lots 1 through 6 and 11 through 15 are required to be sprinklered NFPA 13D unless the requirement is removed by the King County Fire Marshal or his/her designee. The Fire Code requires all portions of the exterior walls of structures to be within 150 feet (as a person would walk via an approved route around the building) from a minimum 20-foot wide, unobstructed driving surface. To qualify for removal of the sprinkler requirement driving surfaces between curbs must be a minimum of 28 feet in width when parking is allowed on one side of the roadway, and at least 36 feet in width when parking is permitted on both sides. The preliminary drawings reviewed for this subdivision indicate that the driving surface of Road A will be 28 feet between curbs. To get the sprinkler requirement removed it will be necessary to restrict parking from the cul-de-sac and one side of Road A, and from both sides of Tract A . Tract A and road A (if it is a private road) will have to be marked/signed as fire lanes as outlined in Title 17 of the King County Code.

   b. A separate permit is required for the installation of water mains and/or fire hydrants. Please submit three (3) copies of drawings and specifications to DDES Building Services Division Permit Service Center for a permit application. Review and approval by Fire Engineering Section is required prior to installation. Plans shall include, but are not limited to; pipe sizes, pipe type, valves/fittings, thrust blocks and/or rodding and material listings. Fire hydrants shall be installed per K.C.C. Title 17 Water mains shall be installed and tested per AWWA standards and/or NFPA#24 (STANDARDS FOR PRIVATE FIRE HYDRANTS AND WATERMAINS); as applicable. Ref. 1001.4 UFC

NOTE: UNLESS SPECIFICALLY NOTED, ANY WATERMAIN OR FIRE HYDRANT DETAILS ON BUILDING PLANS/DRAWINGS HAVE NOT BEEN REVIEWED OR APPROVED.

c. Final plat approval requires an inspection and approval of the fire hydrant and water main installation by a King County Fire Inspector, prior to recording. **Call [888]546-7728 to schedule an inspection; after a permit to install has been obtained from DDES; Fire Protection Engineering.**

6. Final plat approval shall require full compliance with drainage provisions set forth in King County Code 9.04. Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat. The following conditions represent portions of the Code. Requirements shall apply to all plats.

a. Drainage plans and analysis shall comply with the 2005 King County Surface Water Design Manual and applicable updates adopted by King County. DDES approval of the drainage and roadway plans is required prior to any construction.

The facility design and provisions for overflow requirements listed in the 2005 KCSWDM shall be met and the concerns of the appellant shall be addressed during the engineering plan review. The KCSWDM manual offers a variety of options for this, which will be considered during the detailed Engineering Review phase. For this DDES has no objection's to the applicant's offer to include the appellants in discussion of design options at the final engineering review phase. We recommend that this coordination be made between the appellant and the applicant. Specifically, the Applicant shall meet the requirements in Section 1.2.3 Core Requirement #3: Flow Control.

b. Current standard plan notes and ESC notes, as established by DDES Engineering Review, shall be shown on the engineering plans.

c. The following note shall be shown on the final recorded plat:

"All building downspouts, footing drains, and drains from all impervious surfaces such as patios and driveways shall be connected to the permanent storm drain outlet as shown on the approved construction drawings # _____ on file with DDES and/or the King County Department of Transportation. This plan shall be submitted with the application for any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval. For those lots that are designated for individual lot infiltration systems, the systems shall be constructed at the time of the building permit and shall comply with plans on file."

d. The engineering plans shall include significant trees and comply with KCC 16.82.156 for clearing of the site.

e. Applicant shall install construction fencing.

7. The following conditions specifically address drainage issues for this particular plat:

   a. The drainage detention facility shall be designed to meet at a minimum the Conservation Flow Control and Basic Water Quality menu in the 2005 King County Surface Water Design Manual (KCSWDM).

   b. A ground water interceptor drain shall be installed along the south property line in general conformance with the Preliminary Utility Plan received Aug. 17, 2006; unless otherwise approved by DDES. The design shall include the recommendations in the Geotechnical report by Cornerstone Geotechnical, Inc dated 12/23/2005.

   c. To implement the required Best Management Practices (BMPs) for treatment of storm water, the final engineering plans and technical information report (TIR) shall clearly demonstrate compliance with all applicable design standards. The requirements for best management practices are outlined in Chapter 5 of the 2005 KCSWDM. The design engineer shall address the applicable requirements on the final engineering plans and provide all necessary documents for implementation. The final recorded plat shall include all required covenants, easements, notes and other details to implement the required BMPs for site development.

   d. The applicant shall comply with the requirements of KCC 16.82.156 regarding the significant trees on the site. A significant tree inventory and retention/replacement plan shall be prepared and submitted with the engineering plans. The significant tree retention/replacement plan shall be approved by DDES prior to any clearing and grading activities on the site.

8. The following road improvements are required for this subdivision, and are to be constructed according to the 1993 King County Road Standards.

   a. Road A, the internal access road shall be improved at a minimum to the urban subcollector street standard with a temporary cul-de sac at the west end. In the event of the road extension to the west for the future subdivisions, the temporary cul-de-sac shall be removed and the area restored by the developer extending the road. A note to this effect shall be recorded on the site plan.

   b. FRONTAGE: The frontage of the site along 82nd Ave NE shall be improved at a minimum to the urban subcollector street standard.(west side) The design shall require compliance with Section 4.01(f) of the KCRS; asphalt overlay when widening. This improvement shall be designed in general conformance with the Preliminary Utility Plan received Aug 17, 2006; unless otherwise approved by DDES.

   c. OFFSITE: 82nd Avenue NE shall be improved <u>on the east side</u> from the north site boundary to NE 119th Street; at a minimum to the urban 1/2 – street standard with a 2% cross-fall from the future centerline (proposed west edge of pavement) to the flowline of the gutter on the east side of the roadway. This improvement will require compliance with Section 4.01(f) of the KCRS, or reconstruction of the existing road to meet the ½-street standard. This improvement shall be designed in general conformance with the Preliminary Utility Plan received Aug 17, 2006; unless otherwise approved by DDES.

d. The private access tract shall be improved per Section 2.09 of the KCRS. This tract shall be owned and maintained by the lot owners served. Notes to this effect shall be shown on the engineering plans and on the final plat map.

e. Tract B shall be designated as a separate tract for utilities, for driveway access to one single family residence on the adjacent property to the west (appellants' property), and for public pedestrian use at such time as a public pedestrian easement or public right of way connects with the west end of Tract B. No improvements to Tract B are required for final plat approval.

f. 24 feet of additional right-of-way for 82nd Avenue NE shall be dedicated along the east property line.

g. A Road Variance, KC File L06V0014, was approved for this development. All conditions of approval for this variance shall be met prior to engineering plan approval.

h. All utilities within proposed rights-of-way must be included within a franchise approved by the King County Council prior to final plat recording.

i. Modifications to the above road conditions may be considered according to the variance provisions in Section 1.08 of the KCRS.

9. The Applicant or subsequent owner shall comply with King County Code 14.75, Mitigation Payment System (MPS), by paying the required MPS fee and administration fee as determined by the applicable fee ordinance. The applicant has the option to either: (1) pay the MPS fee at final plat recording, or (2) pay the MPS fee at the time of building permit issuance. If the first option is chosen, the fee paid shall be the fee in effect at the time of plat application and a note shall be placed on the face of the plat that reads, "All fees required by King County Code 14.75, Mitigation Payment System (MPS), have been paid." If the second option is chosen, the fee paid shall be the amount in effect as of the date of building permit application.

10. Lots within this subdivision are subject to King County Code 21A.43, which imposes impact fees to fund school system improvements needed to serve new development. As a condition of final approval, fifty percent (50%) of the impact fees due for the plat shall be assessed and collected immediately prior to recording, using the fee schedules in effect when the plat receives final approval. The balance of the assessed fee shall be allocated evenly to the dwelling units in the plat and shall be collected prior to building permit issuance.

11. A combined detention/ recreation space tract (Tract A) is proposed. The recreation portion of the tract shall be consistent with the requirements of KCC 21A.14.180 and KCC 21A.14.190 (i.e., sport court[s], children's play equipment, picnic table[s], benches, etc.). The Applicant, shall have the option, if it chooses, to utilize the pedestrian easement along the south property line as recreation space, in lieu of or in addition to the recreational use of proposed Tract A.

a. A detailed recreation space plan (i.e., landscape specs per KCC 21A.16, equipment

specs, finished grade, etc.) shall be submitted for review and approval by DDES and King County Parks prior to or concurrent with the submittal of the final plat documents. The recreation plan shall be consistent with the approved engineering plans.

b. A performance bond for recreation space improvements shall be posted prior to recording of the plat.

12. A homeowners' association or other workable organization shall be established to the satisfaction of DDES which provides for the ownership and continued maintenance of the recreation tract.

13. Street trees shall be provided as follows:

a. Trees shall be planted at a rate of one tree for every 40 feet of frontage along all streets. Spacing may be modified to accommodate sight distance requirements for driveways and intersections.

b. Trees shall be located within the street right-of-way and planted in accordance with Drawing No. 5-009 of the 1993 King County Road Standards, unless King County Department of Transportation determines that trees should not be located in the street right-of-way.

c. If King County determines that the required street trees should not be located within the right-of-way, they shall be located no more than 20 feet from the street right-of-way line.

d. The trees shall be owned and maintained by the abutting lot owners *or* the homeowners association or other workable organization unless the County has adopted a maintenance program. This shall be noted on the face of the final recorded plat.

e. The species of trees shall be approved by DDES if located within the right-of-way, and shall not include poplar, cottonwood, soft maples, gum, any fruit-bearing trees, or any other tree or shrub whose roots are likely to obstruct sanitary or storm sewers, or that is not compatible with overhead utility lines.

f. The applicant shall submit a street tree plan and bond quantity sheet for review and approval by DDES prior to engineering plan approval.

g. The street trees must be installed and inspected, or a performance bond posted prior to recording of the plat. If a performance bond is posted, the street trees must be installed and inspected within one year of recording of the plat. At the time of inspection, if the trees are found to be installed per the approved plan, a maintenance bond must be submitted or the performance bond replaced with a maintenance bond, and held for one year. After one year, the maintenance bond may be released after DDES has completed a second inspection and determined that the trees have been kept healthy and thriving.

A landscape inspection fee shall also be submitted prior to plat recording. The inspection fee is subject to change based on the current County fees.

14. The Applicant shall comply with the requirements of KCC of KC 16.82.156 regarding the

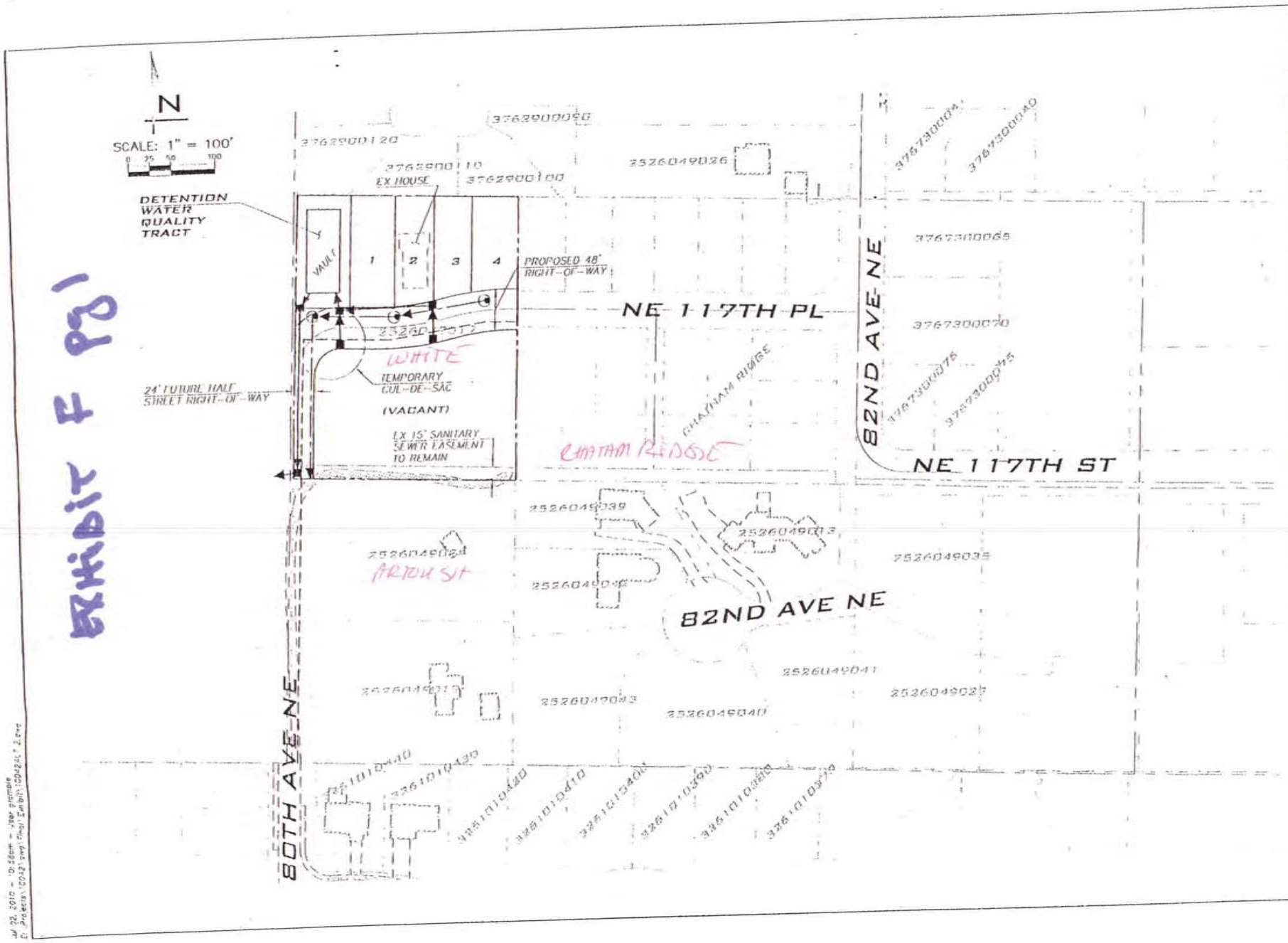
significant trees on the site. A significant tree inventory and retention/replacement plan shall be prepared and submitted with the engineering plans. The significant tree retention/replacement plan shall be approved by DDES prior to any clearing and grading activities on the site.

15. The recommendations of the geotechnical engineering report issued by Cornerstone Geotechnical, Inc., on December 23, 2005, received by King County on February 10, 2006, shall be addressed in the engineering plans and may require notes on the final plat.

RECOMMENDED this 9th day of April, 2007.

James N. O'Connor
King County Hearing Examiner *pro tem*

EXHIBIT F Pg 1



BLUELINE

© 2010 THE BLUELINE GROUP

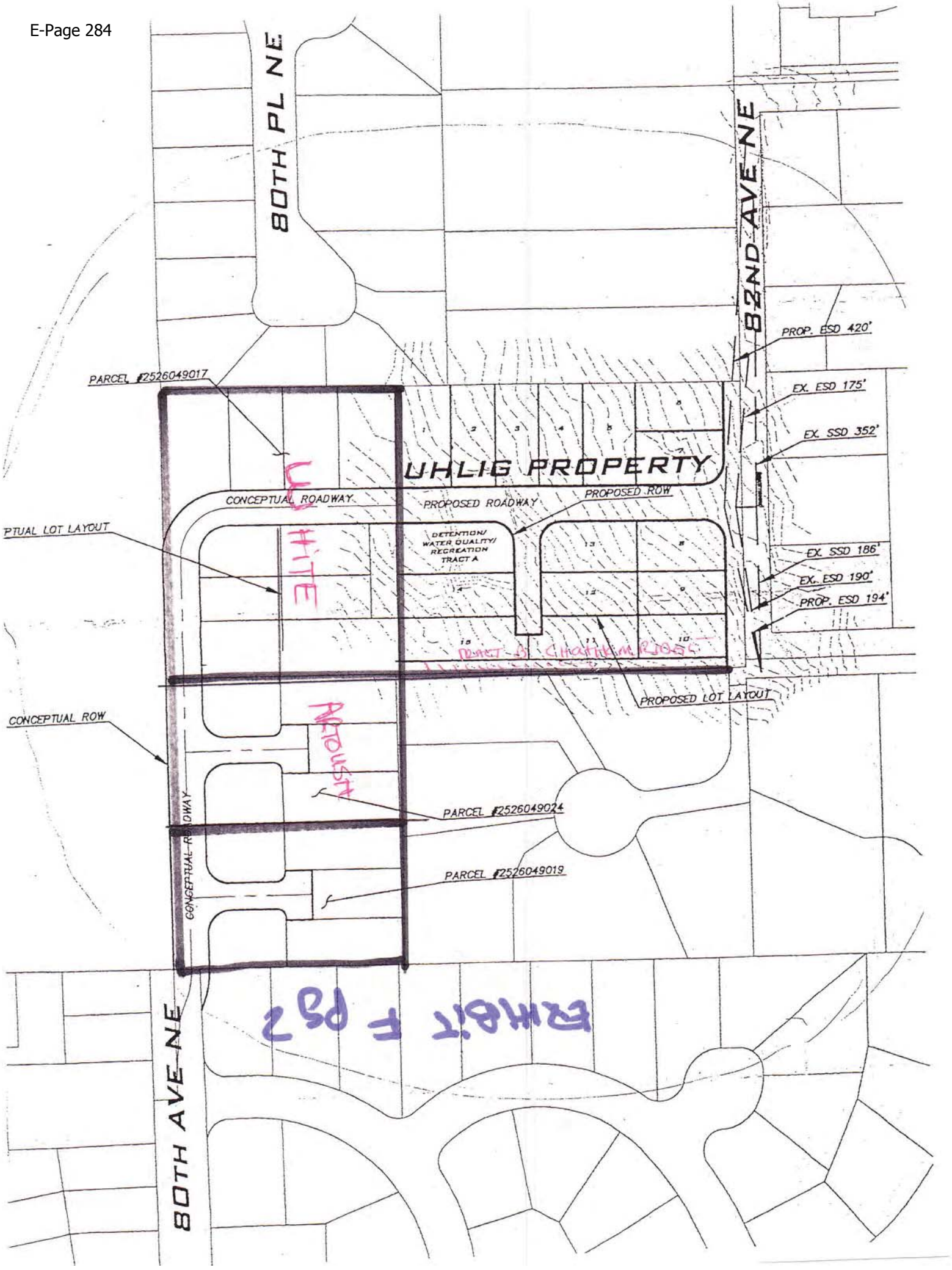
ALTERNATIVE 2 EXHIBIT
WHITE VS. FIRST AMERICAN TITLE

SCALE	AS NOTED
PROJECT MANAGER	GEOFF E. TAMBLE, PE
DESIGNED BY	GEOFF E. TAMBLE, PE
DRAWN BY	DOMINIQUE GABALDON
DATE	06/23/2010

JOB NUMBER: 10-042

FIGURE: 1 OF 1

Jun 23, 2010 - 10:26am - vnar phillips
G:\Projects\CO\Eastside Prep\Phase 1\10042A1_2.dwg


80TH PL NE
82ND AVE NE
PROP. ESD 420'
PARCEL #2526049017
EX. ESD 175'
EX. SSD 352'
UHLIG PROPERTY
CONCEPTUAL ROADWAY
PROPOSED ROADWAY
PROPOSED ROW
PTUAL LOT LAYOUT
DETENTION/ WATER QUALITY/ RECREATION TRACT A
EX. SSD 186'
EX. ESD 190'
PROP. ESD 194'
PROPOSED LOT LAYOUT
CONCEPTUAL ROW
PARCEL #2526049024
PARCEL #2526049019
CONCEPTUAL ROADWAY
80TH AVE NE
EXHIBIT F PG 2

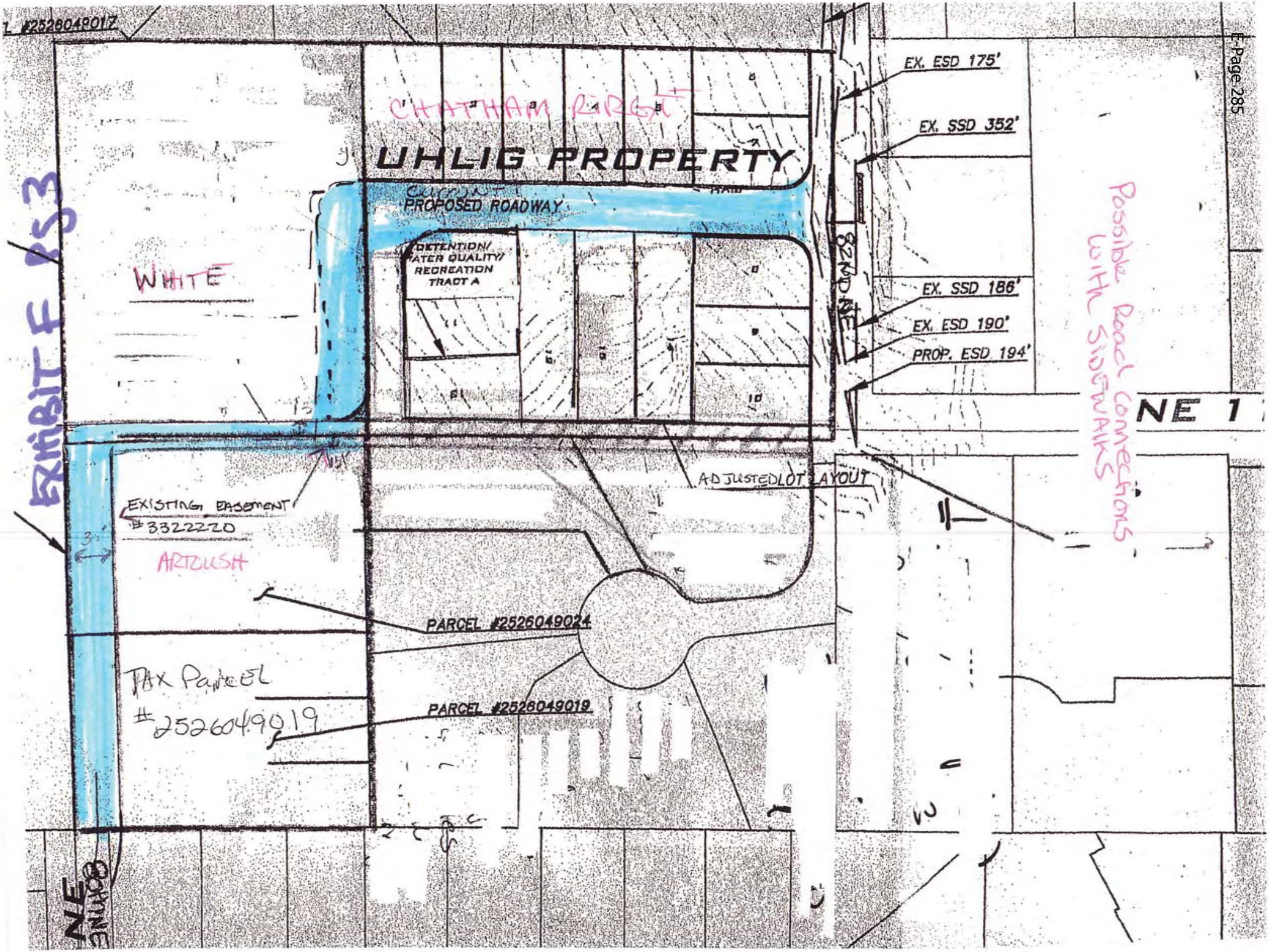


EXHIBIT F PS3
#2528049017
CHATHAM PARCEL
UHLIG PROPERTY
PROPOSED ROADWAY
DETENTION/ WATER QUALITY/ RECREATION TRACT A
WHITE
EX. ESD 175'
EX. SSD 352'
82ND PL
EX. SSD 186'
EX. ESD 190'
PROP. ESD 194'
NE 1
Possible Road Connections with Sidewalks
ADJUSTED LOT LAYOUT
EXISTING EASEMENT #3322220
ARTOUSH
PARCEL #2526049024
PARCEL #2526049019
PAX Parcel #2526049019
NE

EXHIBIT 4

The Chatham Ridge Homeowners Association
C/O Darlyn Hayes, Secretary
8165 NE 117th Place
Kirkland, WA 98034

July 30, 2014

To Whom It May Concern:

We are in receipt of your letter dated June 26, 2014. We understand your concern about falling trees as we had one fall on our home in the big storm of 12-15-2014.

In reviewing your concerns and looking at the tree that had the major branch fall on your park, we noted that the bulk of this tree lies on your property. This tree was heavily damaged during the construction of the Chatham Ridge development. In September of 2008 we alerted King County to this tree and several others that may have had root damage during construction. King County then turned it over to Burnstead Construction. We have enclosed a survey from the construction plans showing the bulk of the tree on your property, as well as correspondence showing we alerted the County to this problem. As, such, the particular tree in question is not our responsibility.

Along with the tree in question, there is a smaller alder that has died because of construction damage. There may be other conifer trees that were damaged during construction, but the damage may not be apparent for a few more years. We are not responsible for these trees as we alerted both Brunstead Construction and the County of this issue during construction of Chatham Ridge.

With regard to your claim "that many other trees on your property near the property lines of the Chatham Ridge Park and the property line of the home located at 8132 NE 117th Place, Kirkland, WA are old, damaged or diseased" is vague and unsupported. Please send a copy of your arborist's report delineating specific trees, so that we may review it.

It may also be of interest to know that we also have a letter on file with King County and the City of Kirkland, stating the current drainage vault and drainage system have the potential to seriously damage our property. This past winter, the run-off had shown up in new places. During the recent inspection of the tree in question, we noticed standing water along the west side of the drainage vault and several areas where the concrete is failing. You may want to alert the proper jurisdiction so that they may perform maintenance prior to the drainage vault failing.

Sincerely,

Bruce White
Teresa Chilelli-White
11724 80th Ave NE
Kirkland, WA 98034
Tchilelli@aol.com

CC: City of Kirkland, Department of Planning and Community Development

Mr. Bruce D. White and Mrs. Teresa Chilelli White
11724 80th Ave. NE 98034
Kirkland, WA 98034

June 26, 2014

Dear Mr. and Mrs. White,

I am writing on behalf of the Chatham Ridge Home Owner's Association. On January 13, 2014 a tree on your property fell onto and smashed a portion of the fencing around the Chatham Ridge Park requiring extensive repairs. The Chatham Ridge Homeowner's Association has documented the damage and has made the necessary repairs to the fence totaling $1040.25. We believe that you as the property owner in the state of Washington are legally responsible for any kind of property damage or personal injury costs which are caused by an old or weakened tree on your property.

However, although we are not currently seeking reimbursement from you for these repairs, we reserve our right to file a claim for the above amount (within the statute of limitations for such claim) if there is any additional damage to our property in the future caused by your trees.

Please note that now that summer has arrived, it is apparent that many other trees on your property near the property lines of the Chatham Ridge Park and the property line of the home located at 8132 NE 117th Place, Kirkland, WA are old, damaged or diseased. Therefore, we are hereby providing you with notice that you need to ensure the well-being or removal of those diseased, weak or old trees so that they do not cause injury or damage to others or to our adjacent property.

Sincerely,
The Chatham Ridge Homeowners Association
hoa@chathamridge.org

Peter Zobrist, President

Russ Jackson, Treasurer

Darlyn Rodriguez Hayes, Esq., Secretary

Subj: **Re: Chatam ridge 11727 82nd Ave NE, Kirkland**
Date: 9/3/2008 3:11:03 P.M. Pacific Daylight Time
From: TChilelli
To: Tenzing.Thinley@kingcounty.gov

Thank you for meeting with me today and taking a look at the trees that have had their roots disturbed. I just want to make sure that it was brought to the county's attention since it will be their responsibility to maintain the drainage tract and if the trees fall it will fall on that property.
I have inserted and attached pictures of the trees in question. Please email me a copy of your correspondance with the developer for my records, should anything happen in the future, we shall not and cannot be responsible for trees that were damaged during construction.
Thank you,

Teresa Chilelli-White
11724 80th Avce NE
Kirkland, WA 98034
425-743-0868
425-501-4693
Tchilelli@aol.com

In a message dated 9/2/2008 10:57:10 A.M. Pacific Daylight Time, Tenzing.Thinley@kingcounty.gov writes:

Theresa:

Thanks for your message. I can meet you tomorrow afternoon around 1:30PM at the road intersection just south of the project. Let me know if that's OK.

Tenzing Thinley, PE
Engineer II-DDES/LUIS
Phone: 206-296-7038
Fax: 206-296-7174

From: TChilelli@aol.com [mailto:TChilelli@aol.com]
Sent: Tuesday, September 02, 2008 10:16 AM
To: Thinley, Tenzing
Subject: Chatam ridge 11727 82nd Ave NE, Kirkland

Mr. Thinley:

I live just south of the Chatam ridge project. I would like to inform you that they have violated work hour rules yesterday and on weekends. Also, There are a couple of trees on the property line where the roots have been disturbed. We would like you to look at these trees to determine whether they will be a future hazard during a storm. These trees would be no problem had their roots not been disturbed. Please contact me if you wish for me to meet you and show you which ones. It will be difficult tell once they fill which have been disturbed.

We had a tree fall on our home in the 06 storm and we wish to prevent that form happening to us or anyone else.

I look forward to your prompt response.

Thank you,

It's only a deal if it's where *you* want to go. Find your travel deal **here**.

It's only a deal if it's where *you* want to go. Find your travel deal **here**.

EXHIBIT H

July 21, 2009

Bruce White and Teresa Chilelli-White
11724 – 80th Avenue NE
Kirkland, WA 98034

Re: Response to your Letter dated May 7, 2009

Dear Mr. White and Ms. Chilelli-White:

Thank you for your letter dated May 7, 2009 in which you express concern over a storm drainage system approved by King County for a development (known as Chatham Ridge) that is adjacent to your home.

As you know, your home is located within Kirkland's Potential Annexation Area (PAA). The City Council has initiated the process of placing an annexation measure before the voters of the PAA, but it is still early in the process. Residents of the PAA may have the opportunity to vote on annexation on November 3, 2009. If annexation is approved, it is anticipated that the effective date will be some time in 2011. At that point, the City will assume maintenance responsibility for storm drainage systems previously maintained by King County in the PAA. Until that time, King County will continue to have responsibility for maintaining the system as well as responding to your concerns about the adequacy of the system.

Your correspondence (including attachments) was forwarded to Jenny Gaus, Kirkland's Surface Water Engineering Supervisor in the City's Public Works Department for future reference should the annexation proceed. If you would like to speak with Ms. Gaus, she can be reached at (425) 587-3850 or jgaus@ci.kirkland.wa.us. Thank you again for bringing your concerns to the City's attention.

Sincerely,
Kirkland City Council

By: James L. Lauinger, Mayor

Cc: Marie Stake, Communications Program Manager
Jenny Gaus, Surface Water Engineering Supervisor
Oskar Rey, Assistant City Attorney

Mayor & City Council
City of Kirkland
123 5th Ave
Kirkland, WA 98033

May 7, 2009

RE: Annexation of the Finn Hill Juanita Area

Dear Mayor and Council Members:

We reside in the future annexation area at the address listed below. Currently there is a development in the final plat process just East of us know as Chatam ridge. The storm drainage system for Chatam ridge will become a public system maintained by King County Public Works Department.

We are uncertain, but believe that should our area be annexed to the City of Kirkland, this storm system shall become the responsibility of the City of Kirkland Public Works Department. If this is the case, we feel it only fair that you should be aware of the potential danger should this system fail, even though the likelihood of failure is minimal.

Currently the system has two overflow protections, however, should these both fail and/or the system or the catch basins not be properly maintained, the storm water shall head directly west to our property and our home. This is in violation of core requirement #1 of the King County drainage code requiring the water to flow in the direction prior to the development which was southwest. King County has never explained how allowing this system does not violate core requirement #1.

We have attached the last letter sent to King County and their response. Consider this letter notice that, upon annexation and if the City of Kirkland assumes the Chatam ridge storm system, the City of Kirkland shall also assume any responsibility for damages caused by system or maintenance failure.

Sincerely,

Bruce White
Teresa Chilelli-White
11724 80th Ave NE
Kirkland, WA 98034
425-501-4693
Tchilelli@aol.com

Sent copies to
R. R.
5/7/09

cc. City Manager and Annexation team

Attachments: 3/4/09 Letter to King county Council with attachments
3/30/09 response from King County

Western Engineers Inc.
SURVEYORS • PLANNERS • ENGINEERS

13000 Highway 99 South • Everett, Washington 98204
(425) 356-2700 FAX (425) 356-2708

May 8, 2008

Mrs. Teresa Chilelli-White
C/O A.C Builders
17819 – 44th Avenue West
Lynnwood, WA 98037

Subject: Chatham Ridge Development Drainage

Dear Teresa:
As requested, Western Engineers, Inc. has reviewed the drainage plans you provided us concerning the Chatham Ridge development located adjacent to your residence in Kirkland, WA. Mr. Peter Dye, representing King County, has requested through Mrs. Chilelli, that Western Engineers review the revised drawings.

After reviewing the revised site development drawings and drainage report from Blueline Land Development Consulting we have concerns relating to the primary and secondary overflow mechanisms in the detention vault. To review, the site historical drainage flowpath is from the northeast to the southwest. The proposed detention vault is located at the southwest corner of the site and all drainage flows to that point. We concur that this is the best and most logical location for the detention area.

Some design revisions have been included in the most recent plan set (signed and dated 3/31/2008). These include a second overflow riser inside the vault itself. The primary control riser also has an overflow orifice in the riser and both overflows are the same (319.16-feet). No other apparent changes have been made to the vault system or externally to the site itself. The drainage report, on page 4-10, mentions the secondary overflow as a catch basin rim (elevation 321.01-feet) that will "sheet flow to the west into the neighboring private property"...the key point here is the '<u>private</u>' part of the neighboring property.

In the case of a total failure of the primary control structure risers release mechanisms, the secondary overflow is on a path from catch basins number 12 and 13, directly towards the neighboring property, and the Chilelli's family home. The actual vault rim elevations (321.70-feet) are higher than the catch basins rim elevations; therefore, storm water will not hydraulically be able to release from the vault rims.

The Chilelli's have recently had major problems with storm water entering their new home...in the form of a tree falling on it last year and the resulting destruction of a portion of the home. The family has been displaced for some time while the house has

been re-built. They recently moved back into their home and they are decidedly nervous and frightened of any future storm water runoff issues as a result of the adjacent developments design. They do not want any accidental runoff from entering their recently restored home from a malfunctioning and overflowing vault.

It appears that the Blueline Land Development Consulting have little regard for the neighbor's issues. They have not provided any offsite protection even after we have requested some design revisions in a previous comment letter to the County (dated 6-15-2007).

One possible solution to the overflow issue is an area directly to the west of the vault, a 15-foot building setback area. This area could possibly be used as a shallow ditch line to direct any overflows from the catch basins, at the end of the roadway, and channel any flows away from the adjacent property. A simple rock berm to the west of CB No. 12 & 13 would direct overflows into this ditch line. Point of fact, with the steep road slope proposed of 12 percent in the cul-de-sac area, storm water runoff may in-fact bypass the catch basins and flow directly offsite to the west. This berm would help direct road runoff back into the catch basins.

If additional width is required by the vault, then the vault could be re-located 5 to10-feet to the east, and on Lot numbers 14 and 15 the boundary lines can be adjusted. Move Lot 15's western boundary to the east 10-feet and Lot 14's western boundary line to the west 10-feet. The boundary line between the lots should then be adjusted to correct the areas to the required square footage. This is all speculation as to allow additional room to the west of the vault for an emergency flowpath.

Ultimately, many more solutions can be imagined and designed. As an engineer I have to make revisions based on new conditions and have to be flexible in dealing with jurisdictions and clients. Please consider our suggestions to this design. Contact Western Engineer if you have any questions regarding this letter or it's analysis of the Blueline Land Development Consulting construction plans or report.

Sincerely,
Western Engineers, Inc.

Barry R. Constant, P.E.
Project Manager

3322220 VOL 2146 PAGE 547

This deed is statutory form for use in State of Washington only

WARRANTY DEED

The Grantor ANNA JERDEE ODELL, a widow now and at the time of acquiring title,

of Valleyford, County of Spokane, State of Washington

for and in consideration of Four Hundred and no/100 ($400.00) ---------- Dollars,

in hand paid, conveys and warrants to

THOMAS B. RAINE and ANNE M. RAINE, HUSBAND AND WIFE,

the following described real estate, situated in the County of King, State of Washington:

South Half (S½) of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Twenty-five (25), Township Twenty-six (26) North, Range Four (4), E.W.M., reserving and excepting from said property an easement for roadway purposes fifteen (15) feet wide on the North of said tract and thirty (30) feet wide on the West of said tract, including the right to build, grade, repair and maintain said roadway.

Subject to no encumbrances.

Dated this 22nd day of June, 1943

Anna Jerdee Odell [Seal]

[Seal]

[Seal]

[Seal]

STATE OF WASHINGTON, }
County of Spokane } ss.

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 22nd day of June, 1943 personally appeared before me

ANNA JERDEE ODELL, a widow now and at the time of acquiring title,

to me known to be the individual described in and who executed the within instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes herein mentioned.

Given under my hand and official seal this day and year last above written.

Notary Public for State of Washington
Residing at Spokane

ARTOUSH PRELIMINARY SHORT PLAT

SEC.25, T.26N., R.4E., W.M.

CITY OF KIRKLAND, WASHINGTON

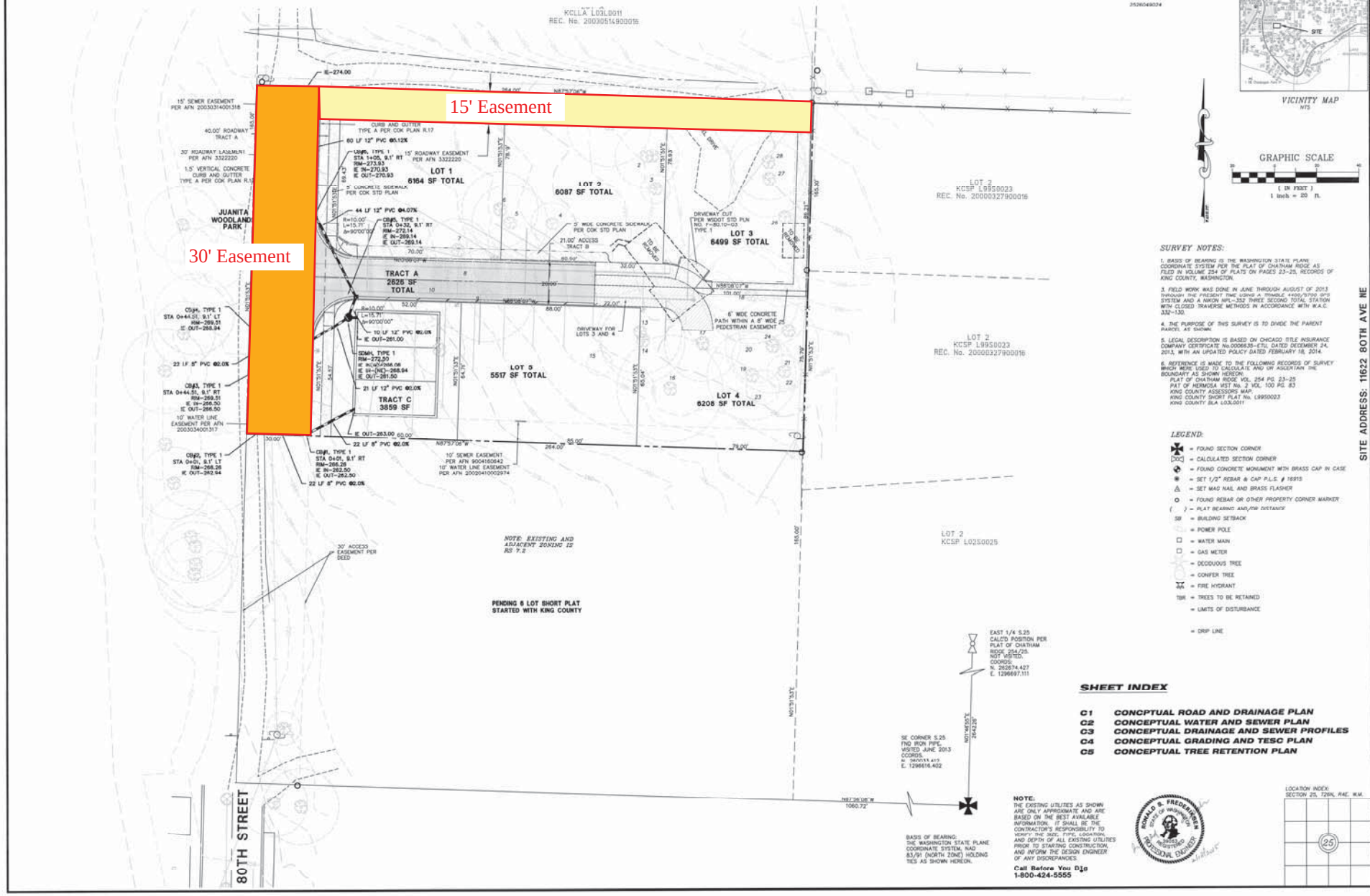
DEVELOPER/AGENT:
ARTOUSH FANAIYAN
9517 132ND AVE NE
KIRKLAND, WA 98033

SURVEYOR/ENGINEER
EASTSIDE CONSULTANTS, INC.
1320 NW MALL STREET, STE B
ISSAQUAH, WA 98027

PROPERTY ADDRESS
11622 80TH AVE NE
KIRKLAND, WA 98033

ZONING
RSA 6

TAX ACCOUNT NO.
2526049024



SURVEY NOTES:

1. BASIS OF BEARING IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM PER THE PLAT OF CHATHAM RIDGE AS FILED IN VOLUME 254 OF PLATS ON PAGES 23-25, RECORDS OF KING COUNTY, WASHINGTON.

3. FIELD WORK WAS DONE IN JUNE THROUGH AUGUST OF 2013 THROUGH THE PRESENT TIME USING A TRIMBLE 4400/5700 GPS SYSTEM AND A NIKON NPL-352 THREE SECOND TOTAL STATION WITH CLOSED TRAVERSE METHODS IN ACCORDANCE WITH W.A.C. 332-130.

4. THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE PARENT PARCEL AS SHOWN.

5. LEGAL DESCRIPTION IS BASED ON CHICAGO TITLE INSURANCE COMPANY CERTIFICATE No.0006635-ETU, DATED DECEMBER 24, 2013, WITH AN UPDATED POLICY DATED FEBRUARY 18, 2014.

6. REFERENCE IS MADE TO THE FOLLOWING RECORDS OF SURVEY WHICH WERE USED TO CALCULATE AND OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON:
PLAT OF CHATHAM RIDGE VOL. 254 PG. 23-25
PLAT OF HERMOSA WST No. 2 VOL. 100 PG. 83
KING COUNTY ASSESSORS MAP.
KING COUNTY SHORT PLAT No. L9950023
KING COUNTY BLA L03L0011

LEGEND:

= FOUND SECTION CORNER
= CALCULATED SECTION CORNER
= FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE
= SET 1/2" REBAR & CAP P.L.S. # 16915
= SET MAG NAIL AND BRASS FLASHER
= FOUND REBAR OR OTHER PROPERTY CORNER MARKER
( ) = PLAT BEARING AND/OR DISTANCE
SB = BUILDING SETBACK
= POWER POLE
= WATER MAIN
= GAS METER
= DECIDUOUS TREE
= CONIFER TREE
= FIRE HYDRANT
TBR = TREES TO BE RETAINED
= LIMITS OF DISTURBANCE
= DRIP LINE

SHEET INDEX

C1 CONCPTUAL ROAD AND DRAINAGE PLAN
C2 CONCEPTUAL WATER AND SEWER PLAN
C3 CONCEPTUAL DRAINAGE AND SEWER PROFILES
C4 CONCEPTUAL GRADING AND TESC PLAN
C5 CONCEPTUAL TREE RETENTION PLAN

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-5555

LOCATION INDEX:
SECTION 25, T26N, R4E, W.M.

REVISIONS

BY	DATE
REVISED PER FIRE PATH REVISION	RSF 5/20/14
REVISED PER FIRE PATH REVISION	RSF 6/27/14
REVISED PER FIRE PATH REVISION	RSF 1/30/15
REVISED PER FIRE PATH REVISION	RSF 2/13/15

THE PLANS SET FORTH OF THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

CONCEPTUAL ROAD AND DRAINAGE PLAN

SITE ADDRESS: 11622 80TH AVE NE

ARTOUSH FANAIYAN
9517 132ND AVE NE
KIRKLAND, WA 98033
CONTACT: ARTOUSH FANAIYAN
PHONE: (425) 890-9965

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
415 RAINER BLVD. N
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5381 FAX:392-4878

JOB NO. 13050
DATE 2/14
SCALE 1"=20'
DESIGNED R.S.F.
DRAWN R.S.F.
CHECKED R.KITZ
APPROVED R.S.F.

SHEET C1 OF 5

RESOLUTION R-5141

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND AFFIRMING THE PLANNING DIRECTOR DECISION APPROVING THE ARTOUSH SHORT PLAT IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. SUB14-00283.

WHEREAS, Artoush Fanaiyan filed an application with the Department of Planning and Community Development for approval, through Process I review, of a short subdivision located within a Single-Family (RSA) 6 zone; and

WHEREAS, the Director of the Department of Planning and Community Development issued his Findings, Conclusion, and Recommendation on the on April 15, 2015; and

WHEREAS, Bruce White and Teresa Chilelli-White filed a timely appeal of the Director's decision to approve the application for the preliminary subdivision on April 27, 2015; and

WHEREAS, the City Council, in an appeal hearing held during the August 3, 2015 meeting, having carefully considered the appeal, the staff report on the appeal, and the oral and written arguments of the persons entitled to participate in the appeal hearing.

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. The Director's decision approving the Artoush Short Plat is affirmed and the Findings, Conclusions, and Decision of the Director entered April 15, 2015, and filed in the Department of Planning and Community Development File No. SUB14-00283 are adopted by the City Council.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2015.

Signed in authentication thereof this ____ day of _____, 2015.

_____
MAYOR

Attest:

_____
City Clerk

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: Jennifer Schroder, Director of Parks and Community Service
Kathy Brown, Director of Public Works

Date: July 23, 2015

Subject: PROPOSITION 1 – STREETS & PED SAFETY LEVY ACCOUNTABILITY REPORT
PROPOSITION 2 – PARKS LEVY ACCOUNTABILITY REPORT

RECOMMENDATION:

City Council reviews the draft 2014 Accountability Reports for Proposition 1- Streets & Pedestrian Safety Levy and Proposition 2 - Parks Maintenance, Restoration and Enhancement Levy, and draft resolutions and provides final edits. The final reports with any changes will be brought back to the next Council meeting for adoption.

BACKGROUND DISCUSSION:

On November 6, 2012, Kirkland voters approved Propositions 1 & 2, a new source of revenue for significant street and parks improvements throughout the City. Proposition 1 funded additional street preservation and pedestrian safety projects. Proposiition 2 funded the preservation, maintenance, and enhancement of Kirkland's parks and natural areas. To ensure that Kirkland's residents are able to monitor progress toward the established levy goals, an annual accountability report was to be provided for each levy. Copies of the draft 2014 reports are attached to each of the two resolutions incorporated herein.

These reports have been delayed somewhat as the staff that normally produce them have been focused on outreach efforts necessary for finalizing 2035 Master Plans, the 2015-2020 CIP process, the Aquatic, Recreation and Community Center, and other major projects such as Park Lane and the Edith Moulton Park plan. Future accountability reports will be produced on a faster timeline, with the goal of approval and publishing the reports to occur in the first half of each year.

Separate Resolutions

Staff recommends adopting each accountability report with a separate resolution since the accountabilty reports will be annual events in perpetuity. It may be that in future years the readiness of each report might occur at different times during the year or future Councils may request additional information or edits for one or both reports that result in the reports being

approved at different Council meetings. Adopting the initial accountability reports as separate resolutions set the precedent that allows for future flexibility in timing.

Streets and Pedestrian Safety Levy Report

The Streets and Pedestrian Safety Levy Report explains Kirkland's strategy for street preservation and the policy basis of the City's balanced transportation goal. It describes how citizens can nominate capital improvement projects through the interactive Suggest-a-Project online map and demonstrates the streets levy's relationship to property taxes.

As first reported to City Council at their regular meeting of May 6, 2014, the Streets Levy Report devotes most of its content to articulating the targets of the streets levy, as detailed in the ballot and in the voter fact sheet, and tracking Kirkland's progress toward them. The 20 year targets include $60 million in total spending—roughly $2.7 million per year toward street preservation and $300,000 per year to pedestrian safety.

Parks Maintenance, Restoration and Enhancement Levy Report

Park Levy funds are allocated to Park Maintenance and Operations ($1.095 million) with an annual investment of approximately $1 million for Park Capital Projects ($7.5 million over the first seven years). The Park Levy Accountability Report informs the community of annual accomplishments and funding status.

Public Outreach

With City Council approval at the next Council meeting, staff will distribute the report through the City's website and listservs, as well as at community meetings throughout 2015. Staff will have hard copies available at City facilities and notify residents of the availability of the reports through a press release.

RESOLUTION R-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND ADOPTING THE 2014 PARK LEVY ACCOUNTABILITY REPORT FOR PROPOSITION 2 – PARKS MAINTENANCE, RESTORATION AND ENHANCEMENT LEVY.

WHEREAS, in November 2012, Kirkland voters approved Proposition 2 – Levy for City Parks Maintenance, Restoration and Enhancement ("Park Levy"); and

WHEREAS, Ordinance No. 4365 adopted by the Kirkland City Council to place Proposition 2 on the ballot described the restricted uses for the funding as well as the requirement to produce an annual accountability report documenting actions and the status of the programs funded by the Park Levy; and

WHEREAS, the submitted 2014 Park Levy Accountability Report reflects the allocation of Park Levy funds to: 1) park maintenance and operations ($1.095 million); and 2) annual investment of approximately $1 million for park capital projects ($7.5 million over the first seven years); and

WHEREAS, the City Council desires to adopt the 2014 Park Levy Accountability Report.

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. The Kirkland City Council adopts the 2014 Park Levy Accountability Report attached as Exhibit A and incorporated by this reference.

Section 2. The Kirkland City Council authorizes the posting of the 2014 Park Levy Accountability Report on the City website and the distribution of the Report through community meetings.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2015.

Signed in authentication thereof this ____ day of _____, 2015.

_____
MAYOR

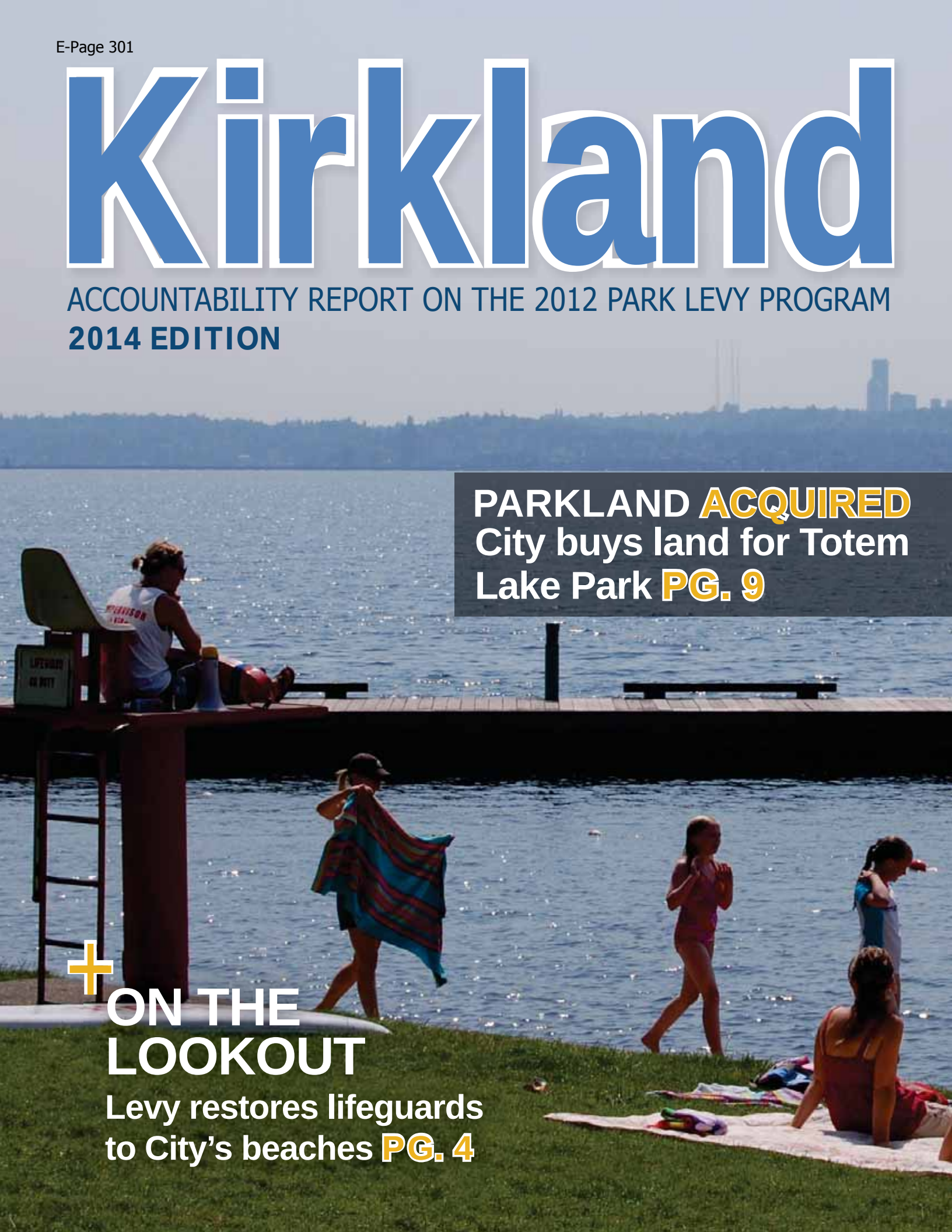
Attest:

_____
City Clerk

Kirkland

ACCOUNTABILITY REPORT ON THE 2012 PARK LEVY PROGRAM

2014 EDITION



PARKLAND ACQUIRED
City buys land for Totem Lake Park PG. 9

+ ON THE LOOKOUT
Levy restores lifeguards to City's beaches PG. 4

KIRKLAND PARKS

WE **CARE FOR:**

- 48 Parks
- 22 Open Space Parcels
- 3 Swimming Beaches
- Peter Kirk Pool
- Peter Kirk Community Center
- North Kirkland Community Center
- Heritage Hall
- Kirkland Cemetery
- City/School Partnership **Playfields**
- Kirkland Performance Center
- Kirkland Teen Union Building (KTUB)

QUALITY OF LIFE

KIRKLAND'S RESIDENTS DECIDED IN 2012 TO SUPPORT MAINTENANCE AND ENHANCEMENTS FOR THEIR PARK SYSTEM.

In November of 2012, Kirkland voters approved a permanent property tax levy to restore and enhance funding for daily park maintenance, summer beach lifeguards, major capital improvements, and acquisition of park land. This annual report summarizes how the levy funds are being used to support and enrich Kirkland's cherished quality of life.

The levy will raise approximately $2.35 million annually, of which $1.15 million will be used to restore, maintain and enhance Kirkland parks and natural areas and $1.2 million will be added to the Parks Capital Improvement Program (CIP) to complete major repairs and site renovations, such as rehabilitating deteriorating docks and piers in the City's waterfront parks and performing site updates at Waverly Beach and Edith Moulton parks.

SAFER SWIM BEACHES

THE PARKS LEVY SECURED ONGOING FUNDING OF OVER 1,100 HOURS FOR LIFEGUARDS AT THREE OF KIRKLAND'S BEACHES.

Lifeguard helps a toddler at Juanita Beach Park.

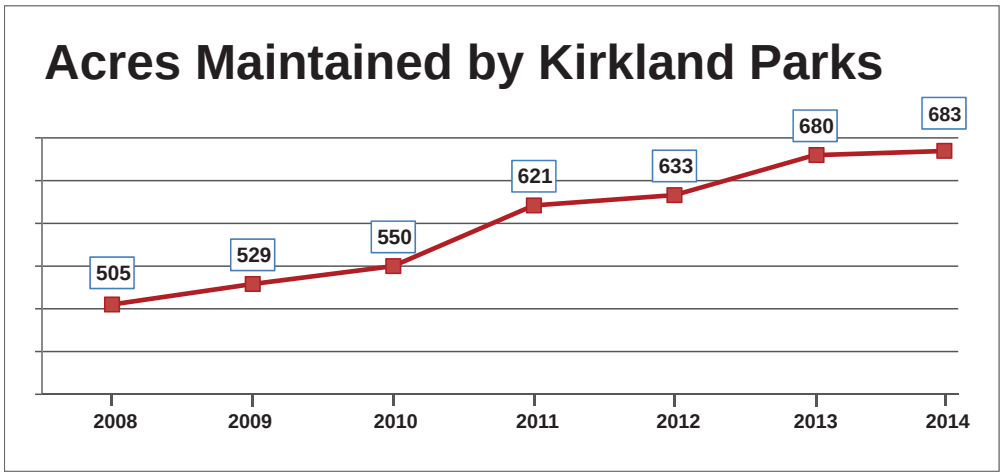
In 2014, from July 1st through Labor Day, lifeguards were on duty Noon-6 p.m. daily at each of the beaches where they administered 1,768 swim tests to children under the age of 12, loaned out 1,140 free lifejackets and provided water safety to 20,837.

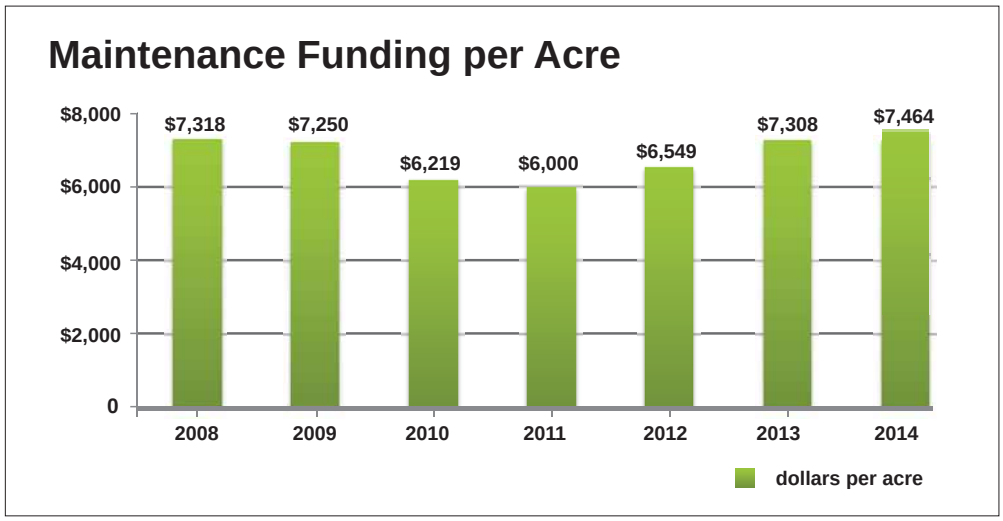
SWIMMING BEACH	2012 Hours *(no levy)*	2014 Hours *(with levy)*	Swimmers *(2014)*	Lifejackets Loaned
Houghton	1 p.m. – 6 p.m.	Noon – 6 p.m.	5,491	434
Waverly	2 p.m. – 5 p.m.	Noon – 6 p.m.	2,994	278
Juanita	none	Noon – 6 p.m.	12,352	428

THRIVINGPARKS

THE 2012 LEVY INCREASED MAINTENANCE LEVELS BY RESTORING LABOR HOURS FOR PARKS MAINTENANCE AND APPROXIMATELY $156,000 ANNUALLY FOR SUPPLIES, MATERIALS AND UTILITIES.

The impact of the increase in labor can be seen in several areas of the maintenance division's operation.





Restroom service has been restored at neighborhood parks, such as North Kirkland Community Center's "Train Park", Phyllis Needy Houghton Neighborhood Park and South Rose Hill Park.

No more brown parks with irrigation resumed at the lawn areas of Peter Kirk, Crestwoods, Everest, 132nd Square, Spinney Homestead, Terrace and other parks. Labor hours for weeding and mulching of landscape beds have been restored.

Park benches, pathways, picnic shelters, restroom facilities and other site amenities, maintenance of which has been deferred, are one by one getting repaired. In 2014, for example, staff improved backstops, storage sheds, landscapes, benches and fencing at 132nd Square, McAuliffe, Juanita Beach and Heritage parks.

GREEN KIRKLAND PARTNERSHIP

THE LEVY ENSURES FUNDING FOR THE GREEN KIRKLAND PARTNERSHIP, WHICH RECRUITED MORE THAN 2,000 VOLUNTEERS IN 2012, 2013 AND 2014.

The levy continues Kirkland's commitment to restoring natural green spaces. The purpose of the Green Kirkland Partnership is to conserve and restore Kirkland's natural area park land by removing invasive plants and planting native species for the sustainability of urban forests, wetlands and other habitats.

Partnering with citizens, groups and businesses, over 60,000 volunteer hours have restored approximately 59 acres. Invasive plants such as English ivy and Himalayan blackberry are removed and replaced with native trees, shrubs and groundcover needed to sustain these natural areas.

Between 2005 and 2012, the program was financially at risk of losing sources to fund the necessary staff. Thanks to the passage of the levy, the program has a dedicated funding source for staff to recruit volunteers and businesses, write grants, train volunteers, coordinate restoration events, develop restoration plans, and provide education and outreach to the community on the benefits of healthy forests and other natural areas.

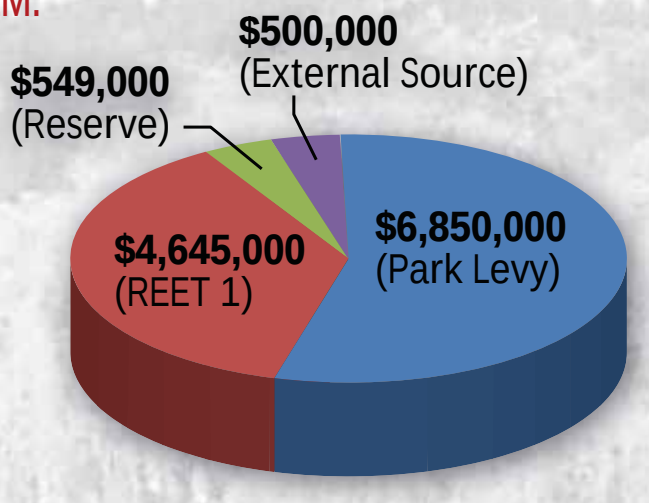
GREEN KIRKLAND	2012 (no levy)	2014 (with levy)
Number of staff	1	3.5
Number of volunteers	2,164	2,365
Volunteered hours	9,401	8,900
Volunteer work parties	168	227
Volunteer stewards	22	26
Acres in restoration	40.3	58.6
Invasive trees removed	336	1,711
Woodchip mulch applied (cubic yards)	315	588

The levy supports natural area restoration activities such as removing invasive plants and planting native plants and trees.

INVESTING IN PARKS

THE LEVY PROVIDES OVER $1 MILLION PER YEAR FOR MAJOR RENOVATIONS AND ENHANCEMENTS TO KIRKLAND'S PARKS SYSTEM.

The chart at right shows the funding sources for the 2013-2018 Parks Capital Improvement Program (CIP). Anticipated funding for parks projects averages $1.94 million per year, with approximately $1.167 million per year coming from the 2012 levy and the remainder primarily coming from Real Estate Excise Tax (REET).



LEVY-FUNDED PARKCAPITAL IMPROVEMENT PROJECTS INITIATED OR COMPLETED IN 2014 INCLUDE:

PLANNING/DESIGN → PERMITTING → CONSTRUCTION → COMPLETE

CROSS KIRKLAND CORRIDOR ($500,000 levy funds)

Known as the CKC, the 5.75 mile Cross Kirkland Corridor traverses Kirkland from the South Kirkland Park & Ride to the City's northern boundary in the Totem Lake Business District. The City has been actively embracing the community's energy around the corridor's future development as a multi-modal transportation corridor and recreation asset. The City has completed construction of an interim recreational trail, while levy funding was used to create an overall Master Plan for the corridor.

PLANNING/DESIGN → PERMITTING → CONSTRUCTION → COMPLETE

WAVERLY BEACH PARK ($500,000 levy funds)

The levy will help fund a major renovation of Kirkland's oldest waterfront park. Final design for Phase 1 improvements was completed in 2014, with construction scheduled for 2015/2016. Renovation priorities include the park's extensive shoreline and beach area, pier, pathways, playground, and lawn drainage.

CAPITALPROJECTS

ONGOING

PARK LAND ACQUISITION ($2,350,000 levy funds)

Land acquisitions to plan for growth and to protect important natural resources are funded from the levy. In 2014, the City acquired 1.6 acres to expand Totem Lake Park in keeping with a newly-created park master plan. Levy funds in the amount of $610,000 were used to help fund the $2.3 million acquisition of the property located at 12031 N.E. Totem Lake Way.

PLANNING/DESIGN > PERMITTING > CONSTRUCTION > COMPLETE

EDITH MOULTON PARK ($1,000,000 levy funds)

Edith Moulton donated her family homestead in Juanita to the public in 1967, and Kirkland assumed ownership of the 26-acre heavily wooded property from King County followin0g annexation in 2010. A park master plan process was completed in 2014, with final design and permitting occurring in 2015.

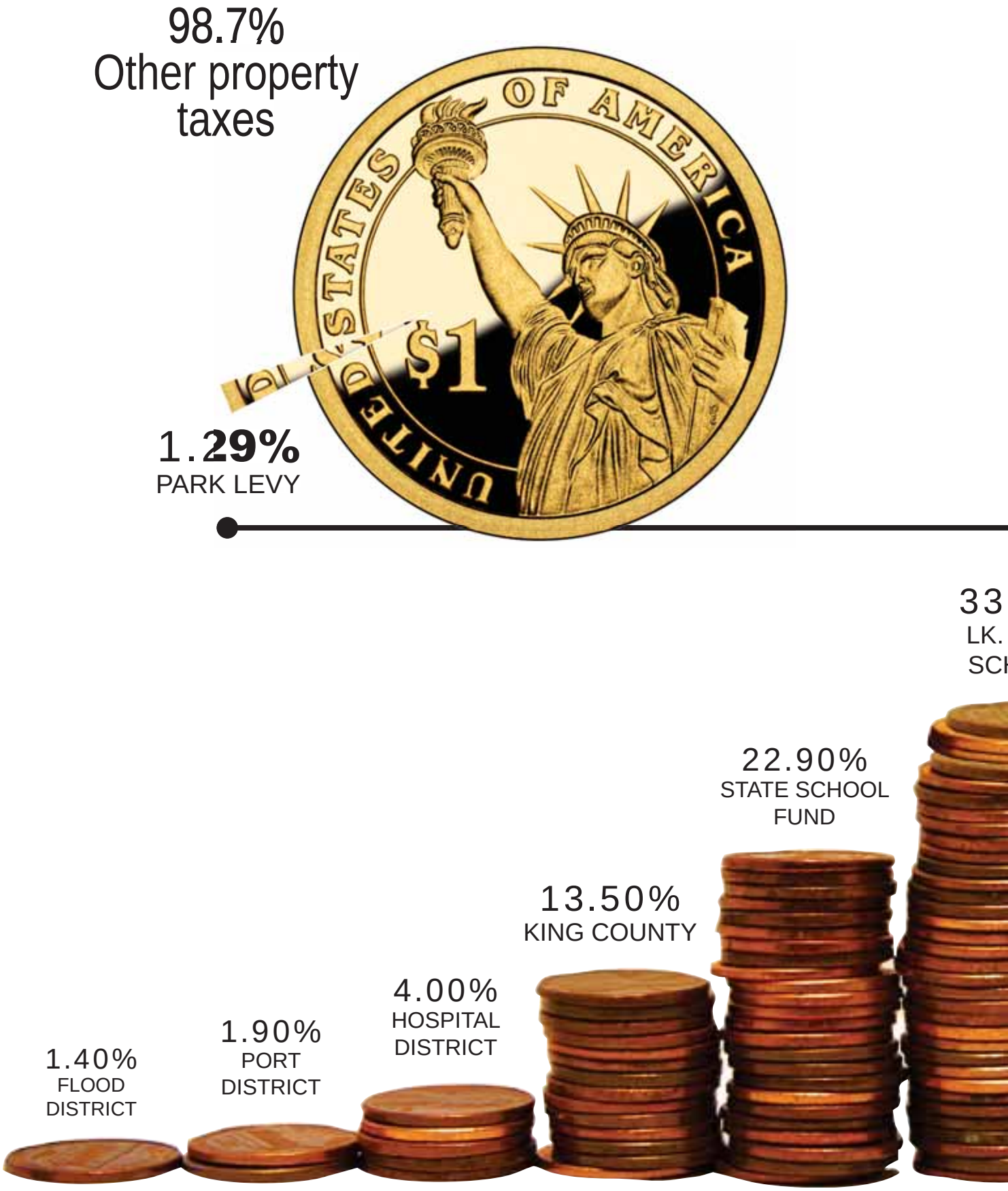
PLANNING/DESIGN > PERMITTING > CONSTRUCTION > COMPLETE

DOCK AND SHORELINE RENOVATIONS ($800,000 levy funds)

Kirkland's 13 diverse Lake Washington waterfront parks provide opportunities for public access while balancing the needs for habitat enhancement and maintaining ecological function. In 2014, levy funds were used to complete repairs to Houghton Beach Park and begin engineering for upgrades to the dock and boat launch at Marina Par

FUTURE LEVY-FUNDED PROJECTS 2015 - 2018

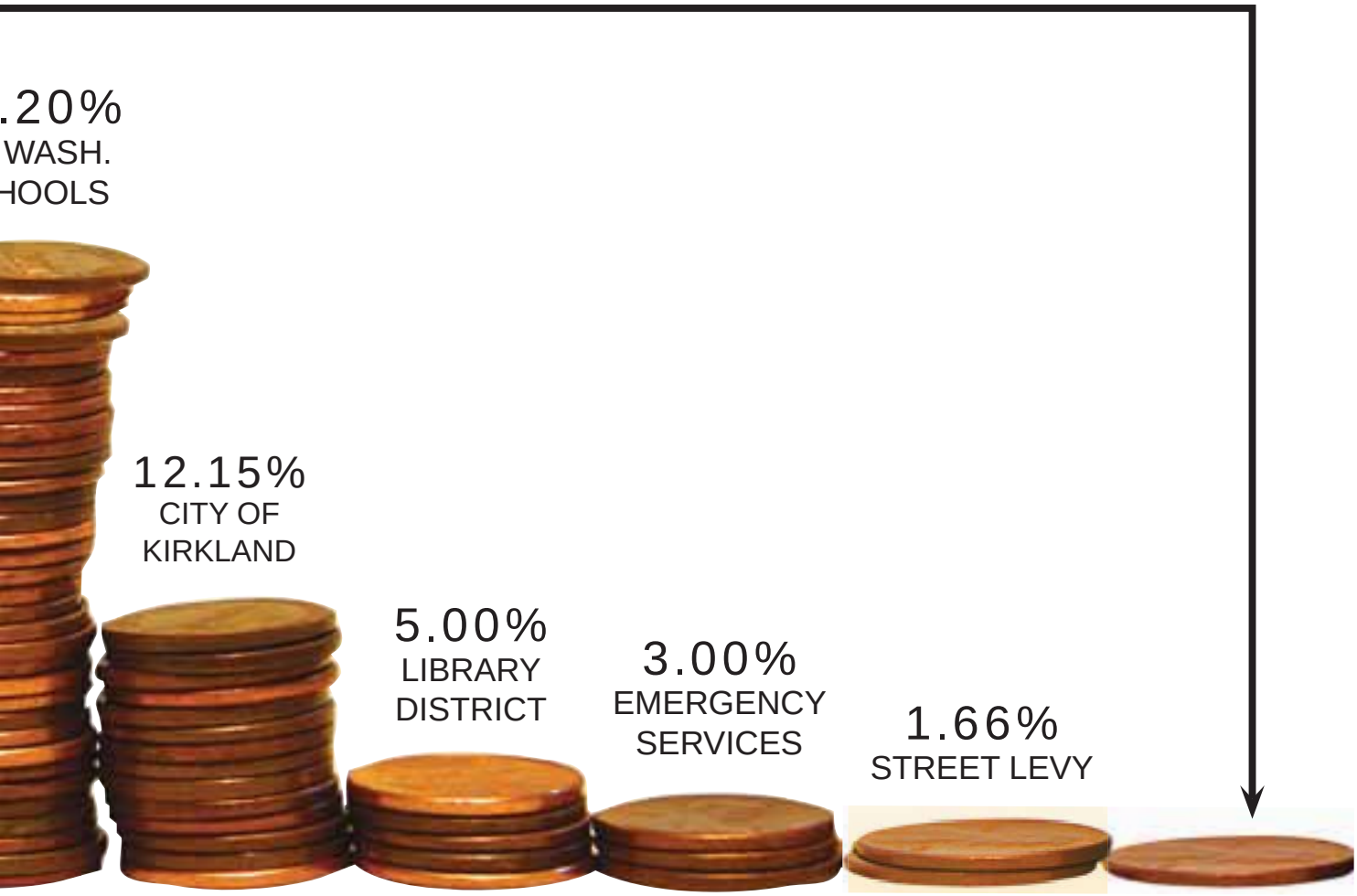
Juanita Beach Park Bathhouse and Picnic Shelter • City/School Partnership Field Improvements • Neighborhood Park Land Acquisitions


98.7%
Other property taxes
1.29%
PARK LEVY
1.40%
FLOOD DISTRICT
1.90%
PORT DISTRICT
4.00%
HOSPITAL DISTRICT
13.50%
KING COUNTY
22.90%
STATE SCHOOL FUND
33
LK.
SCH

WHERE PROPERTY TAXES GO

ACCOUNTABILITY REPORT ON THE 2012 PARK LEVY PROGRAM: 2014 EDITION

The 2012 Park levy accounts for less than 2 percent of Kirkland residents' property taxes, and yet it pays for more than half of City's park improvement projects and makes up 20% of the department's budget for park maintenance and operations. Property tax is the largest of Kirkland's nine primary sources of revenue. It accounts for 19.5% of the General Fund. State law limits Kirkland to an annual increase of its regular property tax levy by the implicit price deflator or by 1%, whichever is less. State law also allows for new construction. Voters can give Kirkland authority to exceed this limitation, which they did November 6, 2012, when they passed the Park Levy.



KIRKLAND CITY COUNCIL

(425) 587-3015

Mayor Amy Walen ◆ Deputy Mayor Penny Sweet

Jay Arnold ◆ Dave Asher ◆ Shelley Kloba ◆ Doreen Marchione ◆ Toby Nixon

KIRKLAND PARK BOARD

Chair Adam White ◆ Vice Chair Kevin Quille

Jason Chinchilla

Sue Contreras

Kelli Curtis

Rick Ockerman

Jim Popolow

Rosalie Wessels

The Kirkland Park Board meets the
2nd Wednesday of each month at 7 p.m.

CITY STAFF

CITY MANAGER'S OFFICE

Kurt Triplett, City Manager.....587-3001

Marilynne Beard, Deputy City Manager.....587-3008

Tracey Dunlap, Deputy City Manager.....587-3101

PARKS & COMMUNITY SERVICES

Jennifer Schroder, Director.....587-3300

experience it!
Kirkland Parks

RESOLUTION R-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND ADOPTING THE 2014 STREETS LEVY ACCOUNTABILITY REPORT FOR PROPOSITION 1 – STREETS AND PEDESTRIAN SAFETY LEVY.

WHEREAS, in November 2012, Kirkland voters approved Proposition 1 – Levy for City Parks Maintenance, Restoration and Enhancement ("Streets Levy"); and

WHEREAS, Ordinance No. 4364 adopted by the Kirkland City Council to place Proposition 1 on the ballot described the restricted uses for the funding as well as the requirement to produce an accountability report documenting actions and the status of the programs funded by the Streets Levy; and

WHEREAS, the submitted 2014 Streets Levy Accountability Report reflects the allocation of Street Levy funds to fund street maintenance and safety improvements for arterial, local and neighborhood streets, including resurfacing, pothole repair, bicycle route enhancements, pedestrian safety improvements, traffic calming projects, school walk routes, sidewalks and crosswalks; and

WHEREAS, the 20-year targets in the 2014 Streets Levy Accountability Report include $60 million in total spending – roughly $2.7 million per year toward street preservation and $300,000 per year to pedestrian safety; and

WHEREAS, the City Council desires to adopt the 2014 Streets Levy Accountability Report.

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. The Kirkland City Council adopts the 2014 Streets Levy Accountability Report attached as Exhibit A and incorporated by this reference.

Section 2. The Kirkland City Council authorizes the posting of the 2014 Streets Levy Accountability Report on the City website and the distribution of the Report through community meetings.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2015.

Signed in authentication thereof this ____ day of _____, 2015.

_____
MAYOR

Attest:

_____
City Clerk

▶ LEVY IMPROVES KIRKLAND'S NETWORK OF ROADS

Kirkland

A 2014 ACCOUNTABILITY REPORT ON THE STREET MAINTENANCE and PEDESTRIAN SAFETY LEVY PROGRAM

COMMON GOOD

Neighborhood Safety Program focuses on greatest benefit PG. 17

+

SAFETY IMPROVES

for walking and bicycling PG. 10

THE PURPOSE OF PROCESS

Residents ease the process by participating in focus groups

Inside Peter Kirk Community Center's Sun Room, 17 residents took seats around a conference table, ready to answer a series of questions about an event they had all experienced more than a year earlier.

They had no external reason to come—no incentive to lure them or consequence to compel them through that November evening drizzle. Theirs was a cause of civic altruism.

By participating in the focus groups, these 17 strangers improved the way Kirkland's staff communicates with its residents about the process of maximizing their neighborhood roads' useful lives. The process to do that lasts just eight hours. But the effects to residents are direct. Residents can't drive, walk or allow water

Kirkland used levy funds in 2014 to extend by five to 10 years the lives of neighborhood roads in the Market, Norkirk, Bridle Trails and South Rose Hill neighborhoods.

to drain on the road once crews have spread slurry seal over it. If they need to drive their vehicles while the slurry seal is curing on the road, they must park their vehicle somewhere else—sometimes blocks away. The inconvenience causes some to question its purpose.

That purpose is fundamental to the City's core obligations: to provide more durable and less expensive roads. Slurry seal adds another five to 10 years of use to Kirkland's neighborhood roads—all for about $1,600 a block. It prevents rain, sleet and snow from undermining the road's structure. The levy is helping Kirkland preserve more roads every year. And residents are helping each other understand the process.◀

People with disabilities may request materials in alternate formats. Kirkland's policy is to fully comply with Title VI of the Civil Rights Act by prohibiting discrimination against any person on the basis of race, color, national origin or sex in the provision of benefits and services resulting from its programs and activities. Any person who believes his/her Title VI protection has been violated, may file a complaint with the City. To request an alternate format, file a complaint or for questions about Kirkland's Title VI Program, contact the Title VI Coordinator at (425) 587-3831 (TTY Relay: 711) or *titlevicoordinator@kirklandwa.gov.*

ANOTHER 40 MILES

The levy enabled Kirkland in 2014 to overlay 10.5 lane-miles of arterials and slurry seal 30 miles of neighborhood streets.

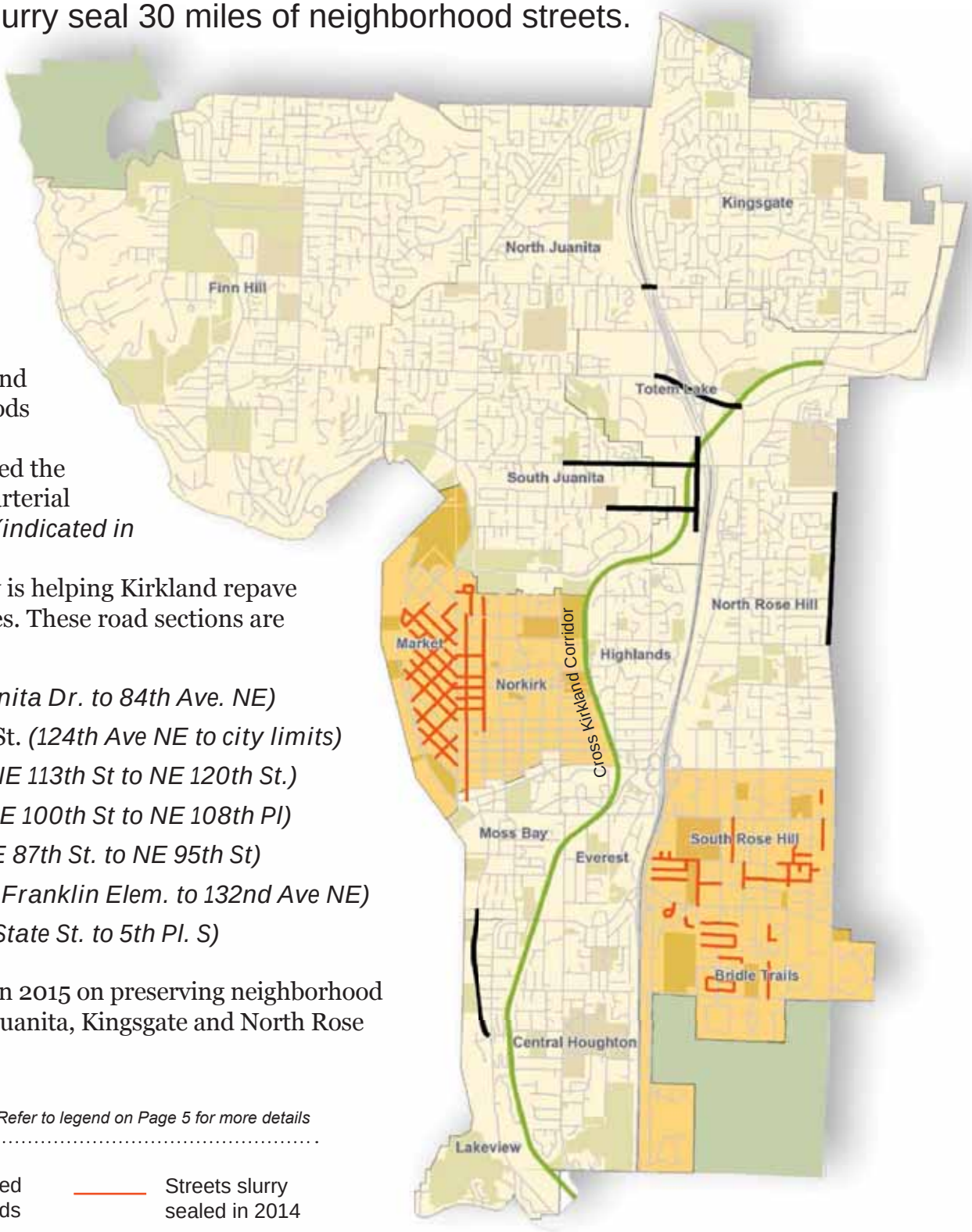
Kirkland added five to eight years of life in 2014 to 30 lane-miles of neighborhood roads in four different neighborhoods, thanks largely to the levy. Bridle Trails, South Rose Hill, Norkirk and Market neighborhoods received slurry seal.

The levy also helped the City resurface 11.6 arterial lane-miles in 2014 *(indicated in black on this map)*.

This year, the levy is helping Kirkland repave 10 arterial lane miles. These road sections are indicated below:

- NE 141st St. *(Juanita Dr. to 84th Ave. NE)*
- NE 144th/143rd St. *(124th Ave NE to city limits)*
- 132nd Ave. NE *(NE 113th St to NE 120th St.)*
- 124th Ave. NE *(NE 100th St to NE 108th Pl)*
- 116th Ave NE *(NE 87th St. to NE 95th St)*
- NE 60th St. *(Ben Franklin Elem. to 132nd Ave NE)*
- Seventh Ave. S. *(State St. to 5th Pl. S)*

Kirkland will focus in 2015 on preserving neighborhood roads in the North Juanita, Kingsgate and North Rose Hill neighborhoods.



LEGEND

Refer to legend on Page 5 for more details

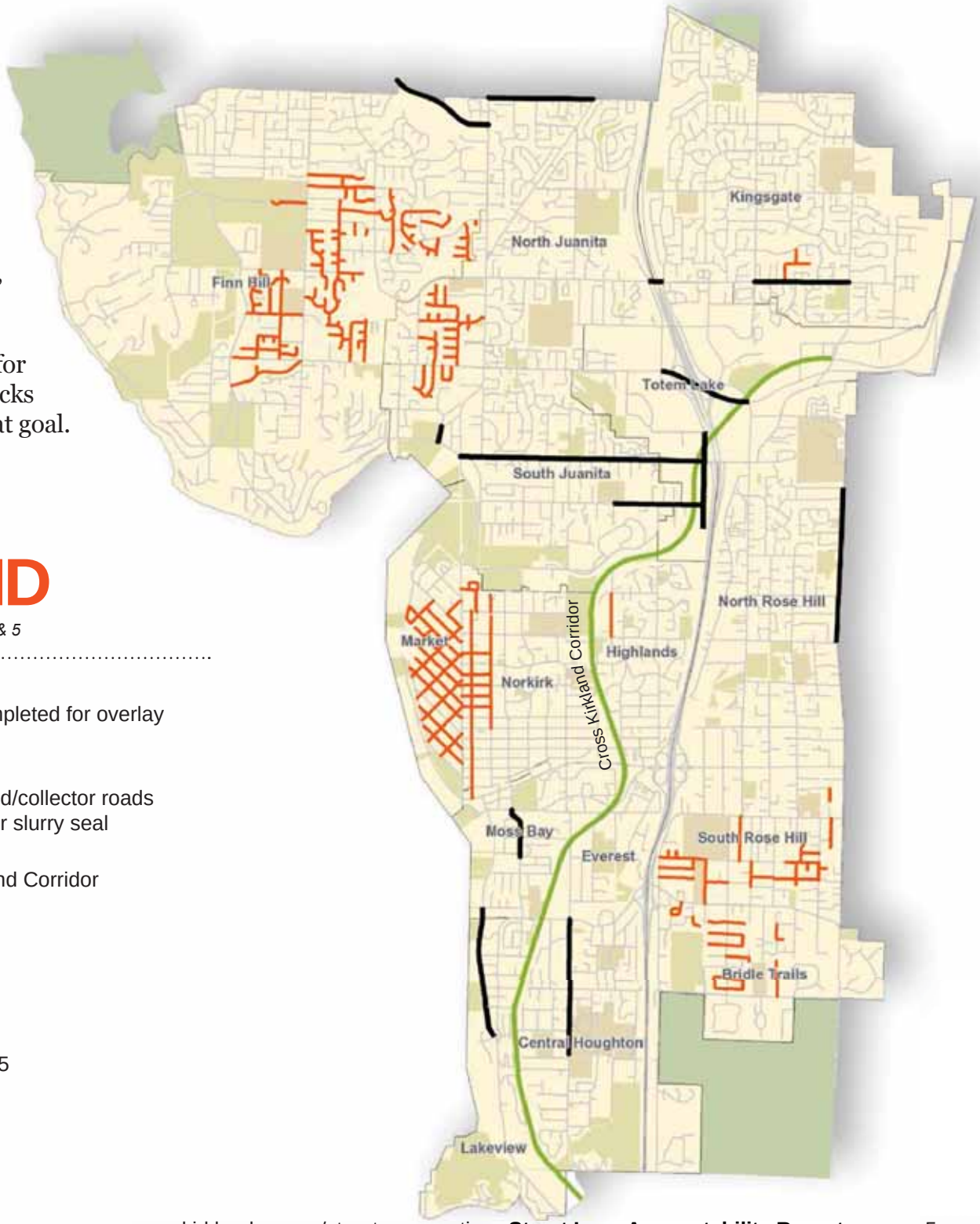
Streets repaved with 2014 funds

Streets slurry sealed in 2014

PROGRESS CONTINUES

By 2033, the levy will have paid for the preservation of 240 lane miles of neighborhood roads and repaved 90 lane miles of arterials.

Kirkland's residents approved an ambitious goal when they passed the levy: Treat every eligible neighborhood road, repair potholes and reduce long-term maintenance costs for roads. This map tracks progress toward that goal.



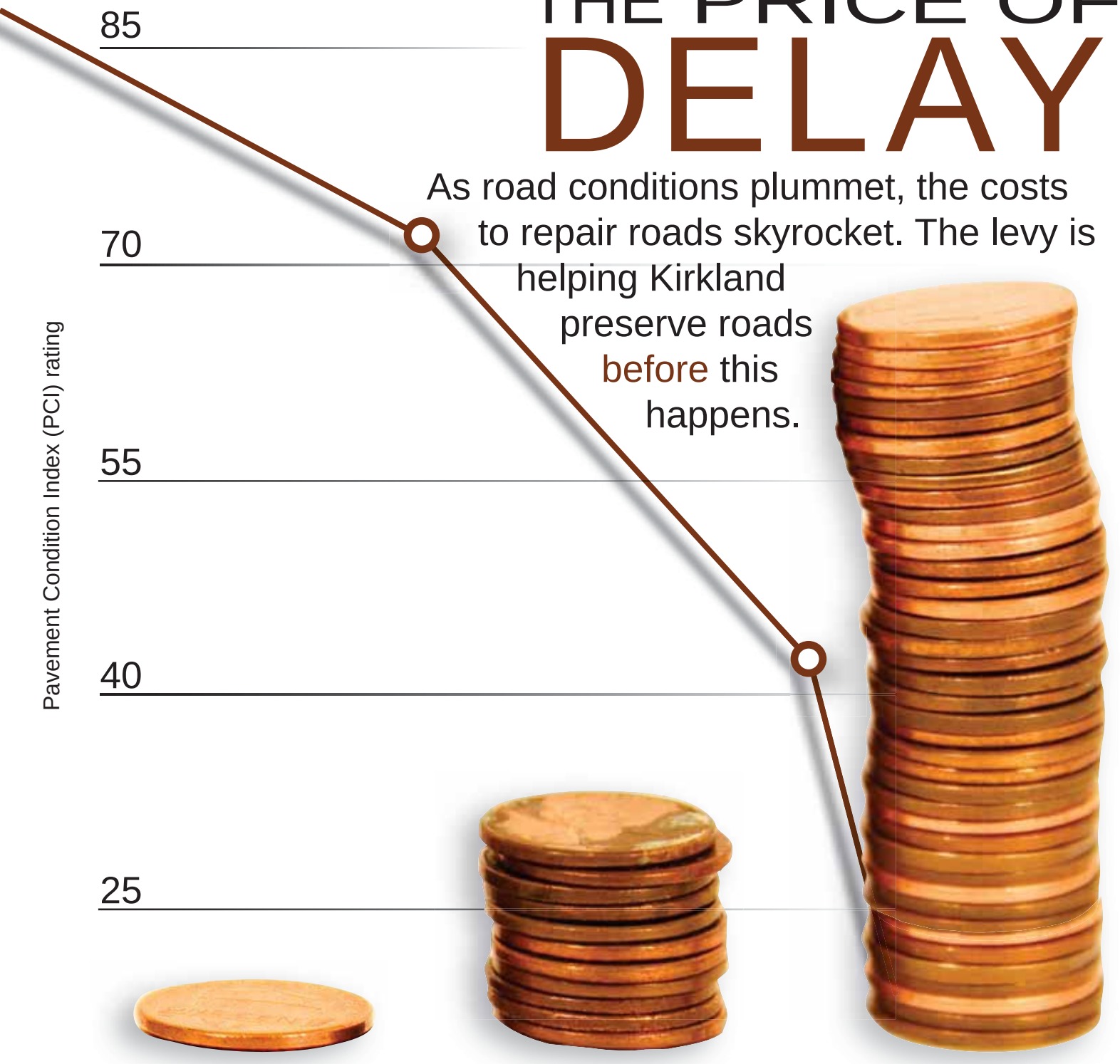
LEGEND

Refers to maps on pages 4 & 5

- Arterials completed for overlay
- Neighborhood/collector roads completed for slurry seal
- Cross Kirkland Corridor
- Schools
- Parks
- Interstate 405

THE PRICE OF DELAY

As road conditions plummet, the costs to repair roads skyrocket. The levy is helping Kirkland preserve roads before this happens.



Weathered: A few superficial cracks
Treatment: Slurry seal
Cost: $1,600/City block

Minor: Linear cracks; alligator cracks; rutting
Treatment: Resurface
Cost: $17,000/City block

Serious: Extensive alligator cracks, potholes
Treatment: Reconstruct
Cost: $65,000/City block

WE DON'T DO WORST FIRST

Kirkland's strategy is to keep most roads in good condition, rather than a few in perfect condition.

The strategy focuses resources on most of Kirkland's neighborhood roads—those roads that are still in good condition, but nearing a monetary point of no return. The reason: For the costs of reconstructing a single City block, Kirkland can slurry seal 41 blocks. The result is a network of functioning streets that are relatively inexpensive to maintain. A "worst-first" strategy would result in the opposite: A few functioning streets and a backlog of failing roads that are too expensive to repair.

To squeeze more life out of Kirkland's failing roads, City crews patch potholes and alligator cracks. The exception in 2013 was 97th Avenue Northeast from Juanita Drive to 119th Way. Potholes and alligator cracks had destroyed 341 feet of that road beyond a street overlay's capacity to repair it. The section—less than a City block—required total reconstruction. The cost, more than $65,000, illustrates why it was Kirkland's first curb-to-curb road reconstruction in nearly a decade. ◀

A toddler pushes his balance bike up Northeast 61st Street in the Bridle Trails neighborhood, shortly after the City of Kirkland treated it in 2012 with slurry seal. Residents of the neighborhood said in a pair of focus groups conducted November 2013 that they were pleased with their treated street surface, even though it initially had more friction.

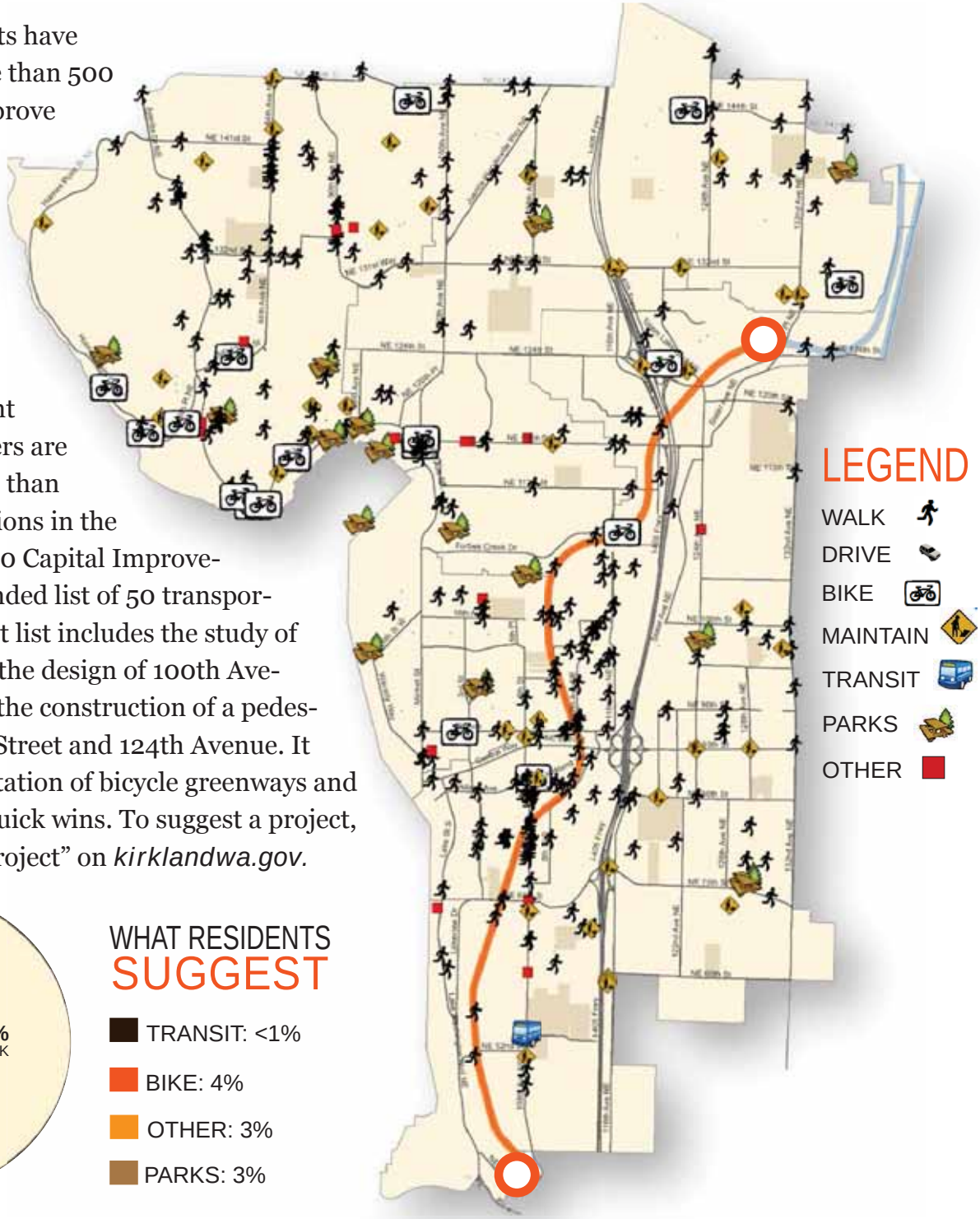
SPACE FOR PEOPLE

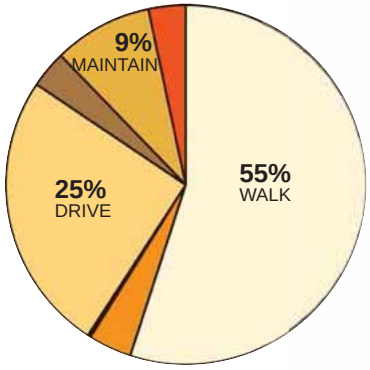
Repaving Lake Washington Boulevard presented the City of Kirkland in 2014 with an opportunity to enhance the arterial's ability to move people, not just cars. Transportation engineers preserved on-street parking and dedicated an extra foot of space to cycling by narrowing the automobile lanes to nine and-a-half feet. The result of this new configuration is roomier bike rides, shorter pedestrian crossings and slower automobile speeds. ◀

SUGGEST-A-PROJECT

Residents suggested more than 60 percent of the projects in the proposed capital improvement program's list of funded transportation projects.

Kirkland residents have suggested more than 500 specific ways to improve their city since 2011, when Kirkland leaders unveiled an interactive map that invites the public to help shape the capital improvement program. City leaders are incorporating more than 30 of those suggestions in the proposed 2015-2020 Capital Improvement Program's funded list of 50 transportation projects. That list includes the study of Sixth Street South, the design of 100th Avenue Northeast and the construction of a pedestrian bridge at 124 Street and 124th Avenue. It includes implementation of bicycle greenways and the Juanita Drive quick wins. To suggest a project, search "suggest a project" on *kirklandwa.gov.*





WHAT RESIDENTS SUGGEST

- TRANSIT: <1%
- BIKE: 4%
- OTHER: 3%
- PARKS: 3%

This rapid flashing beacon aided this student's Oct. 8, 2013 journey across Northeast 116th Street to Alexander Graham Bell Elementary School.

GETTING SAFER

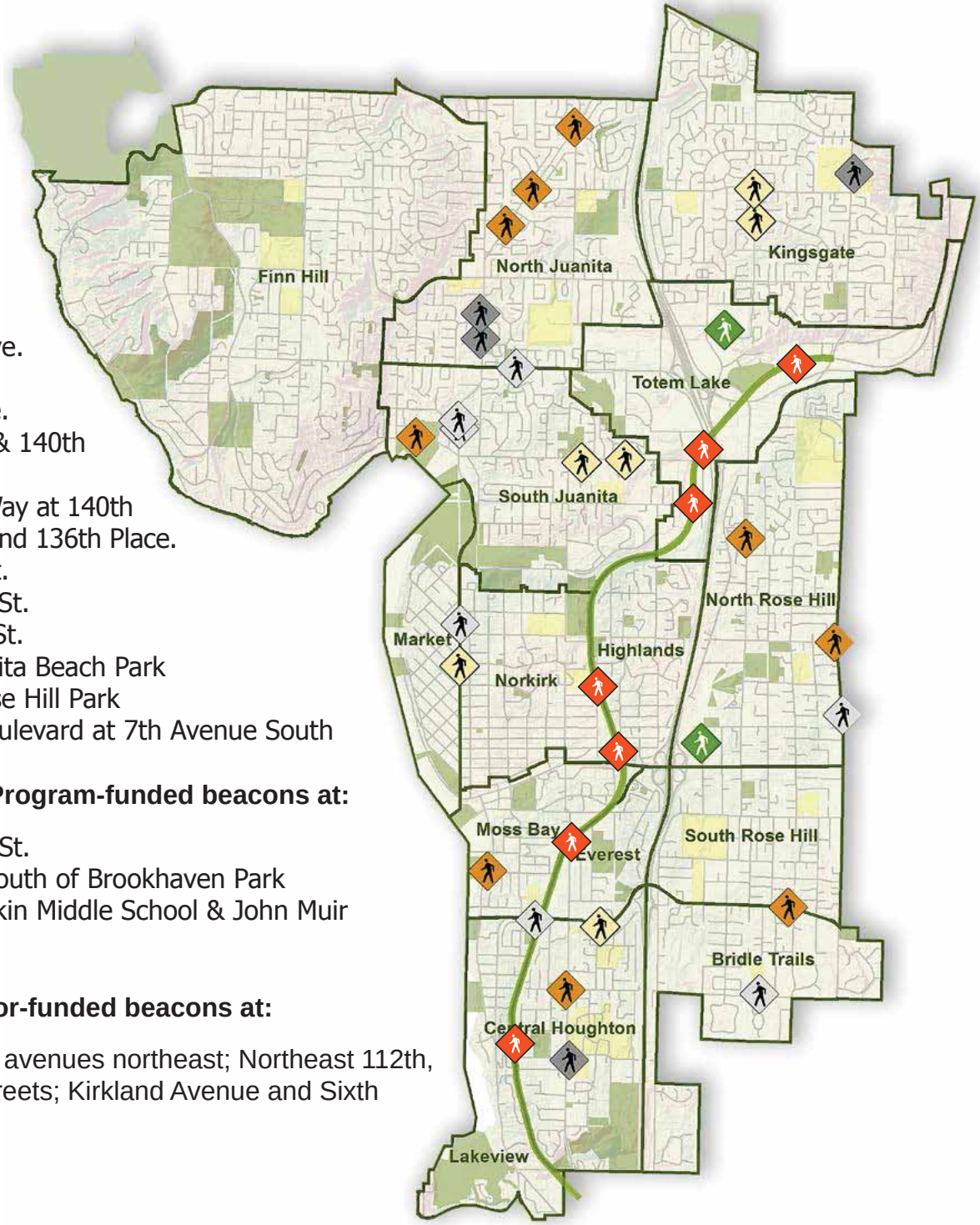
The Streets Levy leverages state and federal grants to complete school walk routes and to make the City safer for foot and bike travel.

Kirkland residents now have 34 rapid flashing beacons to illuminate them at crosswalks throughout the City. Kirkland used levy funds in the 13 months after the levy's passage to build nearly half of those. The City completed construction in January 2014 on all of the levy-funded pedestrian improvements planned through December 2014. The City also used the levy to leverage state and federal grants for safety features, such as sidewalks and flashing beacons. This includes an $86,000 Transportation Improvement Board grant that helped pay for a sidewalk along 112th Avenue Northeast and a Washington Traffic Safety grant that paid for all but the in-house labor to install crosswalk lights on 84th Avenue Northeast, near Finn Hill Junior High, Carl Sandburg and Thoreau elementary schools. ◀

FLASHING BEACONS

The levy has paid for more than half of the rapid flashing beacons the City has installed at crosswalks throughout Kirkland.

Pedestrian safety increased at 15 Kirkland crosswalks within 15 months of the levy's passage.



Levy-funded beacons

- Market & 15th Ave.
- 116th St. at 110th Ave. & at 113th Ave.
- 68th St. at 111th Ave.
- 124th Ave. at 137th & 140th streets
- Juanita-Woodinville Way at 140th St., and at 143rd Place and 136th Place.
- 108th Ave. at 60th St.
- 132nd Ave. at 100th St.
- 124th Ave. at 108th St.
- Juanita Drive at Juanita Beach Park
- 70th St. at South Rose Hill Park
- Lake Street South Boulevard at 7th Avenue South

Capital Improvement Program-funded beacons at:

- 108th Ave. and 53rd St.
- 100th Ave. north & south of Brookhaven Park
- 132nd Ave. at Kamiakin Middle School & John Muir Elementary

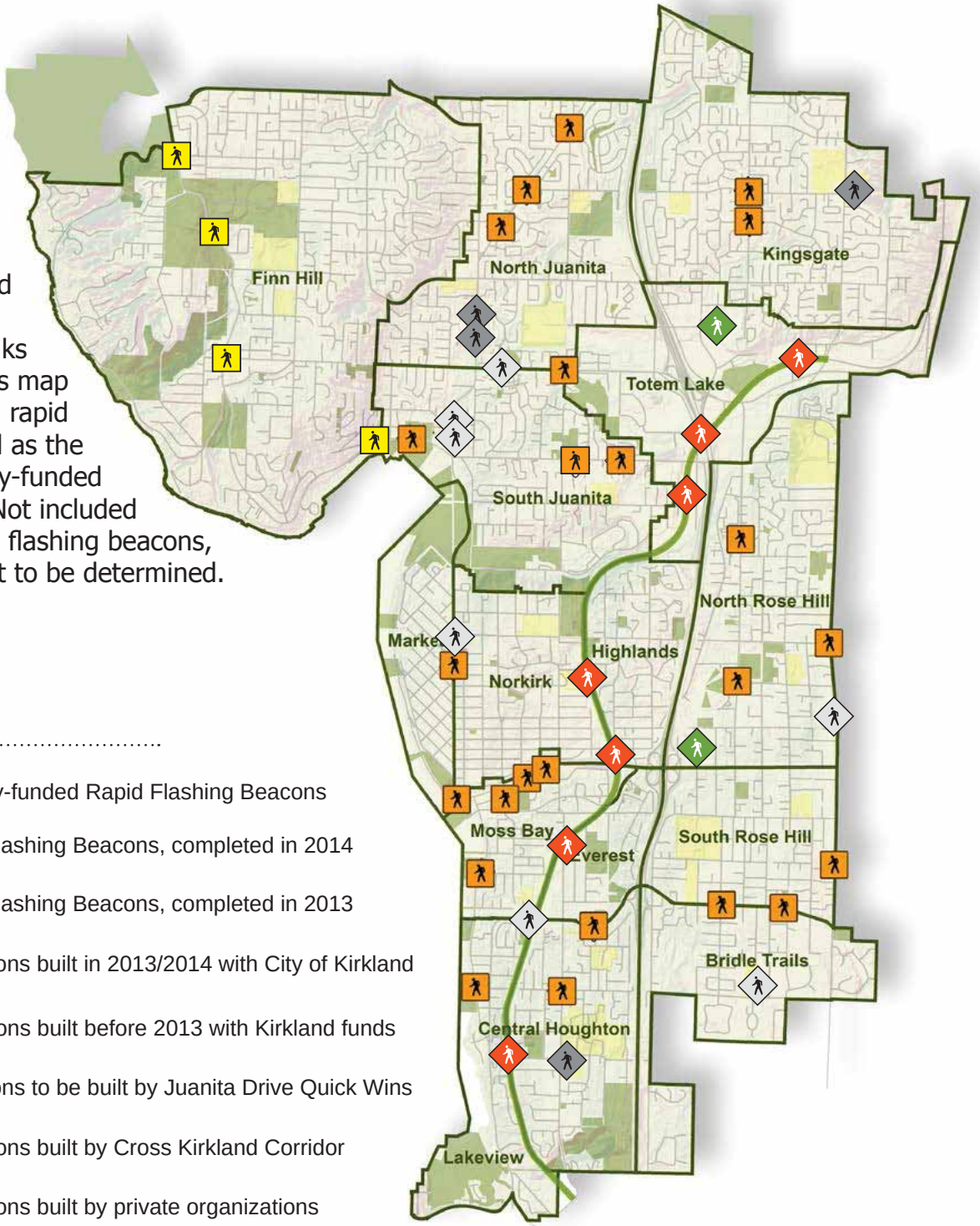
Cross Kirkland Corridor-funded beacons at:

- 128th, 120th & 108th avenues northeast; Northeast 112th, 110th, 87th and 52nd streets; Kirkland Avenue and Sixth Street South

IN 19 YEARS ...

Kirkland will have 50 levy-funded Rapid Flashing Beacons at crosswalks throughout the City. The locations of 18 of those are undetermined and, therefore not on this map.

With its Complete Streets Ordinance, school walk routes and crosswalk flag program, Kirkland has asserted its identity as a walkable community. In the 2012 election, voters enhanced that identity by improving safety at 50 crosswalks throughout Kirkland. This map shows Kirkland's existing rapid flashing beacons, as well as the tentative locations of levy-funded rapid flashing beacons. Not included on this map are 18 rapid flashing beacons, whose locations have yet to be determined.



LEGEND

Refers to maps on pages 12 & 13

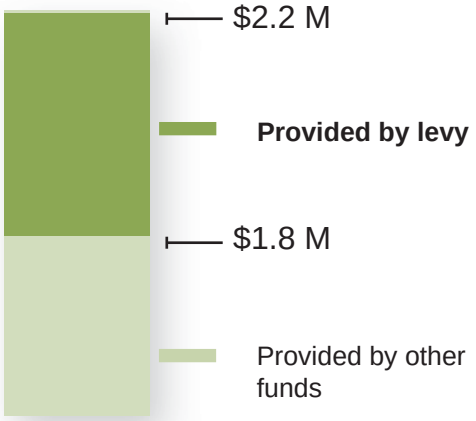
- Present & future Levy-funded Rapid Flashing Beacons
- Levy-funded Rapid Flashing Beacons, completed in 2014
- Levy-funded Rapid Flashing Beacons, completed in 2013
- Rapid Flashing Beacons built in 2013/2014 with City of Kirkland
- Rapid Flashing Beacons built before 2013 with Kirkland funds
- Rapid Flashing Beacons to be built by Juanita Drive Quick Wins
- Rapid Flashing Beacons built by Cross Kirkland Corridor
- Rapid Flashing Beacons built by private organizations

MORE IS NOW POSSIBLE

The levy allows Kirkland to complete pedestrian safety and street preservation projects that it would not otherwise be able to pursue. In 2014 alone, the levy empowered Kirkland to pave more than five lane miles of arterials, preserve 14.6 lane miles of neighborhood roads and protect nine crosswalks with rapid flashing beacons. ◀

2014 INVESTMENT

(Actual expenditures for street preservation)

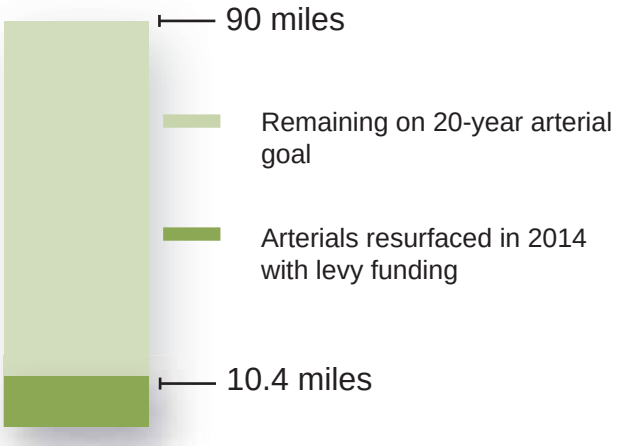


STREET PRESERVATION	ANNUAL AVERAGE PRE-LEVY
Investment (in dollars)	$1.75 million
Arterials (in lane miles)	6.2
Neighborhood/collector streets (in lane miles)	13.7
Arterial/collector score on the pavement condition index	57
Crosswalk striping (in crosswalks)	19.5
Wheelchair access (in curb ramps)	30
PEDESTRIAN SAFETY *(2014)*	
Investment (in dollars)	No dedicated funding
Rapid Flashing Beacons	0 - 1

**Based on 20-year projection of levy budget.*
#Includes pedestrian safety measures, other than Rapid Flashing Beacons.

ARTERIAL PRESERVATION

(Progress toward levy goal)



NEIGHBORHOOD STREET PRESERVATION

(Progress toward levy goal)

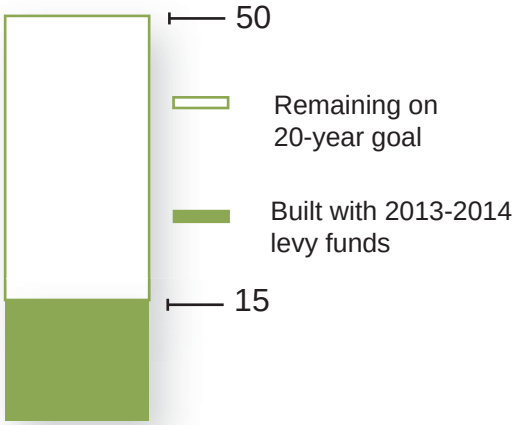
2014 INVESTMENT			LEVY PROGRESS	
LEVY	OTHER FUNDS	TOTAL	20-YEAR TARGET	PROGRESS TO DATE
$2.2 million	$1.8 million	$4 million	$54 million*	$3.94 million
5.3	6.3	11.6	90	10.4
14.6	12	26.6	240	25.6
—	—	62.3	70	62.3
19	12	31	230	32
23	32	55	500	52
$320,000	$245,700	$510,700	$6 million*#	$565,500
9	9	18	50	15

SAFE WALK ROUTES TO SCHOOL	2014 INVESTMENT			PROGRESS
	LEVY	OTHER FUNDING	TOTAL	2013 TO PRESENT
Investment	$31,000	0	$31,000	$608,500
Rapid Flashing Beacons on walk routes to school *(in systems)*	1	0	1	7
Sidewalks on walk routes to school *(in linear feet)*	0	0	0	640

IMMEDIATE RESULTS

In the 13 months following the levy's approval, Kirkland installed Rapid Flashing Beacons at 19 crosswalks throughout the community. The numbers reported in these tables show Kirkland's 2013-2014 efforts to improve pedestrian safety.

FUNDED BY THE LEVY
(Rapid Flashing Beacons)

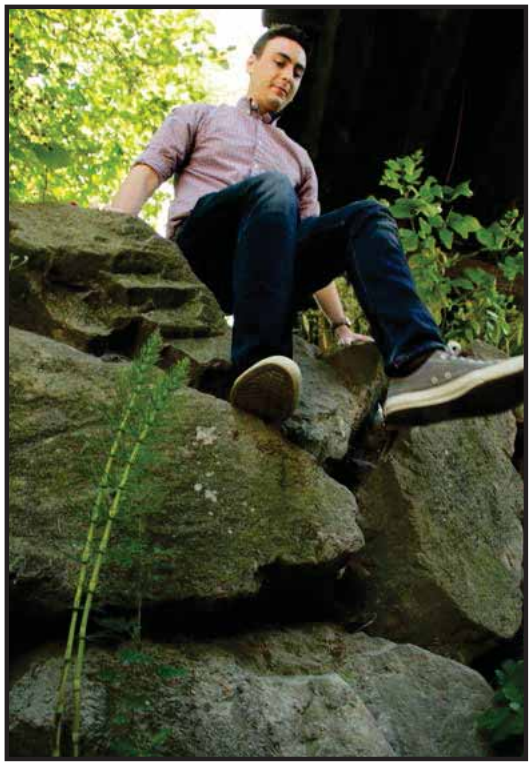


NEIGHBORHOOD TRAFFIC & PEDESTRIAN SAFETY MEASURES	2014 INVESTMENT			PROGRESS
	LEVY	OTHER FUNDING	TOTAL	2013 TO PRESENT
Investment	$289,000	$245,700	$534,700	$2,289,700
Rapid Flashing Beacons not on walk routes to school *(in systems)*	8	9	17	19
Sidewalks that are not on walk routes to school *(in linear feet)*	0	0	0	2,826

COMMON GOOD

The levy is helping fund 14 projects that emerged from the Neighborhood Safety Program.

The most direct route from the Cross Kirkland Corridor to the Houghton shopping area is to slide down a 30-foot-long game trail and jump the remaining four feet to the sidewalk on Northeast 68th Street.



Descending from the Cross Kirkland Corridor to Northeast 68th Street requires caution and traction.

It's a connection that requires a lot of caution and traction. That will change later this year, however, when construction crews build a concrete staircase that will connect the Cross Kirkland Corridor to the shopping district and Lakeview Elementary School.

"We knew people were scrambling down that hillside," says Bea Nahon, the Moss Bay neighborhood's representative on the Kirkland Alliance of Neighborhoods. "We figured somebody's probably going to hurt themselves eventually."

The staircase is one of 14 Neighborhood Safety Program projects the Street Levy will help fund in 2015.

The process to choose those 14 projects began in December 2014, when the City of Kirkland asked each of Kirkland's 13 neighborhood associations to propose projects that would improve safety in their respective neighborhoods.

The most deserving proposals would earn a combined $150,000 from the Street Levy and $200,000 from the Walkable Kirkland Initiative. No individual project could earn more than $50,000.

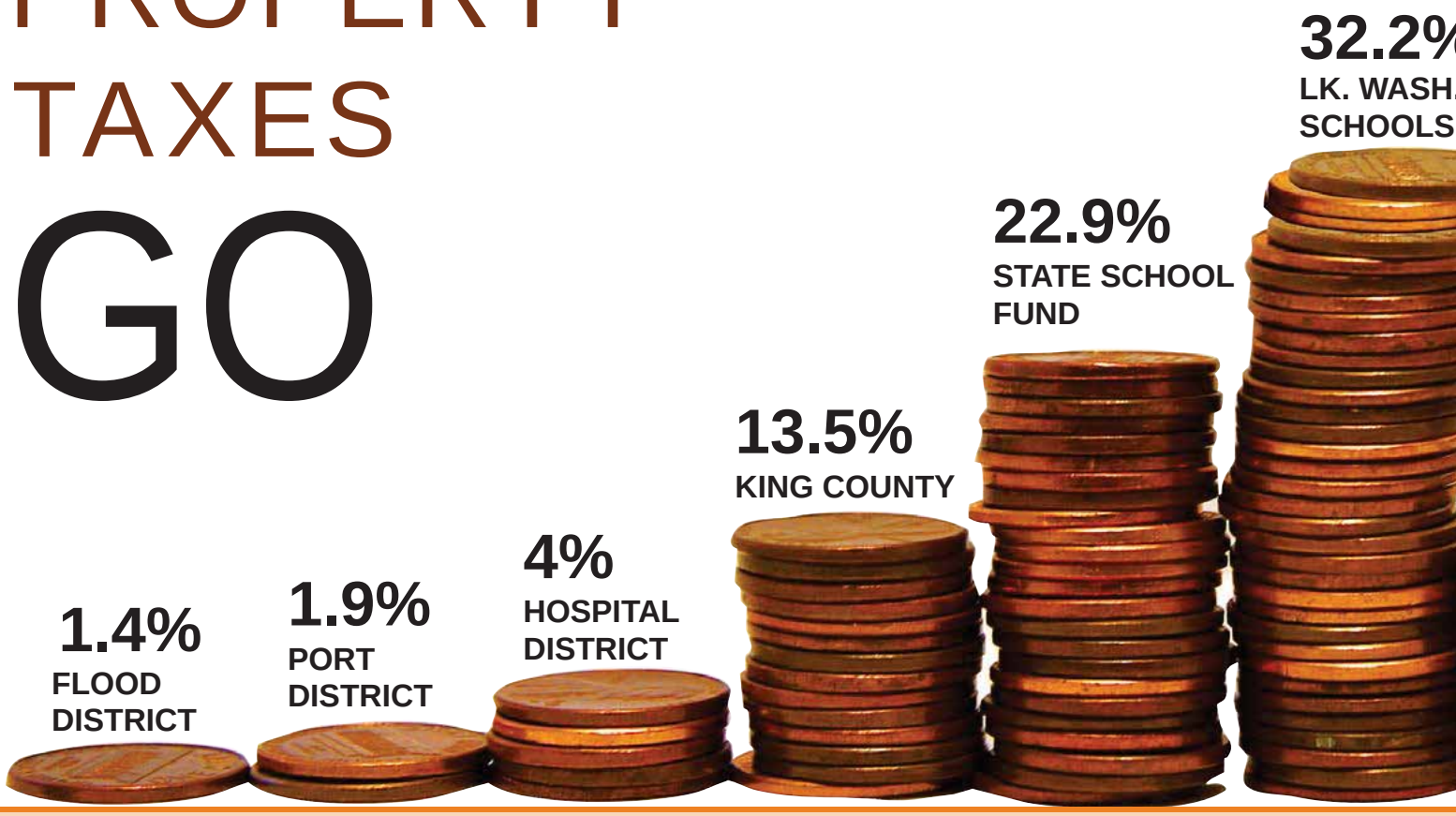
The question, of course, is which projects are the most deserving. To answer that question, two panels—one comprised of City staff; the other of City residents—created criteria that would favors projects, which benefit the entire city.

"Everybody is an advocate for their own neighborhood," Nahon said. "But when you hear about somebody else's project, and you realize it's better, you think: 'That project should get the funding.' "

This was the case with the stairs that will connect Lakeview Elementary and the Houghton shopping center to the Cross Kirkland Corridor. The site, of course, is in the Houghton neighborhood. But the project's sponsor is the Lakeview Neighborhood Association. And the idea for it originated in the Highlands neighborhood.

"There is a sense of community in the Kirkland Alliance of Neighborhoods, like we're all in this together," says Chuck Pilcher, co-chair of the Lakeview Neighborhood Association. ◀

WHERE PROPERTY TAXES GO



THE PRICE OF KIRKLAND'S GOVERNMENT

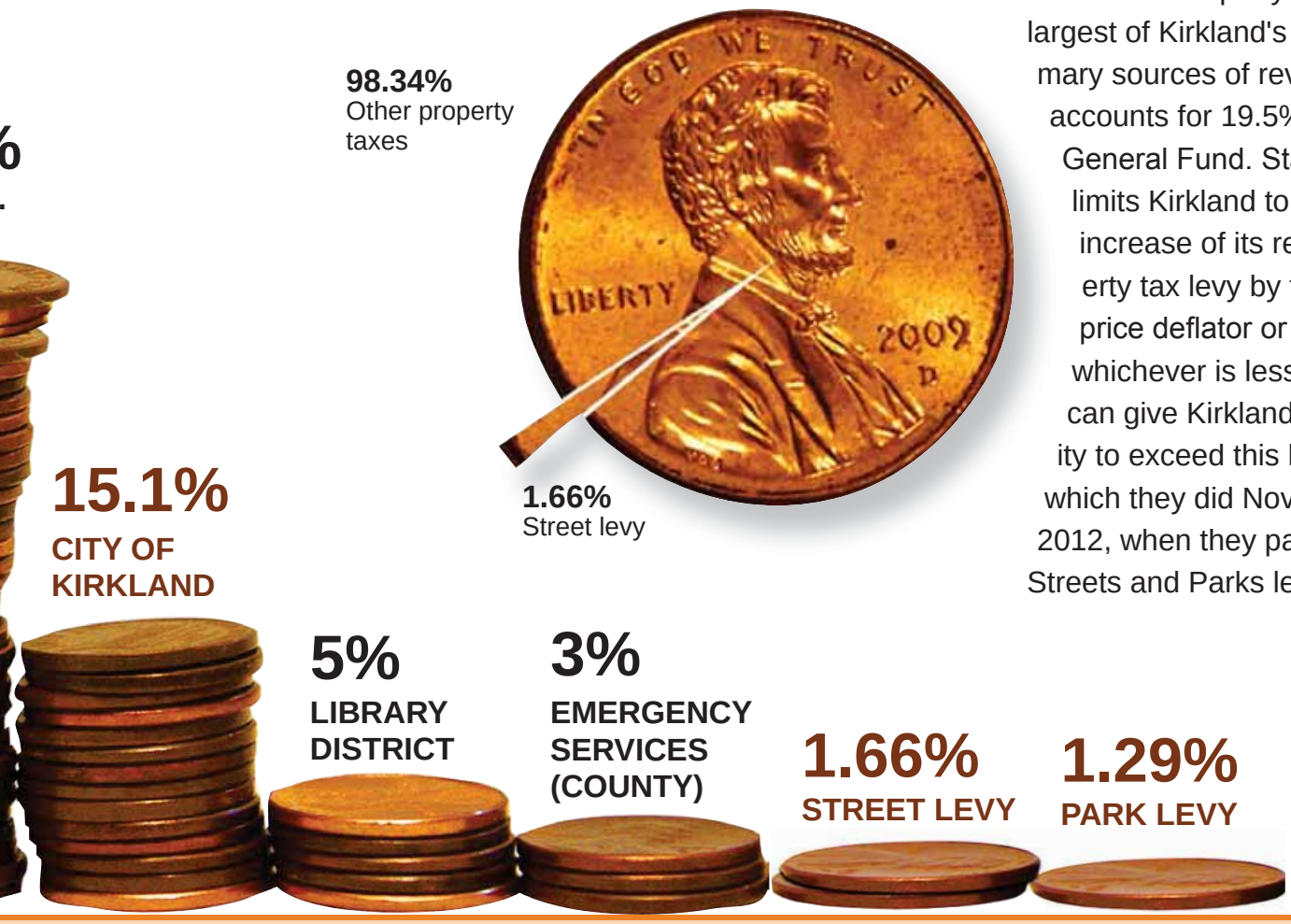
Kirkland's total revenue as a percentage of personal income continues its steady decline. It is now well below four percent in the proposed budget.

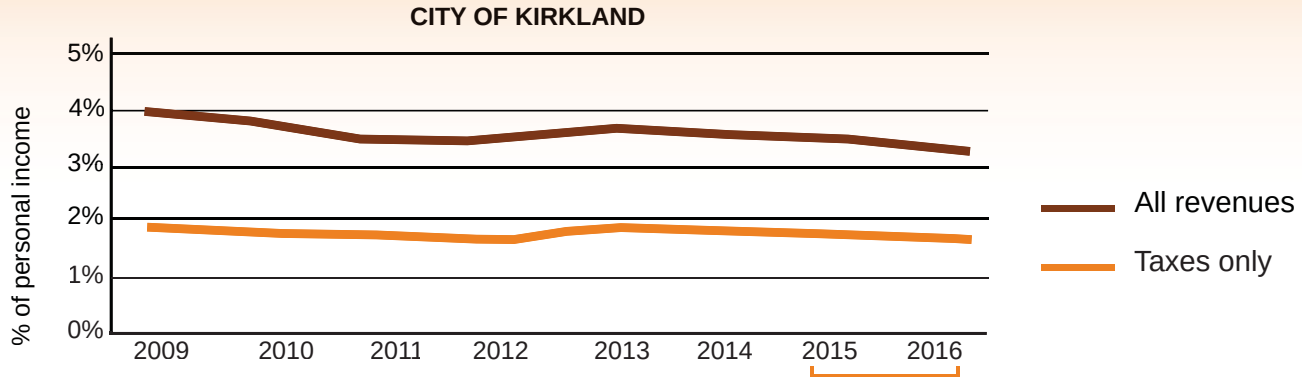
The graph below illustrates Kirkland's Price of Government over the past six years and its projection for this two-year budget cycle.

Some local governments use the Price of Government calculation to help define a range in which residents are willing to pay for government services.

Many jurisdictions aim for for a target of five to six percent. Kirkland's is well below that standard.

The Street levy accounts for less than 2 percent of Kirkland residents' property taxes. And yet it pays for more than half of the City's street preservation efforts. Property tax is the largest of Kirkland's nine primary sources of revenue. It accounts for 19.5% of the General Fund. State law limits Kirkland to an annual increase of its regular property tax levy by the implicit price deflator or by 1%, whichever is less. Voters can give Kirkland authority to exceed this limitation, which they did November 6, 2012, when they passed the Streets and Parks levies. ◀





KIRKLAND CITY COUNCIL

(425) 587-3001

Mayor Amy Walen ◆ Deputy Mayor Penny Sweet

Jay Arnold ◆ Dave Asher ◆ Shelley Kloba ◆ Doreen Marchione ◆ Toby Nixon

CITY STAFF

CITY MANAGER'S OFFICE

Kurt Triplett, City Manager 587-3001

Marilynne Beard, Deputy City Manager 587-3008

Tracey Dunlap, Deputy City Manager 587-3101

PUBLIC WORKS

Kathy Brown, Director 587-3802

CITY ATTORNEY'S OFFICE

Robin Jenkinson, City Attorney 587-3031

FINANCE AND ADMINISTRATION

Michael Olson, Director 587-3146

POLICE

Eric Olsen, Chief 587-3403

FIRE/BUILDING

Kevin Nalder, Chief 587-3601

HUMAN RESOURCES & PERFORMANCE MANAGEMENT

James Lopez, Director 587-3212

INFORMATION TECHNOLOGY

Brenda Cooper, Chief Information Officer 587-3051

PARKS & COMMUNITY SERVICES

Jennifer Schroder, Director 587-3301

PLANNING & COMMUNITY DEVELOPMENT

Eric Shields, Director 587-3226

Council Meeting: 08/03/2015
Agenda: New Business
Item #: 11. a.

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, Director of Parks and Community Services
Sharon Rodman, Green Kirkland Partnership Supervisor

Date: July 22, 2015

Subject: 20-Year Forest and Natural Areas Restoration Plan: Draft

Recommendation

That the City Council reviews a draft of the City's 20-Year Forest and Natural Areas Restoration Plan and provides input and feedback at the August 3rd Council meeting. Following Council review, the Plan will be brought back to Council for final adoption.

Background

Need for Updated 20-Year Forest and Natural Areas Restoration Plan

In 2013, the King Conservation District approved a grant application from the City's Green Kirkland Partnership (GKP) Division for $50,000 to produce an updated 20-Year Forest and Natural Areas Restoration Plan, attached. This is an update to the forest restoration plan that had been previously approved by City Council Resolution in February 2008. The previous Plan needs to be updated to include new neighborhoods that were annexed in 2011, and the updated Plan includes a reassessment of areas currently enrolled in restoration.

In 2014, GKP contracted with Forterra to develop the updated Plan over two years. Work included mapping and ecological assessment surveys, conducting a capacity assessment for maintaining and growing the program, and engaging the public by providing an online survey and hosting an Open House on March 24, 2015.

GKP intends to use the updated Plan as a tool, resource, and roadmap to guide the Partnership in the restoration, maintenance, and stewardship of 487 acres of Kirkland's valuable forest and natural area parkland. It will be used to prioritize restoration projects within available resources and to seek out additional resources.

The Plan outlines a strategy of gradually increasing the budget over time. Funding will come from a variety of sources: mainly through the 2012 Parks Levy, and also from grants, foundations, and partnering with other government and non-profit organizations to leverage resources.

In addition to the 20-Year Plan, GKP will create annual plans, five-year implementation plans, and conduct a 10-year evaluation and update of the strategic plan and benchmarks. The mid-plan status report will be shared with partners and stakeholders.

The draft Plan was presented to the Park Board on June 10, 2015, for review. Park Board review comments have been completed and included.

Next Steps

Staff is seeking comments and input on the 20-Year Forest and Natural Areas Restoration Plan from the Council. Changes will be incorporated into the final version of the Plan.

The final document will be presented to the Park Board before it is brought back to Council for adoption in October 2015.

Attachment

GREEN KIRKLAND PARTNERSHIP

20-Year Forest and Natural Areas Restoration Plan

August 2015

The Partnership's mission is to restore and maintain healthy forested and natural parklands by building a supportive community that works together to protect Kirkland's valuable natural resources for current and future generations.

DRAFT

Acknowledgments

In 2004, the Green Seattle Partnership established a new method of evaluating and managing urban forests and natural areas. This effort set the stage for engaging the public in ongoing stewardship of forests and natural areas in urban environments. The Green Kirkland Partnership was founded officially in 2005, and Kirkland became the second Puget Sound city to use the model that is now replicated across seven cities: Seattle, Kirkland, Tacoma, Kent, Redmond, Everett, and Puyallup. Its initial 20-Year Forest Restoration Plan was approved by City Council resolution in 2008. This updated 20-Year Forest and Natural Areas Restoration Plan is funded by a grant from the King Conservation District.

City of Kirkland
Parks and Community Services Department
Jennifer Schroder, Director
Michael Cogle, Deputy Director
Sharon Rodman, Green Kirkland Partnership Supervisor
Catharina Penberthy, Green Kirkland Partnership Environmental Outreach Specialist
Katherine Cava, Green Kirkland Partnership Program Assistant
Jason Filan, Parks Operation Manager
Cheryl Harmon, Administrative Assistant
Leslie Miller, Human Services Coordinator

Other City Departments
Alyssa Buffalow, GIS Analyst, Information Technology
Paul Stewart, Deputy Planning Director, Planning and Community Development
Deborah Powers, Urban Forester, Planning and Community Development
Ray Steiger, Street Division Manager, Public Works
Jenny Gaus, Surface Water Engineer Supervisor, Public Works
Lorrie McKay, Intergovernmental Relations Manager, City Manager's Office

Forterra
Kimberly Frappier, Restoration Ecologist
Joanna Nelson de Flores, Green Cities Program Director
Christopher Walter, GIS Director
Norah Kates, Green Cities Project Manager

American Forest Management
Jesse Saunders, Inventory Forester
Kelly Wilkinson, Inventory Forester
Ted Hitzroth, GIS Manager

Illustrations
Andrea Mojzak

Copy Editor
Diane Sepanski

Graphic Design and Layout
Sarah Bergmann

Photography
(TBD)

Title VI: Kirkland's policy is to fully comply with Title VI of the Civil Rights Act by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its programs and activities. Any person who believes his /her Title VI protection has been violated may file a complaint with the City.

Alternate Formats: Persons with disabilities may request materials in alternative formats. Persons with hearing impairments may access the Washington State Telecommunications Relay Service at 711.

To request an alternate format, file a complaint, or for questions about Kirkland's Title VI Program, contact the Title VI Coordinator at 425-587-3011 or titlevicoordinator@kirklandwa.gov.

Table of Contents

Executive Summary 7

Introduction 9

I. The Challenge — Threatened Forests and Natural Areas 16

Kirkland's Forest and Natural Area Parklands 16

History and Impact 17

Challenges and Threats to Sustainability 18

Resource Limitations on Forest and Natural Area Restoration and Maintenance 24

II. Meeting the Challenge 25

The Mission and Vision 25

Goals 26

Partnership Roles and Responsibilities 29

The State of the Partnership: 2005–2014 39

III. Forest and Natural Area Assessment 45

Methods 45

Results 49

Gap Analysis: Acquisition of Forested and Natural Area Parkland 57

IV. Moving Forward — The Next 20 Years 59

FIELD 60

COMMUNITY 71

RESOURCES 78

V. Adaptive Management 94

Measuring Success 95

Resource Distribution 100

Reporting and Sharing Knowledge 100

VI. Conclusion 101

VII. References and Further Reading 102

VIII. Appendices 108

Appendix A: Neighborhood Tree-iage Maps 108

Appendix B: Map of Gap Analysis for Land Acquisition 123

Appendix C: Forest Landscape Assessment Tool (FLAT) Flow Chart for Habitat Composition .. 124

Appendix D. Management Unit Acres per Tree-iage Acre per Park 125

Appendix E: Dominant Overstory Species by MU Acres 127

Appendix F: Primary and Secondary Understory Species by MU Acres 128

Appendix G. Invasive Species Occurrences by MU Acres 129

Appendix H: Public Input 130

Appendix I: Glossary 141

List of Figures

Figure 1. City of Kirkland neighborhood and parkland map 13
Figure 2. If forested and natural area parklands are not restored 20
Figure 3. If forested and natural area parkland are restored 25
Figure 4. Volunteer hours: 2005–2014 40
Figure 5. Acres in restoration: 2005–2014 42
Figure 6. Carillon Woods then and now 44
Figure 7. Tree-iage legend 47
Figure 8. Distribution of management unit acres across tree-iage matrix 49
Figure 9. Overstory tree species distribution by management unit acres 52
Figure 10. Regenerating overstory species distribution by management unit acres 53
Figure 11. Common native understory distribution by management unit acres 54
Figure 12. Most common invasive species distribution by management unit acres 55
Figure 13. Percent of sensitive area acres 56
Figure 14. Decision tree for prioritizing restoration sites 61
Figure 15. Restoration strategies and tree-iage categories 65
Figure 16. 20-year projections of program costs, volunteer match, and enrollment of acres in restoration per year 87
Figure 17. Adaptive framework cycle 94

Green Kirkland Partnership
20-Year Forest and Natural Areas Restoration Plan

Executive Summary

The City of Kirkland benefits from a robust network of forested and natural area parkland that provides the City with valuable ecosystem, economic, and public health benefits. These benefits include reduced stormwater runoff, improved water and air quality, stronger property values and attractive communities, reduced greenhouse gases, increased habitat for native wildlife, and improved quality of life. Kirkland's parklands, however, face numerous threats found in urbanized natural areas and forests across the Puget Sound region, including fragmentation of natural areas, an invasive-dominated understory that inhibits native species from regenerating, a declining dominant forest, and resource limitations on restoration and maintenance.

In 2005, Kirkland began working to reverse this trend and restore the health and resiliency of its forest and natural area parklands by partnering with Forterra (formerly Cascade Land Conservancy) and Kirkland community members to found the Green Kirkland Partnership. Kirkland became the second Green City Partnership and is now one of seven Green Cities in the Puget Sound region serving as leaders in community-based stewardship. In 2008, the Kirkland City Council approved the Partnership's first comprehensive 20-Year Forest Restoration Plan, which outlined strategies for restoring and maintaining Kirkland's then 372 acres of forested and natural area parks and developing a community-based stewardship program. During the past 10 years, the Green Kirkland Partnership has enrolled nearly 60 acres into restoration, logged more than 60,000 volunteer stewardship hours, and planted more than 30,000 native trees, shrubs, and ground covers. In addition, the City has developed a small but dedicated staff of Green Kirkland employees to lead restoration and community-based stewardship efforts.

As the Partnership has grown, so has the City of Kirkland: since the publication of the first 20-Year Forest Restoration Plan, it has annexed the Finn Hill, North Juanita, and Kingsgate areas. These new neighborhoods, which were formerly part of unincorporated King County north of Kirkland, encompass approximately 7 square miles and include more than 31,000 residents. Along with new neighborhoods and residents, the City has also gained a number of open space and natural area park sites, including Juanita Heights, Edith Moulton, and Kingsgate Parks. With the new parks, the total natural area acreage within the jurisdiction to be served by the City's Green Kirkland Partnership has increased by 115 acres, for a total of 487 acres.

The purpose of this plan is to outline the accomplishments of the Partnership since 2005, reassess the resources needed to achieve the program's mission, and provide direction for future actions to expand and improve the management of forested and natural area parkland in Kirkland. To this end, the plan articulates measurable goals and objectives,

strategies for achieving these goals, and a strategic plan with benchmarks for evaluation. This updated Green Kirkland Partnership 20-Year Plan seeks to build on the City's Urban Forest Strategic Management Plan (2013), Natural Resource Management Plan (2003), and the updated Parks, Recreation, and Open Space Plan (PROS 2015) and specifically supports the PROS plan's goals regarding community engagement, conservation and stewardship, planning, and management of Kirkland's natural parklands. The community's investment and input into this plan and the Partnership as a whole are highly valued. Therefore, the plan also includes public input obtained from an open house and online survey.

The projected total cost to restore 487 acres of forested and natural area parkland outlined in the updated 20-Year Forest and Natural Areas Restoration Plan is approximately $12.5 million (2015 dollars). Cost estimates were developed using an updated model built on the previous10 years of program development, including actual budgets, anticipated restoration costs and field crew needs, estimates for continuing the Partnership's successful community-based stewardship program, and overall program management and operations. Volunteers are forecasted to provide substantial leverage — approximately $9.6 million in additional value to the Green Kirkland Partnership during the next 20 years. This updated plan provides a suite of near- and long-term benchmarks to guide and track the progress of the Green Kirkland Partnership. This plan is ambitious, but if the financial investment is not made during the next 20 years, the current ecological conditions of the restoration sites will further decline, costing the City of Kirkland even more in future restoration costs as well as the economic benefits that healthy forests and natural areas provide to the City.

Introduction

Forests and natural areas play a vital role in the environmental, economic, and public health of our cities. Kirkland's forested and natural area parklands are valuable natural resources that provide ecosystem services for all areas of the City. Healthy forests and natural areas absorb stormwater runoff and stabilize steep slopes, thereby reducing erosion. The vegetation and soils of these forests filter polluted runoff, providing clean water; air quality is improved through the capture of particulate matter by the forest tree canopy. As well, forests and natural areas enhance the aesthetics and livability of our neighborhoods and provide habitat for urban wildlife.

Historically, development has been the largest threat to forests and natural areas in urban and suburban centers in the Puget Sound region. Public agencies and land trusts throughout the region have worked to reduce this threat by purchasing and conserving natural areas — land conservation is an important first step in preserving the region's natural resources. Many conserved properties have been set aside to allow nature to take its course, with the goal of minimizing adverse environmental effects. However, forests and natural areas in urban environments face unique pressures that render passive management an inadequate strategy to maintain a high quality of environmental health. Invasive species, litter, pollution, changes in surrounding land use, and forest fragmentation reduce a natural area's ability to thrive within cities and suburban areas.

In 2005, the City of Kirkland and Forterra partnered to develop a coordinated restoration, maintenance, and stewardship program — called the Green Kirkland Partnership — to address these challenges. To guide the work of the Partnership, a 20-Year Plan was developed to comprehensively assess the habitat conditions of Kirkland's forested and natural area parklands (i.e., land under current management of the City's Parks and Community Services Department). The plan also assessed the City's financial resources to support restoration efforts, partner coordination, and capacity; laid out a framework for a community-based stewardship program; and established short- and long-term benchmarks to guide and assess the goals of the Partnership.

In 2005, Forterra also launched the Cascade Agenda, a 100-year vision for conservation and economic growth in the Pacific Northwest, with a central focus on building livable urban communities. The City of Kirkland is a Cascade Agenda City, and the second of seven Green Cities now active in the Puget Sound region (the other Green Cities are Everett, Puyallup, Redmond, Kent, Seattle, and Tacoma). The Green Kirkland Partnership plays a key role in helping meet shared regional goals that seek to achieve environmental, social, and economic vitality.

Since its inception, the Green Kirkland Partnership has grown and thrived. In the past ten years, the Partnership has assembled a small, dedicated staff to lead a vibrant community-based volunteer stewardship program and a team of 26 Green Kirkland Stewards. The Partnership has

enrolled nearly 60 acres into restoration, logged more than 60,000 volunteer stewardship hours, and planted more than 30,000 native tree, shrubs, and ground covers. The Partnership has also utilized professional field crews to accomplish work in sensitive areas such as steep slopes and wetlands. The Partnership has accomplished much, but the continued threats faced by Kirkland's parkland are outpacing the city's ability to restore and maintain it. There is still much work to be done.

A New 20-Year Restoration Plan

On June 1, 2011, Kirkland annexed the Finn Hill, North Juanita, and Kingsgate areas north of the City. These new neighborhoods, formerly part of unincorporated King County, encompass approximately seven square miles and include more than 31,000 residents. In 2011, the City of Kirkland's post-annexation population was estimated at 80,505 people, within a land area totaling 18 square miles, making Kirkland the sixth-largest city in King County, and the 12th largest in the state.

Along with new neighborhoods and residents, the City of Kirkland also gained a number of natural area park sites, including Juanita Heights, Edith Moulton, and Kingsgate Parks. It now owns and manages 588 acres of publicly owned parkland, 487 acres of which are forests and natural areas (see Figure 1 for a map of Kirkland's neighborhoods and parkland). The parks of Big Finn Hill (King County owned), Juanita Woodlands (King County owned), and Totem Lake (King Conservation District owned) are not included in natural area acreage managed by the City of Kirkland. Although O.O. Denny Park is owned by the City of Seattle, its acreage is included in new City parkland because the park is maintained by the City of Kirkland. The Cross Kirkland Corridor is not included in park acreage; it is a transportation facility and will be addressed separately.

To assess and address the needs of the new neighborhood communities and the natural resource management needs of the new natural areas, the City of Kirkland obtained a King Conservation District grant to develop a new 20-Year restoration plan. The plan will also assess the program's progress, evaluate on-the-ground habitat conditions, and develop updated goals and benchmarks based on the experience and lessons learned from the first 10 years of the program.

This updated restoration plan identifies 487 acres of Kirkland's forested and natural area parkland — which includes wetlands, and riparian areas — to be enrolled into active restoration and maintenance during the next 20 years. Although this is an ambitious task, restoration, maintenance, and stewardship is crucial for the health of the City's parklands — and the City itself. To achieve these natural resource goals in 20 years using the current level of resources is not realistic; the City needs to take a comprehensive approach that continues to build the Partnership's successful community-based stewardship program as well as supports the need for professional field crews in sensitive areas not suitable for work by volunteers.

Investing in Kirkland's Natural Parkland:
Ecosystem, Economic, and Public Health Benefits

Restoration of Kirkland's forested and natural area parkland provides clear benefits. Research indicates that forests and natural areas in urban environments provide people a higher quality of life, create opportunities to improve physical and mental health, allow for enjoyment of nearby nature, and provide many ecosystem services (Dwyer et al. 1992). Urban forests and natural areas help make the air and water cleaner, provide habitat for native wildlife, and create more livable and beautiful communities. In 1998, American Forests, a nonprofit citizens' conservation organization, analyzed the Puget Sound region's urban forests. The study revealed that trees in our region removed 38,990 tons of air pollution — a service that was then valued at $166.5 million. The study also showed that these trees created a 2.9 billion-cubic-foot reduction in runoff, a service valued at $5.9 billion (American Forests 1998).

In 2011, Earth Economics completed an ecological economic characterization of parkland under management by Metro Parks Tacoma. The analysis assigned economic values based on the level of habitat quality and degradation as described in the City's 20-Year Green City Restoration Action Plan and describes the reduced ecosystem service values of unrestored sites versus anticipated value of sites under full restoration. The report showed that habitat within the Metro Parks Tacoma system generates at least $34.9 million to $47.2 million in economic asset value per year; ecosystem services examined included habitat and biodiversity, water regulation and quality, soil retention, and recreation (Christin et al. 2011). If our forests and natural areas are not restored, the dollar values provided would become the costs associated with building new infrastructure, such as stormwater treatment or flow control facilities, necessary to carry out equivalent functions.

Forests and natural areas also help combat climate change and the effects of air pollution. A city with abundant and healthy vegetation enjoys significantly improved air quality. Trees, as they grow, capture carbon dioxide through the process of photosynthesis and help remove soot and other pollutants through their leaves and branches. Trees store the carbon from the absorbed carbon dioxide in the woody mass of their branches and trunks, and release oxygen into the air. Conifers in particular can remove 50 pounds of particulate pollutants from the air per year (Dwyer et al. 1992), which is correlated in studies with a reduced incidence of asthma in children and other related respiratory health issues in people of all ages (Logvasi et al. 2008).

It is estimated that Washington State's urban trees are responsible for the sequestration of more than 500,000 tons of carbon per year (Nowak and Crane 2001). Each acre of healthy, mature Western Washington forest could be responsible for the storage of more than 300 tons of carbon, which translates to the removal of more than 1,100 tons of carbon dioxide from the atmosphere (Smithwick et al. 2002). As a comparison, the average passenger vehicle emits 4.7 tons of carbon dioxide per year, while every acre of healthy forest removes carbon dioxide emissions equivalent to approximately 234 vehicles (Environmental Protection Agency 2014).

While invasive plants such as English ivy and Himalayan and evergreen blackberry also carry out photosynthesis to sequester carbon and create oxygen, these plants are shorter lived and contain less biomass than mature conifers. This makes invasive plants less effective at removing carbon dioxide from the atmosphere and storing it. Additionally, invasive plants often do not supply adequate habitat for local native wildlife and are much less effective at providing other ecosystem services in comparison to healthy native Northwest forest plant communities. For example, while some birds will nest in blackberry bushes, it takes a variety of native plants to provide nesting opportunities for all our local bird species (Marzluff 2000). Invasive plants create monocultures that inhibit native plant establishment and fail to provide the species diversity that keeps forested and natural area parkland healthy and stable.

Natural areas within an urban setting also contribute to a community's public health and overall livability, and provide opportunities for recreational activities such as using trails, viewing wildlife, and participating in educational and cultural experiences. Trails through natural parkland allow for physical exercise, such as hiking and walking, as well as passive recreational activities such as bird-watching, viewing educational signage, or simply observing the natural environment. Living within half a mile of parkland appears to help reduce obesity rates, and the presence of trees and natural areas can lower blood pressure and decrease the risk of heart disease (Jennings and Gaither 2015). Experiences in nature provide a respite from the pressures of city living, aid in stress reduction and depression, help people learn more about the environment and local natural history, and further their connection to, understanding of, and appreciation for forests and natural areas. In addition to supporting an individual's physical and mental health, forested and natural area parkland provide opportunities for community building and increased neighborhood cohesion as people of different backgrounds recreate together and participate in community events.

Table 1 provides an overview of the ecological and public health benefits provided by forested and natural area parklands. Research is still needed to quantify the specific economic and ecosystem services provided by forests and natural areas specific to the City of Kirkland. However, drawing from the wide body of knowledge and related studies outlined here, one can surmise that the cost of doing nothing would be high and have negative effects on the City's environmental, economic, and social well-being.

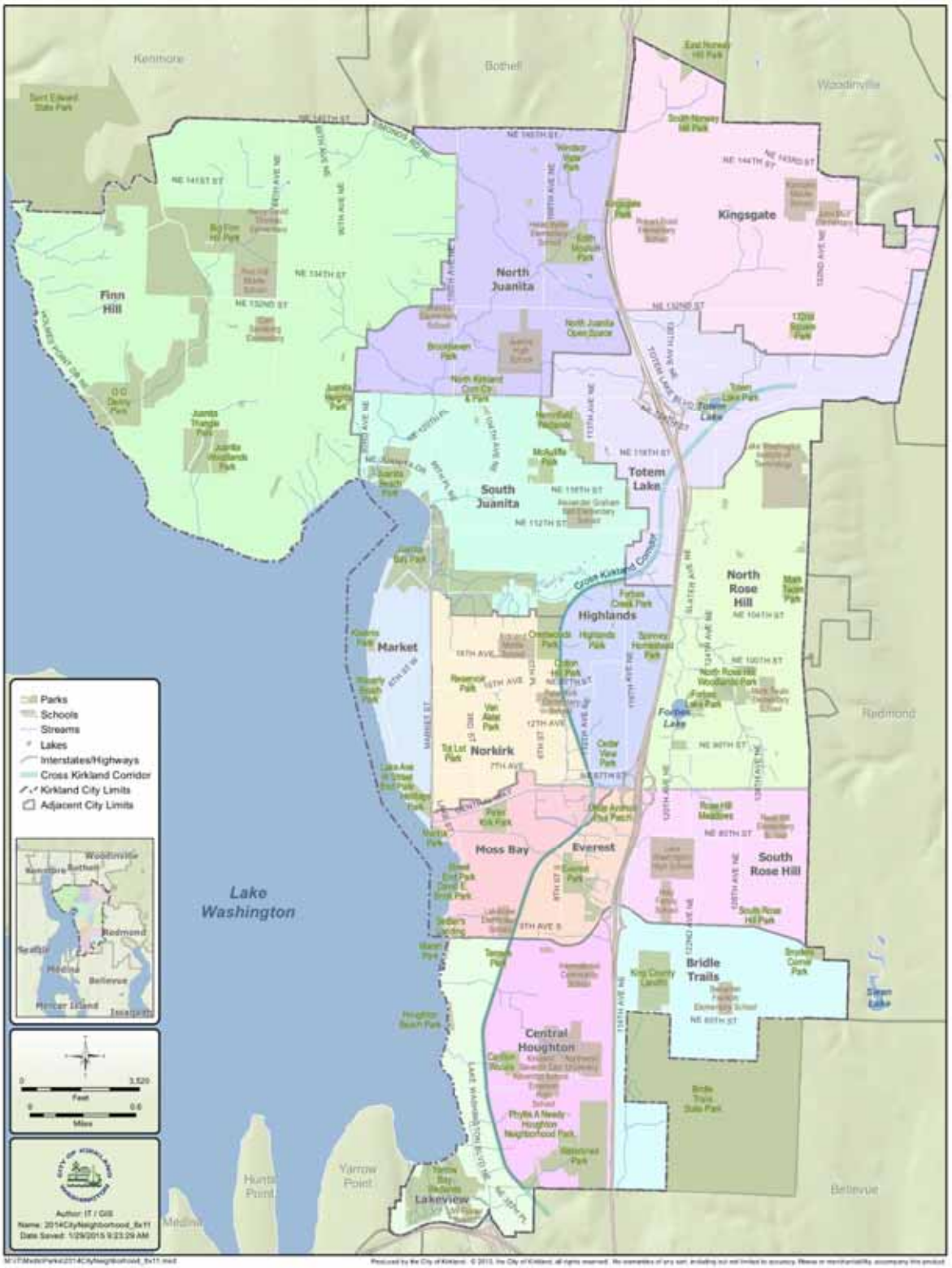
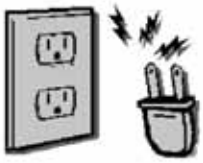


Figure 1. City of Kirkland neighborhood and parkland map

Table 1. Ecological and public health benefits of forested and natural area parklands

	Reduce Stormwater Runoff	Tree canopies reduce the rate at which rain falls to the earth. Water enters the ground more slowly under trees and is better absorbed and filtered into groundwater than when it runs off paved and nonporous surfaces. Since conifers and other evergreen plants grow year-round, more water moves up from the ground, through plant tissues, and into the atmosphere as water vapor. Urban forests can reduce annual stormwater runoff by 2%-7%, and a mature tree can store 50-100 gallons of water during large storms (Fazio 2012). Green streets, rain barrels, and tree planting are estimated to be 3-6 times more effective in managing stormwater per $1,000 invested than conventional methods (Foster et al. 2011).
	Improve Water Quality	Plant roots absorb water, much of which is full of pollutants in an urban environment. Some pollutants are filtered and transformed by bacteria and other microorganisms in the soil (Prince George's County 2007); others are transformed by plants through metabolism or trapped in woody tissues and released when a tree decomposes. Forested buffers around streams have been shown to reduce sediment and nutrient pollution levels (Osborne and Kovacic 1993).
	Reduce Erosion	As the tree canopy slows the speed of rain falling on the earth, rainwater has less energy to displace soil particles. Soils under a canopy and the thick layer of leaf litter are protected from the erosive energy of rainwater (Xiao et al. 1998).
	Improve Air Quality	Plant leaves absorb carbon dioxide and produce oxygen through photosynthesis. The surfaces of leaves trap airborne dust and soot (McPherson et al. 1994), removing millions of pounds of air pollutants annually from the air in a city (American Forests 2001).
	Provide Wildlife Habitat	Native wildlife has unique requirements for food and shelter. Although raccoons and crows adapt well to urban environments, many native species do not. They require a variety of plants and multiple layers of canopy to forage and nest. Healthy urban forests under restoration have been demonstrated to increase species diversity (Ruiz-Jaén and Aide 2006).
	Reduce Energy Use and Combat Climate Change	A 25-foot tree reduces annual heating and cooling costs of a typical residence by an average of 8%-12% (University of Washington 1998). Trees absorb carbon dioxide and store the carbon in woody tissues, reducing the amount of carbon dioxide in the atmosphere. Urban forests have the capacity to lower energy consumption in urban environments by lowering ambient temperatures and to create microclimates conducive to air movement. Lowering energy consumption reduces electricity use and the amount of carbon dioxide emitted into the atmosphere from power plants (Nowak and Crane 2001). Each year, an acre of trees absorbs the amount of carbon produced by driving a car for 26,000 miles (Nowak et al. 2002).
	Boost Local and Regional Economy	Urban forestry supports job creation and retention, resulting in added individual income and increased local, state, and federal taxes (CalFire 2011). Homes that border urban forests may be valued at up to 5% more than comparable homes farther from parks (Tyrväinen and Miettiner 2000), and street trees add value to homes as well (Donovan and Butry 2010). Forested parklands provide residential properties with an adjacent natural area for walking and passive recreation activities such as bird-watching.

	Buffer Noise	Tree canopies dampen sound by intercepting sound waves (Herrington 1974). Noise buffers composed of trees and shrubs can reduce 50% of noise detectable by the human ear (USDA 1998), including high-frequency noise, which is most distressing to people (McPherson et al. 2001).
	Community Building	Physical features, particularly nature, play an important role in creating vital neighborhood spaces (Sullivan et al. 2004). Urban greenspaces and parks provide a gathering place for people of different backgrounds to connect with each other. Strong community relationships are built from exchanging information and working together to achieve common goals (e.g., open-space improvements). Residents who are more attached to their community have higher levels of social cohesion and social control, less fear of crime, and display more signs of physical revitalization of the neighborhood (Brown et al. 2003).
	Make Communities More Attractive	Vegetation provides visual relief from the built environment. Trees and stretches of parkland can soften the angular edges of buildings, while the natural tones of bark and foliage are easy on the eyes. Trees are known to be the most important factor in influencing the perception of a community's aesthetic value (Schroeder 1989). Trees and natural landscapes are associated with reduced aggression and violence (Kuo and Sullivan 2001), graffiti, vandalism, and littering (Brunson 1999).
	Physical Wellness and Fitness	Physical exercise and activity has been shown to reduce the risk of hypertension, coronary heart disease, stroke, diabetes, and breast and colon cancer (World Health Organization 2010). People who use parks and open spaces are three times more likely to achieve recommended levels of physical activity than nonusers (Giles-Corti et al. 2005). People in communities with high levels of greenery or greenspace are more likely to be physically active, and less likely to be overweight or obese (Maas et al. 2006 and Ellaway et al. 2005).
	Mental health and Function	Physical activity has also been linked to decreases in symptoms of stress and depression (U.S. Dept. of Health 1999). The opportunities to exercise provided by trails through forested parks and natural areas is therefore relevant to the treatment of these mental health ailments. Even basic mental function is improved, as the experience of nature helps restore the mind after the mental fatigue of work or studies, improving productivity and creativity (Kaplan 1995 and Hartig et al. 1991).
	Child Development	Experience with nature helps children to develop cognitively, emotionally, and behaviorally by connecting them to environments that encourage imagination, cognitive and intellectual development, and social relationships (Isenberg and Quisenberry 2002 and Heerwagen and Orians 2002). Green settings and green play areas also decrease the severity of attention deficit in children (Taylor et al. 2001).
	Health Benefits of Stewardship Activities	Volunteer stewards of all ages who regularly remove invasive species, plant trees, and perform other stewardship activities are likely to gain health benefits from physical exertion. In one hour, a 150-lb person can burn 340 calories from digging, gardening, and mulching; 306 calories from planting trees; and 292 calories from raking leaves (www.calorie-count.com).

I. The Challenge — Threatened Forests and Natural Areas

Forests and natural areas in cities and towns throughout the Puget Sound region are threatened by decades of development and invasion from aggressive nonnative plant species. Throughout the 19th and 20th centuries, the region's natural resources were deeply affected by urbanization, forest clearing, agricultural development, and road, dam, and railroad construction. In many urban, suburban, and rural communities, forests and natural areas are left in an unsustainable condition in which native plant communities and healthy ecological functions have been displaced by monocultures of exotic invasive species and compacted and eroded soils.

Kirkland's Forest and Natural Area Parklands

The City of Kirkland is located within the Cedar River-Lake Washington Watershed (Water Resource Inventory Area [WRIA] 8). Land use in the City is characterized by commercial, industrial, and low- and high-density residential land uses. Kirkland owns and manages approximately 487 acres of forested and natural area parklands that include a mosaic of upland forests, trails, wetlands, streams, shorelines, and riparian buffers representing about 4% of the City's total land base. Kirkland's park system includes two high-quality wetland systems, Juanita Bay Park and Yarrow Bay, that together account for approximately 169 acres, according to the 2014 FLAT Assessment. From the half-acre Brookhaven Park to Watershed Park's 77 acres of contiguous upland forest, the City's parklands provide critical habitat for terrestrial plants and animals, as well as healthy buffers along salmon-bearing streams; and maintain natural ecological processes within a highly developed setting.

For the purposes of this plan, forests are defined as the portion of parklands with forested plant communities that have greater than 25% tree canopy and are not mowed or landscaped. The plan also encompasses natural areas with less than 25% tree canopy — from riparian and wetland buffer areas dominated by woody shrubs to forest edges dominated by invasive species. Open-water areas, such as those found in Lake Washington adjacent to Yarrow Bay Wetlands and Juanita Bay Park, are not included in the Partnership's overall scope of work.

There are some park areas administered by the City of Kirkland that are not part of the Green Kirkland Partnership project acres. Park areas that include ball fields, playgrounds, beaches, orchards, or open fields provide important open-space benefits but are not considered appropriate for forest and natural area restoration. Stormwater detention ponds and impervious portions of parks, such as parking lots and hard courts, are also excluded from the project acres (See illustration on page 16).

[CALL OUT]

Defining the Project Area

Included in the Green Kirkland Partnership project area:

- Forests
- Meadows
- Wetlands
- Streams
- Shorelines
- Buffers

NOT included in the Green Kirkland Partnership project area:

- Ball fields
- Playgrounds
- Beaches
- Orchards
- Landscaped gardens
- Open fields
- Mowed stormwater detention ponds
- Hardscaped portions of parks and open spaces e.g., parking lots and hard courts

History and Impact

Historically, large, long-lived conifer forests dominated the Pacific Northwest. These forests included Douglas-fir, western redcedar, grand fir, and western hemlock trees. Conifer forests covered much of the landmass and extended throughout the Puget Sound region. The Lake Washington-Cedar River Watershed (WRIA 8) basin was home to a mosaic of upland conifer, riparian, forested wetland, and emergent wetland plant communities.

The Duwamish Tribe was the first to settle the eastern shores of Lake Washington, drawn to the area's rich natural resources and salmon-bearing creeks. European homesteaders arrived in the late 19th century; agriculture and the hope of industrial development led to widespread logging and home building. Over time, the urban landscape flourished, as creeks were channelized and piped, and wetlands drained and filled. While today's landscape would be

nearly unrecognizable to those settlers, Kirkland is still home to a rich array of natural resources in need of conservation and stewardship.

Some of the natural areas originally cleared due to logging, agriculture, residential development, and industry have been recolonized by short-lived, fast-growing native deciduous species such as bigleaf maple, black cottonwood, willow, and red alder. With a healthy seed bank in the soil and without further disturbance, western redcedar and Douglas-fir will eventually reestablish and move the forested habitats back to a predisturbance condition. This process, known as succession, typically takes about 100 to 150 years in the Pacific Northwest, in areas where ideal growing conditions for trees and plants exist.

Challenges arise when human-generated disturbances, such as the introduction of invasive plant species, destroy the native seed bank and prohibit the regeneration of native vegetation. The Green Kirkland Partnership aims to continue its efforts to remove the invasive plants that suppress the growth of native trees and understory, and replant with native shrubs, herbs, and trees, allowing conifers to form the canopy in drier upland areas, and an array of native trees, shrubs, ground cover, and emergent plants to restore wetlands. The Partnership will use the Pacific Northwest's historical habitat conditions, specifically those found in the lowland Puget Sound region, as the reference habitat types for restoring and maintaining Kirkland's forested and natural area parklands.

Every acre of Kirkland's parklands contributes to the community's overall quality of life. In fact, with projected population increases and the subsequent pressure for continued development, the protection provided by healthy forests and natural areas becomes even more crucial to water quality, air quality, and stormwater control. The upland forest and native riparian habitat that make up many of Kirkland's parklands serve to abate polluted stormwater runoff and protect water quality through interception, transpiration, and infiltration of rain during storm events. In addition, healthy networks of soils and native vegetation take up harmful chemicals such as metals, organic compounds, fuels, and solvents (Moore et al. 2014). When development occurs, the functions of healthy forests are lost and can only be partially mitigated by installation of green infrastructure and other stormwater-control facilities.

Challenges and Threats to Sustainability

Forests and natural areas in urban settings face unique challenges and pressures that require specific attention. The following section outlines six primary issues that prevent forested and natural area parklands from sustaining themselves or pose risks to current and future ecological sustainability:

- Fragmentation
- Declining habitat quality
- Invasive species
- Native vegetation struggling to regenerate
- Illegal activity

- Climate change

FRAGMENTATION

Habitat fragmentation is a problem common to urban environments and occurs when contiguous open spaces are divided, often by development, landscaping, sports fields, and roads. This decreases valuable internal habitat areas and increases "edge effects" along the exterior, thereby increasing the habitat's exposure to human impacts. Edge effects refer to the transition between two different habitat types and its effects on the plant and animal communities in the remaining isolated open space. A greater proportion of edge increases a forest's or wetland's susceptibility to encroachment by invasive plants from adjacent landscaped areas and the likelihood of water-quality issues due to polluted runoff (Brabec 2000). Habitats for birds, amphibians, and mammals become isolated from each other with the loss of connectivity through greenbelts or connecting corridors. Because of this unique pressure on forest and natural areas in urbanized environments, restoration and maintenance of these areas is distinct from that of large swaths of rural forests, for example, and requires continuous vigilance against the spread of invasive plants and other edge effects.

DECLINING HABITAT QUALITY

Several factors contribute to the loss of habitat quality in Kirkland's forests and natural areas. Compared with the region's native forest composition, deciduous trees make up more of Kirkland's forest canopy than is typical in a healthy Northwest forest. These early-colonizing species help establish a forest in disturbed areas, such as after the logging activity that occurred throughout the Puget Sound in the late 1800s to early 1900s, and again in the mid-1900s. Deciduous bigleaf maples, cottonwoods, and alders now dominate more than half of Kirkland's forest overstory. Under natural conditions, as deciduous trees begin to die off, they are typically replaced by longer-lived conifers; however, Kirkland's forests and natural areas no longer grow under natural conditions.

The high proportion of deciduous trees in Kirkland's upland forests indicates that there will be a pronounced decline in tree canopy in the near future. In many areas, the conifer seed bank has been lost through past logging and development. Many of the deciduous trees — both native and nonnative — are nearing the end of their natural life spans. As they die, more sunlight is allowed to reach the ground, resulting in perfect growing conditions for aggressive invasive plants to flourish. The loss of tree canopy allows invasive plants to become the dominant species in many parts of Kirkland's natural areas, inhibiting the growth of native trees and understory. Without intervention to help ensure that enough young native trees are present in the understory to make up the next generation of canopy, this plan's technical analysis projects that the natural death of these deciduous trees could lead to a loss of a third or more of Kirkland's forest overstory (Figure 2).

Additionally, past removal of vegetation, urban development, and channelization along Kirkland's streams and wetlands resulted in a loss of native species cover. Large portions of Kirkland's many streams, such as Juanita Creek, Forbes Creek, and Yarrow Creek, are now buried under a canopy of invasive species such as Himalayan blackberry or Bohemian knotweed. The loss of native vegetation along waterways results in significant impacts on stream temperatures and water quality, and negatively affects aquatic species, including threatened salmon.

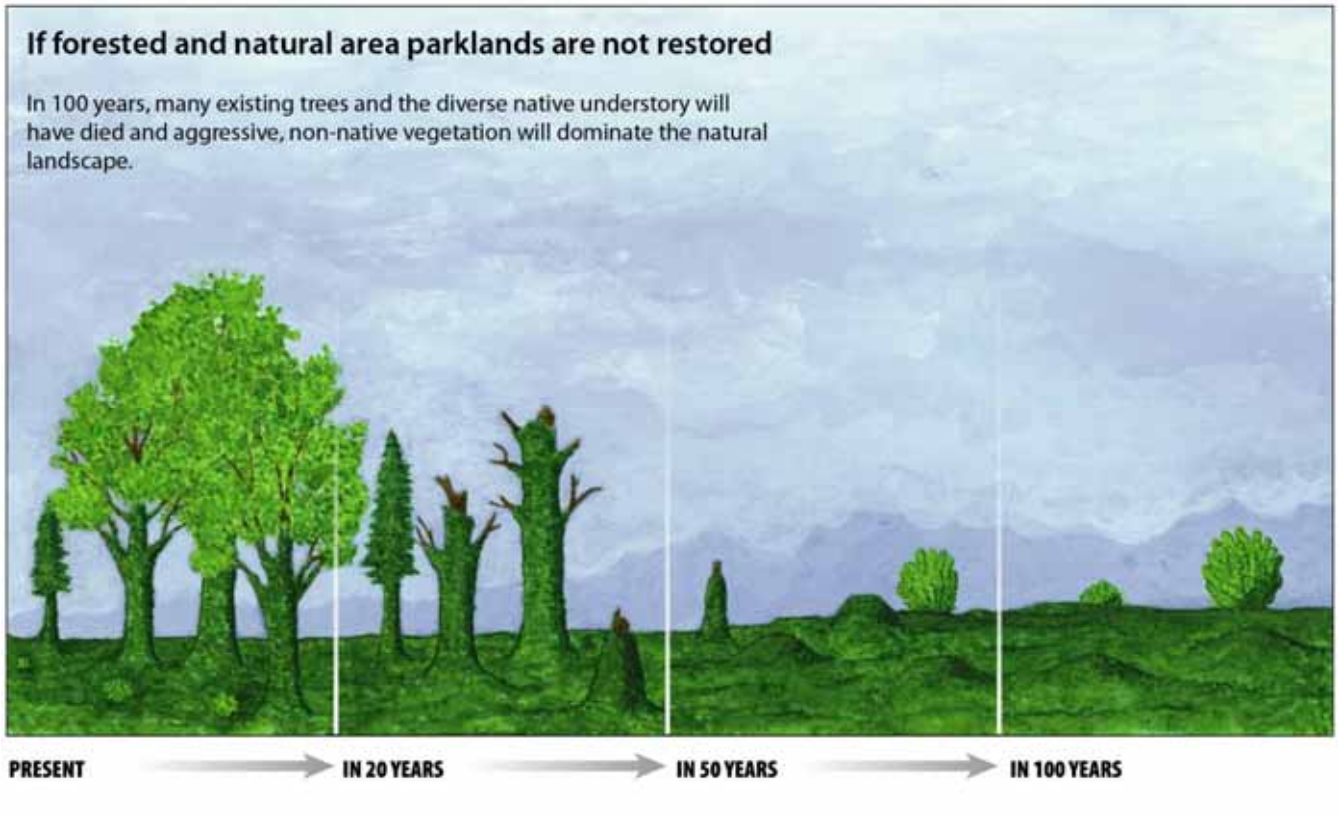


Figure 2. If forested and natural area parklands are not restored

INVASIVE SPECIES

Invasive Plants

Invasive plants now outcompete native understory plants in many of Kirkland's forested and natural area parklands. Aggressive, nonnative shrubs and vines cover the ground, blocking sunlight from, and competing for nutrients with, the native species. Robust Himalayan and evergreen blackberry bushes spread along the ground in large thickets, and birds disperse the seeds to new locations. Invasive blackberry grows densely, choking out native plants and destroying native habitat for wildlife species. Blackberry thickets are especially aggressive when establishing along creeks and gulches, which are found in a significant portion of Kirkland's riparian areas. Himalayan blackberry is the dominant invasive in 80% of the

Partnership's project area, with English ivy and English holly coming second, documented in approximately 50% of the area.

English ivy can kill a healthy deciduous tree within 20 years by spreading up from the understory into the tree canopy. Ivy can easily spread from neighboring residential landscapes into nearby parks, where it will become a serious problem, as experienced by many other cities throughout the region. Once ivy becomes established, an intense investment of time and resources is required to remove it. Where English ivy is in the early stages of blanketing forest floors and trees in Kirkland, the opportunity exists to remove the existing growth and prevent further spread.

The native understory is an important food source for native Pacific Northwest wildlife and provides much-needed cover and shelter from predators and the elements. In addition to Himalayan blackberry and ivy, other invasive species, such as reed canary grass, Scotch broom, English holly, and morning glory, grow in the understory, crowding out ferns, shrubs, and other native plants. As invasive species begin to dominate the understory, the diversity of food and habitat available throughout the seasons is diminished. While some animals, such as rats, can live and even thrive in the dense monocultures of blackberry or ivy, quality habitat for most native wildlife is degraded by invasive species.

Blankets of Himalayan blackberry on stream banks displace native riparian vegetation. Lack of riparian tree cover also decreases shade along creeks, causing water temperature to rise, which reduces the amount of dissolved oxygen that the water can contain. These altered conditions impair water quality and overall suitability of salmon habitat in Lake Washington and the streams that make up Kirkland's watersheds.

In addition, environmental benefits such as stormwater retention, erosion control, and carbon sequestration are greatly decreased when invasive species displace complex communities of native vegetation that have grown together throughout this region's history. If the spread of invasive species is not prevented, the result is degraded forests and natural areas overrun with sprawling thickets of blackberry and engulfed in ivy.

Invasive Insects

Native insect activity is a natural part of a healthy forest ecosystem. In fact, insects such as the native Douglas-fir beetle are a needed food source for wildlife and continue natural ecological processes (Zobrist 2011). However, even small infestations of exotic, invasive insects, in the context of the small, fragmented, and oftentimes stressed forest stands that we find in our urban environments, can negatively impact the sustainability and resilience of Kirkland's trees and forests.

Exotic, invasive insects can have catastrophic effects on a region's natural resources and do not contribute to the natural ecological processes found in healthy natural open spaces. For example, states from Michigan to Colorado have seen urban and rural forests decimated by

the emerald ash borer. This wood-boring insect targets ash trees, a deciduous hardwood species. First documented in Michigan in 2002, borers have now killed millions of ash trees in 22 states and two Canadian provinces (Herms et al. 2014). They also pose a threat to Kirkland's native Oregon ash (*Fraxinus latifolia*) — a significant component of riparian vegetation in Puget Sound lowlands.

Another wood-borer, the Asian citrus long-horned beetle (*Anoplorophera chinensis*) — a species native to Southeast Asia — was documented in a Washington State nursery in 2001 and 1,000 trees were removed from an area infected in Tukwila (Boersma et al. 2006). Although the eradication was successful and a population of these beetles does not yet exist in our region, Puyallup and its surrounding areas still face the risk of introduction. Wood-boring beetles have been documented in the northeastern U.S. and California since 1996. The Asian long-horned beetle (*Anoplorophera glabripennis*) and the Asian citrus long-horned beetle, which arrives on wood pallets from Asia, is known to attack and kill maple trees and other deciduous hardwoods (Haack et al. 2010).

Outbreaks of Asian and European gypsy moths have also been documented in the Pacific Northwest, though successful control efforts have prevented populations from establishing. In areas where full populations have established, such as in the Northeastern and Midwestern United States, gypsy moths — which forage by defoliating trees— have weakened trees and degraded wildlife habitat on millions of forested acres. Weakened trees then succumb to other pests or disease. In the Pacific Northwest, gypsy moths have been known to attack red alder, Douglas-fir, and western hemlock (Boersma et al. 2006).

To protect Kirkland's forests and natural areas, the Green Kirkland Partnership will need to stay abreast of potential invasive insect outbreaks in the region. Information is available to staff and Green Kirkland Stewards through the Washington Invasive Species Council and U.S. Department of Agriculture (USDA) Animal and Plant Health Inspection Service. The Green Cities program, with funding from the USDA Forest Service, has developed a monitoring protocol for Asian long-horned beetle species. This monitoring protocol is specifically designed for citizen scientists and volunteers to assist in detection and could be offered as training for Green Kirkland Stewards.

As the Green Kirkland Partnership implements its updated 20-year Plan, insect pests and other forest health threats should be monitored at each restoration site as part of a detailed park stewardship plan to manage forest health.

NATIVE TREES STRUGGLING TO REGENERATE

Native-tree-canopy regeneration — especially of conifers — is greatly limited in Kirkland's forest and natural areas for several reasons. The landscape-scale loss of native conifer trees due to residential and commercial development has reduced the seed bank for these trees. At the same time, invasive plants have reduced native-tree regeneration by outcompeting or smothering those tree seedlings that do grow. Removal of nonnative invasive plants and

planting native trees, shrubs, and ground covers can help the process of native-tree regeneration move forward. This is critical to ensure the future vitality of the City's urban tree canopy and the many ecosystem and human health benefits provided by the forest overstory.

ILLEGAL ACTIVITY

In addition to the indirect effects of human development, illegal activity has had a direct impact on urban forest and natural areas as well. Trees are damaged and cut for views or firewood, or in acts of vandalism. Dumped garbage and yard waste, which is prohibited on park property per Kirkland Municipal Code 11.80.160, is a common problem in parks and natural areas throughout the City. Yard waste forms a layer of debris that smothers and kills native vegetation and contributes to slope instability as it becomes water saturated and heavy. Garbage can leach chemicals into the ground, attract rodents or other pests, and smother understory vegetation. Encroachments onto public land from adjoining private property and encampments bring with them any number of problems for natural areas, including removal of native habitat for the establishment of ornamental landscaping, lawns, personal views, access paths from private property, built structures, and domestic animals.

While addressing all types of illegal activity will require sensitivity, the issue of homeless encampments is undoubtedly among the most complex. Additionally, the sanctuary from built environments that forest and natural areas provide can be a refuge for other forms of illegal activity, such as drug use and violent crime. This is an unfortunate reality of open space management, especially in an urban setting, that challenges many communities. When enough illegal activity takes place, forest and natural areas can become known more for the illegal pursuits they might harbor than for the valuable benefits they provide. Reversing this reputation takes a concerted effort to bring more attention and activity in general to such areas. Problems can often arise when people think of undeveloped parks as "empty" or "abandoned" property.

However, as an important aspect of responsibly caring for Kirkland's parklands, and for public spaces in general, addressing illegal activity provides significant opportunities for community engagement. Restoration projects led by the community help reclaim such areas as positive public spaces for everyone by regularly bringing more watchful attention to an area and increasing a sense of public ownership and responsibility. Expanding public awareness and continuing to build a robust Steward program that has high ownership and valuation of forests and natural areas is therefore one of the main tenets of the Green Kirkland Partnership.

CLIMATE CHANGE

The Pacific Northwest region faces climate change impacts that include warmer winters; hotter, drier summers; and changes in precipitation (Littell et al. 2009). Conservation and restoration of urban forests and natural areas therefore become increasingly important in

addressing these changes by reducing urban heat island effects, sequestering carbon, and mitigating stormwater impacts from increased precipitation. Climate change, however, is expected to negatively impact the health and resilience of forests and natural areas by shifting the habitat conditions of native tree species that are common in Puget Sound lowland forests (Kim et al. 2012). Shifts in growing conditions, such as changes to summer and winter temperatures and soil moisture, can directly affect tree health and vigor, and make trees more susceptible to mechanical or physical failure, insect infestations, and disease (Littell et al. 2010).

The Green Kirkland Partnership's restoration efforts are essential to preserve forest and natural area health, and ensure the critical ecosystem functions these resources provide. To improve the ability of forests and natural areas to mitigate as well as adapt to climate change stressors, Green Kirkland Partnership managers will need to integrate adaptation and resilience strategies into their general management practices and site-level stewardship plans.

Resource Limitations on Forest and Natural Area Restoration and Maintenance

Historically, resources for natural area restoration and maintenance have been limited. The idea that forests and natural areas in urban environments could take care of themselves tended to discourage allocating sufficient funds for planting native species or removing invasive plants. Many forest and natural areas across the Northwest were left to benign neglect under the assumption that they were self-sustaining and without the understanding that they were susceptible to changing conditions and outside influence. This passive management has directly led to declining health in unsupported urban forests and other natural areas.

The Green Kirkland Partnership has sought to reverse this trend and has made great strides through its implementation of the 2008 20-Year Forest Restoration Plan. In fact, the City of Kirkland and its community have invested in their parklands by passing the 2012 Parks Levy, which provides base funding to Green Kirkland stewardship efforts in perpetuity. In addition, Green Kirkland staff continues to leverage this investment with outside grant funding.

The Partnership now has a dedicated team of employees that oversees management of the community-based restoration program. Unfortunately, the level of need continues to exceed current staffing and funding. Logistically, not all 487 acres of parkland under the Partnership's jurisdiction are suitable for restoration by volunteers. Nearly half of Kirkland's natural parklands include sensitive areas — steep slopes, wetlands, and riparian corridors — that require skilled professional field crews to conduct restoration activities. Staff to coordinate volunteers and support volunteer activities will also need to expand as the Partnership grows and continues to bring on additional Stewards and general volunteers. By continuing to engage the community in a more structured effort to manage Kirkland's parklands, this plan seeks to leverage volunteer matches and identify strategies and a timeline to garner the needed field and operations staff to meet these needs.

II. Meeting the Challenge

The Mission and Vision

The Green Kirkland Partnership's mission is to restore and maintain healthy forested and natural parklands by building a supportive community that works together to protect Kirkland's valuable natural resources for current and future generations.

The Partnership will continue to serve as a leader in natural area restoration and community-based stewardship for the City of Kirkland and collaborate with other city and county departments, nonprofit conservation organizations, educational institutions, and Kirkland's community and businesses to realize its vision of a city with healthy forested and natural area parklands. Sustainable natural areas, specifically forests, will contain a multi-age canopy of trees, where invasive plants pose a low threat and a forest floor with a diverse assemblage of native plants that provide habitat for native wildlife (see Figure 3).

Figure 3. If forested and natural area parkland are restored

Outcomes

Achievement of the Green Kirkland Partnership's long-term vision is important and beneficial in a variety of ways. The Partnership will help preserve, restore, and maintain Kirkland's forested and natural area parkland with their many benefits, while at the same time educating and engaging the community to support the City in caring for these spaces. Specifically, the Partnership anticipates that during the next 20 years, the following outcomes will occur:

1. All 487 of Kirkland's public forested and natural area parklands enrolled in restoration and active maintenance by 2035.
2. A restoration program with capacity for long-term stewardship of forested parks and natural areas; increased public awareness of, and engagement in, protecting, restoring, and maintaining healthy habitats.
3. A robust Green Kirkland Steward program, with at least one Steward in each natural area park and dedicated staff to recruit, train, and retain volunteer stewardship leaders.
4. A successful volunteer program that engages a diverse community of individuals and families, schools, businesses and, non-profit organizations.
5. Protection of critical forest and natural areas that provide important ecological and public benefits.
6. Sustainable funding, operations, and field staff resources to accomplish long-term restoration objectives.

Goals

For the Green Kirkland Partnership's vision and outcomes to succeed, several goals — short-, mid-, and long-term — must be achieved during the next 20 years. The following goals, along with benchmarks for evaluation, were developed based on the habitat assessment and the capacity of city and partner staff to support restoration, maintenance, and community-based stewardship efforts. Monitoring and tracking the program's success is described in more detail in Chapter V, "Adaptive Management."

<u>Short-Term Goals (1–5 years)</u>

1) Identify new priority parks for restoration and maintenance, and implement enrollment according to available resources and funding.

2) Maintain acres already enrolled in restoration and prioritize sites that continue to have high levels of invasive cover threat.

3) Develop stewardship plans for individual parklands as needed to support and implement restoration.

4) Continue to develop, support, and implement the Green Kirkland Steward Program as it recruits, trains, and retains a growing number of dedicated volunteers.

5) Expand outreach, education, and engagement efforts, particularly in the new Kirkland neighborhoods.

6) Continue to build collaborative relationships and partnership opportunities with community groups, agencies, and nonprofit conservation organizations.

7) Establish the financial resources to contract with nonprofit restoration crews or professional contractors; or establish and fund a Kirkland field crew to conduct restoration and maintenance on high-priority Partnership projects, particularly in sensitive areas and those acres not suitable for volunteers.

8) Develop and deliver an annual status report to the community that highlights and celebrates the Partnership's accomplishments and successes.

Midterm Goals (6–10 years)

1) Reevaluate restoration benchmarks and obtain resources needed to accomplish them.

2) Expand the Green Kirkland Steward Program to more forest and natural area parklands identified in the 20-Year Restoration Plan. Recruit Stewards for the highest-priority sites.

3) Develop stewardship plans for individual parklands as needed to support and implement restoration.

4) Provide training opportunities for Green Kirkland Stewards and staff to help ensure their efforts benefit from restoration best practices.

5) Establish resources to sustain the Partnership's management staff, community-based stewardship program, and field crew to ensure long-term maintenance and program success.

6) Continue to build collaborative relationships and partnership opportunities with community groups, agencies, and nonprofit conservation organizations.

7) Continue to deliver an annual status report to the community that highlights and celebrates the Partnership's accomplishments and successes.

8) Host a five-year "State of the Partnership" open house for Green Kirkland Stewards, stakeholders, partners, and City staff.

Long-Term Goals (11–20 years)

1) Reevaluate restoration benchmarks and obtain resources needed to accomplish them.
2) Update the habitat assessment as needed or appropriate.
3) Expand the Green Kirkland Steward Program to any remaining forest and natural areas identified in the 20-Year Restoration Plan and additional parcels acquired by the City.
4) Provide training opportunities for Green Kirkland Stewards and field staff to help ensure their efforts benefit from restoration best practices.
5) Continue to deliver annual and midterm (10-year review) status reports to the community and hold community open houses to celebrate the Partnership's successes.

Partnership Roles and Responsibilities

The Green Kirkland division of the Kirkland Parks and Community Services Department plays a crucial role in the restoration and maintenance of the City's natural resources and in development of community-based stewardship programming. Over the past 10 years, Green Kirkland's staff, expertise, funding, and community engagement have expanded. The following outlines the roles and responsibilities of all City departments that currently support the work of the Partnership through in-kind staff support, as well as interdepartmental teams on which the Partnership serves. Additional key partner roles are also defined, such as nonprofits and community members. This serves to illustrate the collaborative nature of the Green Kirkland Partnership and its importance in the success of the City's commitment to sustainable natural resource stewardship.

Management

The Parks and Community Services Department, with its advisory Park Board, has primary responsibility for implementation of all Green Kirkland Partnership activities; oversight is provided by the Parks and Community Services director. Additional support and coordination may be provided by the interdepartmental Green Team, Tree Team, Environmental Communication and Outreach (ECO) Team, and Volunteer Service Team. A Community Advisory Committee might be added in time. The proposed Community Advisory Committee would be made up of representatives from all stakeholders, including the public, and contribute in an advisory capacity to the Partnership Management Team's work. Table 2 illustrates the Green Kirkland Partnership management structure and overall roles and responsibilities.

Park Board

The City of Kirkland Park Board, made up of eight adult citizens and one youth appointed by the City Council, serves as the main advisory committee for the Green Kirkland Partnership. The Partnership submits monthly activity reports and presents annual updates to the Board.

City of Kirkland

Parks and Community Services Department

The Kirkland Parks and Community Services Department manages the city's recreational programs; land acquisition and park planning, development, and maintenance; community services, and the Green Kirkland Partnership. It is ultimately responsible for maintaining and restoring the city's forested and natural parkland, guided by the City's Parks, Recreation and Open Space Plan (PROS). In 2015, the Green Kirkland Partnership was involved in drafting an update of the PROS plan to ensure that planned and implemented efforts to restore forests and other natural parkland were included.

Staff members from the Green Kirkland and Parks Maintenance divisions are directly involved in the Green Kirkland Partnership, providing technical expertise and a skilled workforce. Staff also plan and coordinate restoration work; set annual restoration goals and site priorities to perform restoration and maintenance activities in forested and natural area parklands; and where appropriate, fund commercial crews to supplement this work.

Green Kirkland Division

The Green Kirkland Division functions as the publicity and community-involvement branch of the Parks and Community Services Department, specifically regarding the restoration of forested and natural parklands. The Green Kirkland Division promotes the Partnership throughout the Kirkland community to recruit volunteers to participate in restoration events and activities. Volunteer Green Kirkland Stewards are trained and authorized to conduct restoration activities and host volunteer events. The Green Kirkland Division supports Green Kirkland Stewards and other volunteers with training, educational materials, field supplies and equipment, and event publicity, and takes pride in acknowledging volunteers for their contributions.

In 2007, Parks hired a part-time (0.5 FTE) environmental education and outreach specialist to help increase volunteer participation and investment in natural area restoration through the Green Kirkland Partnership. The program grew rapidly, and one grant-funded staff position was inadequate to manage and support a growing program that involves more than 8,000 volunteer hours each year.

Fortunately, with the passing of the Parks Levy in 2012, three Green Kirkland employee positions were hired in 2013: supervisor, program assistant, and senior groundsperson. In 2015, a part-time (0.5 FTE) environmental outreach specialist was added. A seasonal laborer position will be hired for a six-month period in 2015 and 2016. These employee positions are dedicated to work in the Green Kirkland Division. They provide program support at its current capacity.

Parks Maintenance Division

The Parks Maintenance Division is responsible for the grounds and structural maintenance of 46 parks, 22 green spaces, seven city/school playfields, and four other sites, which total 682 acres. The division also maintains the City's Heritage Hall, Forbes House, Performance Center, Peter Kirk Community Center, Teen Union Building, Peter Kirk Pool, library, cemetery, and five residential rental homes, as well as its public art. In addition, the Division maintains and manages a Pea Patch Program, Sharing Program, recreational and commercial tour pier operation, park vendors, athletic field coordination for 38 fields, and park rental operations.

The Parks Maintenance Division has 24 FTE employees in four areas: horticulture, ball fields and events, natural parks, and support. Together with seasonal workers and volunteers, staff members perform a variety of duties to keep parks clean, safe, and aesthetic. These include mowing, landscaping, restroom cleaning, arboriculture (tree care), athletic field maintenance, litter pickup, trail maintenance, irrigation, skilled trades, working with volunteers, and providing special-event support.

Parks Maintenance coordinates with the Green Kirkland Division to provide tree care, tool and mulch deliveries for joint projects, shared heavy equipment, supplemental work in sensitive areas, and a varying level of support for other natural areas restoration activities. Although no Parks Maintenance employees are dedicated to working full-time in natural areas, interdepartmental collaboration and resource sharing are important for the successful functioning of the Green Kirkland Partnership.

Planning and Community Development

The Planning and Community Development Department develops and implements codes and policies to manage the city's built and natural environment. The policies apply both to private and public land. The department has a 0.5 FTE urban forester position, responsible for guiding the city's overall urban forestry program and implementing the Urban Forestry Strategic Management Plan (adopted in 2013), which includes Green Kirkland Partnership's forest restoration work. The department utilizes additional funding for a contract arborist to review tree removal permits and development applications for compliance with the city's tree regulations.

The Green Kirkland Partnership is consulted in the development of city codes, mainly by providing best management practices for invasive tree and plant removal, and information about the planting of native plant species. The Green Kirkland Partnership is involved in the City's Comprehensive Plan update (www.kirklandwa.gov/Residents/Community/Kirkland2035.htm), mainly in the Parks and Open Space section, and also in the Environment section.

Public Works

The Public Works Department is responsible for habitat restoration along city streams and other significant water bodies, such as Lake Washington. Other publicly owned sensitive areas, such as steep slopes, roadside ditches, and stormwater ponds, also contribute to the city's natural areas acreage. Most Public Works staff incorporates natural area issues in their work; however, currently no staff member is entirely devoted to natural areas.

Public Works: Surface Water Utility Division

Surface Water Utility (SWU) goals are to reduce flooding, improve water quality, and restore aquatic habitats in watersheds. The SWU is part of the Public Works Department. SWU interests intersect with Green Kirkland Partnership's forest and natural areas restoration efforts that directly contribute to water quality, stormwater management, and habitat, especially near streams. The Parks and Community Services Department collaborates with SWU when planning restoration events along streams — SWU provides guidance and support, and continues public outreach and education on the importance of forested and other natural areas to water quality and other Public Works programs. SWU also engages volunteers in a water quality monitoring program for lakes and streams, such as Forbes Lake, Totem Lake, and Forbes Creek, and conducts city-funded riparian and fish passage habitat improvements.

SWU can budget resources for initial riparian habitat restoration projects, which are typically conducted by contractors and sometimes include volunteers, but it's harder for SWU to provide ongoing maintenance because Public Works grounds crews typically work in rights-of-way areas. Thus, there is concern about "orphaned" stream bank restoration efforts in park stream channels. This issue was raised in Appendix L of the City's Surface Water Master Plan, with planning to start funding maintenance in riparian restoration sites during the 2016-2017 budget cycle.

The SWU is funded by fees on each tax parcel, with rates set based on the amount of impervious surface on that parcel. As such, SWU funds must be spent on programs that directly impact management of stormwater runoff. The SWU currently funds the 0.5 FTE urban forester, who supports efforts to increase tree canopy. Partnership forest restoration efforts contribute to conserving and increasing the city's tree canopy. In turn, maintenance and increase of tree canopy has a direct impact on the amount and quality of stormwater runoff.

Public Works: Public Grounds Division

The Public Grounds Division (PGD) is responsible for removing invasive plants along city paths and trails, sidewalks, rights-of-way (including the Cross Kirkland Corridor), and neighborhood and regional surface water detention facilities, and to work cooperatively with other City divisions and departments, including Parks and Community Services, on a proactive tree management program. PGD considers location, exposure, budget, and degree of required maintenance when selecting trees to replant. Various selections have been made over the years, and the current focus is to utilize more drought-tolerant and native species. The Green Kirkland Partnership collaborates with PGD to implement best management practices for invasive plant removal and planting native species.

PGD works with the City's Geographic Information System (GIS) Department to manage the Public Tree Inventory, which is an inventory of every street tree in city rights-of-way and includes tree species, condition and health, and monetary value for each street tree. The Public Works field arborist helps evaluate and restore trees within the City's rights-of-way, on

public grounds (fire stations, City Hall, and turf medians), and in public parks, occasionally working in natural areas.

The Public Grounds lead is responsible for implementing good stewardship practices in City rights-of-way and public grounds. Stewardship practices include removing invasive plants, limiting pesticide use (including using the least-toxic chemicals) and selecting the appropriate plants.

Including the Public Grounds lead, PGD staff consists of five FTE employees, an FTE field arborist, and several seasonal workers. The Public Grounds staff time is not dedicated or allocated to parkland natural area restoration and maintenance efforts.

Interdepartmental Teams and Committees

Green Team

The City of Kirkland's Green Team is an interdepartmental committee that coordinates environmental stewardship and sustainability activities among City of Kirkland departments and programs. Green Team work includes environmental education projects, salmon protection, and vegetation management, all guided by the City's Natural Resource Management Plan (2003). Staff members from the following departments serve on the City's Green Team: Parks and Community Services, Planning and Community Development, Public Works, Finance, Information Technology, Fleet Management, and the City Manager's Office.

A Green Kirkland Partnership staff member regularly attends Green Team meetings to participate in interdepartmental collaboration on sustainable practices, and to promote the coordination of projects involving the restoration of natural areas throughout the City. An example of a collaborative Green Team project is the City's Climate Protection Action Plan (2009) and associated annual reports.

The Green Team has identified the City-owned, 5.75-mile-long Cross Kirkland Corridor (CKC), a former rail corridor turned into a trail, as having the potential to be a model of sustainability and livability. The City's Transportation Plan guides CKC development and maintenance and a Cross Kirkland Corridor Master Plan was adopted by City Council in June 2014. The CKC provides connectivity to schools, parks, businesses, and neighborhoods. Its potential includes multimodal transportation opportunities to build a recreation and business corridor that reflects Kirkland's commitment to balanced transportation; economic development; and parks, open spaces, and recreational services. In 2015, the Green Team hosted an eco-charrette, a public input workshop, to explore ways that the CKC could be a world-class, world-famous example of sustainability and livability. The Green Kirkland Partnership's work is connected to the visionary CKC's potential through natural area parkland restoration work in areas that border

the corridor and in sharing best management practices for invasive plant removal and planting of native vegetation.

Tree Team

Kirkland's Tree Team consists of representatives from the Public Works, Planning and Community Development, and Parks and Community Services departments. The Tree Team is led by the City's urban forester, who coordinates citywide tree- and vegetation-management activities, initiatives, and programs, including tree planting and maintenance, urban forestry, policy development, grant-writing, education, and outreach. Tree Team efforts are guided by the City's Urban Forestry Strategic Management Plan (2013).

The Green Kirkland Partnership actively participates in Tree Team membership and meetings to provide input on tree-related policies, and to encourage interdepartmental collaboration in the restoration of forested natural areas throughout the City. Since 2007, the City's urban forester and Green Kirkland Partnership have coordinated annual Tree City USA Arbor Day ceremonies and activities. Green Kirkland volunteer hours count toward the City's annual tree-related expenses for Tree City USA eligibility. This collaborative effort between Green Kirkland Partnership and Planning and Community Services is expected to continue.

Environmental Communication & Outreach (ECO) Team

The City of Kirkland's interdepartmental Environmental Communication and Outreach (ECO) Team comprises employees whose job responsibilities include providing environmental stewardship, education, public outreach, publicity, and technical assistance to Kirkland residents. Public Works, Parks and Community Services, Planning and Community Development, and the City Manager's Office are represented on the ECO Team. Employees share and coordinate program goals, internal and external messaging, and upcoming events to provide a clear, one-city, environmental message for City residents. Green Kirkland Partnership staff are actively involved in the ECO Team.

Volunteer Service Team

The interdepartmental Volunteer Service Team, led by the city's volunteer coordinator, is comprised of City staff members who work with volunteers. The group meets quarterly to discuss volunteer policies and management, and to coordinate volunteer opportunities across the City. The Volunteer Service Team members collaborate to hold volunteer recognition events, the largest of which is an annual volunteer appreciation evening at which City volunteer awards are presented. The Green Kirkland Partnership is the largest volunteer program managed by the City, and Partnership employees work regularly with the volunteer

coordinator to recruit and connect groups and individuals with suitable natural area restoration volunteer events.

GIS User Group

Tracking progress by mapping natural areas in restoration is an important part of the Green Kirkland Partnership's activities. Datasets, such as shapefiles defining park management units and restoration status, are stored in the City's GIS database and can be accessed by the public through Kirkland Maps (http://maps.kirklandwa.gov), an online mapping portal. The GIS User Group provides a venue where users from multiple departments, including Parks and Community Services, Planning and Community Development, Public Works, and Fire and Building Services, can discuss their needs and problems with staff from the GIS Department. A Green Kirkland Partnership staff member represents Parks and Community Services at GIS User Group meetings.

Nonprofit Organizations

Forterra

Forterra is the state's largest conservation and community building organization working to create great communities and conserve great lands. Forterra's Green Cities Department supports all Green City Partnerships in some way, and works to keep all Partnerships connected through the Green Cities Network. The Green Cities Network facilitates quarterly focus groups open to all Partnership staff; distributes training, grant, and other announcements via the Network listserv; and offers technical and general assistance through web-based and in-person methods.

Forterra has worked with the City of Kirkland since 2005 to develop and guide community-based stewardship efforts. In 2006, Forterra was contracted to develop the City's first 20-Year Forest Restoration Plan, which was approved by City Council resolution in 2008. In 2014, Forterra was contracted to develop this updated 20-Year Forest and Natural Areas Restoration Plan.

In January 2011, Forterra received a USDA Forest Service grant to fund program development work through the Seattle-Tacoma Urban Forest Restoration Project. Through this funding, the Green Kirkland Partnership and Forterra developed volunteer training and restoration planning tools to enhance and support its existing community restoration efforts.

Forterra will continue to work with the Partnership and community to articulate and advance the goals of the Green Kirkland Partnership. Forterra may also provide additional skilled field crews, program management, outreach, marketing, development, and greater coordination and connection to the regional Green Cities Network, if needed, through possible future grants or contract funding.

Other Nonprofit Organizations

The Partnership has successfully collaborated with numerous organizations that share common goals, including EarthCorps, King Conservation District, Washington Native Plant Society, Kiwanis Kirkland Sunrisers Club, The Melody S. Robidoux Foundation, Eastside Audubon, and the National Wildlife Federation (through Kirkland's Community Wildlife Habitat Program), as well as with educational institutions such as the University of Washington Restoration Ecology Network, other colleges, and schools. Green Kirkland will continue to strengthen and leverage community support through these valuable partnerships and seek to expand connections with new partners.

Regional organizations with skilled field crews, such as EarthCorps, The Student Conservation Association, Washington Conservation Corps (WCC), and Mountains to Sound Greenway, play a significant role in Pacific Northwest forest and natural area restoration and maintenance. These organizations provide hands-on learning and job-training opportunities for participants and offer high-quality, skilled field crews. For the Green Kirkland Partnership, these groups may supplement work performed by current partners through grant- or contract-funded work in the following capacities:

1. Organize, recruit, support, lead, and/or train community volunteers.
2. Facilitate involvement of youth, civic, business, and community organizations.
3. Perform restoration work in areas that volunteers cannot serve, such as steep slopes, critical areas, or in areas where the city identifies the need for supplemental work.

Volunteers

Community volunteers provide valuable labor for restoration and maintenance of Green Kirkland Partnership parklands. Volunteers bolster community interest and support for local forest and natural areas through advocacy. The Partnership is responsible for working with volunteers and Green Kirkland Stewards to provide restoration training and site planning that will ensure community efforts provide the greatest benefit possible. Developing committed, repeat volunteers may lead to interest in greater levels of Partnership participation. An active and educated group of Stewards is essential to expanding the Partnership's capacity to work in multiple forest and natural areas simultaneously. Recruitment of individual volunteers and groups will support Stewards with restoration and maintenance efforts.

Commercial Field Crews

Professional field crews and contractors are an additional resource that the Partnership may hire to achieve restoration goals. The professional field crews typically focus on steep slopes and other sensitive areas not appropriate for volunteers, or projects that require technical expertise beyond the scope of volunteers.

Funders, Donors, and Sponsors

Corporate sponsors, foundations, private donors, and other grant-making entities are key

partners and stakeholders in the Green Kirkland Partnership. Grants, sponsorships, and donations address any funding gaps associated with implementing the Partnership. Corporate sponsors will have opportunities to support the Partnership beyond financial donations, as many corporations offer employees chances to volunteer on community projects. Partner staffs invite corporations and local businesses to participate in large volunteer restoration and maintenance events, which provide a substantial volunteer labor resource. Also, sponsors may be asked to make other contributions as appropriate; for example, some companies help defray expenses by donating event supplies, coffee and snacks, or services such as graphic design, advertising, or event planning. In return, sponsors receive the opportunity to engage with the community and contribute to a healthier, vibrant city.

Kirkland Parks Foundation

The Kirkland Parks Foundation was established to support the community in actively enhancing parks and quality of life for Kirkland citizens. It has the goals of being a voice for the community and enabling citizens to raise funds for various projects in City parks. The Foundation started working with community partners in 2015 to conceptualize, plan, fund, and implement park improvements and activities, including Green Kirkland Partnership projects. The Foundation's first Partnership project will be to raise funds to purchase native plants for the Partnership's first Green Kirkland Day in November 2015.

Private Landowners

Private and public lands create a patchwork of forest and natural areas across the City of Kirkland. Private lands serve as vital connectors between fragmented public parklands. Many of the pressures on Kirkland's forest and natural areas are related to the actions of people, which can either enhance surrounding areas or contribute to their degradation.

Landscaping choices and lack of maintenance on private property are major sources of invasive plants that spread to public natural open spaces. Illegal dumping of yard waste in public forest and natural areas also leads to the spread of invasive plants and smothers healthy plant communities. Kirkland landowners who live adjacent to public parkland and other natural areas should be encouraged to be more active in stewardship of their land. Efforts to educate landowners about the benefits of native shrubs and trees, and the problems of invasive species such as English ivy, can play a key role in preventing the continued spread of invasive species throughout the city. Working with landowners through education and outreach programs will help the Partnership generate a community that cares about the well-being of forested and natural area parklands, both on their own lands and in Kirkland's public parks. Engaging landowners as invested stakeholders could mobilize an important corps of advocates and volunteers to reverse the trend and improve the health of their property and public spaces.

Table 2. Green Kirkland Partnership management structure

GUIDE	**City Council** *Provides policy for larger Partnership goals and resource allocations.* **Park Board** *Provides advisory guidance.*

PLAN	**Green Kirkland Division Management Team** *Implements Partnership goals, creates work plans, tracks accomplishments, and manages the Partnership's resource allocations. Program oversight and direction are provided by the Parks and Community Services director. The Management Team comprises Green Kirkland Division staff responsible for enabling the work in the four program areas below. The Management Team collaborates regularly with Parks Maintenance and coordinates restoration activities with Public Works and Planning and Community Development staff.*			
	Field: *Plans, oversees, and tracks fieldwork, best management practices, and restoration training for volunteer sites and professional crews. Coordinates requests for tools, materials, and assistance.*	Community: *Plans outreach and marketing strategies for recruitment and retention of community volunteers and Stewards.*	Resource: *Tracks budget and contracts, explores and pursues grants and fund-raising opportunities.*	Administration: *Plans and oversees Partnership, develops and implements data management procedures, and compiles annual summary report.*

IMPLEMENT	**Public**		**Nonprofits**	**Private**
	City of Kirkland • Management and staff • Skilled field crews	**Greater Kirkland Community** • Volunteers Green Kirkland	• Forterra • EarthCorps • Kirkland Parks Foundation	• Contractors and consultants • Local business partners

		Stewards • Schools	• Other	• Property owners • Schools

The State of the Partnership: 2005–2014

The Green Kirkland Steward Program

Green Kirkland Stewards are the heart and soul of the volunteer program. These community leaders are recruited, trained, and authorized to conduct restoration activities and host events where they lead other volunteers. The Green Kirkland Partnership supports Stewards by providing training, annual goal setting, native plants and other materials, event publicity, and opportunities to network and celebrate successes.

Nine Green Kirkland Stewards (including five Stewards trained by Washington Native Plant Society) started working in 2009 in four parks. In the seven years that the Steward program has been in existence, it has expanded to train and support 26 Stewards who are leading events in 11 parks throughout Kirkland. Stewards' ability and excellence at leading events has drastically increased the restoration accomplished by the Partnership. In 2014, 90% of the 189 work parties that took place throughout the year were led by Stewards.

In addition to leading restoration events, Green Kirkland Stewards also take on special projects to advance the goals of the Partnership. In 2010, a Green Kirkland Steward initiated a native plant nursery at McAuliffe Park to provide native trees, shrubs, and groundcovers for planting projects. Volunteers propagate native plants from seeds or cuttings, pot up bare root plants for later use, and care for donated and purchased plants prior to distribution to restoration sites. In 2014, volunteers cared for 2,920 plants, 1,127 of which were either propagated from seed in the nursery or potted as bareroot plants. The remaining 1,793 plants were ordered from commercial nurseries and cared for at the McAuliffe Park native plant nursery for one to eight weeks. Native plants were then distributed to eight Green Kirkland Partnership Parks.

Having Stewards leading events and projects creates a network of community members who serve as ambassadors of the Green Kirkland Partnership, spreading the word about volunteer opportunities, native plants, and invasive plants, whether they are leading an event, shopping at the grocery store, or hosting a birthday party for their children. These volunteer leaders provide credibility to our program and instill confidence in our work.

General Volunteers and Community Engagement

The Green Kirkland Partnership has built an active and engaged volunteer base in the time that it has been working to restore the City's natural parklands. Between 2005 and 2014,

volunteers donated a total of 60,080 volunteer hours working in 11 of Kirkland's forested and natural area parklands. Figure 4 illustrates volunteer hours invested per year beginning in 2005. Each year, thousands of community volunteers, many of whom are led by Green Kirkland Stewards, volunteer for two to four hours at a time removing invasive plants, mulching cleared areas, weeding invasive regrowth, and planting native trees, shrubs, and ground covers. Volunteers range from individuals and families looking to give back to their communities to businesses and faith-based organizations coordinating Volunteer Days. In 2014 alone, 76 different organizations, schools, faith-based organizations, and community groups were represented at Green Kirkland volunteer events.

This dedicated body of volunteers allows the Green Kirkland Partnership to leverage its staff and material resources at a value of $1.2 million dollars in labor and accomplish more group restoration work than otherwise would be possible. Volunteers not only do restoration, but also assist with data entry in the Green Kirkland office, take photographs at volunteer events, and help recruit more volunteers by doing outreach at community fairs and farmers' markets.

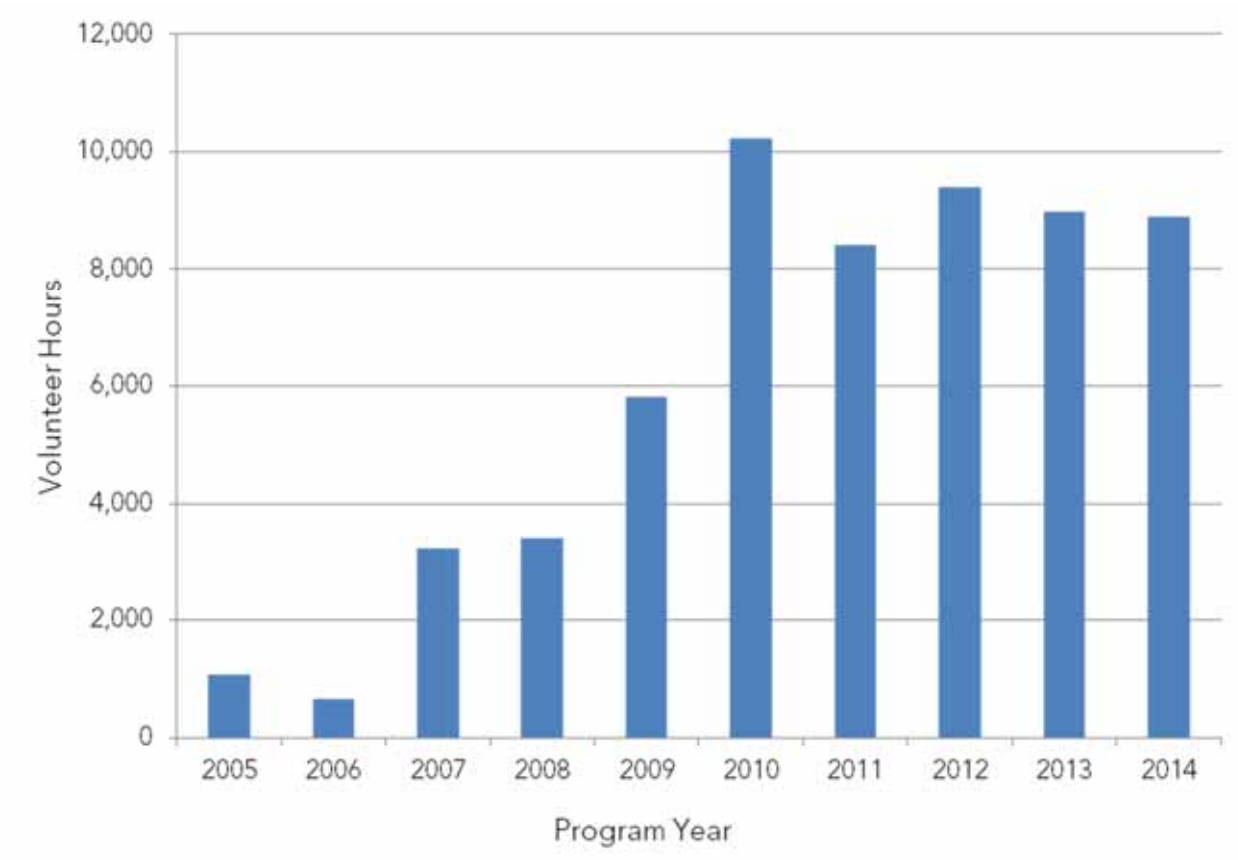


Figure 4. Volunteer hours: 2005–2014

Case Study: Community Engagement Success at North Juanita Open Space

In mid-2013, the City of Kirkland was able to convert a city-owned greenspace ringed by a series of single-family homes and dominated by invasive blackberries into a neighborhood

open space. The North Juanita Open Space was originally supported by Green Kirkland staff, but volunteer events allowed neighbors to take an active role in the restoration of the 1.2-acre greenspace, turning it from a dense, impenetrable blackberry bramble into a small lawn area ringed by a nascent native forest. Neighbors of the Open Space turned out in great numbers, filling events to capacity and bringing snacks to share with fellow volunteers. After six months of staff-led events, two neighborhood volunteers stepped into the role of Green Kirkland Stewards and, in the fall of 2014, began Steward-led volunteer events that provide neighbors with ongoing opportunities to build community and increase the resiliency and health of the North Juanita Open Space's young native forest.

Restoration Accomplishments: 2005–2014

During the past 10 years, the Green Kirkland Partnership has developed a successful community-based stewardship program to restore its forested and natural area parklands. By the end of 2014, Green Kirkland Steward volunteer leaders were active in 11 parks: Carillon Woods, Cotton Hill Park, Crestwoods Park, Everest Park, Juanita Bay Park, Juanita Beach Park, Juanita Heights Park, Kiwanis Park, McAuliffe Park, North Juanita Open Space, and Watershed Park. Staff-led restoration activities were active in two additional parks: Brookhaven Park and Heronfield Wetlands. Since 2005, the Partnership has enrolled nearly 60 acres into restoration (Figure 5) that includes first-time invasive species removal and maintenance — more than 500 native trees freed of ivy and 4,600 invasive trees removed (e.g., English holly, cherry laurel, Portugal laurel, bird cherry, English hawthorn) — and planting of more than 30,000 native trees, shrubs, and ground covers.

The Green Kirkland Partnership has also made progress with site-level restoration planning. With the support of grant funding from the USDA Forest Service provided in partnership by Forterra, the Partnership developed five park stewardship plans: at Carillon Woods, Cotton Hill Park, Crestwoods Park, Kiwanis Park, and Watershed Park. Restoration projects were then implemented at each of these parks using a WCC field crew and a private contractor. The professional field crews conducted work on steep slopes and invasive tree removal and treatment, which are tasks not suitable for volunteers. These Forest Service funds also supported the development of the *Green Cities Stewardship Planning Guide* and the *Steward Annual Plan Workbook*, two tools that will support and guide restoration planning into the future. Partnership staff also implemented new strategies for data management and tracking of acres enrolled in restoration, by mapping restoration sites using GIS.

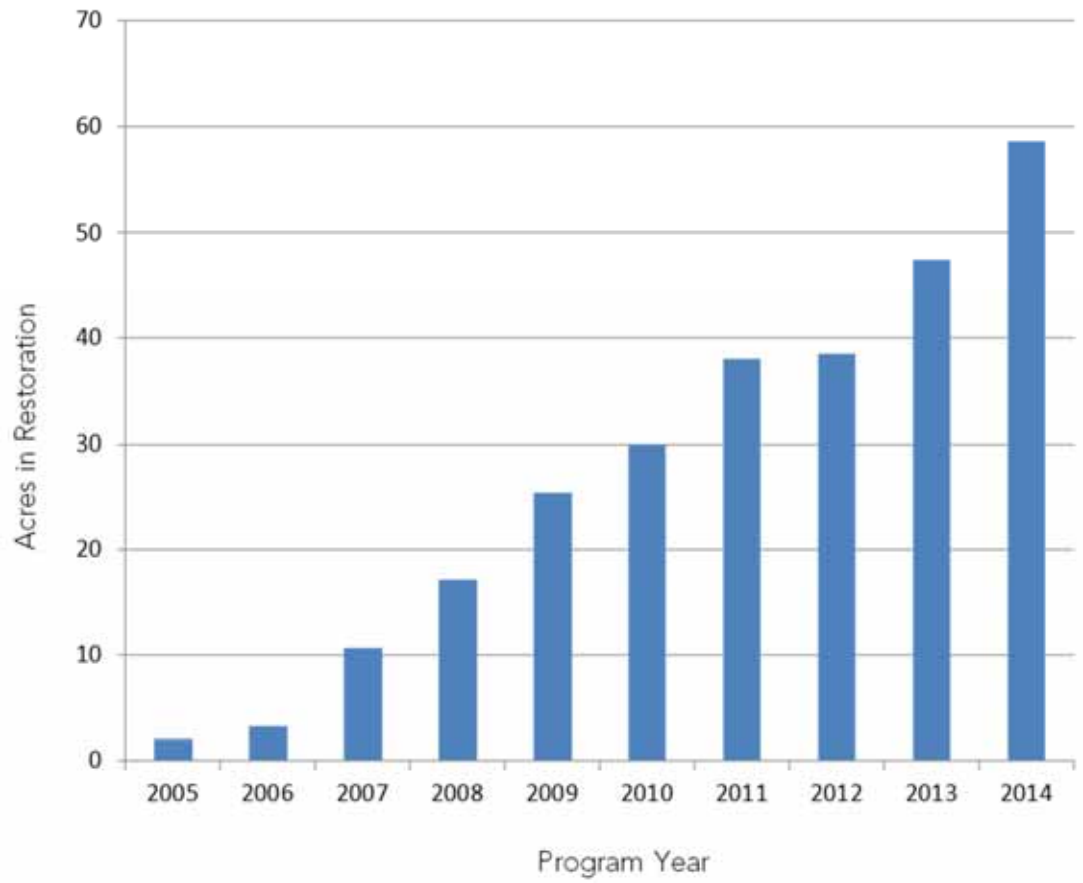


Figure 5. Acres in restoration: 2005–2014

Case Study: Leveraging Resources to Accomplish Restoration Goals at Carillon Woods
Carillon Woods is an 8.71-acre park located in the Central Houghton neighborhood. Situated on a west-facing slope above Lake Washington, the main feature of this forested park is a steep-sloped ravine in the western part of the park which forms the headwaters of Carillon Creek. A number of factors have impacted the health of the forest, starting in the early 1900s when large areas of the park were logged and cleared of vegetation. Common to most urban natural areas, deciduous trees replaced the once conifer-dominated canopy, and nonnative plants such as English ivy and Himalayan blackberry invaded the forest understory (City of Kirkland 2014).

As of December 2014, 7.2 acres of a total 9.4 acres of parkland and adjacent right-of-way have been enrolled in restoration. Carillon Woods' restoration accomplishments, community engagement successes, and leverage of funding resources serve as an example of the Green City Partnership model at work.

With the inception of the Green Kirkland Partnership in 2005, Carillon Woods was enrolled as the first park to begin community-based stewardship efforts and has had a dedicated Green

Kirkland Steward since 2009. During the past 10 years, Carillon Woods has received incredible investment from the community, with a total of 4,887 volunteer hours logged at 67 events. Each year, Partnership staff and Stewards have recognized national days of service at Carillon Woods, including Martin Luther King Day of Service, United Way Day of Caring, and Arbor Day, each drawing between 50 to 150 volunteers. In addition to individual volunteers, Carillon Woods has been supported by numerous schools, youth groups, faith-based organizations, and other community-based organizations such as Northwest University, YMCA Earth Service Corps, Microsoft, Friends of Youth, Eastside Preparatory School, Children's School, Kirkland's Community Wildlife Habitat Team, and Christ Church Academy. In all, at Carillon Woods, the Green Kirkland Partnership has planted more than 1,000 native trees and shrubs and removed almost 8,000 cubic yards of invasive plants — a pile of removed vegetation that is 20 yards long, 20 yards wide, and 20 yards high. Figure 6 compares the Carillon Woods forest before restoration, in 2004, and after more than 10 years of restoration, in 2015.

In 2011, Kirkland's Community Wildlife Habitat Team installed a butterfly demonstration garden in the northeast corner of the park, funded by a Neighborhood Connections Grant and a Boeing grant to the regional office of the National Wildlife Federation. Kirkland was certified as a Community Wildlife Habitat by the National Wildlife Federation in October 2009 — the 34th community in the nation since 1973, and the first in the state east of Seattle (McCaslin 2011). This butterfly garden was designed and planted by volunteers coordinated by the city's Community Wildlife Habitat Team and serves as an important educational component to the overall habitat restoration under way by the Partnership.

Professional Restoration Staff and Crews

Green Kirkland Partnership has collaborated with Public Works to determine appropriate work by staff and professional crews on sensitive steep slopes and in riparian areas.

From 2011 to 2014, Green Kirkland participated in a Green Cities–wide urban forestry initiative managed by Forterra and funded by the USDA Forest Service. Through these Forest Service funds, the Partnership was able to hire a graduate-level intern to develop a site-level stewardship plan at Carillon Woods with the support of restoration experts from Forterra and EarthCorps Science.

The Partnership has also utilized professional field staff and crews to accomplish restoration goals for Carillon Woods. Each of the crews was funded through grant dollars provided by state and nonprofit partners. In 2013 and 2014, WCC crews, paid for by Forest Service funds and by the Washington State Department of Natural Resources Urban Forestry Restoration Project, conducted restoration on the steep slopes of the ravine — work not suitable for volunteers.

Carillon Woods serves as a compelling example of the Green Kirkland Partnership's comprehensive collaborative model, in which city funds are leveraged with volunteer investments and grant dollars, and the Partnership's in-house restoration and community-based stewardship expertise is leveraged with that of the larger professional restoration community.

2004. Trees and forest floor at Carillon Woods draped in English ivy.

2015. After removal of English ivy and other invasive plant species, beginning in 2005. Native plants are reestablishing in the understory.

Figure 6. Carillon Woods then and now

III. Forest and Natural Area Assessment

Effective and efficient natural resource management can only be accomplished if planners, field staff, and decision makers have the environmental information on which to base restoration actions. Armed with clear, systematically collected data, the Partnership will be able to understand on-the-ground conditions, identify the strategies and resources needed to accomplish the work, and identify priorities.

In 2006, the Green Kirkland Partnership conducted its first forest assessment to characterize habitat conditions across the city's parklands and develop its citywide restoration plan. With the addition of 115 acres of natural parkland and 58 acres enrolled in restoration, the Partnership decided to embark on an update of its 20-Year Plan and a reassessment of its forests and natural areas. The methodology used in the first plan was effective, but did not capture the value of Kirkland's high-quality wetlands and riparian areas. With this update, the Partnership took the opportunity to use a habitat assessment method to more adequately assess the varied habitats that make up Kirkland's parklands.

Also included in this chapter are the results of the city's Gap Analysis for future parkland acquisition. In 2014, the City of Kirkland conducted the analysis as part of the PROS plan update. The findings of this analysis are presented here as they pertain to forested and natural area parkland.

Methods

The Partnership's habitat assessment focused on the 487 acres of forested and natural area parkland owned and managed by the City of Kirkland's Parks and Community Services Department. The parcels included in the Partnership's scope are those that currently support, or have the potential to support, (1) native lowland forest communities with tree canopy cover greater than 25% and (2) forested and shrub-dominated wetlands or emergent wetlands that do not support a full tree canopy. While landscaped parks and street trees provide important ecological benefits and should be targeted for maintenance, they have not been included in the current scope of work.

Tree-iage and the Forest Landscape Assessment Tool

Baseline ecological data was collected during the fall of 2014 using a rapid assessment data collection protocol called the Forest Landscape Assessment Tool (FLAT) developed by the Green Cities Research Alliance (www.fs.fed.us/pnw/research/gcra; see "Urban Landscape Assessment"). FLAT is based on the "tree-iage" model, originally developed by the Green Seattle Partnership. Tree-iage is a prioritization tool , based on the concept of medical triage , that uses habitat composition (e.g. canopy cover or native plant cover) and invasive plant cover as the two parameters to prioritize restoration (Ciecko et al, in press).

The FLAT adaptation builds on the existing framework of the tree-iage model to characterize additional habitat attributes beyond tree canopy and invasive plant cover. These include tree

age and size class, native understory species present, and forest health threat indicators. Attributes relating to forest health include low tree-canopy vigor, root rot, mistletoe, and bare soils due to erosion. The presence of regenerating trees (canopy species less than 5 inches in diameter at breast height)—which play an important role in the long-term sustainability of the forest—was also documented. In addition, each stand was deemed "plantable" or "not plantable" based on whether site conditions were appropriate for tree seedling establishment.

Rapid assessment methodologies such as FLAT produce an overall condition at any one site and on a landscape or city scale. The data serves as a high-level baseline from which finer-scale, site-specific restoration planning can be conducted; site-by-site analysis will need to be done as work progresses to help ensure the most appropriate restoration practices and species composition are chosen for each site. Green Kirkland partners will continue to develop more-detailed site-level stewardship plans to further assess planting conditions and outline management recommendations as more park sites are prioritized for restoration activities.

Prior to field data collection, natural areas within Kirkland's parks were classified through digital orthophoto interpretation, dividing each stand into one of five categories: forested, natural, open water, hardscaped, or landscaped. These initial stand-type delineations were ground-verified in the field, and if necessary, the delineations were corrected or the boundaries were adjusted in the GIS. The delineated stands are referred to as Management Units (MUs). All MUs were assigned unique numbers to be used for field verification and data tracking. Hardscaped and landscaped areas, since they are not suitable for active native vegetation management, were removed from the total acreage targeted by the Partnership.

In the field, each MU was surveyed to identify its specific habitat type (e.g., conifer forest, deciduous, riparian shrubland, etc.). MUs were also surveyed to capture information on primary and secondary overstory species and size class as well as primary and secondary understory species. (*Primary* refers to those species most abundant in the MU, and *secondary* refers to the second-most-abundant species.) See Appendix C for the FLAT-modified data collection flowchart for the tree-iage habitat composition component of the model.

From this data, each MU was assigned a value (high, medium, or low) for habitat composition, according to the following breakdown.

HIGH

MUs with more than 25% native tree canopy cover, in which evergreen species and/or madrones make up more than 50% of the total canopy.

OR, MUs with more than 25% native tree canopy in partially inundated wetlands that can support 1%–50% evergreen canopy.

OR, MUs in frequently inundated wetlands that cannot support evergreen/madrone canopy.

MEDIUM
MUs with more than 25% native tree canopy cover, in which evergreen species and/or madrones make up between 1% and 50% of the total canopy.

OR, MUs with less than 25% native tree canopy cover, in partially inundated wetlands that can support 1%–50% evergreen/madrone canopy.

LOW
MUs with less than 25% native tree canopy cover.

OR forests with more than 25% native tree canopy, in which evergreen species and/or madrones make up 0% of the total canopy.

In addition, each MU was assigned one of the following invasive cover threat values:

HIGH: MUs with more than 50% invasive species cover.

MEDIUM: MUs with between 5% and 50% invasive species cover.

LOW: MUs with less than 5% invasive species cover.

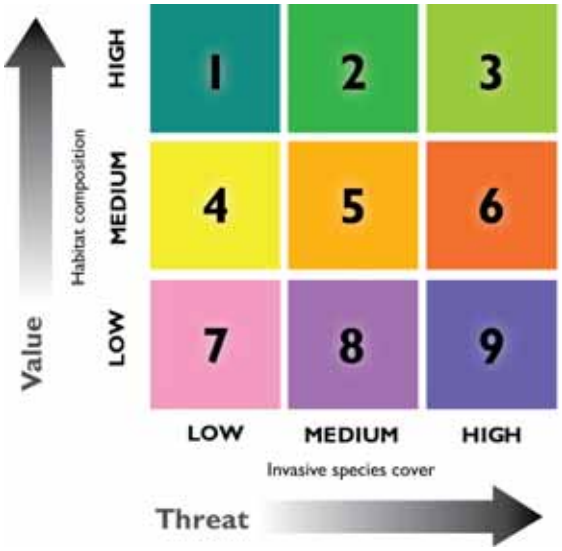


Figure 7. Tree-iage legend

Tree-iage Categories

After habitat composition and invasive species cover values were assigned, a matrix system was used to assign a tree-iage category or priority rating for each MU (Figure 7). Categories range from one to nine. One represents high quality habitat and low invasive species threat and nine represents low quality habitat and high invasive species threat. An MU that appears in tree-iage category three scored high for habitat value and high for invasive cover threat. MUs scoring low for habitat value and medium for invasive cover threat were assigned to category eight based on the tree-iage model.

It is important to reiterate that this data was collected to provide a broad view of the habitat conditions of Kirkland's natural open spaces. Data collection occurred at the management unit scale. But because MUs are different sizes (most range between 0.001 acre to 18 acres), results are presented here using average conditions associated with each MU. Small pockets within MUs may differ from the average across the stand. When the plan refers to specific data in a given area, the term "MU acre" will

be used. Keeping in mind the purpose of the FLAT analysis, this assessment will help prioritize restoration efforts during the next 20 years. The data gathered will also serve as a baseline from which the effectiveness of restoration efforts and the long-term health of Kirkland's forests and natural areas can be assessed in the future.

Results

Tree-iage Matrix

From the data gathered on all MUs during the FLAT assessment, a picture of Kirkland's forest and natural areas begins to form. Figure 8 shows the distribution of acres in each tree-iage category. By summing the acres in each row and column, one can see how much of the total project area (487 acres) currently has low, medium, or high habitat value, and how much currently has low, medium, or high threat from invasive species.

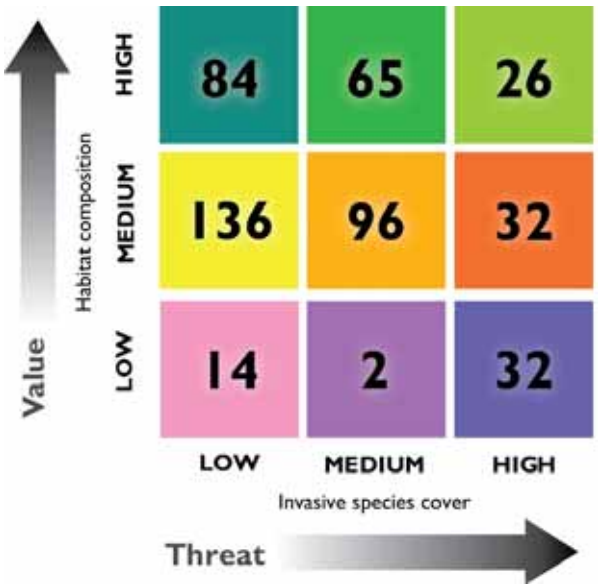


Figure 8. Distribution of management unit acres across tree-iage matrix

Seventeen percent of the project area in Kirkland's forest and natural area parklands is in exceptional condition (tree-iage category 1) with high-value habitat and low invasive cover threat. Looking only at the first axis of the tree-iage matrix, habitat composition, categories 1, 2, and 3 combined represent 36% of the acreage. Just over half of the acres have medium canopy composition (54% in categories 4, 5, and 6). And about 10% of the acres fell into the low-value habitat range (categories 7, 8, and 9).

The second axis of the tree-iage matrix is the threat from invasive species, which is based on the percentage of the MU that is covered by invasive species. Eighteen percent of Kirkland's forested and natural area parklands have a high invasive species threat (categories 3, 6, and 9). Thirty-three percent of the project area falls in the medium category (categories 2, 5, and 8) for invasive species threat and 48% have low invasive species threat (categories 1, 4, and 7). Appendix D lists the tree-iage category acres per MU acre per park.

Considering conditions from the 2006 habitat assessment, we see some informative shifts in the percentage of MU acres assigned to each tree-iage category. A number of different factors contribute to this difference that do not allow us to do a direct comparison of tree-iage values across the board for all the original parks: (1) the boundaries of some parks were either corrected or updated in GIS to include rights-of-way and (2) a different data collection method was used to characterize habitats, which accounted for wetlands. Due to the updated assessment method, some MUs that were originally given a low habitat-quality rating were upgraded to medium to high quality because they were shrub or emergent wetlands.

In addition, as acres are enrolled in restoration, we expect to see a shift in invasive species cover on those acres. In the long term, as native trees and shrub plantings mature, we expect to see an improvement in habitat quality as well. From an overall programmatic planning standpoint, the new breakdown of tree-iage categories provides us with the percentages of where Kirkland's overall acreage falls in the threat matrix. See Table 3 for a comparison of tree-iage categories by percentage of project area for the 2006 and 2014 habitat assessments. This data informs the cost model discussed in Chapter IV and is used to develop high-level cost estimates for the Partnership during the next 20 years.

Tree-iage Category	2006		2014	
	MU Acres	Percent of Project Area	MU Acres	Percent of Project Area
1	13	3.5%	84	17.2%
2	22	6.0%	65	13.4%
3	2	0.5%	26	5.2%
4	140	37.6%	136	28.0%
5	77	20.7%	96	19.8%
6	7	1.8%	32	6.5%
7	71	19.0%	14	2.9%
8	4	1.1%	2	0.4%
9	36	9.8%	32	6.5%
Total Acres	372	100.0%	487	100.0%

Table 3. Tree-iage categories by percentage of project area: 2006 versus 2014

Overstory Species

The 2014 FLAT results show that Kirkland's forested parklands are dominated by middle-aged stands of mixed conifer/deciduous tree species, including bigleaf maple, red alder, western redcedar, and Douglas-fir. Shrub and forested wetlands are dominated by willow species, red alder, and black cottonwood. Mature bigleaf maple and red alder were documented as the most dominant overstory species (Figure 9). Additional overstory species include mature western redcedar, Douglas-fir, and black cottonwood, and, to a lesser extent, western hemlock, which primarily shows up as a tertiary overstory or regenerative tree species. Note that trees were recorded in order of dominance within each MU. *Primary* refers to acres where the species is dominant, *secondary* is second most dominant, and *tertiary* is where the species is the third most dominant.

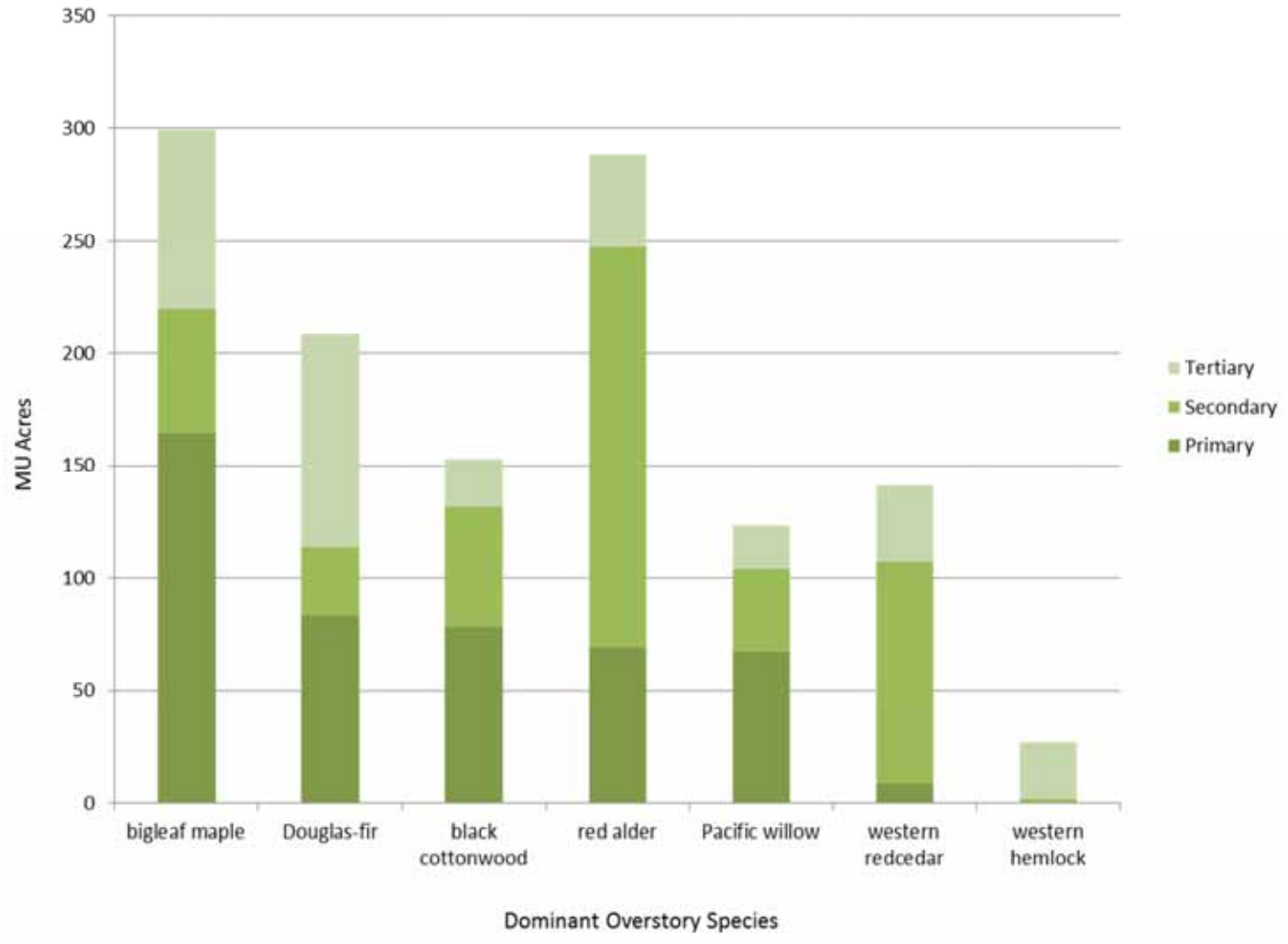


Figure 9. Overstory tree species distribution by management unit acres

Regenerating Overstory Species

The top five regenerating tree species documented include red alder, Pacific willow, bigleaf maple, western redcedar, and western hemlock (Figure 10). Each management unit was given a combined estimated stocking class for the two most abundant regeneration species. This is measured in trees per acre (Table 4). Regenerating trees indicate the sustainability and future of the forest canopy, as these trees serve as the next generation of dominant overstory in Kirkland's parklands.

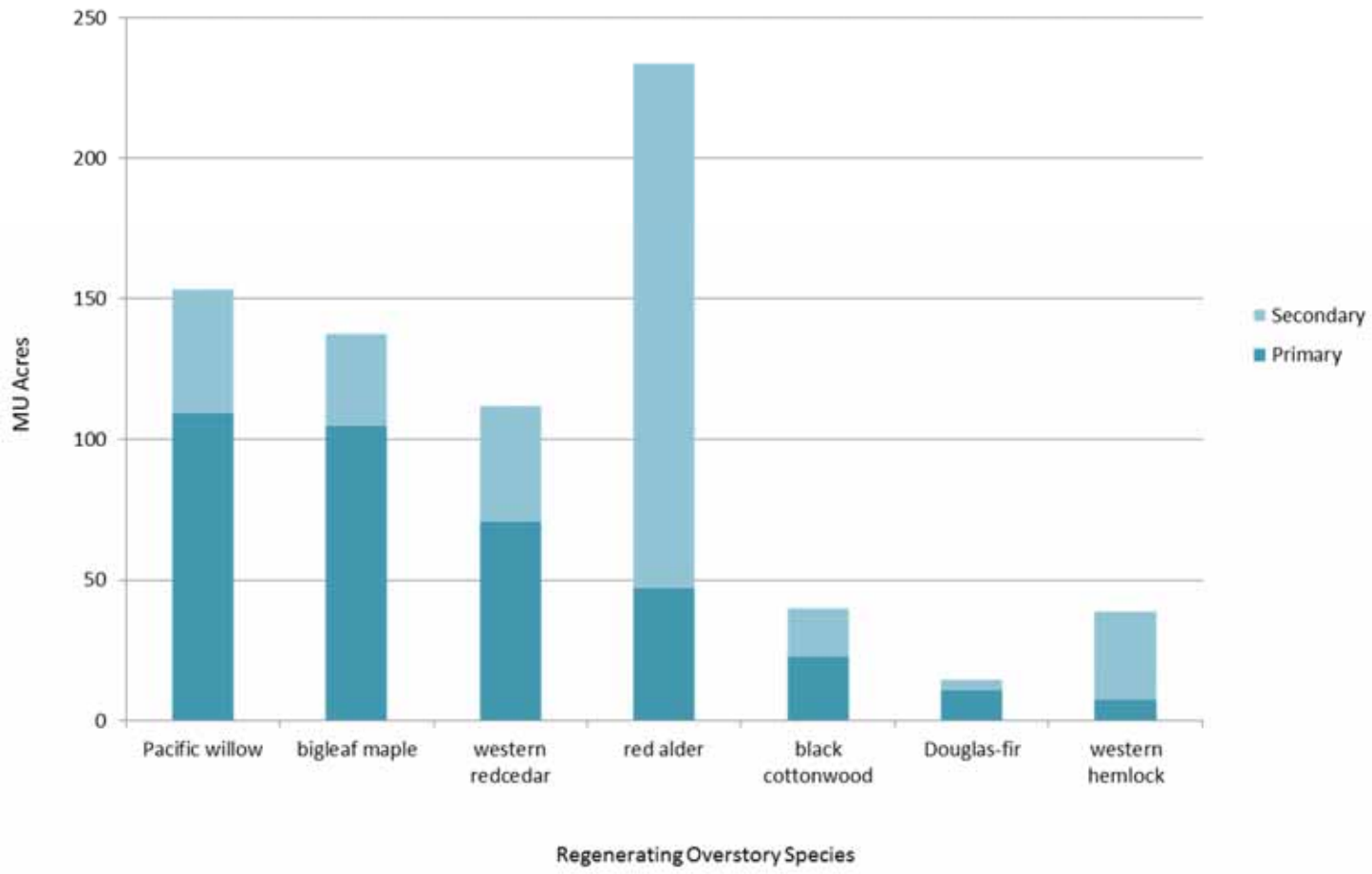


Figure 10. Regenerating overstory species distribution by management unit acres

Table 4. MU Acres of Overstory Regeneration in Trees per Acre

Trees per acre	Reference	MU Acres
0–49	More than 30 feet x 30 feet	288.13
50–149	Between 30 feet and 16 feet spacing	77.86
150+	Less than 16 feet x 16 feet	16.07

Native Understory Species

Kirkland's forested and natural area parklands have a moderately healthy understory consisting of native shrubs and ferns (see Figure 11). Salmonberry, sword fern, and Indian plum dominate the understory of the forested sites, with Scouler's willow and grass species dominant in natural area sites. For a complete list of native species documented during the FLAT assessment, see Appendix F.

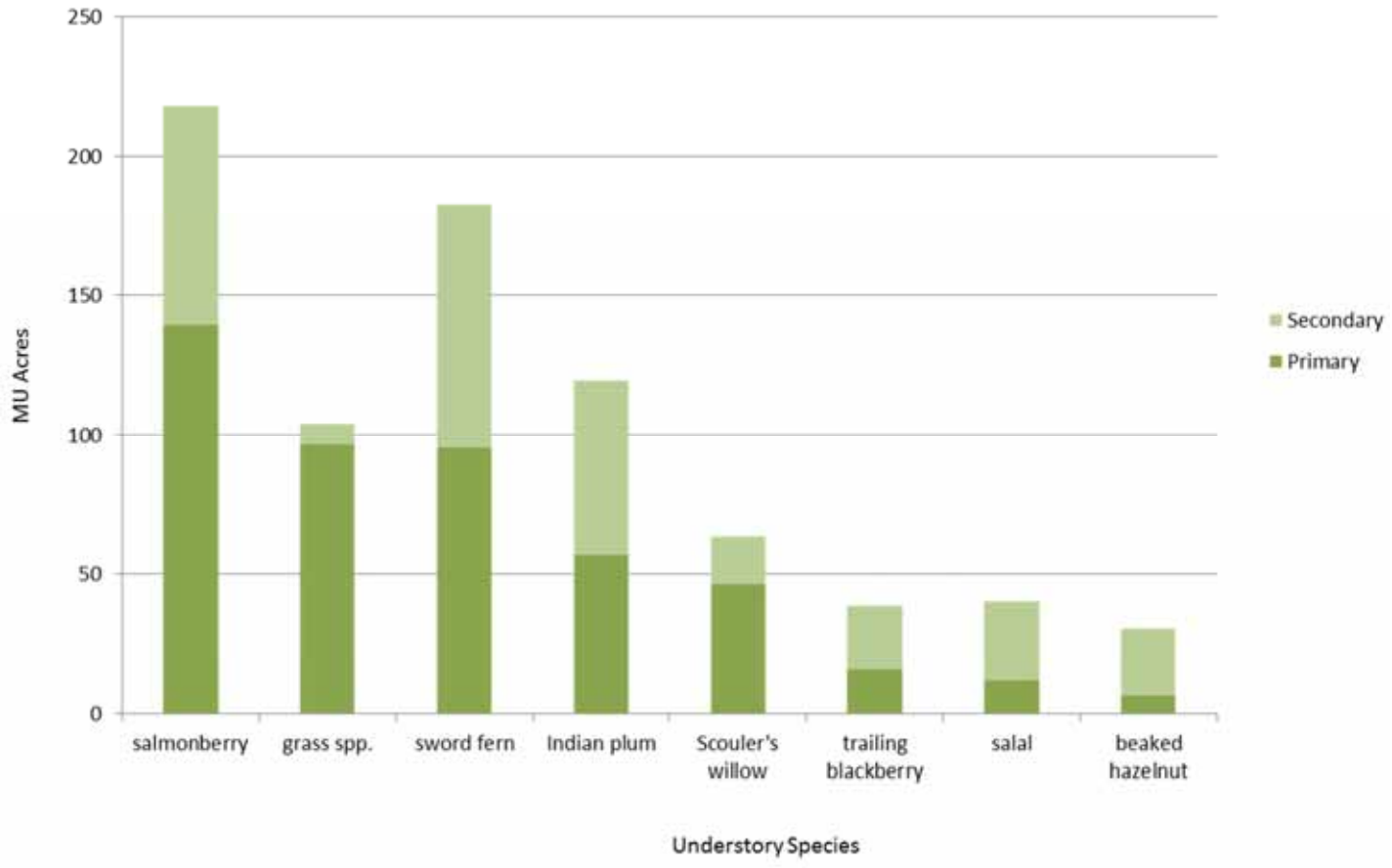


Figure 11. Common native understory distribution by management unit acres

Invasive Species

Native understory species account for most of the primary and secondary understory species documented per management unit. Invasive species, however, are ubiquitous throughout Kirkland's parkland and were documented in more than 350 acres. For each MU, the top five most abundant invasive species were documented. Figure 12 illustrates the most prevalent species per MU acre. This includes the top five shrub or ground species as well as the top two invasive trees. Himalayan blackberry is present in 80% of the project area acres with English ivy in just over 50%. English holly is documented in nearly 50% of MU acres. See Appendix G for a breakdown of all invasive species documented in the FLAT analysis.

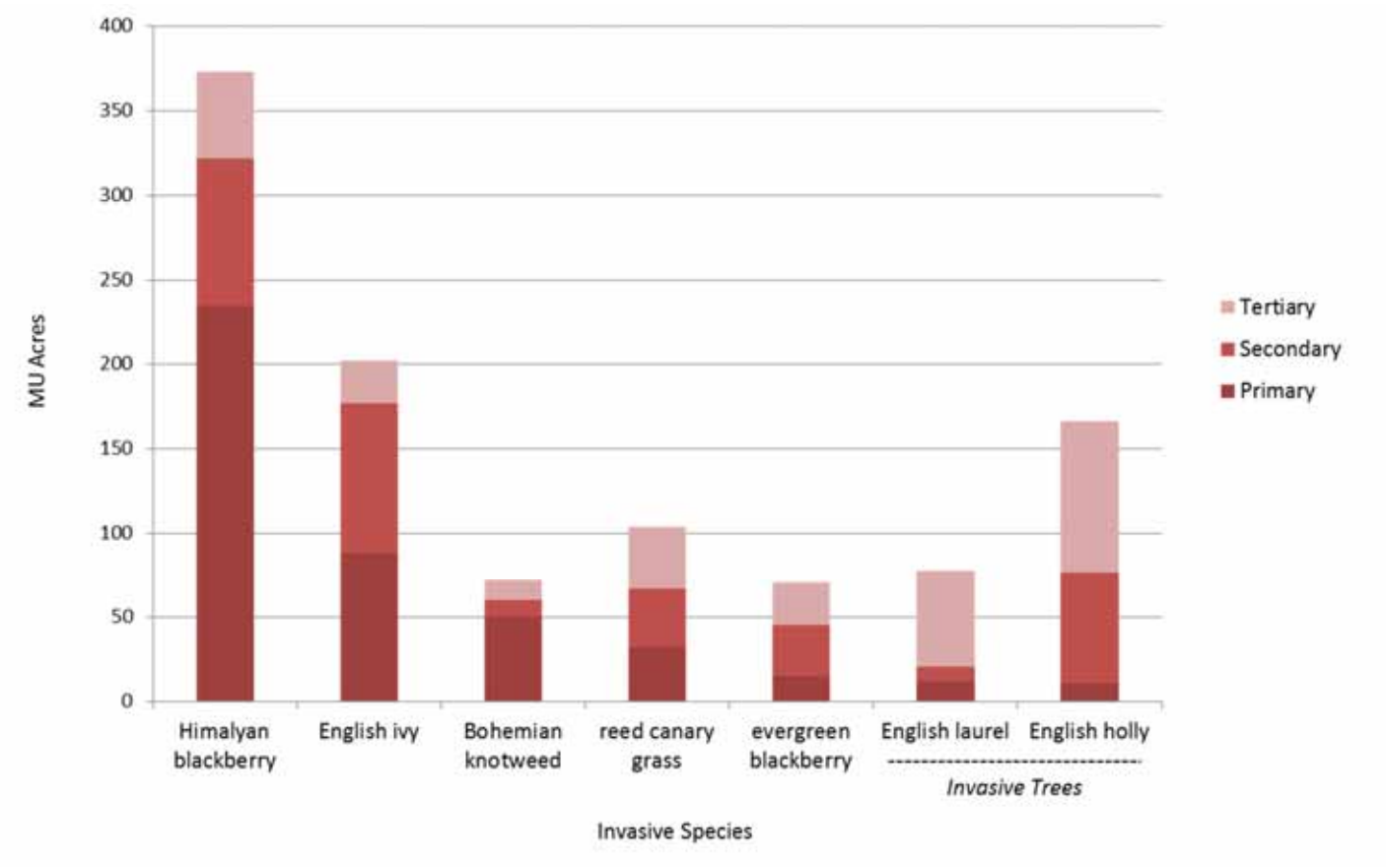


Figure 12. Most common invasive species distribution by management unit acres

Environmentally Sensitive Areas

To assist in assessing the potential resources needed for restoration, a GIS analysis was conducted to identify critical or environmentally sensitive areas within the Partnership's project area. This will be used as a starting point to determine which sites will require professional field crews versus volunteer-led restoration efforts. As a general rule, volunteer stewardship can be conducted on upland forest sites with a slope of 40% or less. Steep slope work as well as restoration in wetlands and riparian habitat requires additional professional resources. Some exceptions may be made for some volunteer efforts in sensitive areas on a site-by-site basis and with professional supervision. According to the findings of the analysis, just under half of the Partnership's project area (239 acres) consists of sensitive areas (Figure 13). As specific parks are identified for restoration, site-level stewardship plans will provide more-detailed analysis of sensitive area site conditions and the resources needed to accomplish restoration.

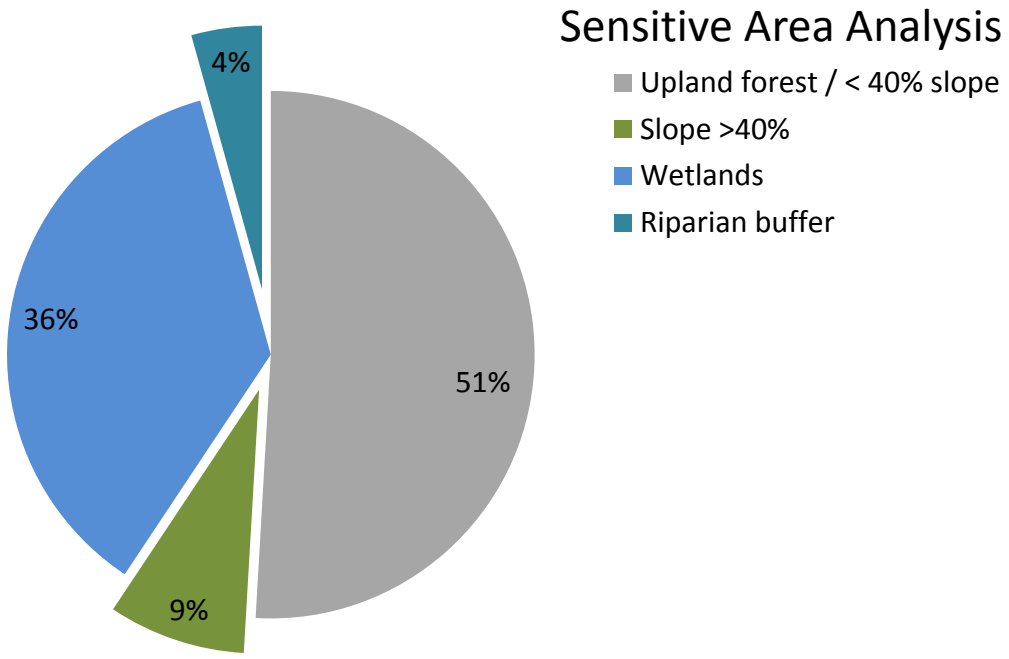


Figure 13. Percent of sensitive area acres

During the plan's 20 years, the Green Kirkland Partnership will monitor and periodically collect restoration site data to evaluate changes in acreage among the tree-iage categories. Individual sites will receive more-detailed analysis to address their needs as restoration continues.

Gap Analysis: Acquisition of Forested and Natural Area Parkland

Kirkland's diverse park system includes more than 588 acres of parkland and open spaces, including community and neighborhood parks and natural areas managed by the City. Other public parks and open spaces, such as Big Finn Hill Park (owned by King County), and school partnership sites, add another 366 acres of parkland.

Kirkland's population is anticipated to grow from approximately 81,730 to 94,400 in 2030. To meet the needs of current and future residents, the City's 2015 PROS Plan proposed the acquisition of additional parklands according to the following guidelines:

Community Parks: These are large park sites, 15 to 30 acres in size, which serve residents within a one-mile drive, walk, or bike ride from the site, and generally include a wide array of passive and active recreational facilities. The City is currently meeting the acreage guideline of 2.25 acres per 1,000 people proposed in the PROS Plan, but will need to acquire an additional 14 acres of parkland to meet the needs of future residents. Opportunities to acquire such large park sites in Kirkland are limited, and the City will have to think creatively and foster partnerships to provide the desired park amenities.

Neighborhood Parks: The City's goal is to provide a neighborhood park within walking distance (quarter mile) of every resident. These are smaller parks, generally 3 to 5 acres in size, designed for unstructured, nonorganized play and limited active and passive recreation. With projected population growth, the City will need to acquire an additional 39 acres of neighborhood parkland to meet the desired acreage guideline of 1.5 acres per 1,000 residents for neighborhood parks.

Natural Parks and Open Space: Some of the forested and natural area parkland under the jurisdiction of the Green Kirkland Partnership is located within neighborhood and community Parks described in the PROS Plan. Residents will often find mixed uses within an individual park. The PROS Plan proposed the elimination of numeric guidelines for natural parks and open space and does not propose a specific number of natural area acres for acquisition. While numerical planning guidelines are common for helping determine a desirable number of neighborhood parks per 1,000 residents, they may not be the most appropriate measure to use when deciding which sites should be prioritized for conservation. Instead, the priority might be better served by the acquisition of, or negotiation for, additional forested and natural area parcels adjacent to existing parklands and other natural resources to ensure that unique or special habitat areas are protected, habitat connectivity is maximized, and sufficient land is available to accommodate future trail connections.

To better understand where acquisition efforts should be directed, a Gap Analysis of the park system was conducted to assess the current distribution of parks throughout the city. The analysis reviewed the locations and types of existing facilities, land use classifications, transportation/access barriers, and other factors as a means to identify preliminary acquisition target areas. In assessing opportunities to fill identified gaps, the focus was on residentially

zoned lands, since these are the areas primarily served by neighborhood parks. Additionally, walksheds, i.e., the area that can be conveniently reached on foot from neighborhood parks, were defined using a quarter-mile primary and half-mile secondary service area, with travel distances calculated along the road network starting from known and accessible access points at each neighborhood park.

The Gap Analysis indicated that parks are generally well distributed throughout the city, with the most notable gaps occurring in the recently annexed northern portions (see Appendix B for the Gap Analysis map and list of priority acquisition areas).

While the targeted acquisition areas do not identify specific parcels for consideration, the area encompasses a broader region in which an acquisition would be ideally suited. These acquisition targets represent a long-term vision for improving community and neighborhood parkland distribution throughout Kirkland. The City's 2014 Surface Water Master Plan recommends property acquisition analysis for the City's Surface Water Utility (item CW-24), which could complement land acquisition analysis by Parks and Community Services.

IV. Moving Forward — The Next 20 Years

As in the other Green City Partnerships, a Balanced Scorecard approach is used to develop and adapt the Green Kirkland Partnership implementation strategy (see Table 8). The Balanced Scorecard is a widely used business tool that both helps develop a strategy and monitor progress as that strategy is carried out.

The Balanced Scorecard helps define and align the efforts of complex organizations to achieve targeted outcomes. With these metrics, the Partnership can track the success of various activities and set benchmarks during the plan's 20-year course. The traditional private sector scorecard balances profits, customer satisfaction, and employee welfare by listing goals and quantifying measures that indicate if actions meet the goals. Its layers focus on increasing shareholder value. For the Green Kirkland Partnership, the layers are modified to reflect the ultimate goal of a healthy and sustainable network of natural open spaces. These layers include the plan's key elements: field, community, and resources.

- The FIELD element looks at how on-the-ground strategies will be carried out to restore 487 acres of natural open spaces.
- The COMMUNITY element assesses how an engaged community and a prepared workforce will be maintained in the long term, and how private landowners will be educated and encouraged to complement the Partnership's efforts.
- The RESOURCE element examines how sufficient financial, staff, and volunteer resources will be garnered to implement the plan.

The plan's guiding structure and administration element, described in Chapter II, "Meeting the Challenge," is also included in the benchmarks, as it provides the overall structure for the Partnership, ensures that objectives in the three main program elements are moving forward, and stresses the importance of clear organizational structure and communication among partners — key elements to every successful partnership.

The objectives within each element have reciprocal relationships. For example, volunteers are critical to accomplishing fieldwork, while demonstrating progress in fieldwork is essential to motivating and retaining volunteers. Similarly, the Partnership needs community support to secure the financial and volunteer resources to restore and monitor sites in the long term. By looking at the complete picture in layers that build on each other, the Partnership can coordinate efforts across various work areas so that activities are interconnected and mutually supportive.

The ability of managers to track progress during the next 20 years will allow challenges to be identified early. In response, managers can modify or adapt the program to address and

resolve those challenges. See Chapter V, “Adaptive Management,” for further discussion regarding the balanced scorecard and adaptive management.

FIELD

The Green Kirkland Partnership will build upon its successful restoration efforts begun in 2005. Active management of field sites will include restoration, maintenance, and monitoring. The work will target removing invasive plants and establishing native vegetation as appropriate. The citywide habitat assessment of Kirkland’s forest and natural area parklands will be used to assess progress in acres already enrolled in restoration, characterize baseline ecological site conditions of new acres, prioritize restoration efforts, and guide goal development.

Field Objective 1: Prioritize Parks

Tree-iage analysis results show there are 487 acres of forested and natural area parklands in Kirkland in need of various levels of restoration, maintenance, and long-term stewardship. To date, the Partnership has initiated restoration projects in 13 parks: Brookhaven Park, Carillon Woods, Crestwoods Park, Cotton Hill Park, Everest Park, Heronfield Wetlands, Juanita Bay Park, Juanita Beach Park, Juanita Heights Park, North Juanita Open Space, Kiwanis Park, McAuliffe Park, and Watershed Park. Eleven of these parks have active Green Kirkland Stewards. These currently active project areas will continue to be priorities for restoration in 2015.

The Partnership will prioritize restoration efforts based on site’s ecological condition, and community interest and investment (Figure 14). Parks with high volunteer commitment, such as a neighborhood park with a motivated Green Kirkland Steward, will also be prioritized. The Partnership will try to ensure that restoration efforts are distributed equitably throughout all of Kirkland’s 15 neighborhoods. Ultimately, the driving factor in whether a park can be prioritized will be the financial and staffing resources available to conduct restoration, support volunteers, and/or hire professional field staff.

Figure 14. Decision tree for prioritizing restoration sites

Through an online survey and at an open house held in March 2015, Kirkland residents provided input regarding which park sites should be prioritized. During the open house discussions, three primary themes emerged: (1) Prioritization of parks in high-density and underserved areas, (2) Expansion of restoration in existing parks to improve corridors or connections between neighboring parklands, and (3) Expansion of restoration along the Cross Kirkland Corridor adjacent to natural area parks. Appendix H provides an overview of the issues discussed and participants' comments. These ideas have already been integrated into various sections of the 20-Year restoration plan and will continue to be considered as the plan is implemented.

Field Objective 2: Prioritize Sites within Parks

As an established, community-based stewardship program, Green Kirkland Partnership's first priority will be to maintain and continue restoration in the 59 acres already enrolled in the program. Of these 59 acres, 12 were documented as tree-iage category 3, 6, and 9, with greater than 50% invasive cover. Maintenance of these areas should be prioritized. Recently cleared sites will also be prioritized for planting and ongoing maintenance. Particular attention should be paid to existing projects to keep restoration efforts moving forward. The second priority is to expand sites already enrolled in restoration by continuing to clear invasive species in areas contiguous with previously cleared sites.

As new parks are prioritized for restoration, the tree-iage model can be used as a guide to anticipate needed restoration management practices. For example, MUs with high-quality habitat and few to no invasive plants (tree-iage category 1), can immediately be given the protection of annual monitoring and maintenance. Other high-value habitats, including

conifer-dominated forests or wetlands made up of a mosaic of native shrubs and emergent plants (tree-iage categories 2 and 3), will be considered high priorities for protection and restoration.

For parks with a Green Kirkland Steward or active volunteer base, sites will be chosen that are appropriate for volunteers (i.e., less than 40% grade) and where tools and restoration materials can be easily accessed. Since community engagement and education is a key component of the Partnership's efforts, sites with high public visibility will be chosen to extend education and program promotion.

Field Objective 3: Identify Sensitive Areas That Require Professional Crew and Staff Support

As noted in field objective 2, not all restoration sites in the Green Kirkland project area are suitable for volunteers; some require the use of professional, trained field staff such as a crew from Public Works, EarthCorps, WCC, or a private contractor. Sensitive areas such as steep slopes, wetlands, and riparian buffers require the expertise and training of professional staff. In addition, some best management practices require the use of herbicides, such as cut-stump treatments for invasive trees such as English holly or cherry laurel, or stem injections for knotweed species that aggressively invade and degrade critical riparian habitat. Herbicide treatment must be conducted by licensed professional staff. The Partnership has utilized professional crews at many of its parks enrolled in restoration, primarily to conduct steep slope and herbicide work.

Partnership staff conducted an analysis to identify the number of acres that include sensitive areas; result of this analysis can be found in Chapter III, "Forest and Natural Area Assessment." As parks are prioritized for restoration, these results will be further examined to help determine the financial and staffing resources needed to implement restoration in sensitive areas.

Sites that have support available through Public Works or agency-funded crews will be given priority status for restoration, as well as those where noxious weed control is mandated by King County and that have support from the King County Noxious Weed Program (www.kingcounty.gov/environment/animalsAndPlants/noxious-weeds/program-information.aspx).

Field Objective 4: Implement Restoration

Best Management Practices

Restoration ecology is an interdisciplinary science that draws from the fields of ecology, forestry, and landscape horticulture. As more restoration projects are completed in urban environments, field practices are refined and improved. Field experience and best available science will continue to be integrated to improve techniques and restoration success now and in the future. Ongoing restoration projects within the Green Cities Network and other partner natural resource organizations will inform and guide best management practices

(BMPs) for Kirkland's fieldwork. These BMPs include site planning, invasive control methods, planting and plant establishment, and volunteer management.

In 2012, the Green Seattle Partnership created a *Forest Steward Field Guide* of BMPs suitable for volunteer restoration work. The Green Kirkland Partnership has adapted this field guide for Kirkland's Steward Program (*Green Kirkland Steward Field Guide*). Program staff and volunteer stewards will be trained in the BMPs. Supplemental course work and training programs will be recommended for all staff involved in restoration and maintenance of Kirkland's forested and natural area parklands.

The Four-Phase Approach to Restoration Fieldwork

An important BMP, developed by the Green Seattle Partnership, is the four-phase approach to restoration fieldwork, which has been highly successful. It recognizes that restoration activities fall into four major phases, and that, at some sites, it takes several years to move through all the phases:

1. Invasive plant removal
2. Secondary invasive removal and planting
3. Plant establishment and ongoing maintenance
4. Long-term stewardship and monitoring

Because habitat health varies from site to site, and some work is ongoing, not every site will start at phase 1. Each site, however, will need to receive an on-the-ground assessment before work begins in the appropriate phase. The four-phase approach also provides ranges of labor investment needed to accomplish each phase, allowing for estimates of cost and time per acre (see Table 5).

Phase 1. Invasive Plant Removal

The first phase aims to clear the site of invasive plants, focusing on small areas at a time in order to help ensure thoroughness and minimize regrowth. Specific removal techniques will vary by species and habitat type, and it may take more than a year to complete the initial removal.

Major invasive plant reduction will be required on sites with 50% or greater invasive cover (high threat from invasive species: tree-iage categories 3, 6, and 9). Many of these areas will require skilled field crews or special equipment. Given the extent of invasive cover, these sites will also require a large investment of both funding and community volunteers to help ensure restoration success. Areas with 5% to 50% invasive cover (medium threat from invasive species: tree-iage categories 2, 5, and 8) will also require invasive removal. Invasive growth in these spots is patchy. Generally, projects in these sites are appropriate for community volunteers.

Areas with 5% invasive cover or less (low threat from invasive species: tree-iage categories 1, 4, and 7) require little or no removal, and phase 1 work in these areas may simply involve walking through to check that any small invasive growth is caught before it becomes a larger problem.

Phase 2. Secondary Invasive Removal and Planting

Before planting, a second round of invasive removal is done to target any regrowth before it spreads, and to clear the site for young native plants to be established. Staff will work with each site on a case-by-case basis to develop an appropriate plant palette and work plan.

For example, forested habitats with more than 50% conifer canopy cover (tree-iage categories 1, 2, and 3) will require the least amount of planting, but may need to be filled in with ground covers, shrubs, and small trees in the understory. Areas with more than 25% native tree cover but less than 50% conifer cover (tree-iage categories 4, 5, and 6) will generally be filled in with native conifer species. Areas with less than 25% native tree canopy cover that can support tree canopy cover (tree-iage categories 7, 8, and 9) will require extensive planting with native trees, shrubs, and ground covers. Restoration practices and planting requirements will of course vary depending on the habitat type and target native plant population. Most phase 2 planting projects are appropriate for community volunteers. The *Green Kirkland Steward Field Guide* provides volunteer-appropriate BMPs once a planting plan has been established.

Phase 3. Plant Establishment and Ongoing Maintenance

This phase repeats invasive plant removal and includes weeding, mulching, and watering newly planted native plants until they are established. Although native plants have adapted to the area's dry summer climate, installed container and transplanted plants both experience shock, which affects root and shoot health; therefore, most plants require at least three years of establishment care to help ensure their survival. Sites may stay in phase 3 for many years.

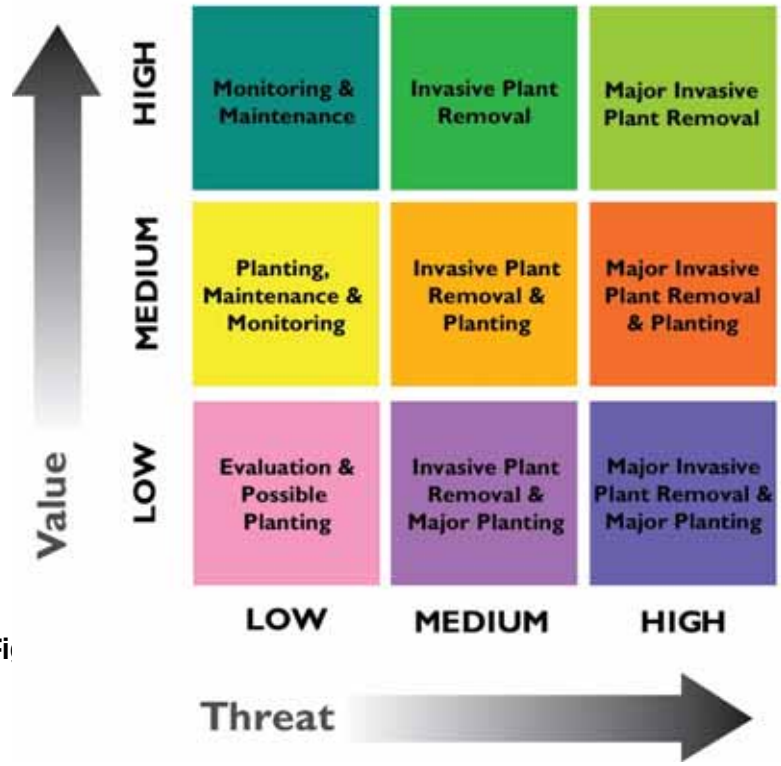
Phase 4. Long-term monitoring and maintenance

The final phase is long-term site stewardship, including monitoring by volunteers and professionals to provide information for ongoing site maintenance. Monitoring may be as simple as neighborhood volunteers patrolling park trails to find invasive species, or it could involve regular measuring and documentation of various site characteristics. Maintenance will typically consist of spot removal of invasive regrowth and occasional planting where survivorship of existing plants is low. Individual volunteers or small quarterly or annual work parties can easily take care of any needs that come up, as long as they are addressed promptly before problems spread. The number of acres in phase 4 is programmed to grow every year, with the goal that all 487 acres will be enrolled in the restoration process and graduate to this phase.

Without ongoing, long-term volunteer investment in monitoring and maintenance of areas in restoration, Kirkland's natural areas will fall back into neglect. For that reason, volunteer commitment needs to be paired with city resources. Work is then compared against the best available science to define optimal plant stock and sizes, watering regimes, soil preparation, and other natural open space restoration techniques.

Monitoring will be conducted more frequently in the early phases of the program as the Partnership discovers how the sites respond to restoration. Management units that currently have less than 5% invasive cover and more than 50% native conifer forest cover or healthy wetland vegetation (tree-iage category 1) may already be in phase 4 and suitable for enrollment into a monitoring and maintenance plan. Most will need some preliminary restoration in phases 1 through 3.

In 2012, the Green Cities program developed a Regional Standardized Monitoring Program in order to understand the success, value, and effectiveness of restoration activities throughout the Partnerships. These protocols provide baseline and long-term data collection procedures that can be replicated in the future to measure changes in site characteristics. The data shows the composition and structure of a site, which can be an important indicator of overall habitat health. The Green Kirkland Partnership participated in this program in 2012 and 2013, and has 11 plots installed at sites in Cotton Hill, Carillon Woods, Juanita Bay, Crestwoods, Edith Moulton, Everest, Juanita Heights, Kiwanis, McAuliffe, and Watershed Parks. It is recommended that data be collected at these plots at least once every five years so it can be used to assess progress and inform restoration strategies and approaches.



Fi s

Application to the Tree-iage Categories

The four-phase approach can be applied to the tree-iage categories as shown in Figure 15. Each tree-iage category can be assigned appropriate management strategies.

Tree-iage Category 1: High Habitat Composition, Low Invasive Threat
Acres in project area: 84

Condition: This category contains the healthiest forest areas in the Kirkland system of natural open spaces. Typical stands have more than 50% evergreen canopy. This category includes stands of mature conifers and the mixed conifer/deciduous stands found in forested wetlands. In scrub-shrub or emergent wetland areas, where full conifer coverage would not be appropriate, this category has full cover by native vegetation appropriate to the site. These stands are under low threat because the invasive cover is less than 5%.

Management Strategy: Monitoring and Maintenance Work is focused on protecting these areas' existing high quality and making sure that invasive plants do not establish themselves.

Tree-iage Category 2: High Habitat Composition, Medium Invasive Threat
Acres in project area: 65

Condition: Similar to category 1, these forest stands contain more than 50% conifer or evergreen broadleaf canopy or appropriate native wetland vegetation. Habitats in this category are at risk because the invasive cover is greater than 5%. In these areas, invasive growth is expected to be patchy with diffuse edges.

A habitat in otherwise good condition but subject to a number of moderate threats may degrade if left untreated. If unattended, this level of invasive coverage could prevent native seedlings from establishing and could compete with existing trees for water and nutrients. However, the forest would persist in good condition if threats were mitigated in a timely manner.

Management Strategy: Invasive Plant Removal
The main activity is removing invasive plants. Typically, these sites will also require site preparation (e.g., mulching) and infill planting. Projects in many of these areas are appropriate for volunteers. Removing invasive plants from these areas is a very high priority.

Tree-iage Category 3: High Habitat Composition, High Invasive Threat
Acres in project area: 26

Condition: As in categories 1 and 2, habitats in this category have mature conifers, madrones, forested wetlands, or wetland vegetation where appropriate. Category 3 areas have a high threat from greater than 50% invasive cover. Habitats in this category are in a high-risk situation and contain many desirable trees or ecologically valuable species. If restored and maintained, habitats in this category can completely recover and persist in the long term.

Management Strategy: Major Invasive Plant Removal
Without prompt action, high-quality forest stands could be lost. Category 3 areas require aggressive invasive reduction. Soil amendments and replanting are needed in most cases. Restoration efforts in this category are a top priority for the first five years.

Tree-iage Category 4: Medium Habitat Composition, Low Invasive Threat
Acres in project area: 136

Condition: Forests assigned a medium habitat composition value are typically dominated by native deciduous trees but have at least 25% native tree cover. Between 1% and 50% of the canopy is made up of native conifers. In wetland areas not suitable for conifers, these areas have between 1% and 50% cover by appropriate native wetland vegetation. Category 4 areas have low levels of invasive plants covering less than 5% of the MU.

Management Strategy: Planting, Maintenance and Monitoring
We expect planting in these areas to consist of infilling with native species and establishing conifers to be recruited into the next generation of canopy. Often these sites require some

invasive removal and site preparation (e.g., amending with woodchip mulch). Many of these sites may be converted to a conifer forest by the addition of appropriate trees.

Addressing category 4 habitats is a high priority during the first five years. They offer a high likelihood of success at a minimum investment. These sites are well suited to community-led restoration efforts.

Tree-iage Category 5: Medium Habitat Composition, Medium Invasive Threat
Acres in project area: 96

Condition: Areas in this category have greater than 5% but less than 50% invasive cover. Invasive growth in these areas is expected to be patchy with diffuse edges. These areas are estimated to have greater than 25% native upper canopy cover but less than 50% upper canopy coniferous or broadleaf cover. In the case of wetland forests, it is greater than 50% native tree canopy cover. In wetland areas not suitable for conifers, these areas have between 1% and 50% cover by appropriate wetland species. These areas have between 5% and 50% cover by invasive plants. These habitats contain many desirable native trees that are under threat from invasive plants.

Management Strategy: Invasive Plant Removal and Planting
These sites will require invasive removal and infill planting. While some restoration work is planned for these areas in the first five years, aggressive efforts are required throughout the life of the Green Kirkland Partnership.

Tree-iage Category 6: Medium Habitat Composition, High Invasive Threat
Acres in project area: 32

Condition: These areas are typically dominated by native deciduous trees but have at least 25% native tree cover. Between 1% and 50% of the canopy is made up of native conifers. In wetland areas not suitable for conifers, these areas have between 1% and 50% cover by appropriate wetland vegetation. Invasive plants cover more than 50% of the area.

Habitats that retain important plant elements but are already partially degraded by a high-level risk factor may still have the potential to recover if remediation is prompt. Because these

stands are at greater risk than category 5 habitats, they also require greater labor investment.

Management Strategy: Major Invasive Plant Removal and Planting
Extensive invasive removal, site preparation (e.g., amending with woodchip mulch), and replanting are required. Initial invasive removal may be done with the aid of mechanical tools and equipment and may require professionals. Planting in these areas consists of infilling with native species.

Tree-iage Category 7: Low Habitat Composition, Low Invasive Threat
Acres in project area: 14

Condition: These forests are estimated to have less than 25% native canopy cover in a setting that could support full canopy cover under good conditions. Forested wetlands will have less than 25% trees or shrubs appropriate to the site. Levels of invasive plants are low in category 7 forests.

Parks in this category may include recent acquisitions, areas with large canopy gaps (perhaps due to windthrow or die-off of mature deciduous trees), sites of recent landslides, unstable slopes, sites with large amounts of fill, and/or areas dominated by nonnative trees.

Management Strategy: Evaluation and Possible Planting
The reasons underlying these sites' low value can differ greatly, and the stands will be addressed on a case-by-case basis. Because of low levels of invasive plants, restoration may be quite cost-effective in some of the category 7 forests. Sites in this category will be evaluated to determine whether conditions and timing are appropriate to move these wooded areas toward a more native forest and what the appropriate composition of that forest should be. In some cases, it may be desirable to remove nonnative trees, especially if they are aggressive. Areas that are ready for conversion to native forest would be a high priority during the first five years.

Tree-iage Category 8: Low Habitat Composition, Medium Invasive Threat
Acres in project area: 2

Condition: Areas that are estimated to have less than 25% native overstory or forested wetlands with less than 25%

cover by trees and 5% to 50% invasive cover fall into this category. Invasive growth in these areas is likely to be patchy with diffuse edges. A forest in this category might be chronically degraded by a variety of threatening processes, and might have lost much of its value in terms of habitat quality or species complement.

Management Strategy: Invasive Plant Removal and Major Planting
Restoration efforts in these areas require a large investment of time and resources. Although some work will be directed here, this is not a priority category for the first five years. The Partnership will support efforts that contain the spread of invasive plants, try out new techniques, or help enthusiastic community-led efforts. These sites will require major invasive removal and site preparation, such as mulching and infill planting. Planting within these areas will consist of infilling with native species.

Tree-iage Category 9: Low Habitat Composition, High Invasive Threat
Acres in project area: 32

Condition: Areas estimated to have less than 25% native upper tree canopy cover or appropriate forested wetland vegetation and greater than 50% invasive cover fall into this category.

Management Strategy: Major Invasive Plant Removal and Major Planting
Category 9 sites are not likely to get much worse during the next five years. These sites require many years of major invasive removal and site preparation in the form of mulching and infill planting, and will almost definitely require the attention of professionals. Although work will be directed to category 9 forests in the future, this is not a priority category for the first five years. The Partnership will support efforts that contain the spread of invasive plants, try out new techniques, or bolster enthusiastic community-led efforts.

Field Objective 5: Ongoing Monitoring and Maintenance

The sustainability of Kirkland's natural open spaces hinges on ongoing maintenance. As each management unit moves through the process of restoration (phases 1 through 3), it enters into monitoring and maintenance: phase 4. For a complete discussion on field monitoring, see Chapter V, "Adaptive Management."

COMMUNITY

During the next 20 years, the Green Kirkland Partnership will continue to build its successful community-based stewardship program and engage all sectors of the city in forest and natural area restoration through business volunteer days, neighborhood associations, Girl and Boy Scouts of America, faith-based organizations, youth groups, community service, and school groups. Committed volunteers are an essential component of the Partnership's success and serve as motivators, fundraisers, and an inspirational force advocating for necessary resources to achieve goals. Volunteers complete much of the physical restoration work. Their committed efforts allow the Partnership to meet many of its goals and benchmarks identified in the strategic plan. Partner staff shaped the following community objectives and benchmarks based on their past 10 years of program development as well as other Green Cities Partnership efforts in the Puget Sound region. The community program area includes the following objectives:

1. Expand the Green Kirkland Steward Program.
2. Develop and implement strategies to achieve social equity and inclusion of a diverse community of volunteers.
3. Continue to provide outdoor education and service-learning opportunities to Kirkland's youth and families.
4. Engage and educate private landowners.
5. Encourage businesses and organizations to help further Partnership goals.
6. Expand community engagement and educational efforts to reach residents, community organizations, and businesses based in Kirkland's new neighborhoods.
7. Appreciate volunteers and celebrate Partnership successes.

Community Objective 1: *Expand the Green Kirkland Partnership Steward Program.*

The intent of the Green Kirkland Steward Program is to build an educated, engaged, and active volunteer base around restoration, maintenance, and stewardship of Kirkland's forested and natural area parkland. The program provides volunteers with an opportunity to take on more leadership responsibilities, expand their skill set, tackle larger challenges associated with restoration and maintenance, and receive support and guidance to complete multiyear projects. The Partnership launched the Green Kirkland Steward Program in 2009, and now supports 26 Stewards. In the next five years, the Partnership hopes to recruit, train, and retain about eight or more additional Stewards, who will lead other volunteers in the field and serve as stewardship leaders in the community. Green Kirkland Stewards will have the opportunity to do the following:

- Organize and lead volunteer events and activities at their selected park.
- Serve as key contacts for Green Kirkland Partnership projects with their neighborhood and the larger Kirkland community.

- Attend regular trainings and workshops, as resources allow.
- Coordinate with partner staff to ensure the successful implementation of site-specific stewardship plans.
- Request tools, materials, and assistance, as needed.
- Track and report progress on restoration activities via the Partnership's work log.

Green Kirkland staff understand that serving as a Steward is a big commitment, and that some people may want more responsibility than a regular volunteer, but not as much as a Steward. In response to this, the Partnership offers the opportunity to serve as a Support Steward. Support Stewards receive training around volunteer management and restoration BMPs, and assist lead Stewards in outreach and community engagement.

Community Objective 2: *Develop and implement strategies to achieve social equity and inclusion of a diverse community of volunteers.*

Community building and an ethic of environmental responsibility are at the core of the Green Kirkland Partnership and the Green Cities Network across the Puget Sound. Community members are welcome to participate in caring for our shared public urban forests and natural areas regardless of age, income, ethnicity, or the languages spoken at home. Restoration work parties provide an opportunity for neighbors, classmates, families, friends, and complete strangers to come together to restore health to their parks, build community through shared experience, and deepen ties to the natural world and each other.

Green Kirkland Partnership seeks to continue its successful volunteer program by strengthening efforts to provide equitable and inclusive opportunities for the entire Kirkland community. Environmental conservation organizations across the country and here in Puget Sound typically struggle to engage communities of color, recent immigrants, and low-income families (*Green Cities Community Engagement Guide*, in development). Yet Kirkland's population in the last two decades has become increasingly diverse, with Asian Pacific Islander and Hispanic populations growing the most rapidly (*Kirkland Community Profile* Draft, 2013). Green Kirkland has already seen some success in engaging a more diverse community through its work with local schools. To expand these efforts, Kirkland will need to employ additional creative strategies during the next 20 years. The following is a summary of suggested strategies to enhance social equity and diversity, with input from the City of Kirkland, Forterra, and diversity engagement best practices researched and undertaken by the Green Redmond Partnership:

- Understand the demographics of Kirkland's neighborhoods as well as the needs and priorities of the communities that live there.

- Attend Kirkland neighborhood association or other community-sponsored meetings, prioritizing those reaching communities of color, recent immigrants, and low-income families. Develop an understanding of this cohort's values and goals, and how Green Kirkland can support the neighborhood's own efforts to build community.

- Work cooperatively with human services staff at Kirkland Parks and Community Services, King County Housing Authority, King County Library System, and local nonprofit organizations to engage low-income and underserved communities.

- Work with local community groups to craft and host their own Green Kirkland events to increase inclusion in the planning process and create a strong community-driven program.

- Consider cultural competency training for Partnership staff and be mindful of differences within cultural groups. Don't make assumptions: be sensitive to the traditions and views of the groups the Partnership is working with.

- In an effort to ensure that public communication materials for projects or events can be understood by target residents, the Partnership can utilize King County's language translation resources to conduct neighborhood-specific language needs assessments. This resource is based on five sources of Limited English Proficiency data and includes GIS "language maps" that enable staff to identify the language needs of populations specifically within the City of Kirkland's various neighborhoods. In addition to using this resource, City staff can also utilize the Lake Washington School District enrollment profiles for neighborhood schools to help supplement the county's information.

- When working with Limited English Proficient volunteers, language interpretation should be provided throughout the volunteers' Green Kirkland experience, including during recruitment and pre-event communication, at the restoration event itself, and following the event, in order to build future engagement. The Partnership may choose to start with one language, such as Spanish, and build from there based on need and community interest.

- Create public-facing materials that specifically show diverse community members, so that potential volunteers can see themselves in Green Kirkland. Utilize inclusive language such as "everyone can help," and seek feedback from volunteers themselves on how to make events as welcoming as possible.

- Provide a continuum of opportunities in various parks and neighborhoods that are easily accessible by public transportation. Identify other barriers to participation and address them as resources allow.

- Consider providing food and other hospitality. Sharing a simple meal together, even if it is a picnic at a natural area park, is an effective community-building tool. If working with a specific cultural group, research customs and norms, if any, surrounding food. When in doubt, ask community members about their preferences.

- Look for opportunities to connect with and celebrate different community's connections to the environment, greenspaces, and/or volunteerism through cultural holidays or in other ways.

- Find new places to spread the word by asking community members where they gather and where they get news. Utilize ethnic media outlets, and post flyers in popular local businesses.

- Focus on helping more volunteers of color, recent immigrants, and low-income families move up the chain of engagement and become leaders in their own communities. Look for barriers to higher engagement and address them.

Community Objective 3: *Continue to provide outdoor education and service-learning opportunities to Kirkland's youth and families.*

The Green Kirkland Partnership has engaged Kirkland's youth through school-based projects, faith-based organizations, and Boy Scouts and Girls Scouts. The Partnership will continue to seek new and innovative ways to welcome children of all ages into stewardship efforts. The Partnership will:

- Develop relationships with public and private school administrators and teaching staff to develop field-trip and service-learning opportunities for their students.

- Reach out to high school club/group advisors (e.g., National Honor Society) in Lake Washington School District's middle and high schools and in local private schools to develop stewardship opportunities for students.

- Engage low-income youth and families by reaching out to Lake Washington School District schools that predominantly serve low-income families, such as John Muir Elementary and Rose Hill Elementary.

- Reach out to neighborhood schools' Parent-Teacher-Student Associations to engage students and their families in Green Kirkland events.

Community Objective 4: *Engage and educate private landowners.*

While stewardship of public forest and natural areas is an important step toward protecting habitat for wildlife, improving water quality, and providing public recreational opportunities, private lands cover a greater portion of Kirkland. Plantings on private lands can greatly degrade the condition of the City's parklands despite best efforts to restore, maintain, and steward these areas. For instance, English ivy growing as a border plant in a landowner's backyard can quickly escape into a forested or natural area park either by spreading beyond the property line or by birds dispersing the seeds. Many invasive species also spread when yard waste is illegally dumped in parkland. In fact, these are the most common ways public forest and natural areas become infested with invasive species.

Alternatively, landowners can be a great resource for their neighborhood parkland by engaging their neighbors, schools, community groups, clubs, and businesses to help support the Partnership's efforts. Private land can also be a main source for retaining trees and expanding current forest canopy and habitat. Privately owned forest and natural areas in good health can serve as important buffers to adjacent public parklands and help mitigate habitat fragmentation and edge effects.

Potential ways for the Green Kirkland Partnership to educate and engage private landowners as an important constituency include:

- Developing mailings and handouts to inform them about the problems facing forested and natural area parklands, the benefits of removing invasive species from their properties and replacing them with native or noninvasive ornamental species, and ways to get involved in the Partnership.
- Providing information about the Green Kirkland Partnership's efforts on the Partnership's webpage, in park kiosks, and in neighborhood newsletters and local newspapers.
- Connecting private landowners with programs such as the National Wildlife Federation's Certified Wildlife Habitat Program or Schoolyard Project.
- Training landowners in BMPs through the Green Kirkland Steward Program.
- Continuing to work with other City departments to disseminate a stewardship-friendly plant list for developers and landowners that discourages invasive species and promotes native or noninvasive species and tree retention.

Community Objective 5: *Encourage businesses and organizations to help further Partnership goals.*

The Partnership has established a successful relationship with the Kirkland business community over the past several years and will continue to offer businesses the opportunity to support and participate in Green Kirkland stewardship efforts. The recruitment of corporate sponsors to hold employee stewardship events at Green Kirkland Partnership sites is an important element for program success. In some cases, corporate sponsors may also be in a position to contribute

supplies and materials necessary for stewardship events. In turn, Green Kirkland can offer incentives such as special recognition and publicity for supporting the Partnership.

Landscape supply businesses will also be encouraged to support the mission and goals of the Partnership by refraining from selling plants listed as "Weeds of Concern" by the King County Noxious Weed Control Board. These plants include butterfly bush, morning glory, yellow flag iris, and English ivy. The Partnership could provide education on invasive plants and suitable alternatives, and seek opportunities to convey its message at local garden fairs and clubs.

Business contributions to the Green Kirkland Partnership can include:

- Employee and team-building opportunities through event participation
- Cash donations
- Sponsorship of volunteer events such as Green Kirkland Day
- In-kind contributions (such as equipment, native plants, materials, and food for volunteer events)
- Refraining from planting or selling invasive plants

Community Objective 6: Expand community engagement and educational efforts to reach residents, community organizations, and businesses based in Kirkland's new neighborhoods.

The outreach and engagement strategies outlined in the previous community goals will be implemented citywide, with special focus on welcoming the new neighborhoods of Finn Hill, North Juanita, and Kingsgate to the Green Kirkland Partnership community. The Partnership has begun outreach with community members to assess these neighborhoods' needs, interests, and capacity for stewardship of their forested and natural area parklands.

Callout: [Social Media — Tools for Outreach and Engagement
Since the Green Kirkland Partnership's founding in 2005, the use of social media outlets such as Facebook, Twitter, and Instagram have changed the way communities and individuals share information. These outlets now provide the Partnership with an effective tool to reach large segments of Kirkland's community. The Partnership will continue to utilize various "old-school" media outlets to publicize volunteer events or information on its progress (e.g., the *Kirkland Reporter* newspaper, neighborhood association newsletters, and citywide publications), but the Green Kirkland webpage, digital media, and contributions to local blogs will continue to be prominent tools in volunteer recruitment and educational outreach.]

Community Objective 7: *Appreciate volunteers and celebrate Partnership successes.*

The Green Kirkland Partnership will continue to celebrate volunteers' achievements and emphasize the crucial role they play in restoring and maintaining Kirkland's forested and natural area parklands. In the past, Green Kirkland Stewards have been nominated and recognized by the Washington Department of Natural Resources and the City of Kirkland as

outstanding stewardship volunteers. Partnership staff regularly recognizes the outstanding efforts and service of volunteers on the Green Kirkland Partnership website, through the City of Kirkland's interdepartmental teams, and through the Green Cities Network.

The City of Kirkland hosts an annual recognition event for volunteers in which Green Kirkland Stewards and other volunteers are recognized for their service. Volunteers are a valuable resource and crucial for completing on-the-ground Partnership goals. Stewards and volunteers are the very heart and soul of the Green Kirkland Partnership and are valued for their expertise and the rich and diverse perspectives they bring, not only to community engagement, but also on-the-ground stewardship practices.

The Green Kirkland Partnership also hosts its own volunteer appreciation activities, such as an annual picnic for Green Kirkland Stewards and volunteer appreciation at annual Green Kirkland Day events. The Partnership seeks to find a variety of ways to recognize Stewards and other volunteers for their valuable efforts.

RESOURCES

Financial resources, staff capacity, and volunteer contributions will affect the Green Kirkland Partnership's ability to restore and maintain the 487 acres identified for stewardship in this plan. During the next 20 years (2015–2035), the Partnership will need an estimated $12.5 million in funding (2015 dollar value), as well as volunteer support, to accomplish the proposed goals. The needed volunteer investment is estimated at approximately 350,000 hours over the life of the program. This will bring an additional value of $9.6 million as a match to the estimated $12.5 million in direct costs. This is an ambitious plan that relies on additional resources. The following section provides an overview of the components used to develop these cost estimates and identifies resource objectives and strategies to achieve the Partnership's goals.

Estimating Program Costs

Background

In 2005, the Green Seattle Partnership estimated the costs of restoring 2,500 acres of forested parks and natural areas in Seattle for a 20-year period. Green Seattle relied on estimates of past costs for restoration activities, staff costs associated with planning and management, materials, funding development, outreach and marketing, and overhead. In 2008, the Green Kirkland Partnership developed similar cost estimates based on Seattle's original model for its newly emerging program, which was the best available model for predicting restoration costs at the time. The original 2008 cost estimate to enroll 372 acres by 2028 was $5.2 million (with an additional $4.4 million in volunteer contributions). By the end of 2014 (seven years after plan development and 10 years after initial 2005 restoration efforts), 59 acres were enrolled in restoration, representing 62% of projected acre goals. Dedicated funding for the Partnership between 2005 and 2014 totaled $1.6 million dollars. During the first ten years, funding benchmarks fell below target, but were met beginning in 2013 when levy funds were allocated. Not meeting previously projected restoration acre goals was largely due to unstable funding prior to 2013.

It should be noted that Kirkland's original cost estimates assumed a slightly different program structure because Seattle's program already had access to additional external resources and support such as truck drivers (for mulch deliveries), tools from existing volunteer coordinators, and other existing resources; therefore, these resources were not included in the anticipated expenses for Green Seattle. When the Green Kirkland Partnership was initiated, there were not as many existing resources, and all costs were being assigned directly to the Green Kirkland division's program budget. Comparing Seattle's cost estimates with those of other Green Cities is thus not entirely feasible as the operating and funding structures, staff capacity, and resource distributions differ.

The 2015 Cost Model

Unlike other Green City 20-Year Plans, which are aimed at initiating new Green City Partnerships, the updated 2015 Kirkland cost estimates take into account the program development and restoration that has occurred between 2005 and 2014. Therefore, the 59 acres already enrolled in restoration were accounted for and used the Partnership's current primary funding source (2012 Parks Levy dollars) as the baseline cost and operating budget upon which subsequent years were built. This resulting cost estimate accounts for a projected increase in operational and administrative staffing needed to grow and manage community-based stewardship efforts, as well as increased funding for field supplies and a professional crew to support restoration efforts on the 239 acres of sensitive areas outlined in chapter III. Also included is a built-in 15% overhead on field expenses and 7% overhead on staff time to capture some of the additional costs associated with doing business over time. For this plan, all cost estimates and leveraged volunteer values are listed in 2015 dollars.

Cost Model Assumptions:

Contractor and Field Costs

Estimated field costs include paid crews to lead volunteers and/or implement restoration work not suitable for volunteers, as well as restoration supplies, plants, and tools. These are only estimated averages for the purposes of projecting the total budget needed to meet the program goals. Each actual project will vary, depending on the site conditions and who is performing the work.

Staff and Program Costs

The estimated staff and program costs include staff support for running the program; planning and development; monitoring restoration and tracking progress; recruitment, supervision, and support for Kirkland Stewards; promoting work parties, social media, recruiting and coordinating general volunteers; managing paid crews and other contractors; ordering and delivering field supplies; grant writing and implementation; marketing; overhead expenses; and other operating costs.

Estimating Volunteer Labor Match

The Green Cities cost model was adapted with a slight increase in the average volunteer hours per acre because the Green Kirkland Partnership is heavily invested and reliant on volunteers to implement restoration rather than paid crews. The labor estimates outlined in Table 5 are used for estimating the anticipated number of labor hours needed per acre of restoration, either by volunteers or paid labor. The range of hours accounts for the difference in labor investment needed for different tree-iage categories within each phase of restoration. The Partnership assumes on average:

Table 5. Range of labor estimates per restoration phase

Restoration Phase	Range of Labor (volunteer or paid)	Average (hours/acre)

	Investment (hours/acre)	
Phase 1	50–1,500	750
Phase 2	94–376	150
Phase 3	31–155	90
Phase 4	1–25	13

The volunteer match estimate is then calculated by taking the estimated number of volunteer hours needed and multiplying it by the 2014 Independent Sector volunteer labor value of $27.54/hour for Washington State (www.independentsector.org/volunteer_time). The number of volunteer occurrences and volunteer hour calculations assumes that a volunteer spends four hours on average at a large Green Kirkland work party.

Green Kirkland Partnership Cost Estimates 2015–2035

The estimated overall $12.5 million needed to reach restoration goals starts with the current 2015 budget of $468,000 and slowly builds each year, increasing by $65,000 in 2019. This is to allow for some restoration crews to enroll new acres. Program costs peak in 2025 (year 10) at $710,000, which would be an additional $240,000 (approximately a 50% increase) from the current 2015 allocated Partnership budget. This would allow for a full-time restoration crew and added capacity to support a larger volunteer program.

The Near- and Long-term Strategic Plan and Benchmarks (Table 7) illustrates how acre enrollment, volunteer hours, and estimated program costs ramp up over the 20-year period based on output from the cost model. For example, the model projects a cost of $468,000 in 2015 to initiate restoration and maintenance efforts on 4 new acres. This accounts for staff, field expenses, and overhead needed to recruit and support an estimated 1,045 volunteers and 8,363 volunteer hours (a value of $223,460). If this level of funding is not acquired, the 20-year timeline will be pushed out and current conditions of the restoration sites will further decline, costing the City even more to restore its forested and natural area parklands in the future.

The cost per acre for each tree-iage category is the projected total estimated cost from the time restoration and maintenance begins in 2015 until the end of the plan in 2035. Table 6 illustrates the estimated cost of 2015-2035 restoration per tree-iage category. These are high-level predictions used for long-range planning and do not reflect a fine-scale analysis. The calculated average costs per acre going through the four phases of restoration are derived from a cost model that enrolls a percentage of acres from each tree-iage category every

year during the next 20 years. The model estimates that initiating restoration and maintenance on all 487 acres will cost from $21,600 per acre for tree-iage category 1 acres to $33,500 per acre for tree-iage category 9 acres.

Table 6. Estimated cost of 2015–2035 restoration (in 2015 dollars) per tree-iage category

Tree-iage Category	Acreage	Estimated Average of Paid Labor and Program Costs/Acre*	Total Cost per Tree-iage Category (Acres x Cost)
1	84	$21,600	$1,814,400
2	65	$24,900	$1,618,500
3	26	$27,300	$709,800
4	136	$24,700	$3,359,200
5	96	$27,200	$2,611,200
6	32	$29,500	$944,000
7	14	$26,700	$373,800
8	2	$31,200	$62,400
9	32	$33,500	$1,072,000
Total	487		$12,565,300

**Combines estimated paid labor (contractors and staff) and program costs; does not include volunteer labor. Totals are rounded to the nearest whole number.*

Based on the adjusted estimates, the model forecasts that completing proposed Partnership goals will cost approximately $12.5 million in 2015 dollars through 2035. The model also forecasts a volunteer match of $9.6 million during the 20-year time period. Figure 16 illustrates the relationship between direct costs, volunteer match, and the enrollment of acres per year into restoration over the life of the program.

The resources component of this plan comprises the following five objectives:

1. Continue current City funding and build capacity for future program growth.
2. Provide sufficient staff to support fieldwork, volunteer outreach and management, and program administration as the Partnership grows in the future.
3. Review and update current programs and policies to improve interdepartmental stewardship results.
4. Increase volunteer engagement to a cumulative total of 350,000 hours during the next 20 years.
5. Increase volunteer productivity by providing support and materials to volunteers and Green Kirkland Stewards.

Resources Objective 1: *Continue current City funding and build capacity for future program growth.*

Between 2007 and 2012, the Green Kirkland Division was funded through the city's general fund, Capital Improvement Plan funding, and King Conservation District grant support. Additional grant dollars and support from the USDA Forest Service (through Forterra), Washington Department of Natural Resources, and the Melody S. Robidoux Foundation also supported program development and on-the-ground restoration. Beginning in 2013, the Partnership is now primarily supported by monies from the 2012 Park Levy, along with continued grant and Capital Improvement funding. These funding sources support the Partnership's work at current 2015 capacity.

In order to continue to grow the program to achieve the benchmarks outlined in the Near- and Long-Term Strategic Plan (Table 7a and 7b), the Partnership should explore various other funding sources to meet anticipated costs over the next 20 years. Continued public resources, corporate partners, foundations, grants, and private donors will play an important role in funding beyond the current budget.

Several possible funding mechanisms could be evaluated for consideration, either separately or in combination, to meet the funding goal, such as the following:

- Federal, state, and local grants from such entities as King Conservation District, Washington State Recreation and Conservation Office, Washington Department of Natural Resources, and King County Conservation Futures Program
- City of Kirkland departmental funding (reallocated and/or increased)
- Establishment of a financial nexus between restoration and maintenance of forested and natural area parkland and stormwater management infrastructure or other ecosystem services related to utility infrastructure
- Separate state and federal discretionary funding for forest and natural area restoration
- Market-based mechanisms (carbon credits and stormwater mitigation), if determined feasible
- Contributions from local corporations and businesses
- Financial contributions from the public, if volunteering is not an option

Resources Objective 2: *Provide sufficient staff to support fieldwork, volunteer outreach and management, and program administration as the Partnership grows in the future.*

Field Restoration Staff

Current Green Kirkland Division capacity alone cannot meet the restoration and maintenance needs of all 487 acres by 2035. Volunteer efforts and community leadership will play a major role in achieving restoration and maintenance goals. Currently, the Partnership has one full-time field staff member supporting and supplementing Green Kirkland Stewards' field efforts. This involves delivering mulch, providing restoration expertise, and completing some high-priority restoration tasks not suitable for volunteers, such as herbicide application. As field efforts ramp up in the coming years and the Partnership enrolls more acres in restoration and

maintenance, one field person will not suffice to support Stewards and volunteers. In 2015 and 2016, funding from the Parks Levy for a seasonal laborer position will support field efforts.

In addition to the increase in volunteer-driven restoration projects, there are some acres that require the expertise of a professional field crew. For onetime or short-term projects, this could include hiring a commercial or nonprofit professional crew. Alternatives include developing a dedicated city-funded natural areas crew or contracting an external professional field crew. Crews could be dedicated to the Green Kirkland Division or shared among other City departments, partner organizations, or other Green City Partnerships. The Partnership could serve as the lead sponsor and look to other City divisions or local nonprofits to share the cost.

Steward and Volunteer Program Management

The Partnership currently has one full-time staff member who is dedicated to managing the Green Kirkland Steward program and serves as the overall volunteer coordinator; this person manages upwards of 9,000 volunteer hours per year and currently supports 26 active Stewards. As the Partnership expands its volunteer and Steward Program to meet its field objectives, the Partnership could be managing more than 20,000 volunteer hours annually (about 5,000 volunteers). To adequately support these volunteers both in the field and administratively, the Partnership will likely need to expand its staffing by at least one full-time employee.

The Partnership should continue to recruit, train, and retain additional volunteers interested in a higher level of commitment than attending occasional volunteer events. The Green Kirkland Steward program allows the Partnership to increase on-the-ground community leadership, thereby building partner capacity to initiate restoration and maintenance. Stewards, who lead volunteer events, assist with creation of activity work plans, and track restoration progress could apply for small grants to further efforts at their park; however, all grants would require staff support. Success of the Steward Program depends upon Partnership staff's ability to coordinate the program, including training new Stewards, working with participants to develop activity work plans, coordinating efforts with other city staff, and keeping track of accomplishments.

Marketing and Community Outreach

Additional staff time devoted to education and outreach will be critical in helping increase volunteer capacity to more than 20,000 hours during the next 20 years. In order to recruit volunteers and engage and educate the public, Partner staff should commit a significant amount of time to marketing and fundraising, which would require more staff time. The Partnership now has fundraising and volunteer recruitment brochures to assist with outreach efforts. The Partnership should create and implement a communications and marketing plan or approach that aligns with and enhances outreach and education work. Outreach, education, communications, and marketing efforts will increase Partnership visibility, build the needed volunteer base and community awareness, and increase the potential for generating additional program funding by reaching a wider audience.

Program Management and Fund Development

Stable funding is crucial to supporting the Partnership's efforts. The Partnership should identify and solidify additional funds to supplement the 2012 Parks Levy funding and also identify ways to maximize use of existing dollars. Using its new fundraising brochure, among other resources, the Partnership should integrate donor recruitment into its ongoing marketing and community outreach efforts. Developing a committed base of small donors is important and should be done in concert with developing larger, more stable funding sources.

Currently, the Green Kirkland Partnership supervisor conducts fund development and overall Partnership management, with oversight from the Parks and Community services director. The supervisor is also responsible for budget management, annual reporting, overseeing field and operations staff, and contractors. Additional administrative tasks to develop and implement are monitoring and tracking, creating and distributing annual summary reports, facilitating the Green Kirkland Management Team, grant writing, and pursuing new funding sources. As the program expands, the Partnership may consider establishing a separate fund development and marketing position, whose responsibilities would include supporting staff with outreach and engagement, recruiting corporate sponsors, securing funds from donors and foundations, and grant writing.

Resources Objective 3: *Review and update current programs and policies to improve interdepartmental stewardship results.*

The Partnership has been implementing interdepartmental stewardship goals since the City council approved the 2008 20-Year Forest Restoration Plan and should continue interdepartmental collaboration as follows:

- Provide restoration expertise to other departments and develop a recommend plant list for public properties that includes suitable native plants and excludes all invasive plants.
- Coordinate restoration, stewardship, outreach, and educational efforts across appropriate city departments, divisions, and programs to maximize volunteers, resources, funding, and staffing capacity.
- Explore possible future expansion of the Green Kirkland Partnership model to additional forest and natural areas acquired by the city or managed by other city departments.

Resources Objective 4: *Increase volunteer engagement to a cumulative total of 350,000 hours during the next 20 years.*

Between 2015 and 2035, volunteer contributions are forecasted to surpass 350,000 hours, valued at $9.6 million (based on the 2013 Independent Sector valuation of a volunteer hour at $27.54 in Washington State). To put this number in perspective, if every Kirkland resident contributed just over four hours during the entire 20-year program, the Partnership would achieve its proposed restoration and maintenance goals.

The Partnership anticipates reaching about 24,000 volunteer hours per year in 2029, when the program reaches its projected peak of new acres entered into restoration and maintenance. The growing contribution of volunteer time is integral to long-term stewardship. Volunteer work should be implemented in concert with Partnership field staff and crews to achieve acreage goals. After proposed 20-year goals are met, ongoing maintenance resources and volunteers will be needed to maintain the health of restored forested and natural area parks.

Anticipated levels of volunteer contributions and fieldwork require resources (funding, staff time, and materials). The projected $12.5 million budget includes added capacity for a dedicated restoration field crew, as well as additional operations staff to support a growing program with additional volunteer recruitment, coordination, training, and recognition. The ability to provide additional resources will help keep volunteer productivity high and ensure positive stewardship experiences.

Resources Objective 5: *Increase volunteer productivity by providing support and materials to volunteers and Green Kirkland Stewards.*

The Partnership will continue to work with Green Kirkland Stewards and volunteer groups to identify restoration and maintenance needs, obtain materials and tools, develop site-specific stewardship plans, conduct BMP trainings, coordinate large events, and write grant applications. Fieldwork efficiency can be increased by creating clear lines of communication, coordination, easy access to resources, and ample support.

The Partnership will continue to provide the following resources:

- New Green Kirkland Steward orientations, periodic training opportunities, and a *Green Kirkland Steward Field Guide*.
- Project monitoring and documentation to assess and track restoration efforts.
- Outreach materials and assistance in recruiting volunteers.
- Restoration materials such as plants, mulch, and tools, as resources allow.
- Networking opportunities for Stewards to share experiences and learn from work conducted at different forested and natural area parks.
- Assistance with maintenance and tasks deemed inappropriate for volunteers by providing professional staff or crews to complete work.

The Green Kirkland Partnership's primary goal is to restore the health of its forested and natural area parklands. The strategic plan and benchmarks outlined in this plan are ambitious, but as noted earlier, if the financial investment is not made during the next 20 years, the timeline will be pushed out and current ecological conditions of the restoration sites will further decline, costing the City of Kirkland even more for future restoration and ecosystem services that healthy forests and natural areas provide.

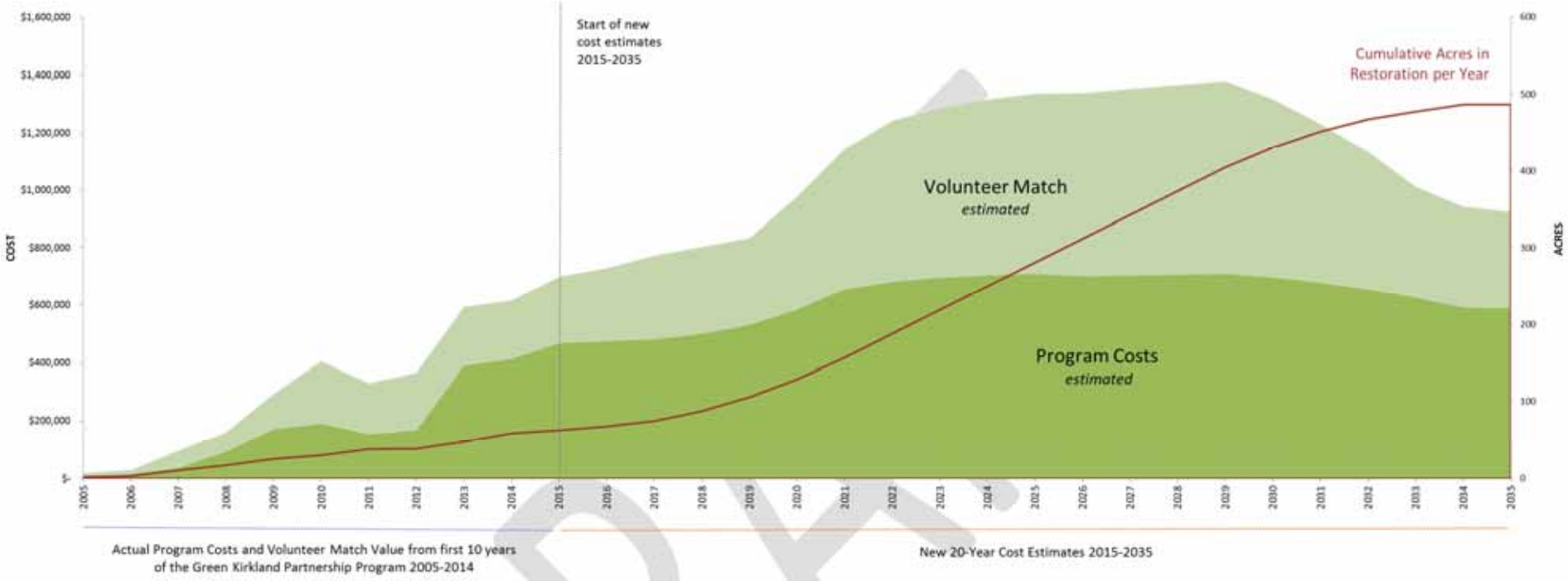


Figure 16. 20-year projections of program costs, volunteer match, and enrollment of acres in restoration per year

DRAFT

Table 7a. Near-term strategic plan and benchmarks: 2015-2019

	2015	2016	2017	2018	2019
Field	Initiate restoration on four new acres and continue efforts on 59 acres already enrolled	Initiate restoration and maintenance on five new acres and continue efforts on first 63 acres	Initiate restoration and maintenance on seven new acres and continue efforts on first 68 acres	Initiate restoration and maintenance on 13 new acres and continue efforts on first 75 acres	Initiate restoration and maintenance on 18 new acres and continue efforts on first 88 acres
	Continue restoration activities in 13 active Green Kirkland parks	Identify one new priority park and continue to develop stewardship plans	Identify one new priority park and continue to develop stewardship plans	Identify one new priority park and continue to develop stewardship plans	Identify two new priority parks and develop stewardship plans. 18 active parks with acres enrolled in restoration by end of 2019
	Develop restoration monitoring plan to track on-the-ground restoration progress	Conduct restoration monitoring	Conduct restoration monitoring	Conduct restoration monitoring	Conduct restoration monitoring, analyze monitoring results and, provide report to stakeholders and field staff
	Identify sites in currently active parks that will require professional field crews in sensitive areas Develop work plan and budget for these projects	Identify sites in need of professional field crews Develop work plan and budget for these projects	Identify sites in need of professional field crews Develop work plan and budget for these projects	Identify sites in need of professional field crews Develop work plan and budget for these projects	Identify sites in need of professional field crews Develop work plan and budget for these projects

Table 7a continued on next page

DRAFT

Table 7a continued. Near-term strategic plan and benchmarks: 2015-2019

	2015	2016	2017	2018	2019
Community	Recruit and manage ~ 8,413 volunteer hours (~2,103 volunteers) Host volunteer appreciation event	Recruit and manage ~ 9,230 volunteer hours (~2,307 volunteers) Host volunteer appreciation event	Recruit and manage ~ 10,581 volunteer hours (~2,645 volunteers. Host volunteer appreciation event	Recruit and manage ~11,010 volunteer hours (~2,753 volunteers) Host volunteer appreciation event	Recruit and manage ~ 10,973 volunteer hours (~2,743 volunteers) Host volunteer appreciation event
	Continue to support 26 Green Kirkland Stewards	28 active Green Kirkland Stewards Recruit and train support Stewards	30 active Green Kirkland Stewards Recruit and train support Stewards	32 active Green Kirkland Stewards Recruit and train support Stewards	34 active Green Kirkland Stewards Recruit and train support Stewards
	Plan and host 1st Green Kirkland Day	Plan and host 2nd annual Green Kirkland Day	Plan and host 3rd annual Green Kirkland Day	Plan and host 4th annual Green Kirkland Day	Plan and host 5th annual Green Kirkland Day
	Host one Green Kirkland Steward Orientation as well as trainings and continuing education workshops for Stewards	Host one Green Kirkland Steward Orientation as well as trainings and continuing education workshops for Stewards	Host one Green Kirkland Steward Orientation as well as trainings and continuing education workshops for Stewards	Host one Green Kirkland Steward Orientation as well as trainings and continuing education workshops for Stewards	Host one Green Kirkland Steward Orientation as well as trainings and continuing education workshops for Stewards
	Publicize publication of 20-Year Plan and Partnership accomplishments in local media	Media outreach focused on youth and families and student participation in stewardship	Media outreach focused on public health benefits and ecosystem services provided by healthy forests and natural areas	Media outreach focused on success stories involving Green Kirkland Stewards, volunteers, and corporate participation	Media outreach focused on outcomes from first five years

DRAFT

Table 7a continued on next page

Table 7a continued. Near-term strategic plan and benchmarks: 2015-2019

	2015	2016	2017	2018	2019
Community	Continue working with schools to develop youth stewardship opportunities	Evaluate youth steward opportunities and adapt as necessary	Continue working with schools to develop youth stewardship opportunities	Continue working with schools to develop youth stewardship opportunities	Continue working with schools to develop youth stewardship opportunities
	Begin outreach and engagement efforts in two to three new neighborhoods Build relationships with community leaders	Continue outreach to remaining new neighborhoods Develop outreach plan to engage community members of diverse ethnic and economic backgrounds	Implement outreach and engagement strategies that welcome a diverse community of volunteers and Green Kirkland Stewards	Implement outreach and engagement strategies that welcome a diverse community of volunteers and Green Kirkland Stewards	Implement outreach and engagement strategies that welcome a diverse community of volunteers and Green Kirkland Stewards

Resources	Identify and pursue various funding sources	Identify and pursue various funding sources	Identify and pursue various funding sources	Identify and pursue various funding sources	Identify and pursue various funding sources
	Recruit local businesses to contribute to volunteer events	Develop corporate and local business engagement plan	Implement corporate engagement plan Continue to engage businesses supporting Green Kirkland Steward projects	Evaluate corporate engagement plan and adapt as necessary Continue to engage businesses supporting Green Kirkland Steward projects	Continue to engage businesses supporting Green Kirkland Steward projects
	Costs projected at $467,804 for 2015	Costs projected at $475,299 for 2016	Cost projected at $481,558 for 2017	Costs projected at $500,206 for 2018	Costs projected at $531,641 for 2019

Table 7a continued on next page

Table 7a continued. Near-term strategic plan and benchmarks: 2015-2019

	2015	2016	2017	2018	2019
Administration	Hold weekly Partnership Management Team Meetings	Hold weekly Partnership Management Team Meetings	Explore developing Community Advisory Committee Hold weekly Partnership Management Team Meetings	Hold weekly Partnership Management Team Meetings	Hold weekly Partnership Management Team Meetings
	Develop data management and reporting plan Investigate using online system	Finalize and implement data management plan Continue to report and record both field and volunteer data	Continue to report and record both field and volunteer data	Continue to report and record both field and volunteer data	Continue to report and record both field and volunteer data
	Publish and distribute 20-year restoration plan	Write and distribute 2015 annual report	Write and distribute 2016 annual report	Write and distribute 2017 annual report	Write and distribute 2018 annual report
	Develop 2016 work plan	Develop 2017 work plan	Develop 2018 work plan	Develop 2019 work plan	Develop 2020 work plan

Table 7b. Long-term strategic plan and benchmarks: 2020-2034

	2020–2024	2025–2029	2030–2034
Field	Enroll 23 to 31 new acres in initial restoration per year 23 parklands with acres enrolled in restoration Develop park-level stewardship plans	Continue adding approximately 31 new acres in initial restoration per year 28 parklands with acres enrolled in restoration Revise park-level stewardship plans as needed	Enroll remaining 56 acres. All acres in restoration by 2034 34 parklands with acres enrolled in restoration Revise park-level stewardship plans as needed
	Continue restoration and maintenance on all previously enrolled acres Update habitat assessment to include new land acquisitions	Continue restoration and maintenance on all previously enrolled acres Update habitat assessment	Continue restoration and maintenance on all previously enrolled acres
Community	An active Green Kirkland Steward group working in approximately 50% of project areas by end of 2024	An active Green Kirkland Steward group working in 80% of project areas by end of 2029	Continue program with active Green Kirkland Stewards in 100% of project areas
	Recruit and manage 14,253 to 22,188 volunteer hours (~3,563 to 5,547 volunteers) per year by 2024	Recruit and manage 22,712 to 24,309 volunteer hours (~5,678 to 6,077 volunteers) per year by 2029	Recruit and manage 12,751to 22,500 volunteer hours (~3,188 -5,625 volunteers) through 2034 Hours needed to support restoration efforts decrease as all acres are entered into restoration
Resources	Reevaluate program costs based on first five years of fieldwork	Evaluate and update methodology	Evaluate and update methodology
	Costs projected at $3.3 million for five years	Costs projected at $ 3.5 million for five years	Costs projected at $3.2 million for five years

	Establish public funding base	Sustain public funding base	Ensure proper funding base for long-term maintenance and monitoring of all acres once 20-year plan is completed

Table 7b continued on next page

Table 7b continued. Long-term strategic plan and benchmarks: 2020-2034

	2020–2024	2025–2029	2030–2034
Administration	Conduct a 10-year evaluation and update of strategic plan and benchmarks Develop a midplan status report and share with partners and stakeholders Create five-year implementation plan	Create five-year implementation plan	Expand the Green Kirkland Partnership Program to city-owned land managed by other departments, as appropriate
	Continue to report and record both field and volunteer data and publish annual progress reports	Continue to report and record both field and volunteer data and publish annual progress reports	Continue to report and record both field and volunteer data and publish annual progress reports
	Convene Community Advisory Committee on an annual basis Hold weekly Partnership Management Team Meetings	Convene Community Advisory Committee on an annual basis Hold weekly Partnership Management Team Meetings	Convene Community Advisory Committee on an annual basis Hold weekly Partnership Management Team Meetings
	Continue to develop annual work plans	Continue to develop annual work plans	Complete 20-year progress report and host community open house to report and celebrate accomplishments Develop long-term plan for continued maintenance of forested and natural area parkland and community-based stewardship efforts

V. Adaptive Management

The Green Kirkland Partnership's primary goal is to reestablish and maintain healthy, sustainable natural open spaces. The Partnership is an intensive, one-time intervention to restore the health of Kirkland's native habitats through community action, volunteer effort, and strategic restoration planning. After 20 years and restoration of the projected 487 acres in the program, labor and funding needs can be reduced to a maintenance level, but will continue to exist. The goal of a healthy natural forest or natural area park can be achieved only by careful management of resources.

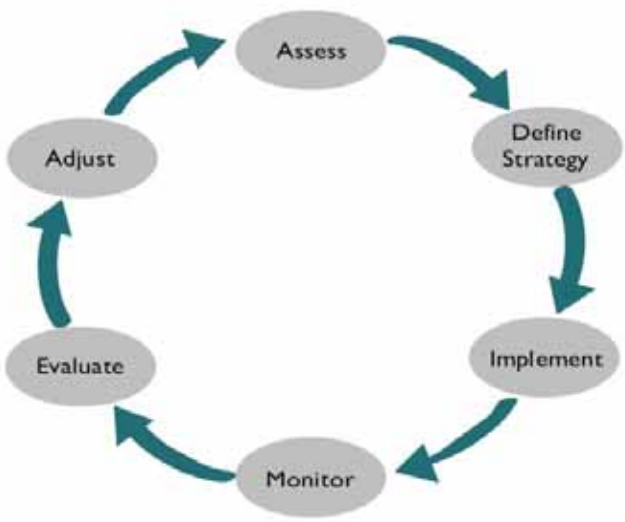


Figure 17. Adaptive framework cycle

Forests and natural areas are complex ecosystems influenced both by natural factors and the human systems that surround them. These human systems that impact and ultimately must care for these ecosystems are equally complex. Any strategy to restore and maintain forested parks and natural areas must systematically address all of the factors that affect the health of those lands. In response to this complexity, an adaptive management model has been developed.

Adaptive management systematically improves management policies and practices. It is a repeating cycle of six steps: problem assessment, strategy development, implementation, monitoring, evaluation, and strategy adjustment (Figure 17). Once an evaluation is complete, new information gathered from monitoring is used to reassess the problem and develop new strategies as needed. Then implementation, monitoring, and evaluation occur, and the cycle begins again.

This section describes how the Partnership will apply adaptive management and the Balanced Scorecard approach to track and monitor progress, distribute resources, and report on the Partnership's success. The Balanced Scorecard approach to strategy development and monitoring helps assess all aspects of the program (fieldwork, community, resources, and administration) necessary to reach the goal of enrolling all 487 acres in restoration by the end of 2035. Simply monitoring the outcomes of fieldwork would not allow staff to anticipate problems and make adjustments to other parts of the program. The Balanced Scorecard allows staff to track the resources and community support necessary for accomplishing the fieldwork.

DRAFT

Measuring Success

Two types of information will help in analyzing the Green Kirkland Partnership's effectiveness: program monitoring and field monitoring. Monitoring allows for improvement in the Partnership programs' design and performance by measuring the effectiveness of strategies and techniques used. The results of monitoring are fed back into Partnership planning and methodology to increase effectiveness. Monitoring and evaluation will also provide accountability to funding sources and supporters, and help ensure that goals and benchmarks are met. Benchmarks are outlined in Tables 7a and 7b.

Table 8 illustrates the Balanced Scorecard for the four primary program elements of implementing the 20-year plan: fieldwork, community, resources, and administration. By measuring progress toward each objective, one can assess the effectiveness of the strategies described in the Implementation section. The effectiveness of program strategies needs to be tracked throughout the life of the plan, and, through adaptive management, adjustments made when necessary.

Program Evaluation Plan

At the close of each year, Green Kirkland Partnership staff will continue to collect data on Balanced Scorecard measures and track progress toward the annual work plan goals and benchmarks. Data management systems have been developed to record information pertinent to these measurements throughout the year so that progress can easily be summarized at year's end. Green Kirkland currently tracks the number of participants and hours they work each year and will continue to do so throughout the life of the program.

Field Monitoring Plan

As the restoration and maintenance program proceeds, routine monitoring of restoration sites will continue to be conducted to track the condition and health of restored sites and gauge progress. Success will rely on developing and refining effective strategies to remove and control invasive plants.

To monitor fieldwork, new acres will be tracked as they are brought into active restoration and mapped in GIS. Volunteer and skilled field crew time will be devoted to revisiting sites that have been previously worked on and assessing their ongoing needs as they move through the four phases of restoration. These forest and natural areas will always be subject to pressure from their surroundings. Although the work needed decreases dramatically each year that an area goes through the program, Phase 4 of restoration continues indefinitely.

As the Partnership enrolls more acres in restoration, tracking can become complicated. Managing data entry and paperwork as the program grows has proven to be expensive in other Green Cities. The Partnership is in the process of addressing this issue and investigating database tools to streamline data management processes.

Table 8. Balanced Scorecard

OBJECTIVE		MEASURE
Restore and maintain 487 acres of forested and natural area parklands by 2035		# of acres in restoration to annual goal
Field: All 487 acres are enrolled in restoration by 2035		
Evaluate	Evaluate conditions and prioritize sites for restoration using tree-iage model	# sites evaluated, prioritized
Plan	Develop annual work plan for each active park	Annual work plan completed identifying specific restoration to be implemented at each active park
Implement	Implement restoration projects optimizing ecological function, using the four-phase approach	- # of acres entered into restoration and maintenance - Best practices evaluated annually and updated as needed
Monitor	Establish monitoring program Monitor and maintain sites over the long term	- Annual monitoring report - # of acres entered into Phase-4 work - Maintenance is performed as indicated
Community: An informed, involved, and active civic community supports the Green Kirkland Partnership		
Residents, Local Business, Schools, Etc.	Educate and engage the community about the problem and solution through Green Kirkland Partnership	Outreach and education program materials developed and distributed
	Community supports and desires active management of forest and natural areas through widespread understanding of the issue and support of Green Kirkland Partnership as solution	- % of residents volunteering each year - # of return volunteers
	Encourage businesses to contribute to program goals	- # of businesses supporting program through sponsorship, in-kind contributions, or volunteer events
Volunteers	Engage youth and community organizations in restoration and monitoring	- # of groups participating in events - # of hours contributed
	Recruit and train Stewards in volunteer management and BMPs	- # of active Stewards - # of Steward events

Table 8 continued on next

	Demonstrate appreciation for volunteers and seek input into program	- # of volunteer suggestions implemented - # of volunteer recognition activities

Table 8 continued. Balanced Scorecard

Resources: Sufficient resources are available to actively manage sites and provide long-term maintenance		
Financial	Continue current municipal funding	$ budgeted and sourced to meet management requirements
	Develop long-term, stable public funding source	Mechanisms in place sufficient to meet projected needs
Paid Staff & Labor	Provide sufficient staff to support fieldwork, volunteer management, and Partnership programs	- # staff/crew dedicated to supporting the program - % of requests for crew/staff assistance completed
	Deploy skilled field crews for priority sites lacking volunteer support or sites with difficult conditions	- # of acres in restoration due to crew/staff - % of skilled field crews trained in BMPs
Volunteer Labor	Increase number of individual volunteers as well as the overall number of volunteer hours	- # of hours to annual goal - Estimated value of volunteer contribution
	Increase productivity by providing support and materials to volunteers	- $ and hours/acre enrolled Staff cost per volunteer hour - # of tool/material requests processed
Administration		
Management Structure	Develop management structure comprised of primary Partners to provide oversight of three main 20-Year Plan elements	- Management structure in place to meet administrative needs - Partners attend monthly meetings
Annual Work Plans	Develop annual work plans as a communication tool and guide for all Partners and stakeholders	Work plans developed collaboratively among Partners to achieve plan objectives
Annual	Public-facing report to stakeholders that	Annual reports distributed to the

Reports	provides accomplishments and updates on Partnership activities	general public, Parks Board, City Council, and all Partnership stakeholders

Resource Distribution

Funding for the Green Kirkland Partnership comes from a variety of sources and partners; however, the primary funding mechanism is the ongoing stable funding from the 2012 Parks Levy. Additional consistent annual funding will come from the real estate excise tax (Capital Improvement Program funding). These funding sources support the Partnership at its current capacity. As outlined in the resource objectives, the Partnership will need to determine the staffing and resources needed to further expand support for volunteer management, marketing and outreach, fund development, and professional field staff to meet long-term goals.

In the near term, the Partnership could consider directing resources toward sharing a field crew with another City division, partner organization, or Green City Partnership. This may be a cost-effective way to begin addressing restoration needs in sensitive areas and achieve restoration acre goals laid out in the plan.

Partners should focus on activities that build public interest in and awareness of the Green Kirkland Partnership and form critical relationships with supporters, such as restoration in parklands that intersect the Cross Kirkland Corridor. Increased visibility and recognition can lead to higher levels of public and private funding, corporate and individual donations, and greater volunteer contributions. As the Partnership continues to establish and expand its volunteer base for the program, partners may consider shifting resources to provide more support for additional new projects.

Reporting and Sharing Knowledge

The Green Kirkland Partnership's progress will be reported annually to the Kirkland City Council, Kirkland Park Board, partners, Stewards, volunteers, and the public. Annual work plans will be adjusted in response to available funding, monitoring results, and emerging knowledge of successful restoration techniques.

Partnership staff will be encouraged to utilize and develop effective methods to restore and maintain forest and natural area parkland. Staff will also utilize inventive outreach strategies, and network with regional restoration groups, which will provide an opportunity for staff to share information and learn from other agencies. As a member of the Green Cities Network, the Green Kirkland Partnership will have opportunities to share successes and challenges with other cities (Seattle, Tacoma, Kirkland, Redmond, Kent, and Puyallup) that are dedicated to a similar goal and vision. Written materials, including this 20-year Plan, will be posted on the Green Kirkland Partnership website (www.greenkirkland.org), and all parties using these resources will be given the opportunity to provide feedback on the Partnership's methods and materials.

DRAFT

VI. Conclusion

The Green Kirkland Partnership intends to use this 20-Year Forest and Natural Areas Restoration Plan as a tool, resource, and roadmap to guide the Partnership in the restoration, maintenance, and stewardship of 487 acres of valuable forest and natural area parkland within the City of Kirkland. Forest and natural areas assessed in the plan will continue to face pressures and threats such as fragmentation, invasive species that prevent native species from regenerating, declining native plant and tree diversity, and resource limitations for restoration, maintenance, and stewardship activities. Pressures and threats to Kirkland's forest and natural areas diminish the important benefits they provide, such as reduced stormwater runoff, improved water and air quality, stronger property values and attractive communities, reduced greenhouse gases, increased habitat for native wildlife, and improved quality of life. The Green Kirkland Partnership has the opportunity to continue the work it started in 2005 to build a sustainable network of healthy parklands that provide community benefits for current and future generations.

The plan offers a snapshot of the ecological state of the City's forests and natural areas, using the FLAT analysis approach and tree-iage model to rank current conditions. Ecological data collected through the FLAT analysis occurred at the management unit scale, delivering average conditions associated with each management unit. Green Kirkland has reaffirmed and clarified its program vision and goals utilizing current partner staff capacity, volunteer contributions, information gained about each park, and lessons learned from nearly 10 years of experience. In addition, the plan outlines proposed costs associated with restoring, maintaining, and stewarding all 487 acres, and anticipated leveraged volunteer contributions over the next 20 years.

The Partnership understands that limited resources of funding and staff time will require effective, efficient, and priority-driven restoration and maintenance activities, and coordinated efforts with other City programs and divisions. Achievement of proposed goals will require exploration of additional sustainable, long-term funding options from various sources, which will allow the program to grow and support long-term stewardship. Partners should consider the Green Kirkland Partnership 20-Year Forest and Natural Areas Restoration Plan as a living document that will evolve as new ecological data becomes available, the Green Kirkland Steward Program and volunteer contributions grow, and the Partnership secures new funding sources. Working together, partners and community members can restore, maintain, and steward Kirkland's forested and natural area parklands, which support healthy ecosystems and a vibrant city.

VII. References and Further Reading

American Forests. 1998. *Regional Ecosystem Analysis of Puget Sound Metropolitan Area*. Final Report 7/25/1998. Washington, D.C.: American Forests.

American Forests. 2001. *Urban Ecosystem Analysis Atlanta Metro Area: Calculating the Value of Nature.* Washington, D.C.: American Forests. http://arboretum.agnesscott.edu/tree-walk/learn-more/american-forests-urban-ecosystem-analysis-atlanta, accessed May 6, 2015.

Boersma P. D., S. H. Reichard, and A. N. Van Buren, eds. 2006. *Invasive Species in the Pacific Northwest*. Seattle: University of Washington Press.

Brabec, E., P.Richards, and S.Schulte. 2000. "Fragmentation, Impervious Surfaces and Water Quality: Quantifying the Effects of Density and Spatial Arrangement." *3rd International Workshop on Sustainable Land Use Planning, Wageningen*. http://works.bepress.com/cgi/viewcontent.cgi?article=1013&context=elizabeth_brabec, accessed May 11,2015.

Brown, B., D. D. Perkins, and G. Brown. 2003. "Place Attachment in a Revitalizing Neighborhood: Individual and Block Levels of Analysis." *Journal of Environmental Psychology* 23:259–71. https://my.vanderbilt.edu/perkins/publications, accessed May 6, 2015.

Brunson, L. "Resident Appropriation of Defensible Space in Public Housing: Implications for Safety and Community." (PhD dissertation, University of Illinois at Urbana-Champaign, 1999).

California Department of Forestry and Fire Protection. 2011. "Urban & Community Forestry at a Glance." www.fire.ca.gov/communications/downloads/fact_sheets/UrbanForesty_factsheet_print2011.pdf, accessed May 6, 2015.

Christin, Z., D. Batker, J. Harrison-Cox. 2011. *Economic Impact of Metro Parks Tacoma Ecosystem Services: Economic Impact Study Phase II*. Tacoma WA: Earth Economics. http://www.eartheconomics.org/Page154.aspx, accessed May 14, 2015.

Ciecko, L., D. Kimmett, J. Saunders, R. Katz, K.L. Wolf, O. Bazinet, J. Richardson, D.J. Blahna. In press. *Forest Landscape Assessment Tool (FLAT): Rapid Assessment for Land Management.* General Technical Report TBD. Portland, OR: U.S. Department of Agriculture, USDA Forest Service, Pacific Northwest Research Station.

City of Kirkland. 2013. *Community Profile*. www.kirklandwa.gov/Assets/Kirkland+2035/Draft+Community+Profile+Nov+2013.pdf, accessed May 14, 2015.

City of Kirkland. 2014. Cross Kirkland Corridor Master Plan.

City of Kirkland. In development. *Comprehensive Plan*. www.kirklandwa.gov/Residents/Community/Kirkland2035/Comprehensive_Plan_Update.htm, accessed May 14, 2015.

City of Kirkland Department of Public Works. 2014. *Surface Water Master Plan*. www.kirklandwa.gov/Assets/Public+Works/Public+Works+PDFs/Surface+Water/SWMP/SWMP+-+2014/Surface+Water+Master+Plan.pdf, accessed May 14, 2015.

City of Kirkland Natural Resource Management Team. 2003. *Natural Resource Management Plan*. www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Nat+Rsrc+Mgt+Plan+II.pdf, accessed May 14, 2015.

City of Kirkland Parks and Community Services Department. 2014. *Parks, Recreation, and Open Space Plan*. www.kirklandwa.gov/Assets/Parks/Parks+PDFs/PROS+Plan/PROS+Plan+Update+May+2014.pdf, accessed May 14, 2015.

City of Kirkland Planning and Community Development Department. 2013. *Urban Forestry Strategic Management Plan*. www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Urban+Forest+Management+Plan.pdf, accessed May 14, 2015.

Donovan, G. H. and D. T. Butry. 2010. "Trees in the City: Valuing Street Trees in Portland, Oregon." *Landscape and Urban Planning* 94: 77–83. http://www.treesearch.fs.fed.us/pubs/36186, accessed May 6, 2015.

Dwyer J. F., E. G. McPherson, H. W. Schroeder, and R. A. Rowntree. 1992. "Assessing the Benefits and Costs of the Urban Forest." *Journal of Arboriculture* 18(5):227–34.

Ellaway A., S. Macintyre, and X. Bonnefoy. 2005. "Graffiti, Greenery, and Obesity in Adults: Secondary Analysis of European Cross Sectional Survey." *British Medical Journal* 331: 611–12. http://www.ncbi.nlm.nih.gov/pmc/articles/PMC1215553, accessed May 6, 2015.

Environmental Protection Agency, Office of Atmospheric Programs. *Reducing Urban Heat Islands: Compendium of Strategies.* http://www.epa.gov/heatisland/resources/pdf/BasicsCompendium.pdf, accessed July 14,2015.

Environmental Protection Agency Office of Transportation and Air Quality. 2014. *Greenhouse Gas Emissions from a Typical Passenger Vehicle*. (EPA-420-F-14-040a) http://www.epa.gov/otaq/climate/measuring.htm, accessed May 6, 2015.

Fazio, James R. "How Trees Can Retain Stormwater Runoff." 2012.Tree City USA Bulletin 55. Arbor Day Foundation. www.cohoes.com/Documents/SKMBT_60011062411150.pdf, accessed May 6, 2015.

Foster, J., A. Lowe, and S. Winkelman. 2011. *The Value of Green Infrastructure for Urban Climate Adaptation.* Center for Clean Air Policy." http://ccap.org/resource/the-value-of-green-infrastructure-for-urban-climate-adaptation, accessed May 6, 2015.

Giles-Corti, B., M. H. Broomhall, M. Knuiman, C. Collins, K. Douglas, K. Ng, A. Lange, and R. J. Donovan. 2005. "Increasing Walking: How Important Is Distance to, Attractiveness, and Size of Public Open Space?" *American Journal of Preventive Medicine* 28:169–76.

Green Kirkland Partnership. 2014. *Carillon Woods Stewardship Plan*. http://www.kirklandwa.gov/Assets/Parks/Green+Kirkland+Partnership+PDFs/Park+Stewardship+Plans/Carillon+Woods+Stewardship+Plan+Final+042514.pdf, accessed May 14, 2015.

Haack, R.A., F. Herard, J. Sun, and J.J. Turgeon. 2010. "Managing Invasive Populations of Asian Longhorned Beetle and Citrus Longhorned Beetle: A Worldwide Perspective." *Annual Review of Entomology* 55:521–46. http://www.annualreviews.org/doi/abs/10.1146/annurev-ento-112408-085427, accessed May 6, 2015.

Hartig, T., M. Mang, and G.W. Evans. 1991. "Restorative Effects of Natural Environment Experiences." *Environment and Behavior* 23, 1: 3–26.

Heerwagen, J. H., and G. H. Orians. 2002. "The Ecological World of Children" in *Children and Nature: Psychological, Sociocultural, and Evolutionary Investigations*. P. H. Kahn and S.R. Kellert, eds. MIT Press, Cambridge, MA. 29–64.

Herms, D. A., D. G. McCullough, D.R. Smitley, C. S. Sadof, and W.Cranshaw. 2014. *Insecticide options for protecting ash trees from emerald ash borer*. North Central IPM Center Bulletin. 2nd Edition. extension.entm.purdue.edu/EAB/PDF/NC-IPM.pdf, accessed May 6, 2015.

Herrington, L. P. 1974. "Trees and Acoustics in Urban Areas." *Journal of Forestry* 72(8):462–65.

Isenberg, J. P., and N. Quisenberry. 2002. "Play: Essential for All Children." Association for Childhood Education International. http://webcache.googleusercontent.com/search?q=cache:DSi2WNkl-a8J:www.imaginationplayground.com/images/content/2/9/2988/Play-essential-for-all-children.doc+&cd=1&hl=en&ct=clnk&gl=us, accessed May 6, 2015.

Jennings, V. and C.J. Gaither. 2015. "Approaching Environmental Health Disparities and Green Spaces: An Ecosystem Services Perspective." *International Journal of Environmental Research and Public Health* 12(2): 1952–68.

Kaplan, S. 1995. "The Restorative Benefits of Nature: Toward An Integrative Framework." *Journal of Environmental Psychology* 15, 3: 169–82. willsull.net/resources/KaplanS1995.pdf, accessed May 6, 2015.

Kim, S., U. Chung, J.J. Lawler, and R.E. Anderson. 2012. Assessing the Impacts of Climate Change on Urban Forests in the Puget Sound Region: Climate Suitability Analysis for Tree Species. Final Report, Seattle: University of Washington. www.forterra.org/files/Climate_Change_Final_Report.pdf, accessed May 14, 2015.

King County's Top Languages Ranked into Three Tiers www.kingcounty.gov/~/media/operations/policies/documents/inf142aeo_appxc.ashx?la=en, accessed May 14, 2015.

Kuo, F. E., and W. C. Sullivan. 2001. "Aggression and Violence in the Inner City: Effects of Environment Via Mental Fatigue." *Environment and Behavior* 33(4): 543–71. http://webcache.googleusercontent.com/search?q=cache:KfrFQbyURf8J:is.muni.cz/el/1423/podzim2011/HEN597/um/Readings_Env_Psy/Kuo__F.E.__Sullivan__W.C.__2001_.pdf+&cd=1&hl=en&ct=clnk&gl=us, accessed May 6, 2015.

Littell, J.S., M. McGuire Elsner, L.C. Whitely Binder, and A.K. Snover (eds). 2009. "The Washington Climate Change Impacts Assessment: Evaluating Washington's Future in a Changing Climate - Executive Summary." In *The Washington Climate Change Impacts Assessment: Evaluating Washington's Future in a Changing Climate*. Seattle: Climate Impacts Group, University of Washington. www.cses.washington.edu/db/pdf/wacciareport681.pdf, accessed May 14, 2015.

Littell, J.S., E.E. Oneil, D. McKenzie, J.A. Hicke, J.A. Lutz, R.A. Norheim, and M.M. Elsner. 2010. "Forest ecoystems, disturbance, and climatic change in Washington State, USA." *Climatic Change*102:129–158. www.fs.fed.us/wwetac/publications.html, accessed May 14, 2015.

Logvasi G. S., J. W. Quinn, K. M. Neckermann, M. S. Perzanowski, and A. Rundle. 2008. "Children Living in Areas with More Trees Have a Lower Prevalence of Asthma." *Journal of Epidemiology and Community Health* (62):647–49.

Maas, J., R. A. Verheij, P. P. Groenewegen, S. de Vries, and P. Spreeuwenberg. 2006. "Green Space, Urbanity, and Health: How Strong Is the Relation?" *Journal of Epidemiology and Community Health* 60:587–92. http://jech.bmj.com/content/60/7/587.long, accessed May 6, 2015.

Marzluff J. 2000. *Make Your Land More Appealing to Wild Birds: Maintain Native Plants!* Seattle: University of Washington, College of Forest Resources Fact Sheet #10, Wildlife Science Program. http://www.urbanforestrysouth.org/resources/library/ttresources/make-your-land-more-appealing-to-wild-birds-maintain-native-plants, accessed May 6, 2015.

McCaslin J. and B. McCaslin. 2011. "Butterfly Life-Cycle Demonstration Garden at Carillon Woods Park Opens May 2014." *Kirkland Views*. http://www.kirklandviews.com/blog/archives/26587, accessed May 6, 2015.

McPherson E. G., D. J. Nowak, and R. A. Rowntree. 1994. *Chicago's Urban Forest Ecosystem: Results of the Chicago Urban Forest Climate Project.* General Technical Report NE-186. Radnor, PA: U. S. Department of Agriculture, Forest Service, Northeastern Forest Experiment Station. www.nrs.fs.fed.us/pubs/gtr/gtr_ne186.pdf, accessed May 6, 2015.

McPherson, E. G., J. Simpson, P. Peper, Q. Xiao, D. Pettinger, and D. Hodel. 2001. Tree *Guidelines for Inland Empire Communities.* Rep. Western Center for Urban Forest Research and Education, USDA Forest Service, Pacific Southwest Research Station. www.fs.fed.us/psw/programs/uesd/uep/products/2/cufr_52.pdf, accessed May 6, 2015.

Moore, J., A. Macrellis, K. Bailey. 2014. *Stormwater Management Benefits of Trees*. Stone Environmental, Inc. Stone Project ID 12-161 www.vtwaterquality.org/stormwater/docs/sw_gi_tree_benefits_final.pdf, accessed May 6, 2015.

Nowak D. J., and D. E. Crane. 2001. "Carbon Storage and Sequestration by Urban Trees in the USA." *Environmental Pollution* 116: 381–89. http://citeseerx.ist.psu.edu/viewdoc/download?doi=10.1.1.160.4179&rep=rep1&type=pdf, accessed May 6, 2015.

Nowak, D. J., D. E. Crane, J. C. Stevens, and M. Ibarra. 2002. *Brooklyn's Urban Forest*. USDA Forest Service Northeastern Research Station General Technical Report, NE-290. www.nrs.fs.fed.us/pubs/5939, accessed May 6, 2015.

Osborne L. L., and D. A. Kovacic. 1993. "Riparian Vegetated Buffer Strips in Water-quality Restoration and Stream Management." *Freshwater Biology* 29: 243–58.

Pimentel D., L. Lach, R. Zuniga, and D. Morrison. 2000. "Environmental and Economic Costs of Nonindigenous Species in the United States." *BioScience* 50(1): 53–65. www.rexano.org/Federal_Canada/PimentelEtal00CostExotics.pdf, accessed May 6, 2015.

Prince George's County, Maryland, Environmental Services Division, Department of Environmental Resources. *Bioretention Manual*. 2007.

Ruiz-Jaén M. C., and T. M. Aide. 2006. "An Integrated Approach for Measuring Urban Forest Restoration Success." *Urban Forestry & Urban Greening* 4: 55–68. http://tcel.uprrp.edu/index.php/2012-08-28-16-36-30, accessed May 6, 2015.

Schroeder H. W. 1989. "Environment, Behavior, and Design Research on Urban Forests," in *Advances in Environment, Behavior, and Design*, E. H. Zube and G. T. Moore, eds. New York: Plenum.

Smithwick E. A. H., M. E. Harmon, S. M. Remillard, S. A. Acker, and J. F. Franklin. 2002. "Potential Upper Bounds of Carbon Stores in Forests of the Pacific Northwest." *Ecological Applications* 12(5): 1303–17. and.lternet.edu/lter/pubs/pdf/pub2833.pdf, accessed May 6, 2015.

Soule M. E. 1991. "Conservation: Tactics for a Constant Crisis." *Science* 253: 744–50.

Sullivan, W. C. , F. E. Kuo, and S. F. DePooter. 2004. "The Fruit of Urban Nature: Vital Neighborhood Spaces." *Environment and Behavior* 36, 5: 678–700. www.willsull.net/resources/Sullivan-papers/SullivanKuoDePooter.pdf, accessed May 6, 2015.

Taylor A. F., F. E. Kuo, and W. C. Sullivan. 2001. "Coping with ADD: The Surprising Connection to Green Play Settings." *Environment and Behavior* 33(1): 54-77. www.outdoorfoundation.org/pdf/CopingWithADD.pdf, accessed May 6, 2015.

Tyrväinen L., and A. Miettinen. 2000. "Property Prices and Urban Forest Amenities." *Journal of Environmental Economics and Management* 39: 205–23.

University of Washington Center for Urban Horticulture. *Urban Forest Values: Economic Benefits of Trees in Cities.* 1998. www.naturewithin.info/Policy/EconBens-FS3.pdf, accessed May 6, 2015.

U.S. Department of Health and Human Services. 1999. *Physical Activity and Health: A Report of the Surgeon General.* Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Atlanta GA.

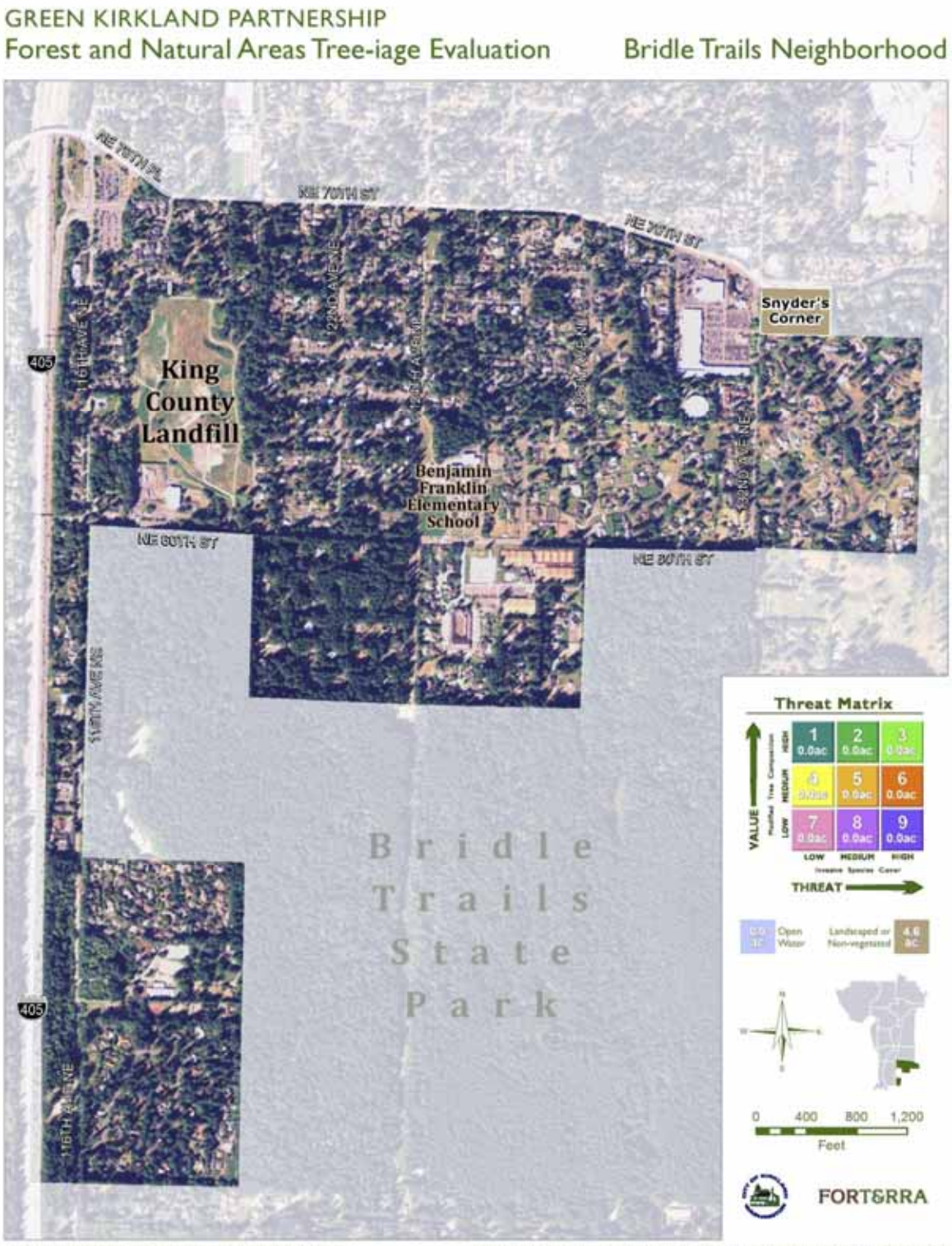
Washington Invasive Species Council webpage on wood-boring beetles: http://www.invasivespecies.wa.gov/priorities/wood_boring_beetles.shtml, accessed May 6, 2015.

World Health Organization. 2010. "Global Recommendations on Physical Activity for Health." http://www.who.int/dietphysicalactivity/factsheet_recommendations/en, accessed May 6, 2015.

Xiao Q., E. G. McPherson, J. R. Simpson, and S. L. Ustin. 1998. "Rainfall Interception by Sacramento's Urban Forest." *Journal of Arboriculture* 24(4): 235–44. http://www.fs.fed.us/psw/programs/uesd/uep/products/cufr_28_XQ98_55.PDF, accessed May 6, 2015.

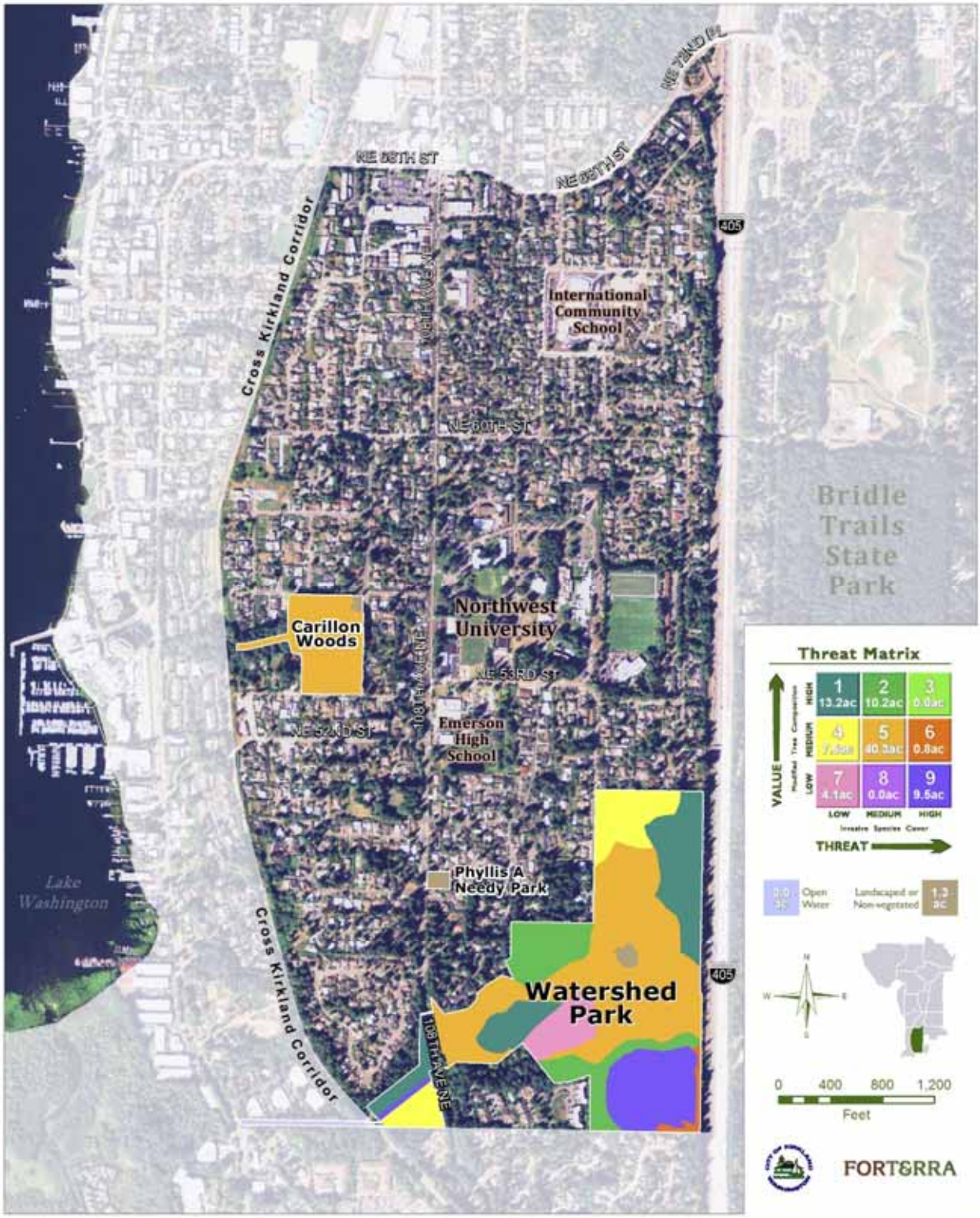
VIII. Appendices

Appendix A: Neighborhood Tree-iage Maps



GREEN KIRKLAND PARTNERSHIP

Forest and Natural Areas Tree-iage Evaluation Central Houghton Neighborhood



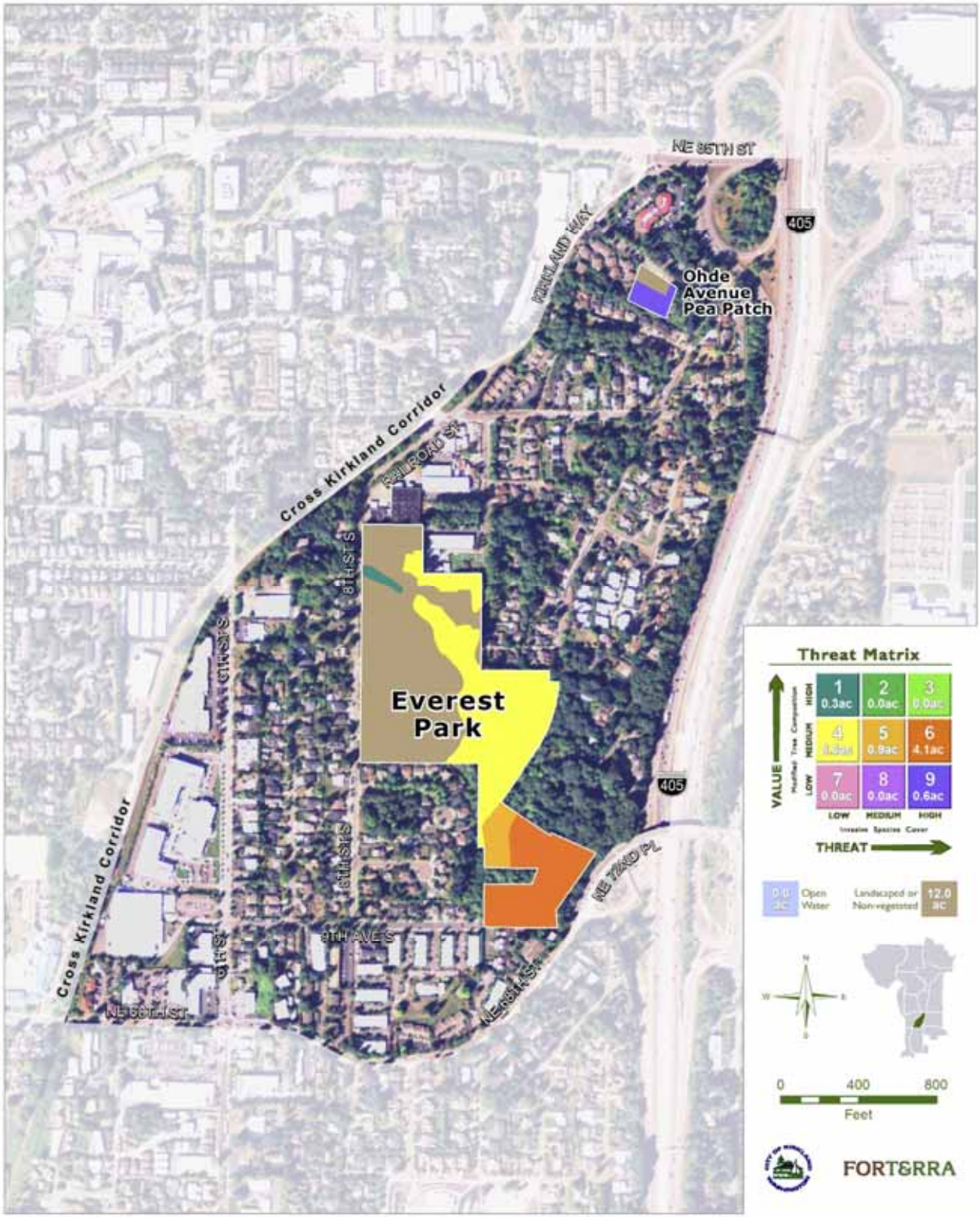
Map created by FORT&RRA in partnership with the City of Kirkland

Field assessment conducted by American Forest Management, Inc., September through October 2014

GREEN KIRKLAND PARTNERSHIP

Forest and Natural Areas Tree-iage Evaluation

Everest Neighborhood



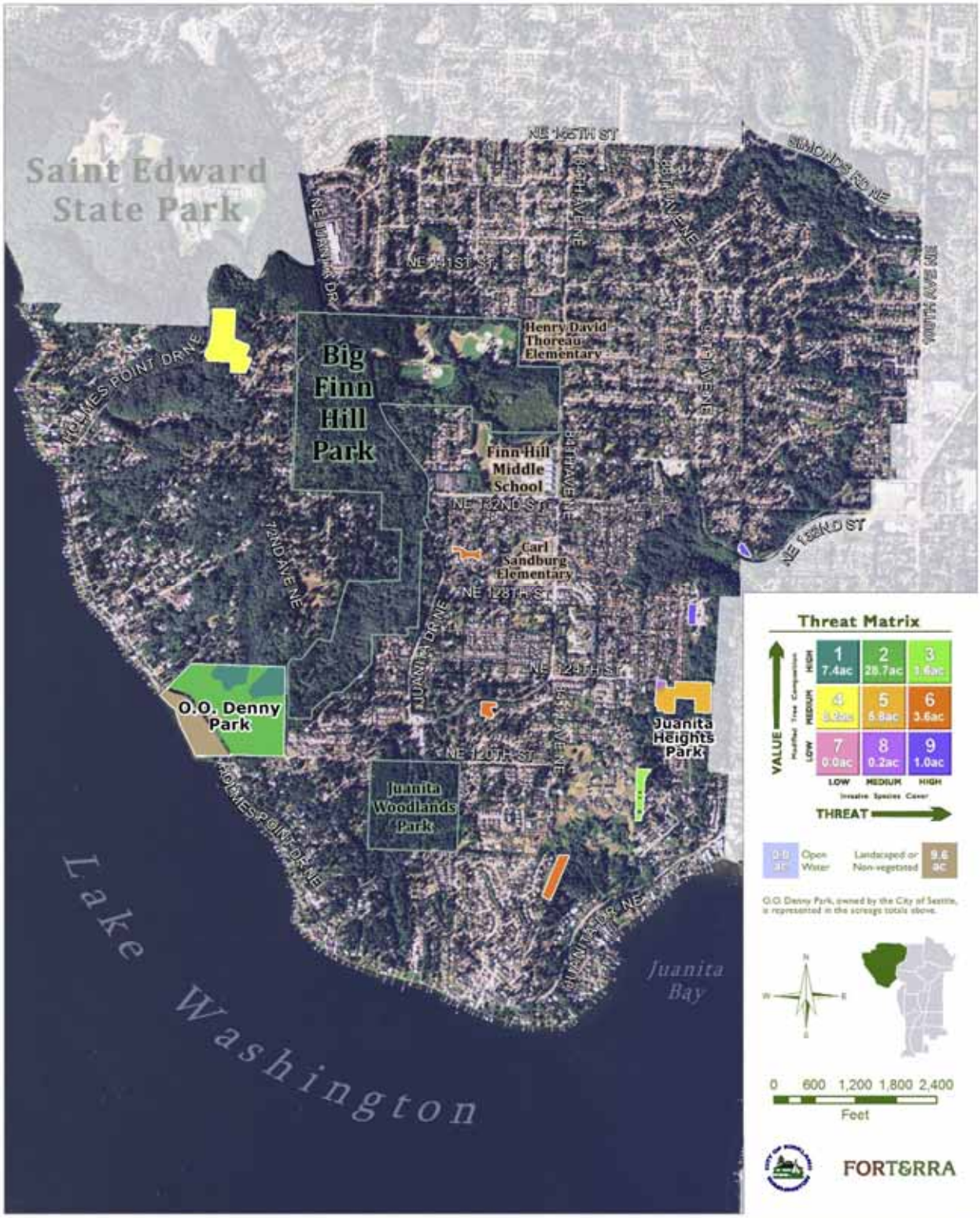
map created by FORTERRA in partnership with the City of Kirkland

Field assessment conducted by American Forest Management, Inc., September through October 2014

GREEN KIRKLAND PARTNERSHIP

Forest and Natural Areas Tree-iage Evaluation

Finn Hill Neighborhood



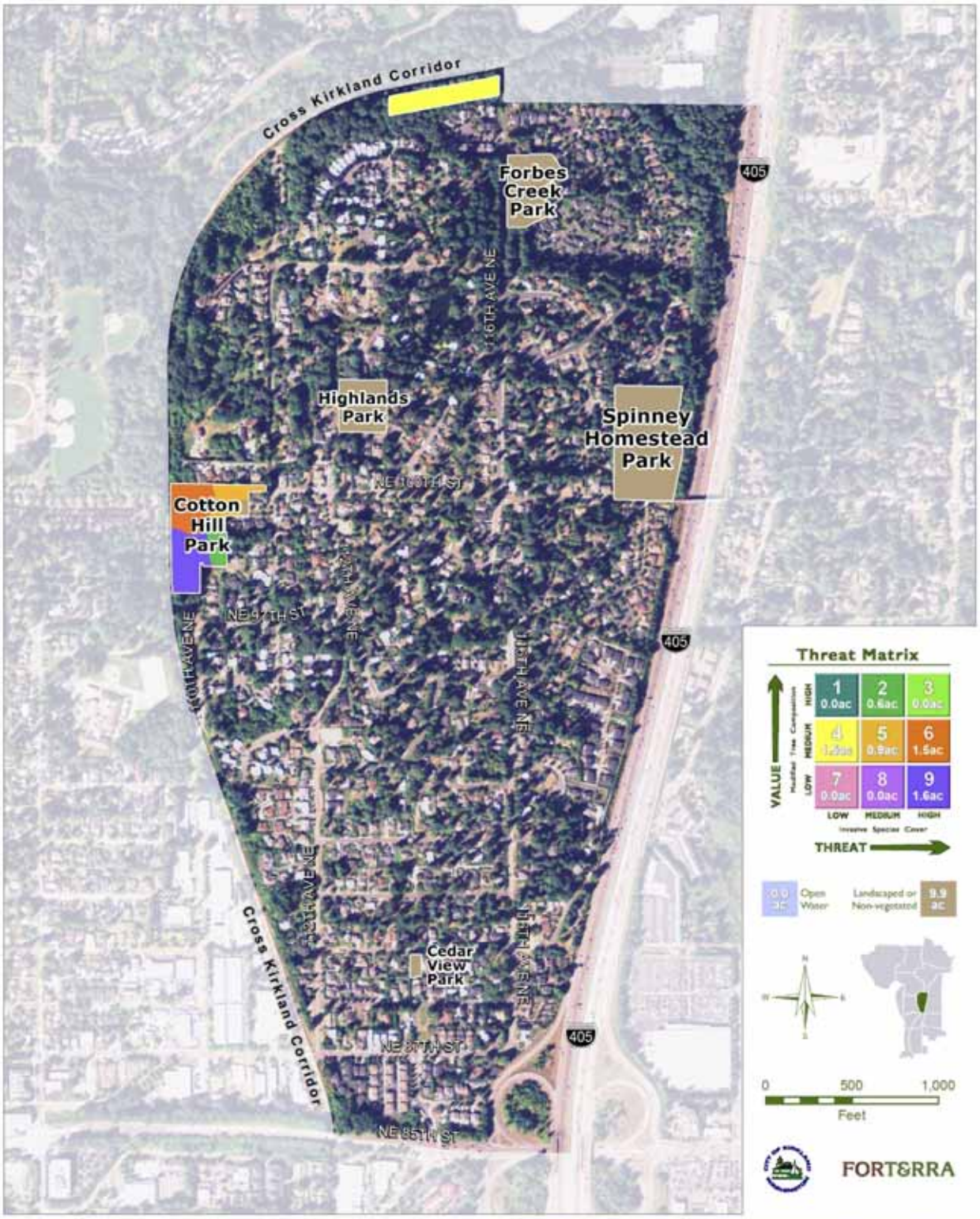
Map created by FORT&RRA in partnership with the City of Kirkland

Field assessment conducted by American Forest Management, Inc., September through October 2014

GREEN KIRKLAND PARTNERSHIP

Forest and Natural Areas Tree-iage Evaluation

Highlands Neighborhood



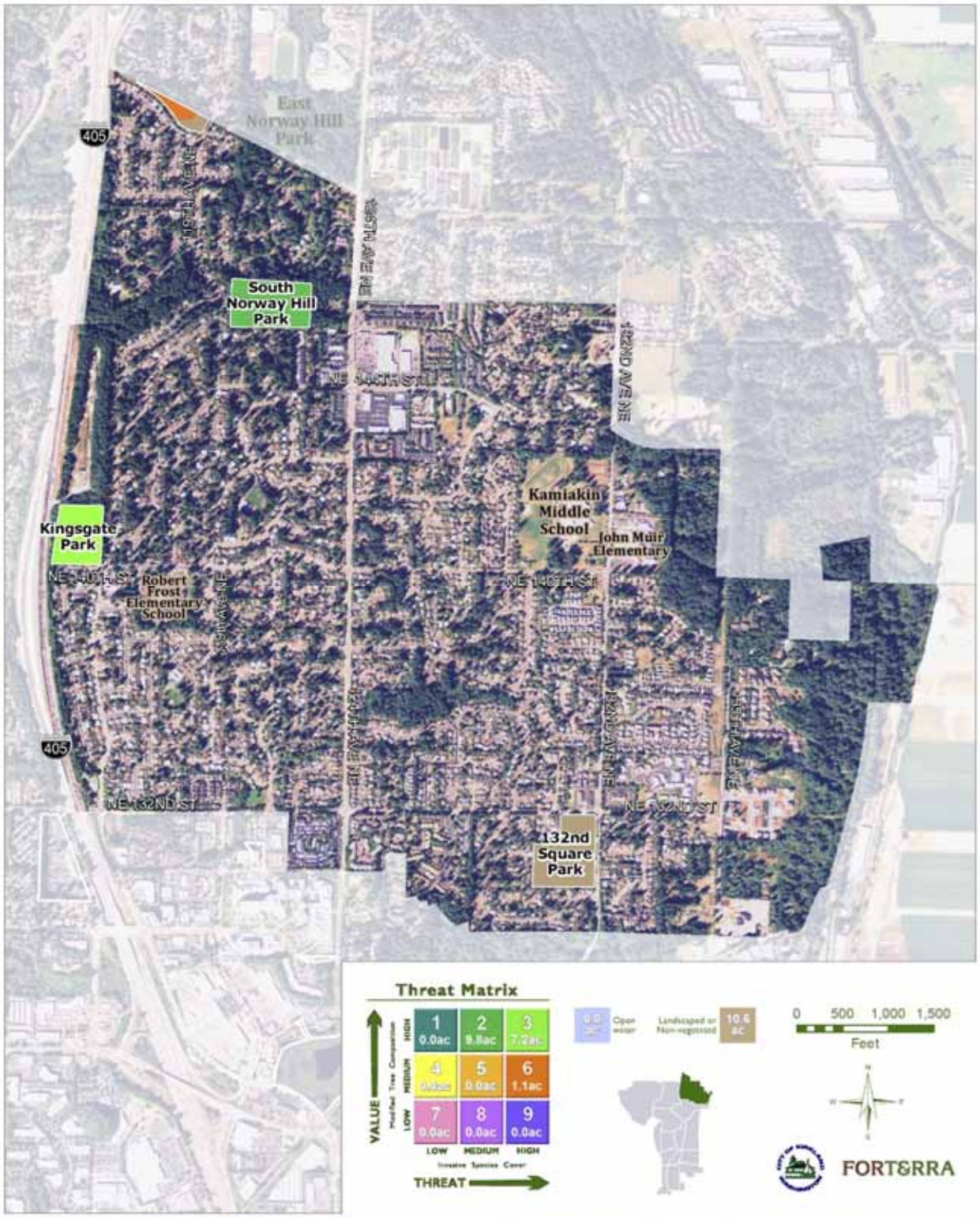
map created by FORTERRA in partnership with the City of Kirkland

Field assessment conducted by American Forest Management, Inc., September through October 2014

GREEN KIRKLAND PARTNERSHIP

Forest and Natural Areas Tree-iage Evaluation

Kingsgate Neighborhood



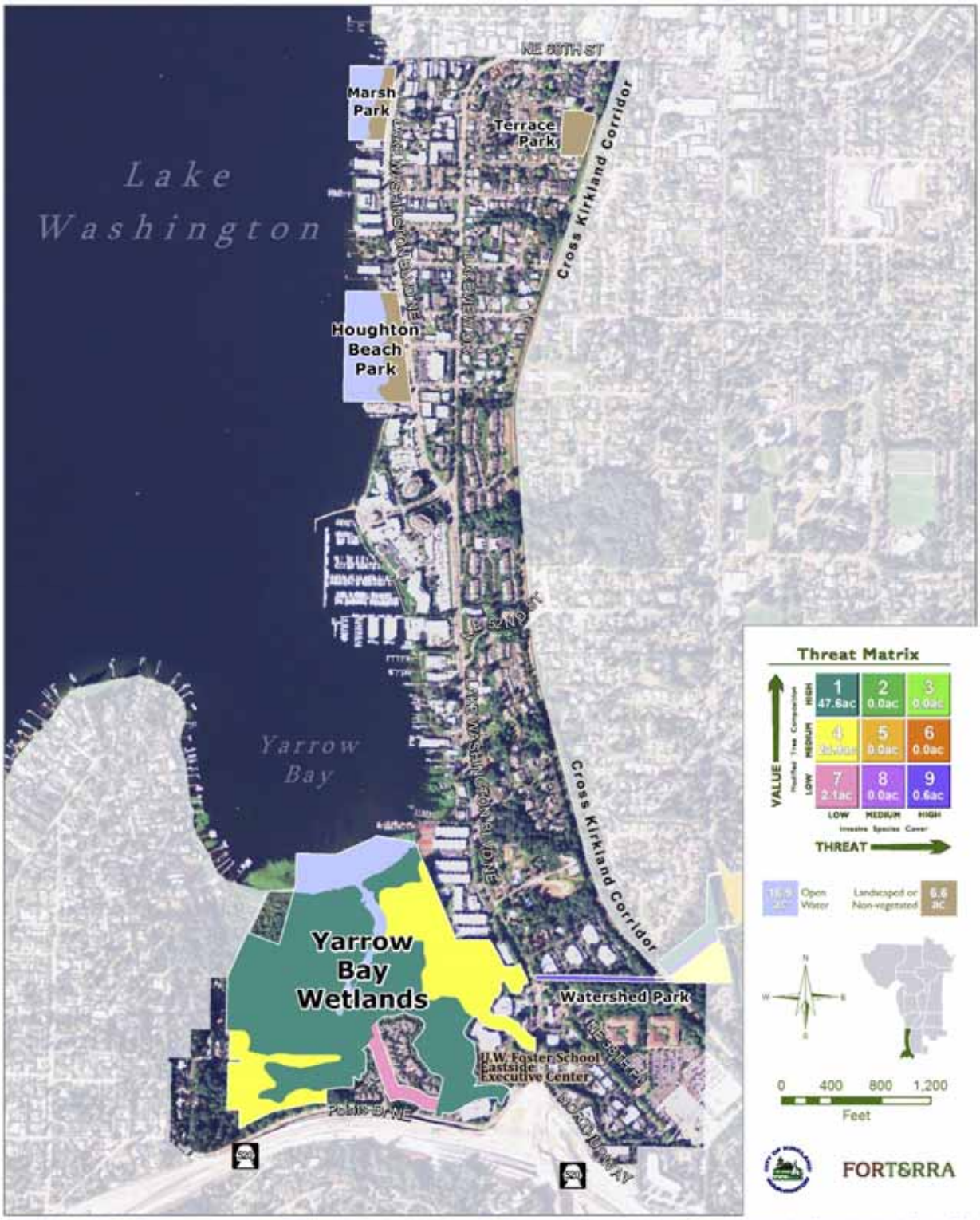
map created by FORTERRA in partnership with the City of Kirkland

Field assessment conducted by American Forest Management, Inc., September through October 2014

GREEN KIRKLAND PARTNERSHIP

Forest and Natural Areas Tree-iage Evaluation

Lakeview Neighborhood



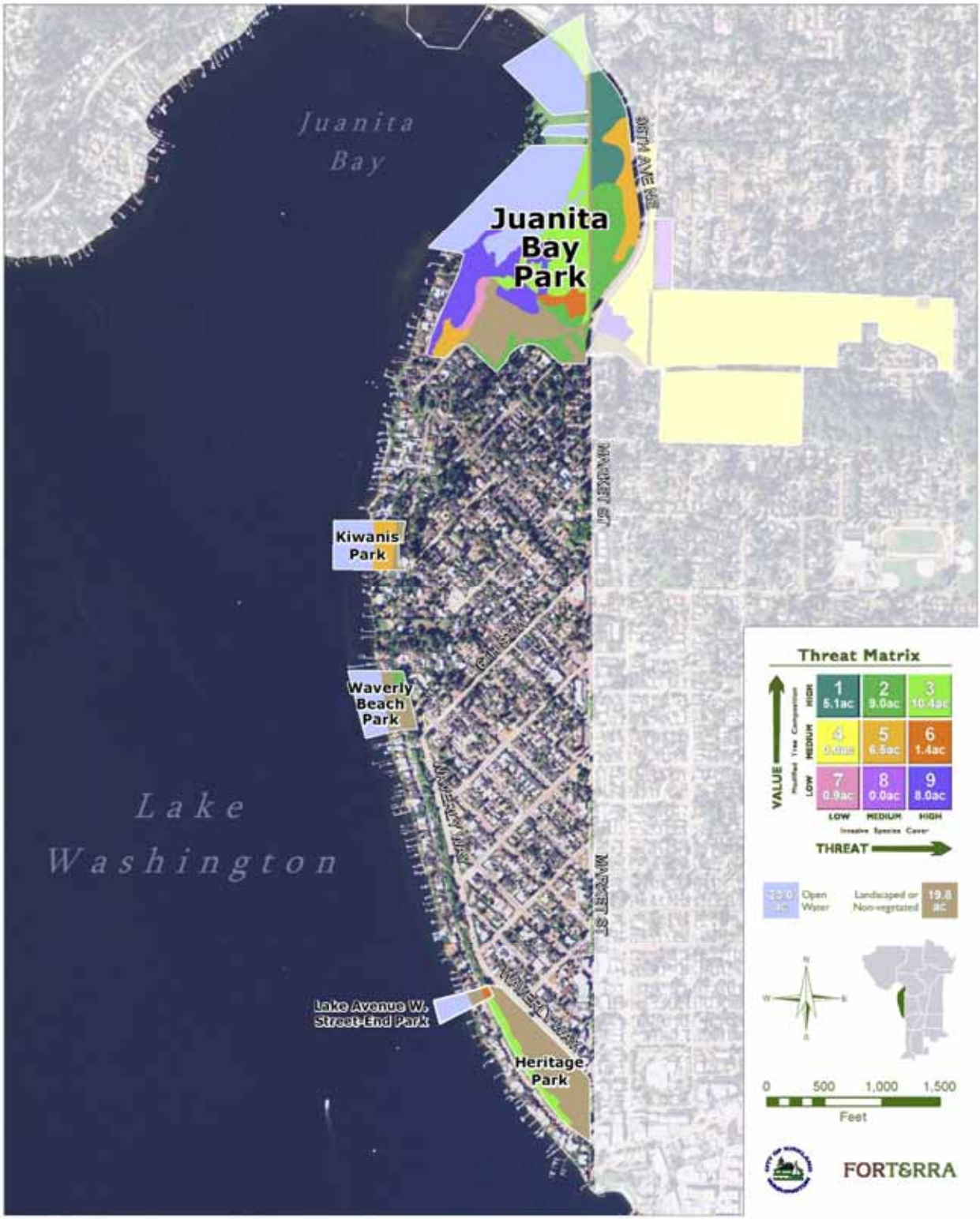
map created by FORTERRA in partnership with the City of Kirkland

Field assessment conducted by American Forest Management, Inc., September through October 2014

GREEN KIRKLAND PARTNERSHIP

Forest and Natural Areas Tree-iage Evaluation

Market Neighborhood



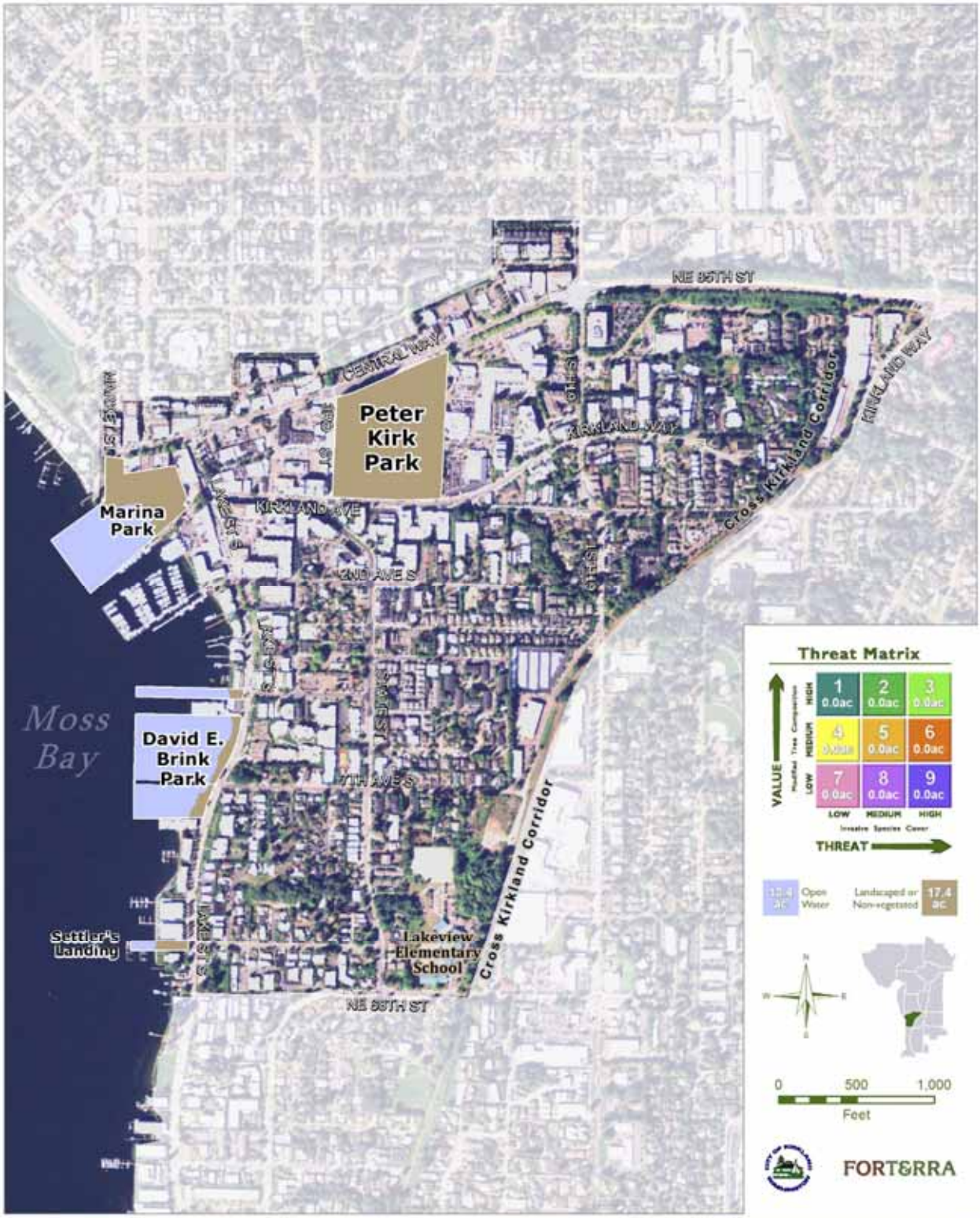
map created by FORTERRA in partnership with the City of Kirkland

Field assessment conducted by American Forest Management, Inc., September through October 2014

GREEN KIRKLAND PARTNERSHIP

Forest and Natural Areas Tree-iage Evaluation

Moss Bay Neighborhood



Map created by FORTERRA in partnership with the City of Kirkland

Field assessment conducted by American Forest Management, Inc., September through October 2014

GREEN KIRKLAND PARTNERSHIP

Forest and Natural Areas Tree-iage Evaluation

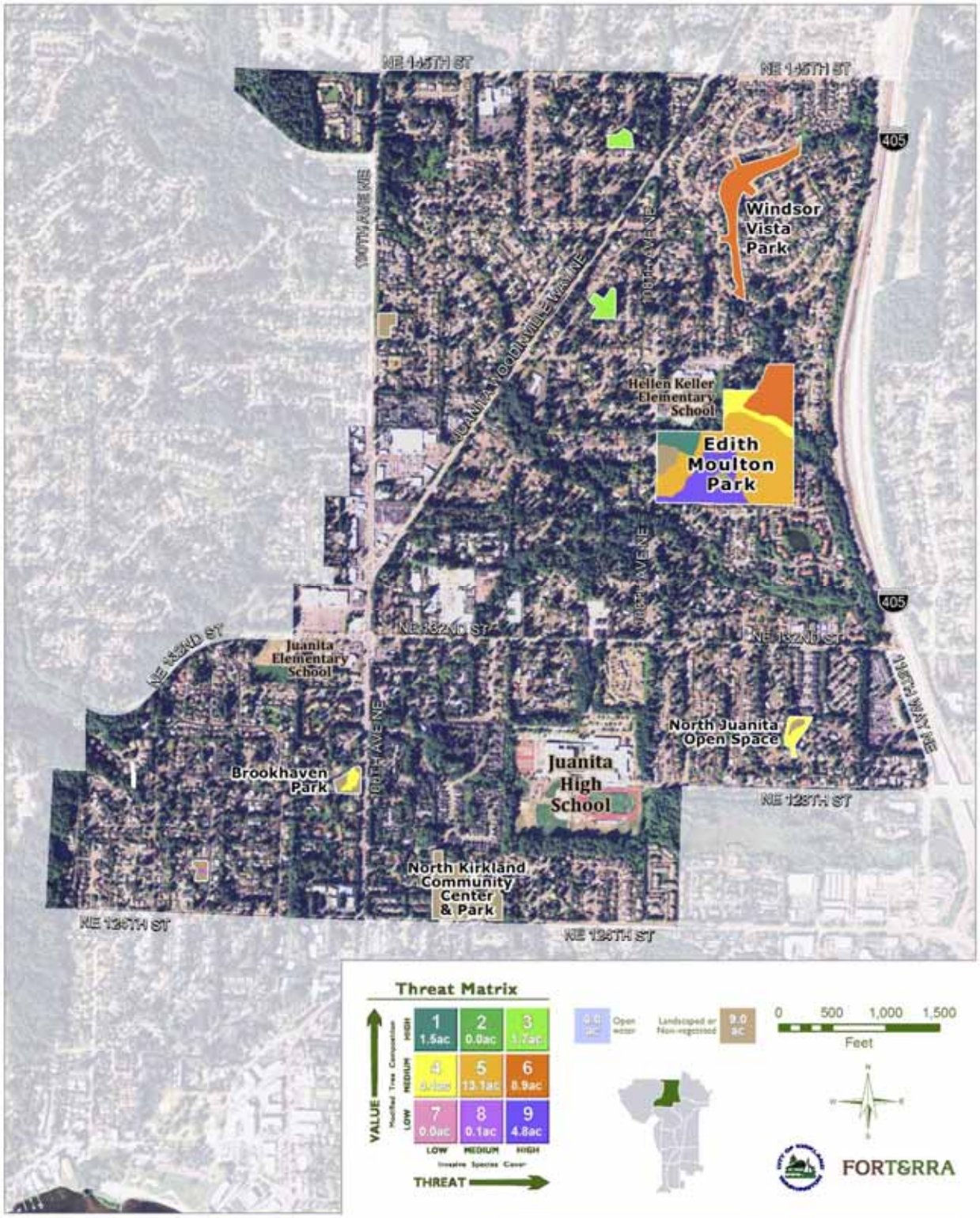
Norkirk Neighborhood

Map created by FORTERRA in partnership with the City of Kirkland

Field assessment conducted by American Forest Management, Inc., September through October 2014

GREEN KIRKLAND PARTNERSHIP

Forest and Natural Areas Tree-iage Evaluation North Juanita Neighborhood

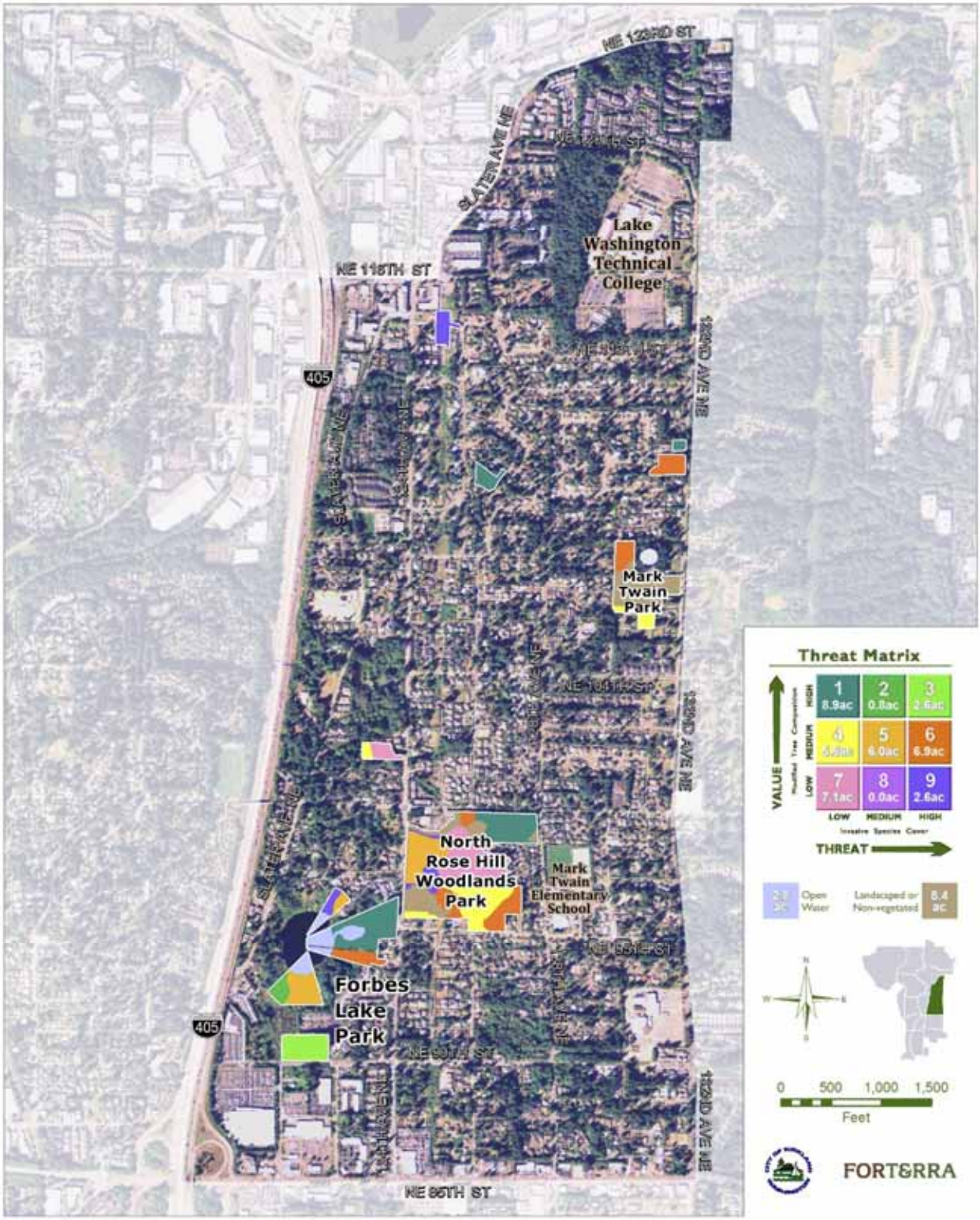


map created by FORTERRA in partnership with the City of Kirkland

Field assessment conducted by American Forest Management, Inc., September through October 2014

GREEN KIRKLAND PARTNERSHIP

Forest and Natural Areas Tree-iage Evaluation — North Rose Hill Neighborhood



map created by FORT&RRA in partnership with the City of Kirkland

Field assessment conducted by American Forest Management, Inc., September through October 2014

GREEN KIRKLAND PARTNERSHIP

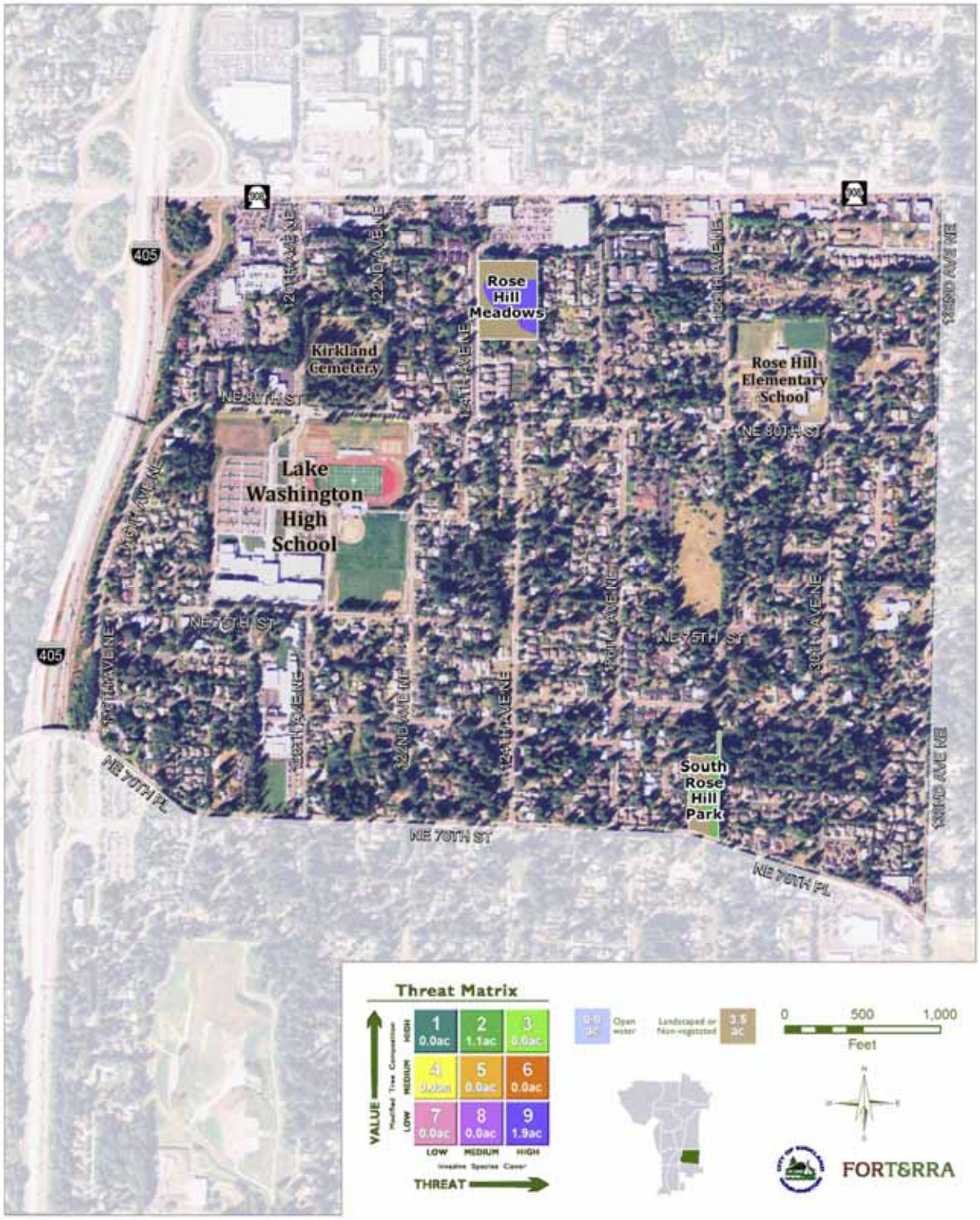
Forest and Natural Areas Tree-iage Evaluation — South Juanita Neighborhood

map created by FORTERRA in partnership with the City of Kirkland

Field assessment conducted by American Forest Management, Inc., September through October 2014

GREEN KIRKLAND PARTNERSHIP

Forest and Natural Areas Tree-iage Evaluation South Rose Hill Neighborhood



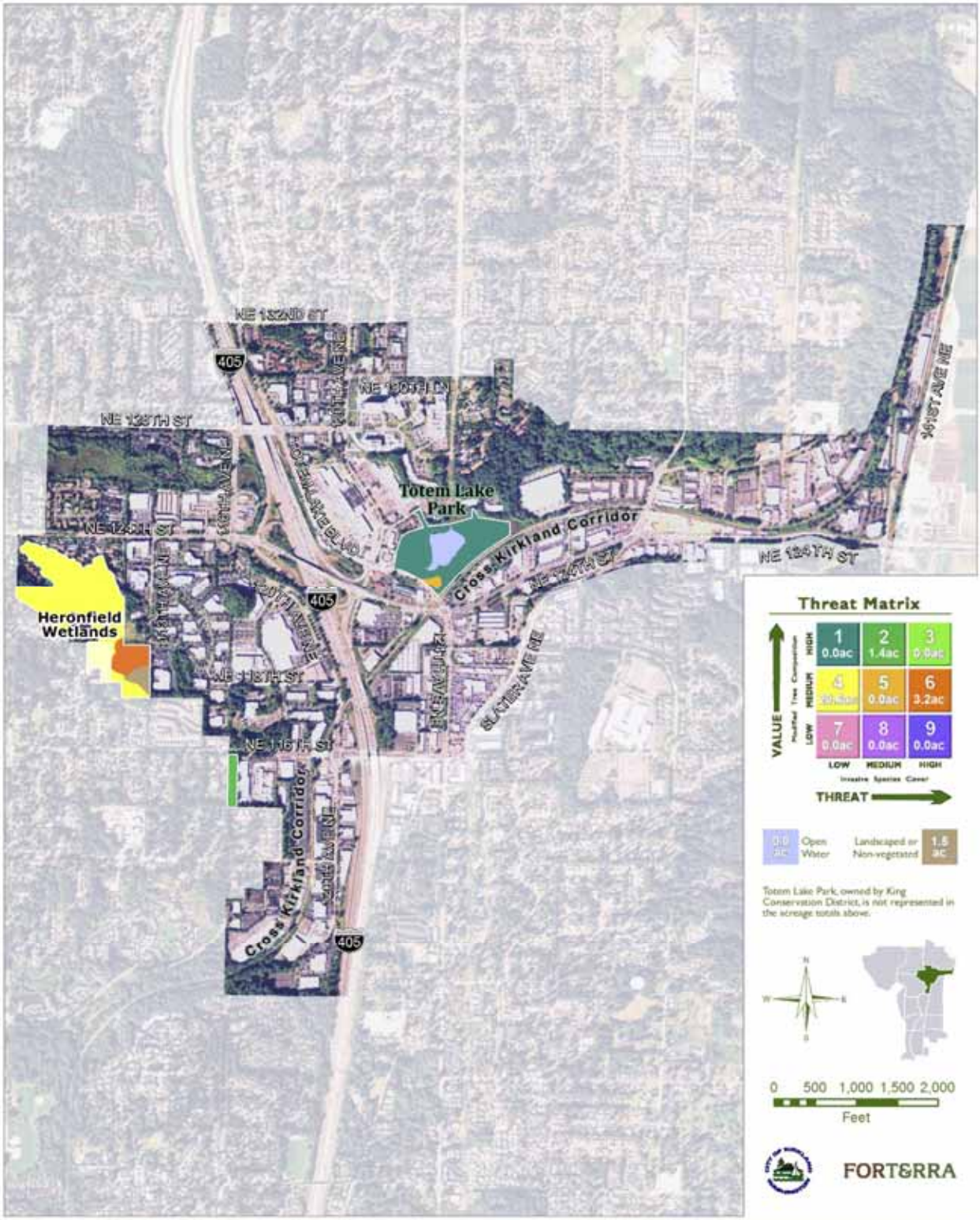
map created by FORTERRA in partnership with the City of Kirkland

Field assessment conducted by American Forest Management, Inc., September through October 2014

GREEN KIRKLAND PARTNERSHIP

Forest and Natural Areas Tree-iage Evaluation

Totem Lake Neighborhood



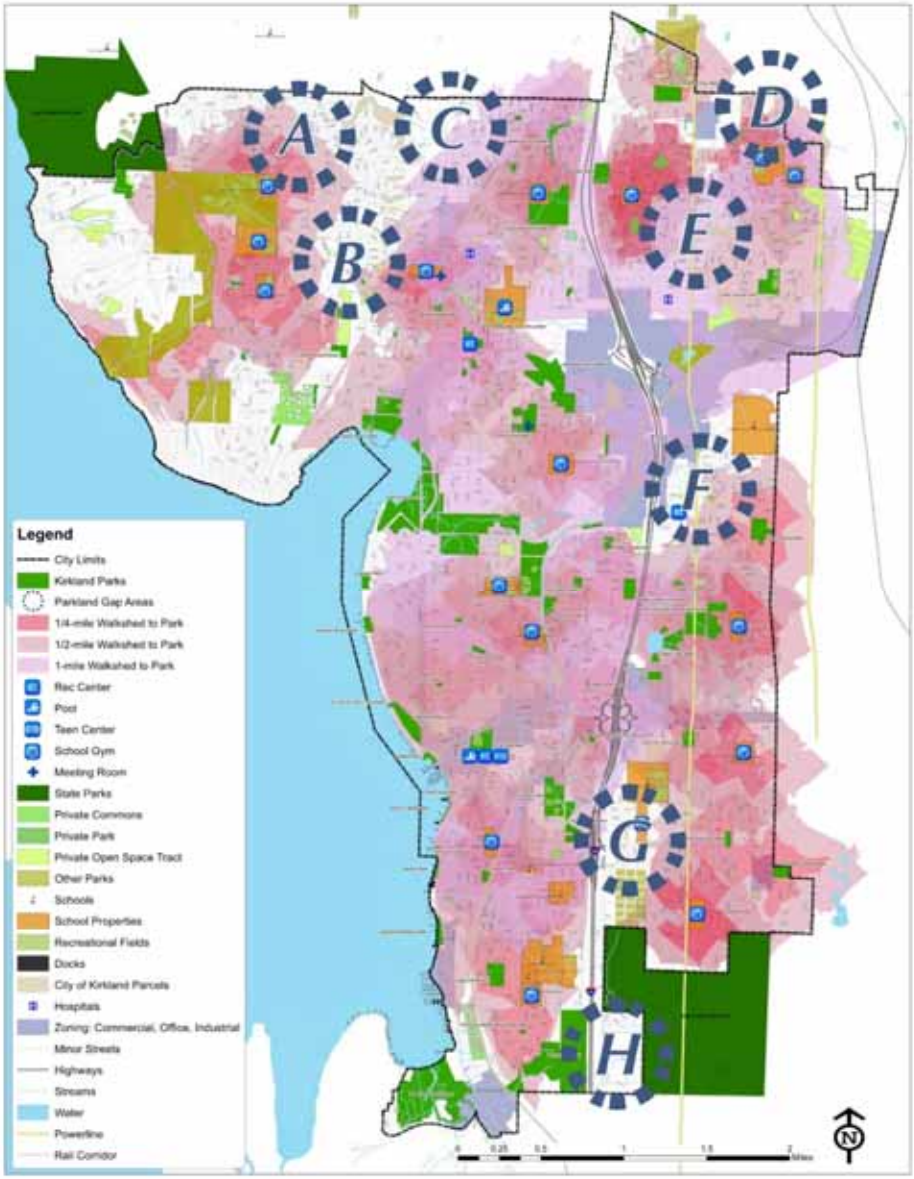
map created by FORT&RRA in partnership with the City of Kirkland

Field assessment conducted by American Forest Management, Inc., September through October 2014

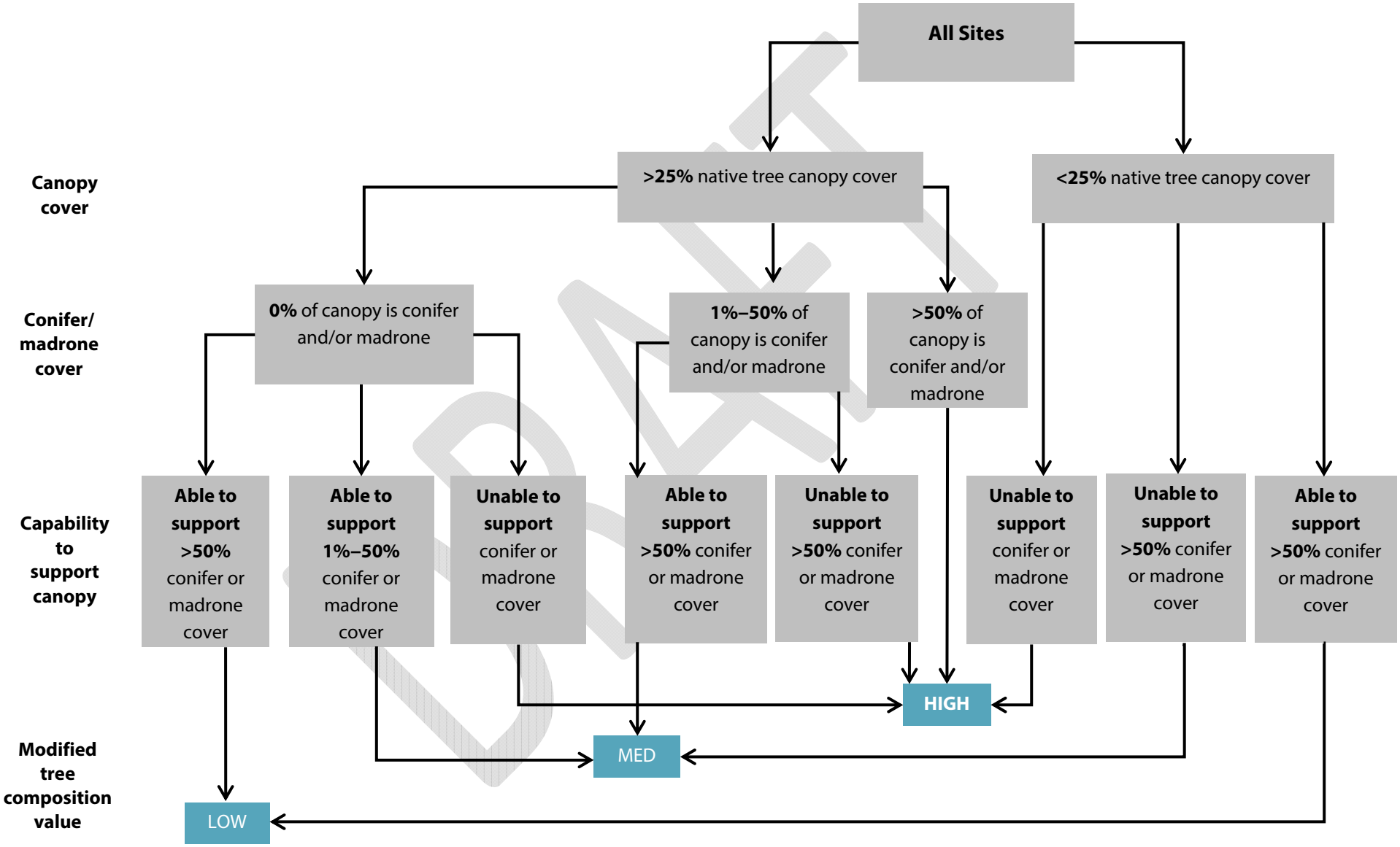
Appendix B: Map of Gap Analysis for Land Acquisition

Eight potential acquisition areas for neighborhood parks were identified:

- Northeastern portion of the Finn Hill neighborhood (Gap Area 'A')
- Southwestern portion of the North Juanita neighborhood (Gap Area 'B')
- Northeastern portion of the North Juanita neighborhood (Gap Area 'C')
- Northeastern portion of the Kingsgate neighborhood (Gap Area 'D')
- Central portion of the Kingsgate neighborhood (Gap Area 'E')
- Northern portion of the North Rose Hill neighborhood (Gap Area 'F')
- Western portion of the South Rose Hill neighborhood (Gap Area 'G')
- Southern portion of the Bridle Trails neighborhood (Gap Area 'H')



Appendix C: Forest Landscape Assessment Tool (FLAT) Flow Chart for Habitat Composition



Appendix D. Management Unit Acres per Tree-iage Acre per Park

Park Name	Tree-iage Category									Acres per Park
	1	2	3	4	5	6	7	8	9	
Brookhaven Park				0.46						0.46
Carillon Woods					9.25					9.25
Cotton Hill Park		0.57			0.88	1.46			1.55	4.46
Crestwoods Park					19.27					19.27
Edith Moulton Park	1.47			1.84	13.09	3.92			4.77	25.09
Everest Park	0.25			8.31	0.95	4.11				13.62
Finn Hill Open Space			1.59	8.24		3.59			1.01	14.43
Forbes Lake Park	4.21	0.84	2.58		2.52	1.20			0.50	11.85
Heritage Park			1.73							1.73
Heronfield Wetlands				24.74		3.20				27.94
Highlands Natural Area				1.52						1.52
Juanita Bay Park	5.14	8.50	10.72	55.87	4.75	1.24	0.95	1.83	9.27	98.27
Juanita Beach Park		1.77		0.59	1.50					3.86
Juanita Heights Park					5.79			0.23		6.02
Kingsgate Open Space						1.11				1.11
Kingsgate Park			7.23							7.23
Kiwanis Park					1.75					1.75
Lake Avenue West Street End Park						0.18				0.18
Mark Twain Park				1.04		1.06				2.10
McAuliffe Park		2.07								2.07
North Juanita Open Space			1.66					0.07		1.73
North Juanita Open Space Park				0.79						0.79
North Rose Hill Open Space	1.15			0.29		1.25	0.78		1.08	4.55
North Rose Hill Woodlands Park	3.51			4.20	3.48	3.44	6.34		1.04	22.01
Ohde Avenue Pea Patch									0.55	0.55
O. O. Denny Park	7.44	28.73								36.17
Rose Hill Meadows									1.89	1.89
South Juanita Open Space					1.94					1.94
South Norway Hill Park		9.77								9.77
South Rose Hill Park		1.09								1.09
Totem Lake Open Space		1.45								1.45
Watershed Park	13.20	10.20		7.60	31.09	0.82	4.07		10.18	77.16
Waverly Beach Park		0.47								0.47
Windsor Vista Park						4.93				4.93
Yarrow Bay Wetlands	47.63			20.88			2.06			70.57
	84	**65**	**26**	**136**	**96**	**32**	**14**	**2**	**32**	**487**

DRAFT

Acres per tree-iage category*										

*Acres rounded to nearest whole number

Appendix E: Dominant Overstory Species by MU Acres

Scientific Name	Common Name	Primary Species by MU Acres	Secondary Species by MU Acres	Tertiary Species by MU Acres
Acer macrophyllum	bigleaf maple	164.4	55.3	79.7
Alnus rubra	red alder	69.2	178.3	41.0
Arbutus menziesii	Pacific madrone		0.82	3.77
*Betula pendula**	European white birch		3.04	1.9
Fraxinus latifolia	Oregon ash		3.04	0.38
Populus balsamifera	black cottonwood	78.1	53.5	21.2
*Populus nigra**	Lombardy poplar	0.9	1.8	
Prunus emarginata	bitter cherry	0.6	7.0	4.8
Pseudotsuga menziesii	Douglas-fir	83.2	30.4	95.0
Salix lucida	Pacific willow	67.0	37.2	19.3
Salix sitchensis	Sitka willow	6.1	1.5	
Thuja plicata	western redcedar	8.7	98.4	34.1
Tsuga heterophylla	western hemlock		1.76	25.15

**Not native to the Pacific Northwest*

DRAFT

Appendix F: Primary and Secondary Understory Species by MU Acres

Scientific Name	Common Name	Primary	Secondary
Rubus spectabilis	salmonberry	139.50	78.42
Grass species	grass	96.68	7.44
Polystichum munitum	sword fern	95.29	90.23
Oemleria cerasiformis	Indian plum	56.96	62.69
Salix scouleriana	Scouler's willow	46.31	17.15
Rubus ursinus	trailing blackberry	15.84	22.87
Gaultheria shallon	salal	11.76	28.34
Corylus cornuta	beaked hazelnut	6.49	23.87
*Rubus armeniacus**	Himalayan blackberry	5.99	9.72
Rosa nutkana	Nootka rose	5.48	0.83
Typha latifolia	cattail	3.78	14.08
Acer circinatum	vine maple	1.46	12.98
Cornus sericea	red-osier dogwood	1.65	13.07
Mahonia nervosa	dull Oregon grape	0.79	4.09
Equisetum fluviatile	swamp horsetail	0.73	
Salix sitchensis	Sitka willow		18.73
Scirpus acutus	hardstem bulrush		0.50
Symphoricarpos albus	snowberry		50.75
Rubus parviflorus	thimbleberry		2.06
Holodiscus discolor	oceanspray		3.87
*Phalaris arundinacea**	reed canary grass		4.93

**Not native to the Pacific Northwest*

DRAFT

Appendix G. Invasive Species Occurrences by MU Acres

Scientific Name	Common Name	MU Acres	Percent of Project Area
Rubus armeniacus	Himalayan blackberry	389.87	80.1%
Hedera helix	English ivy	256.48	52.7%
Ilex aquifolium	English holly	227.58	46.7%
Phalaris arundinacea	reed canary grass	161.05	33.1%
Geranium robertianum	herb Robert	156.01	32.0%
Rubus laciniatus	evergreen blackberry	142.02	29.2%
Polygonum × bohemicum	Bohemian knotweed	104.66	21.5%
Prunus laurocerasus	cherry laurel	100.07	20.5%
Calystegia sepium	hedge bindweed	74.56	15.3%
Solanum dulcamara	bittersweet nightshade	45.60	9.4%
Cytisus scoparius	Scotch broom	29.01	6.0%
Lamiastrum galeobdolon	yellow archangel	11.22	2.3%
Crataegus monogyna	English hawthorn	8.15	1.7%

Appendix H: Public Input

The following is a summary of the discussion and activities from the Green Kirkland Partnership's open house and public input meeting, held at Heritage Hall on March 24, 2015, with 35 people in attendance. The open house included a presentation reporting on the Partnership's accomplishments as well as the preliminary findings from the 2014 habitat assessment. Data was collected regarding where participants live and work and which parks they visit most frequently.

Participants gathered for small-group discussions in which questions were posed regarding community outreach, volunteerism, and the criteria by which the Partnership should prioritize parklands for restoration. The public input process also included an online survey that ran from January through March 2015; it received 28 participants and asked similar questions to those at the open house. The Green Kirkland Partnership deeply values this public input: we have used it as a guide in the development of this new 20-Year Restoration Plan, and it will continue to be a resource during plan implementation.

Public Use and Value Questions

What is your zip code? (Survey)

Zip Code	Responses
98033	16
98034	10
98052	1
98105	1

Neighborhoods Represented (Open House)

Neighborhood	Live	Work
Central Houghton	2	1
Everest		1
Highlands	1	
Kingsgate	1	
Market		1
Moss Bay	1	1
Norkirk	2	
North Juanita	1	
North Rose Hill	1	
South Juanita	1	
South Rose Hill	2	1
Totem Lake		1

Other (Redmond, Seattle, Woodinville)	3	3

Parks most frequently visited (Open House and Survey)

Owned/maintained by City of Kirkland	Responses
Juanita Bay Park	14
Juanita Beach Park	11
Crestwoods Park	9
Marina Park	9
Watershed Park	9
Heritage Park	8
North Juanita Open Space	7
Peter Kirk Park	6
North Rose Hill Woodlands Park	5
OO Denny Park	5
Waverly Beach Park	5
132nd Square Park	4
Cotton Hill Park	4
Forbes Creek Park	4
Houghton Beach Park	4
Carillon Woods	3
Edith Moulton Park	3
Everest Park	3
Spinney Homestead Park	3
Juanita Heights Park	2
Kiwanis Park	2
North Kirkland Community Center & Park	2
Highlands Park	1
Mark Twain Park	1
Yarrow Bay Wetlands	1

Other Parks or Properties	
Big Finn Hill Park (King County)	4
Bridle Trails State Park (Washington State)	4
Saint Edward State Park (Washington State)	3
Cross Kirkland Corridor (Kirkland Transportation Plan)	2
Totem Lake Park (King Conservation District)	1

What activities do you participate in when visiting Kirkland's forested and natural area parks? (Survey)

Activity	% of responses
Hiking and walking	89%
Restoration activities	50%
Picnicking or other passive recreation	43%
Dog walking	29%
Other*	29%
Birding	25%

*Other included geocaching, biking, scooters with kids, swimming, photography, flying kites, and community events.

What do you value most about Kirkland's forested and natural area parks? (Survey)

- Large natural areas that are not groomed sports fields.
- The canopy and the animal habitat, plus it is nice to be somewhere away from traffic.
- The passiveness, the quiet, the beauty, the native plants, the birds
- That they are peaceful and beautiful
- Green space to enjoy nature and have kids play outdoors.
- Cleanliness, safety, dedication to restoration
- Fresh air and nature. Native plants!
- Habitat preservation for native birds, plants, wildlife
- They give people of all ages easy access to natural areas.
- The ability to feel like we're still connected to nature even though we're in a city/suburb.
- Their location and abundance.
- The sight of the parks.
- Place to recreate, wildlife, fresh air, no cars, quiet
- Walking trails, views, wildlife habitat, environmental services (water and air quality, noise buffer, etc.)
- Beauty, wilderness, fresh air
- Easy access, connections between them via the connector, unmanicured spaces, trails, play spaces for kids (not just the structures)
- The opportunity to enjoy nature in a quiet, clean, and peaceful environment.
- Being in nature, exercising, seeing wildlife.
- Seeing nature and the restoration that is occurring in the parks.
- Trees, solitude, nature
- That they are there to enjoy and not overcrowded.

- That they are there!
- Peace and quiet

Volunteerism Questions

Have you volunteered with the Green Kirkland Partnership before?

Of the 28 responses to the online survey, about 60% had volunteered with the Green Kirkland Partnership at least once in the past and just over 30% had volunteered more than five times. One participant reported volunteering extensively with King County Parks at Big Finn Hill Park as well as Green Kirkland Partnership. About 50% of participants at the open house had previously volunteered.

If you are a current volunteer or Steward, what additional resources do you need to further support your volunteer efforts? (Survey)

- Combine resources between Green Kirkland Partnership and King County Parks
- Green Kirkland does a great job in supporting volunteers. It's difficult to find a calendar of volunteer events/information through the Facebook page. The emailed sign-up link is great, but locating the events isn't so easy.
- Need more volunteers—steady ones.
- Buckets and a pitchfork in our Job Box.
- Receiving treat donations for future events.
- I've been a volunteer with street cleaning. Maybe there's a way to link people interested in clean streets and healthy land.
- Need more variety of times events are held; weekend mornings aren't good, would prefer weekday events
- Garbage cans and dog waste bags at all woodland park entrances, please!!!
- Free mulch

Why do you or would you participate in a Green Kirkland volunteer event? (Survey)

Activity	% of responses
To give back to my community	88%
To improve my parks and natural resources	88%
Personal enrichment and responsibility	50%
Outdoor exercise	50%
Educational opportunity for children	29%
Student service learning hours	21%
Photography	4%

Think about a time you have volunteered for Green Kirkland Partnership or elsewhere — what made that a successful event, and what made you want to come back? (Open House Discussion)

Major themes included:

- Seeing a difference
- Experience of being a part of the community and making connections; social interactions
- Being part of something bigger, i.e., Regional Effort
- Having a well-organized event
- Good leadership; positive, enthusiastic attitudes
- Events are better when not too big — don't like big groups
- Feeling appreciated is important
- Collaborative
- Good group with good energy — builds community
- History/background — understanding why
- Getting outside, physical activity
- Incentives help get me there — food, service hours
- Treat all volunteers with respect — don't talk down to them
- Variety of tasks, the whole restoration process
- Leaders able to adapt to volunteer groups' specific needs
- Getting a good workout
- Learning something; understanding ecological context
- Being outside and getting fresh air
- Fun! Fun! Fun!

Outreach and Engagement Questions

What sources of information do you use to look for volunteer opportunities? (Survey and Open House)

Sources of information	% of survey responses
Internet and websites	74%
Email	70%
Newsletters or e-newsletters from other organizations	44%
Community bulletin boards (e.g., library, community centers)	22%
Other*	9%

*Other included "all of the above" and newspapers

During the open house, discussion groups specifically mentioned reading:

- Green Kirkland emails
- EarthCorps emails
- City volunteer listserv
- Snail mail from the city

Participants suggested:

- Create a Parks Blog where Green Kirkland Stewards could contribute and share information
- Develop a to-do list for the website that lists other volunteer activities such as data entry
- Put the Green Kirkland event calendar on the web
- Make signing up for events more streamlined

What is the most effective way to reach out to people in your neighborhood? (Open House and Survey) Participants were asked to share their neighborhood and what they think works best in their community.

- Finn Hill: Finn Hill Neighborhood Association website and meetings, email, flyers
- Flyers delivered to the door.
- Internet, including email, and social media such as Facebook and Nextdoor.com
- Create Facebook group just for Green Kirkland Stewards and volunteers
- Kirkland Parks and Recreation brochure
- Come to Home Owners' meetings at the condo.
- PTAs at schools in all new neighborhoods
- In Kirkland Heights, it's best to send a note to every apartment.
- *Kirkland Reporter*
- I live in Finn Hill in a diverse neighborhood, where few people talk to each other. I'm not sure why that is, but community events or block parties may help bring people together.
- Market Neighborhood: e-mail newsletter and temporary signs
- Kingsgate/Evergreen Hill: Fliers in mailboxes
- I live on Goat Hill, so I think that would be the Inglewood–Finn Hill area: Nextdoor.com
- Neighborhood electronic bulletin boards
- South Rose Hill/Bridle Trails: Probably fliers on doors but also announcements at the neighborhood meetings

Across the City, what organizations or community groups do you recommend the Green Kirkland Partnership reach out to?(Open House and Survey)

- High Schools and Middle Schools have many students that are looking to fulfill volunteer hours. Some have clubs and others have Honor Societies.
- Neighborhood associations
- Local technology companies
- Northshore Community Church. They were in Bothell before the annexation but now they're in Kirkland. They are a big part of the annual cleanup event of North Shore School District which involves a lot of groundskeeping.
- Seattle Tilth — Seattle Tilth is actively engaged in Green Seattle Partnership at Rainier Beach Urban Farm and Wetlands and even have their own wetland stewards working alongside the farm! Great opportunity for GKP to harness the existing connection Tilth has to the Green Cities at their new Kirkland location to restore the forest adjacent to Tilth demonstration at McAuliffe Park. If not developed, this would be a lost opportunity, given the number of people and volunteers this could also harness for the Partnership.
- Targeted scouting event? Work directly with Girl Scouts, campfire girls, Boy Scouts to plan a special event just for them — working with Western Washington coordinators. Have special themed day for them?
- Young people at KTUB and local schools
- Boys and Girls Clubs, Knights Of Columbus, St. John Vianny Parish
- Finn Hill Neighborhood Association
- Mountains to Sound Greenway Trust
- Chamber of Commerce luncheons
- Heidi Hawkins [publisher] *Kirkland Living* magazine for an informational article
- Kirkland views, Kirkland weblog
- Contacting neighborhood associations
- Develop comprehensive school outreach plan: Do targeted event in each neighborhood just for the schools. Do special outreach campaign to the kids and families via PTSA's, build relationship with principles or the district's science director.
- Kirkland women's group?
- Washington Trails Association (WTA) New partnership? Find out if they do urban work — Potential Forterra/ GKP/ WTA collaboration?
- Intergenerational outreach or event that includes the senior center and the YMCA teen center?
- PCC member event — making connections between healthy lands, sustainable farming etc.
- 4H — any active in Kirkland or Eastside? Untapped resource? Do they ever do conservation work? Goat connection?
- High School Honor Society
- Future Business Leaders of America

- Need more outreach to private landowners
- Hold workshops: “How to be a good neighbor to parks.” Big issues — control invasives, no dumping; Ties in water conservation, stormwater, and protecting natural resources.

20-Year Plan Content Questions

What topics or questions would you like to see addressed in the Green Kirkland Partnership’s Forest and Natural Areas 20-Year Restoration Plan? (Survey)

- I would like to see ALL Kirkland natural areas included in the restoration plan, this includes Big Finn Hill Park, Juanita Woodlands and greenbelts that not officially designated as parks. The ivy and holly in some of the green belts makes driving the roads like playing Russian roulette, and is sad for the healthy future of the green zones.
- I know it's a very difficult topic, but it would be good to know how the city would look if private owners kept removing their trees without replanting. In our Juanita neighborhood, the trees are mature, and some must be removed for safety; however, they are not replaced. I estimate (roughly) that we have 50% of the canopy that existed even 10 years ago, not counting the park. Of course, development has contributed with much bigger houses and smaller yards.
- Various ways to attract volunteers...need more steady volunteers (and Stewards)
- Community outreach
- Habitat preservation for native birds, plants, wildlife
- Affordable housing near natural areas.
- More walking groups that encourage people to get out into the parks and natural areas.
- More programs to include young people.
- Ways to link young and old people. The young could assist the old and learn a lot. The old could get some exercise and learn something about the interests of the young.
- Involvement of a variety of ethnic groups in the planning and maintenance of natural areas.
- We want more trails.
- Continued restoration and the importance of these natural areas as Kirkland's population experiences a boom.
- How to get rid of ivy. Can the sale of it be banned in WA State as it is in Oregon?
- Ways to improve connectivity for people and wildlife between the parks, opportunities to mingle more wild habitat into sports-oriented parks and vice versa.

- Keeping our parks clean — possibility of a dog park at St. Edwards, Finn Hill with no leashes, allowing some acreage to be fenced off on the trails — similar to White Center's dog park trail area. We would be willing to pay an annual fee for this...
- What is the plan to expand spaces? How will connections between parks grow?
- Invasive species removal
- Expansion of city park lands and public spaces
- Overcrowding at Juanita Beach Park and disruption of sensitive environments in Juanita Beach Park
- Enforcement of dog leashing and dog waste pick-up
- Better assistance to park users who speak English as a second language or not at all (Kirkland Parks and Community Services serves an extremely diverse clientele, yet all signage and information is provided in English only. What about the Russian population? Or the Indian?)
- How do we provide access to natural beauty without over-developing our park spaces?
- Dogs running off leash all the time when they are supposed to be on leash and under control.
- More education for homeowners about the problems of planting invasive plant species that spread to green spaces.
- Making sure Peter Kirk Park does not get surrounded by tall buildings.

If money were no object, where should the partnership grow next? OR, which new parks would you like to see the Partnership focus on in the next 1–5 years? (Open House)

- Cross Kirkland Corridor! [raised in all four discussion groups at open house] Also include the NE section of the Eastside Rail Corridor within city limits that currently is not part of the CKC.
- Totem Lake Park: New density/development areas like Totem Lake Park and Juanita Bay Park east of Market Street
- Connection between the South Kirkland Park and Ride and Watershed Park; would like to see work completed and connections from Watershed park to Cochran Creek to Yarrow Bay Wetlands area [raised in three of four discussion groups]
- Juanita Bay Park next to new Jack-in-the Box and Fire Station site
- Habitat connections next to new community near Crestwoods Park
- OO Denny Park
- Edith Moulton Park
- Any parts of the City that do not currently have parks where Green Kirkland is currently active close by (within a half-mile radius?) If there are no currently active volunteers in those areas, target those areas in outreach. If there are no parks there already, make it a priority to acquire land for park use in those areas.
- Focus on annexation (new neighborhood) area parks.

What should the criteria be for prioritizing restoration at a GKP site? (Open House)

- Sites that provide salmon-spawning areas
- Proximity to schools or vulnerable communities and accessibility to bus lines
- Go after #9 tree-iage first
- Neighborhood parks with the highest density of people — quality-of-life issue for those neighborhoods
- Low-income neighborhoods and underserved communities
- Habitat — focus on areas that are quickly getting worse
- High-visibility projects along trails and popular walking paths
- In new density/redeveloped areas like Totem Lake Park

Appendix I: Glossary

Adaptive Management
A structured, repeating process of decision making aimed at better understanding a management system through monitoring, evaluation, and development of new management strategies. The Green Kirkland Partnership utilizes an adaptive management strategy to inform its administrative and restoration practices over time.

Balanced Scorecard
A strategic planning and management tool developed to measure both financial and nonfinancial performances against strategic goals. Kirkland's balanced scorecard measures performance across three key elements: fieldwork, community, and resources.

Butt Rot
Fungi that affect native trees, usually caused by root rot spreading up the trunk or resulting from a wound at the "buttress" (the trunk's broadened base, where it meets the soil). *Ganoderma applanatum* affects bigleaf maple and other native deciduous trees, while *Phaeolus schweinitzii* affects many native conifer species. When extensive decay is found, butt rot reduces the trunk's structural integrity.

Canopy Cover
The percent of a forest floor or specific geographic area covered by tree crowns. Assessed using aerial orthophotographs as well as ground-based techniques, it can be calculated for all trees in a given geographic area or specific individual tree species. Canopy cover has been shown to be an important ecological indicator for distinguishing plant and animal habitats as well as assessing on-the-ground conditions in urban areas.

Conifers

Cone-bearing trees, most of which are evergreen, with needle or scale-like leaves. Examples include pine, fir, hemlock, and spruce. The dominant conifers found in Kirkland's urban forest include Douglas-fir, western redcedar, and western hemlock.

Cross Kirkland Corridor (CKC)
The Cross Kirkland Corridor is a City-owned, 5.75-mile-long former rail corridor developed into a multi-model transportation trail. It has the potential to be a model of transportation sustainability and livability, as shown in the Cross Kirkland Corridor Master Plan adopted by the City Council in June 2014. The City's larger transportation planning process guides CKC development and maintenance.

Deciduous
A tree or shrub that loses its leaves or needles during the fall and winter months (in contrast to an evergreen plant). Examples found in Puget Sound forests include bigleaf maple, red alder, and snowberry.

Eco-charrette
The City of Kirkland will host a collaborative community workshop or "eco-charrette" in late spring 2015 to build upon the Cross Kirkland Corridor (CKC) Master Plan, further defining the Master Plan Goal 3 to "Foster a Green Kirkland." The interactive workshop will:

- Engage experts from a variety of disciplines to explore opportunities towards the "greenest" corridor.
- Identify green strategies and environmental themes for the corridor as a whole, as well as specific corridor segments where applicable.
- Develop concepts to inform future design guidelines, projects, and potential eco-certifications.

Ecosystem
The interactive community or relationships of living (biotic) organisms such as plants, animals, and microbes with nonliving (abiotic) components such as air, water, soils, and weather.

Edge Effects
The change in habitat quality and plant species that occurs in the transition zone between two disparate habitat types. Urbanized forests and natural areas that are fragmented and isolated, experience negative ecological changes at the abrupt transition between the built and natural environment. This includes an increased susceptibility to encroachment by invasive plants, loss of plant species diversity, loss of contiguous habitat for birds, amphibians, and mammals, and impacts from other human activity.

Forest Restoration
Actions and management to reestablish or enhance processes that support a healthy forest's structure, ecological functions, and biodiversity levels. Restoration actions may include removal of nonnative invasive plants, applying mulch, and planting native trees, shrubs, and ground cover. In an urban environment, the natural ecological processes may never be fully restored; therefore, forests will need ongoing management with long-term maintenance and monitoring.

Gap Analysis (for parkland)
An analysis to review the locations and types of existing facilities, land use classifications, transportation/access barriers, and other factors in a given area, e.g., the City of Kirkland park system, to determine underserved areas, including identifying preliminary targets for new natural areas parkland acquisition.

Geographic Information System (GIS)
A computer program used for visualizing, storing, and analyzing data related to positions on the Earth's surface. The Green City Partnerships use GIS to map and assess land cover, habitat types, and tree canopy. It is also used to track and assess acres enrolled in restoration.

Green Cities Network
The combined regional group of Green City Partnerships, which currently includes Seattle, Kirkland, Tacoma, Redmond, Kent, Everett, and Puyallup. The Network is not a formally defined entity; rather, it is made up of the city partners, Forterra staff, other nonprofits, and participating volunteers who contribute to achieving the goals of each Green City. Network participants are invited to share best management practices, current relevant research, and funding opportunities.

Green City Partnership
A public-private venture between a local municipality (e.g., parks departments, public works, utilities, and other government agencies), community groups, and Forterra. The vision of each Green City Partnership is to create a healthy, livable city with sustainable urban forests and natural areas that connect people to nature through community-based stewardship.

Invasive Plants
Introduced nonnative plant species with traits that allow them to thrive outside their natural range and outcompete native plants. Invasive plants are typically adaptable and aggressive, with high reproductive capacity, and likely to cause economic and/or environmental harm.

Laminated Root Rot

A serious disease caused by *Phellinus weirii*, a fungus that can thrive in both living and dead roots of some conifers for extended periods of time. Douglas-fir is susceptible to this pathogen, along with true firs such as grand fir. Western red cedar is resistant to infection, and deciduous species are immune. Symptoms include reduced terminal growth, followed by yellowing and thinning of the tree crown.

Madrone

Arbutus menziesii (aka Pacific madrone, madrona) is a broadleaf evergreen tree native to western North America, particularly to Puget Sound lowland forests. The bark is a rich orange-red color that when mature naturally peels away in thin sheets, leaving a smooth greenish appearance. The Pacific madrone is in decline, especially in urban areas, and is a difficult species to reestablish. The species is found on drier slopes along shorelines or in areas with well-drained, sandy or rocky soils. Areas with madrone trees offer important habitat that often supports unique plant communities.

Management Unit (MU)

A defined geographic area within a park characterized by the vegetation type or conditions present. Open space areas within Kirkland parks were grouped into MUs based on one of five categories: forested, natural (nonforested), open water, hardscaped, or landscaped. Forested and other natural areas were further subdivided based on tree-iage values.

Mechanical Tree Failure
Refers to the breakage of tree trunks and branches and the uprooting of trees caused by factors such as excessive force from high winds, structural weaknesses, pests, and diseases.

Mulch
A protective covering, usually of organic matter such as leaves, straw, bark, or wood chips, placed around plants to prevent weed growth, moisture evaporation, and the freezing of roots. Covering the ground with mulch is a maintenance practice used in urban forest restoration following invasive plant removal and native plant installation.

Natural Areas
Undeveloped parkland with less than 25% tree cover, in contrast to “forested areas,” which have more than 25% tree cover.

Orthophotograph
An aerial photograph that has been adjusted for topographic relief, lens distortion, and camera tilt. Because it is an accurate representation of the earth's surface, it can be used to measure true distances, and is often used with geographic information systems (GIS).

Overstory
The uppermost layer of branches and foliage that forms the forest canopy. Common overstory trees found in Puget Sound forests include Douglas-fir, western redcedar, western hemlock, and bigleaf maple.

Photosynthesis
A process used by plants and some algae to convert light energy from the sun, carbon dioxide, and water into carbohydrates that provide sustenance for those organisms. Photosynthesis takes place in the chloroplast cells of leaves. The primary by-product of photosynthesis is oxygen.

Riparian
Pertains to the terrestrial area along the banks of a river, stream, or lake.

Runoff
Runoff refers to unfiltered rainwater that reaches nearby water bodies by flowing across impervious surfaces such as roads, parking lots, driveways, roofs, and even compacted soils in landscapes. When the landscape is undeveloped or soils are not compacted, rainwater soaks into forest and meadow soils, where it is filtered by natural processes, slowly feeding into underground aquifers, streams, and lakes. The filtration process removes pollutants such as motor oils, gasoline, fertilizers, and pesticides.

Scrub-Shrub Wetland
A forested wetland classification that includes areas dominated by woody vegetation less than 6 meters (20 feet) tall. The species present include willow, red-osier dogwood, and hardhack.

Seed Bank
The natural storage of dormant and viable seeds present in the soils of an ecosystem. Soil seed banks play a critical role in the natural regeneration of many plant communities. In urbanized or highly disturbed forests and natural areas, the native seed bank is often destroyed due to soil degradation and colonization by invasive plants.

Seep
A place where water (usually groundwater) reaches the earth's surface, forming moist areas or puddles. Seeps are important habitat for small mammals, birds, and butterflies.

Stormwater Runoff — see Runoff.

Tree-iage
A prioritization tool modeled after traditional medical triage used to assess urban habitat conditions and inform restoration management planning. The tool uses measurements of habitat quality and invasive plant threat to assign each management unit a tree-iage category from one to nine. One represents high quality habitat and low invasive species threat and nine represents low quality habitat and high invasive species threat.

Tree Canopy
The uppermost layer of the forest, formed by leaves and branches of dominant tree crowns. The tree canopy forms the forest overstory.

Tree Canopy Vigor
Vigor refers to a tree's active, healthy growth. Plants with "low tree canopy vigor" have stunted growth, premature leaf drop, late spring-leaf development, sparse foliage, light green or yellow foliage, twig and branch die-off, or other abnormal symptoms. A combination of factors (e.g., flooding, shifts in environmental conditions, or physical damage) reduces a tree's vigor. Stress on a tree can make it vulnerable to diseases and insects that accelerate its decline.

Understory
The vegetation that grows below the forest canopy. Understory plants consist of saplings of canopy trees, together with smaller understory trees, shrubs, and herbs.

Examples of understory plants found in Puget Sound forests include vine maple, beaked hazelnut, tall Oregon grape, salal, and sword fern.

Urban Heat Island
The increase in surface and atmospheric temperatures of urbanized landscapes caused by the replacement of vegetation and natural areas with impermeable surfaces such as roads, buildings, and other built infrastructure. Lack of vegetation in the built environment results in elevated energy consumption (due to increased demand for cooling and electricity), an increase in greenhouse gasses and air pollutants, water quality impairment (due to the heating of stormwater runoff entering streams and lakes), and human health problems such as respiratory illness, heat exhaustion, heat stroke and heat-related mortality.

Urban Natural Areas — see Natural Areas.

Woody Shrub
A woody, multistemmed plant that grows to less than 26 feet tall and is found in the forest understory.

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

MEMORANDUM

To: Kurt Triplett, City Manager **QUASI-JUDICIAL**

From: Tony Leavitt, Associate Planner
Eric Shields, Planning Director

Date: July 16, 2015

Subject: MARINWOOD PRELIMINARY AND FINAL PUD AND PRELIMINARY SUBDIVISION, PCD FILE NO. SUB14-01891 AND ZON14-01888

RECOMMENDATION

Staff recommends that the Council consider the Hearing Examiner recommendation for the proposed Marinwood preliminary and final planned unit development (PUD) and preliminary subdivision application and take one of the following actions:

1. Direct staff to return to the September 1, 2015 City Council meeting with a final ordinance to either:

    - Grant the application as recommended by the Hearing Examiner with the additional conditions outlined in the attached ordinance to clarify the public use, signage, maintenance and liability of the common open spaces; or
    - Modify and grant the application; or
    - Deny the application; or

2. By a vote of at least five members, suspend the Council's rule that requires consideration of a Process IIB application at one meeting and a vote on the application at the next. This would enable the Council to vote on the application at the August 3rd meeting instead of the September 1st meeting. An Ordinance reflecting the recommendation of the Hearing Examiner and the common open space language is included with this agenda item; or

3. Direct that the application to be considered at a reopening of the hearing before the Hearing Examiner and specify the issues to be considered at the hearing.

The Hearing Examiner Recommendation for approval along with her Findings, Conclusions, Exhibits and Public Comments received into the public record is attached to the proposed Ordinance.

RULES FOR CITY COUNCIL CONSIDERATION

The City Council shall consider the Process IIB Zoning Permit for the PUD and Subdivision application based on the record before the Hearing Examiner and recommendation of the Hearing Examiner. Process IIB does not provide for testimony and oral arguments before the City Council. However, the Council in its discretion may ask questions of the applicant and staff regarding facts in the record, and may request oral argument on legal issues.

BACKGROUND DISCUSSION

Proposal

Steve Anderson of LDC Inc., representing the Pulte Group, submitted an application for a preliminary and final Planned Unit Development (PUD) and preliminary subdivision to subdivide 5 parcels totaling 8.58 acres into 48 lots (see Enclosure 1). The property is located at 12860 and 13030 136th Avenue NE in an RSA 6 zone.

The components of the development proposal are described below:

1. A Preliminary Subdivision to subdivide 5 parcels totaling 373,570 square feet into 48 separate lots. Access to the lots will be provided via a new access road off of 136th Avenue NE. A connection to the existing 137th Place NE right-of-way, to the north of the subject property, is proposed.

2. A preliminary and final Planned Unit Development (PUD) and modification of the following Zoning Code and municipal code requirements:

    a. Provide smaller lot sizes than the minimum lot size of 5,100 square feet in the RSA 8 Zone for 33 of the 48 lots, with an average lot size of 4,935 square feet.

    b. Provide lot widths less than the minimum 50' as measured from the back of the required front yard. 28 of the lots will not meet the minimum requirement.

    c. Reduce minimum required front yards to 10 feet and provide a garage setback of 20 feet as measured from the front property line.

    d. Calculate the 50% floor area ratio (FAR) maximum based on the net development area (total lot area minus public right-of-ways) rather than on an individual lot basis.

    e. Calculate the 50% lot coverage maximum based on the net development area (total lot area minus public right-of-ways) rather than on an individual lot basis.

f. Calculate building height based on finished grade instead of predevelopment grades.

3. The PUD proposal includes the following benefits to the City beyond the improvements that would typically be required:

   a. Increased Open Space, On-site Recreation Area and Landscaping

      Common open space is planned with a variety of amenities located within Tracts B and D. Tract B has an underground stormwater detention vault and on the surface includes a grass play area, bocce ball court, picnic area with bench seating, and landscaping and trees. Tract D will contain a play lawn, play structure, concrete sitting wall, picnic table seating and landscaping and trees. The applicant has testified that both Tracts will be open to the general public. See Enclosure 1 for detailed plans.

   b. Offsite Right-of-Way Improvements

      The applicant is proposing construction of off-site frontage improvements (including a sidewalk) along tax parcel number 272605-9083. This parcel is being retained by the current property owner, Ellis Moore, and is not part of the subdivision. The proposed sidewalk would complete a connection between the sidewalks being installed with this subdivision and the existing sidewalk to the north of the Moore property. Additionally, the applicant is proposing the installation of a Rectangular Rapid Flash Beacon (RRFB) cross walk crossing 132nd Ave NE at its intersection with NE 134th Pl, which is on a designated school walk route.

Public Hearing

The Hearing Examiner held a public hearing on June 22, 2015. City Staff, the applicant, the applicant's representatives and four individuals testified during the hearing. In addition, three emails were submitted to the Hearing Examiner. The staff advisory report including attachments and parties of record comments are available for viewing at the Hearing Examiner's page on the Planning and Community Development Department webpage.

During the public hearing, the applicant testified that common open spaces would be open to the general public. To ensure continued public use of the common open spaces, Staff is recommending that the Council adopt the enclosed ordinance that will ensure the following:

- Signage will be posted indicating that the Common Open Space is open for public use.
- A public access and use easement is to be recorded over the Common Open Space.
- The Common Open Space will be maintained by the Development's homeowners association who will be responsible for any claims arising from the use of the Common Open Space.

The language in the ordinance is the same language that was included in the ordinance to approve the Vintner's West PUD and Subdivision in 2014.

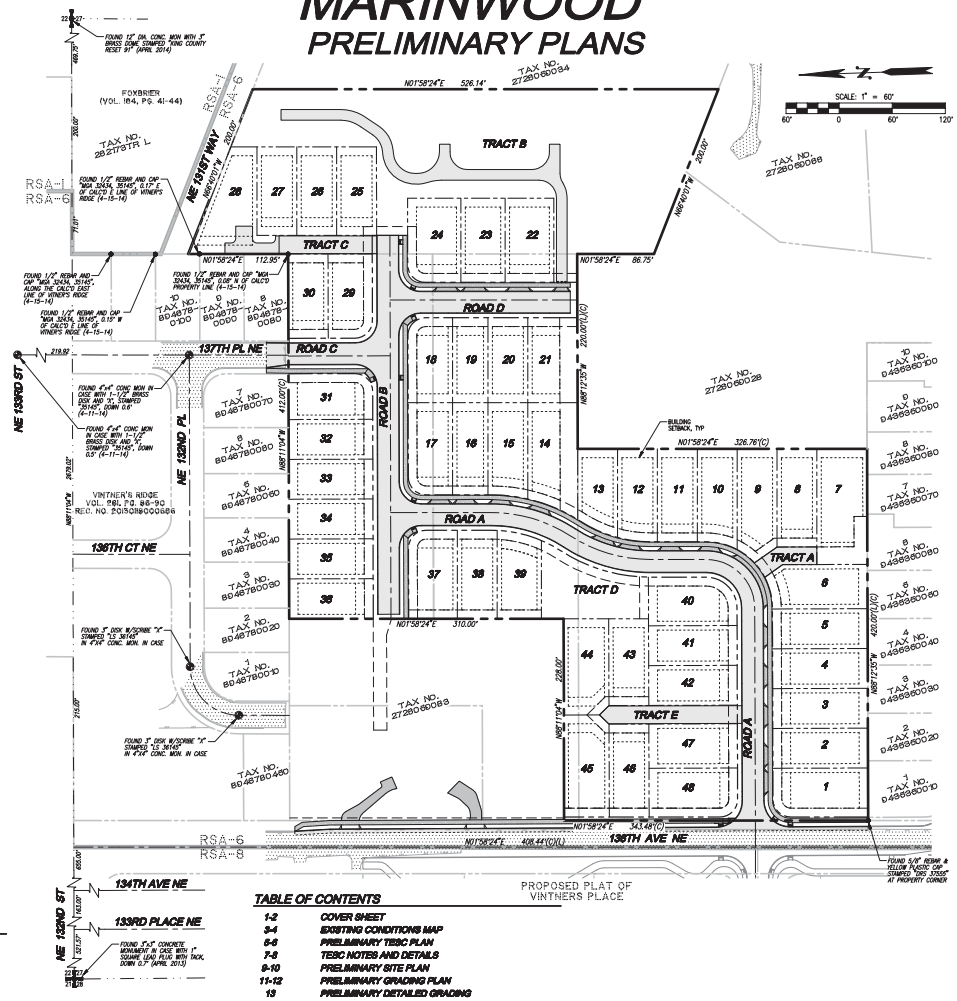
On June 24, 2014, the Hearing Examiner recommended approval of the application as outlined in her report. No challenges of her recommendation were filed.

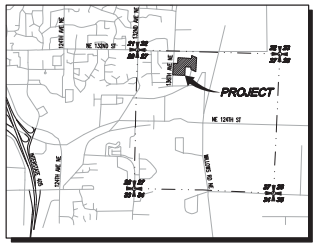
ENCLOSURES

1. Site Plan and Landscape Plans
2. Hearing Minutes from June 22nd Hearing
3. Hearing Examiner Recommendation and Exhibits

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

MARINWOOD
PRELIMINARY PLANS





VICINITY MAP
SCALE: 1"=2000'

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS

SYMBOL	DESCRIPTION
	IRON PIPE FOUND
	IRON PIPE SET
	MONUMENT FOUND
	REBAR & CAP
	FOUND REBAR
	SECTION CORNER FOUND
	SECTION QTR CORNER FOUND
	MAILBOX
	SIGN
8.5' ROCKERY	ROCKERY
100	TREE CONIFEROUS
101	TREE DECIDUOUS
CB	CATCH BASIN TYPE 1
CB	CATCH BASIN TYPE 2
SDMH	STORM MANHOLE
	STORM DRAIN CLEANOUT
	IRRIGATION VALVE
FH	FIRE HYDRANT
	GAS VALVE
	GAS METER
	GUY ANCHOR
	SEWER MANHOLE
PP	POWER POLE
WM	WATER METER
	WATER VALVE
TH	TELEPHONE VAULT
	TELEPHONE PEDESTAL
	JUNCTION BOX
	POWER METER
	TRANSFORMER

PROPOSED STORM SYMBOLS

SYMBOL	DESCRIPTION
	SD CAP
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	BEEHIVE MANHOLE COVER
	SQUARE YARD DRAIN
	ROUND YARD DRAIN
	STORM CLEAN OUT
	STORM PIPE

PROPOSED SEWER SYMBOLS

SYMBOL	DESCRIPTION
	SEWER CAP
	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE

PROPOSED WATER SYMBOLS

SYMBOL	DESCRIPTION
	WATER CAP
	CONCRETE BLOCKING
	BUTTERFLY VALVE
	11° BEND
	45° BEND
	90° BEND
	22° BEND
	VALVE
	HYDRANT ASSEMBLY
	BLOW-OFF VALVE
	REDUCER
	AIR-VAC ASSEMBLY
	WATER METER
	WATER PIPE

PROPOSED SURVEY SYMBOLS

SYMBOL	DESCRIPTION
	SURVEY MONUMENT IN PROPOSED ROAD

PROPOSED WALL SYMBOLS

SYMBOL	DESCRIPTION
	RETAINING WALL

ABBREVIATIONS

CB	CATCH BASIN
℄	CENTERLINE
CALC'D	CALCULATED
(C)	CALCULATED
(M)	MEASURED
CONC	CONCRETE
EL	ELEVATION
EXIST.	EXISTING
℄	FLOWLINE
IE	INVERT ELEVATION
PVR	PLAT OF VITNER'S RIDGE (VOL. 261, PG. 86-90)
℄	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL
TBR	TO BE REMOVED
WDF	WOOD FENCE
HWF	HORIZONTAL WOOD FENCE
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
SRF	SPLIT RAIL FENCE
P/A	PLANTED AREA
MT	MULTIPLE TRUNK
DEC	UNSPECIFIED DECIDUOUS
A	ALDER
CA	CASCARA
CH	CHERRY
CW	COTTONWOOD
DW	DOGWOOD
M	MAPLE
W	WILLOW
C	CEDAR
F	FIR
L	LAUREL
FND	FOUND
R/C	REBAR AND CAP AS NOTED
MON	SURVEY MONUMENT AS NOTED
CMP	CORRUGATED METAL PIPE
CPEP	CORRUGATED POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE

NOTES
1. SEE SHEET CS-02 FOR HORIZONTAL DATUM, VERTICAL DATUM, LEGAL DESCRIPTION AND SURVEY INFORMATION.
2. THE CITY OF KIRKLAND PUBLIC WORKS INSPECTION REQUEST PHONE NUMBER IS (425) 587-3805.

EARTHWORK QUANTITIES
CUT: 40,000 CY
FILL: 26,500 CY
NET: 13,000 CY (CUT)

TABLE OF CONTENTS

1-2	COVER SHEET
3-4	EXISTING CONDITIONS MAP
5-6	PRELIMINARY TESC PLAN
7-8	TESC NOTES AND DETAILS
9-10	PRELIMINARY SITE PLAN
11-12	PRELIMINARY GRADING PLAN
13	PRELIMINARY DETAILED GRADING
14-15	COMPOSITE UTILITY PLAN
16	PRELIMINARY FRONTAGE PLAN AND PROFILE
17	PRELIMINARY FRONTAGE DETAILED GRADING
18-19	PRELIMINARY ROAD AND STORM DRAINAGE PLAN
20	PRELIMINARY ROAD PROFILES AND SECTIONS
21-24	PRELIMINARY ROAD PROFILES
25	PRELIMINARY STORMWATER DETENTION VAULT PLAN
26-31	NOTES AND DETAILS
32-33	INTEGRATED DEVELOPMENT PLAN
34-35	INTEGRATED DEVELOPMENT PLAN TREE DATA TABLE
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS AND SCHEDULE

PROJECT INFORMATION

SITE ADDRESSES:	12860 136TH AVE NE, KIRKLAND, WA 98034 13034 136TH AVE NE, KIRKLAND, WA 98034
TAX PARCELS:	2726059029, 2726059032, 2726059038, 2726059073 AND 2726057083
GROSS SITE AREA:	373,570 SF 8.58 AC (POST BLA)
CURRENT ZONING:	RSA-6
ADJACENT DEVELOPMENT:	SINGLE FAMILY
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
DENSITY:	5.59 DU/AC
PROPOSED ROW AREA (ROADS A, B, C AND D):	57,596 SF 1.32 AC
NET SITE AREA (GROSS SITE AREA, LESS PROPOSED ROW AREA):	315,974 SF 7.25 AC
ACCESS/UTILITY TRACTS	
TRACT A:	1,383 SF 0.03 AC
TRACT C:	2,211 SF 0.05 AC
TRACT E:	3,157 SF 0.07 AC
TOTAL LOT AREA:	236,931 SF 5.44 AC
TOTAL LOTS:	48
SMALLEST LOT SIZE:	4,126 SF (LOT 13)
AVERAGE LOT SIZE:	4,936 SF
SETBACKS:	20' FRONT (DRIVEWAY), 10' FRONT (LIVING AREA), 5' SIDE, 10' REAR
WATER:	WOODINVILLE WATER DISTRICT (425) 487-4100
SEWER:	NORTHSHORE UTILITY DISTRICT (425) 398-4400
SCHOOL DISTRICT:	LAKE WASHINGTON (425) 936-1200
FIRE DISTRICT:	CITY OF KIRKLAND (425) 587-3600
TELEPHONE SERVICE PROVIDER:	FRONTIER (877) 462-8188
POWER PROVIDER:	PUGET SOUND ENERGY (888) 225-5773
CABLE TV PROVIDER:	COMCAST (800) 934-6489
CITY OF KIRKLAND PW INSPECTIONS:	(425) 587-3805

IMPERVIOUS COVER

TOTAL NEW IMPERVIOUS COVER:	5.59 AC
TOTAL PGIS:	2.32 AC
IMPERVIOUS COVER (OFFSITE ROW):	0.26 AC
IMPERVIOUS COVER (ONSITE):	5.33 AC
DISTURBED AREA:	8.52 AC
EXISTING CONDITIONS IMPERVIOUS COVER:	<35%

CONTACT LIST

PROPERTY OWNERS:
BILL MOORE
12860 136TH AVE NE
KIRKLAND, WASHINGTON 98034

PATRICIA LANTZY
3232 198TH PL SE
SAMMAMISH, WASHINGTON 98075
PHONE: (425) 392-9834

APPLICANT:
CENTEX HOMES
3535 FACTORIA BLVD SE SUITE 110
BELLEVUE, WASHINGTON 98006
CONTACT: MIKE BEHN
PHONE: (425) 216-3488
EMAIL: mike.behn@pultegroup.com

SURVEYOR:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: VANCE BLUE, PLS
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: vblue@ldccorp.com

ENGINEER:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: MARK VILLWOCK, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: mvillwock@ldccorp.com

GEOTECH:
TERRA ASSOCIATES, INC.
12525 WILLOWS RD
KIRKLAND, WA 98034
CONTACT: TED SCHEPPER, PE
PHONE: (425) 821-7777
EMAIL: tschepper@terra-associates.com

LANDSCAPE ARCHITECT:
WEISMAN DESIGN GROUP, INC.
2329 E MADISON ST
SEATTLE, WA 98112
CONTACT: NICK HAGAN
PHONE: (206) 322-1732
EMAIL: nick@wdginc.com

ARBORIST:
SHOFFNER CONSULTING
21529 4TH AVE W #C31
BOTHELL, WA 98021
CONTACT: TONY SHOFFNER
PHONE: (206) 755-2871
EMAIL: tony@tonyshoffner.com

SURVEY DISCLAIMER
TOPOGRAPHIC SURVEY INFORMATION ON TAX LOTS 2726059032, 2726059038, 2726059083, 2726059029 AND WITHIN 136TH AVE NE AS SHOWN ON THESE PLANS HAS BEEN PROVIDED BY CORE DESIGN, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.), ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

TOPOGRAPHIC SURVEY INFORMATION ON TAX LOTS 2726059073, 2726059066, 2726059028, 2726039034 AND WITHIN NE 131ST WAY AND BURLINGTON NORTHERN RIGHT-OF-WAY AS SHOWN ON THESE PLANS HAS BEEN PERFORMED BY LDC, INC. IN DECEMBER 2014. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5-21-15	REVISED PER CITY COMMENTS DATED 2-17-15	MWM
2	6-10-15	MINOR DRAWING REVISIONS	MWM

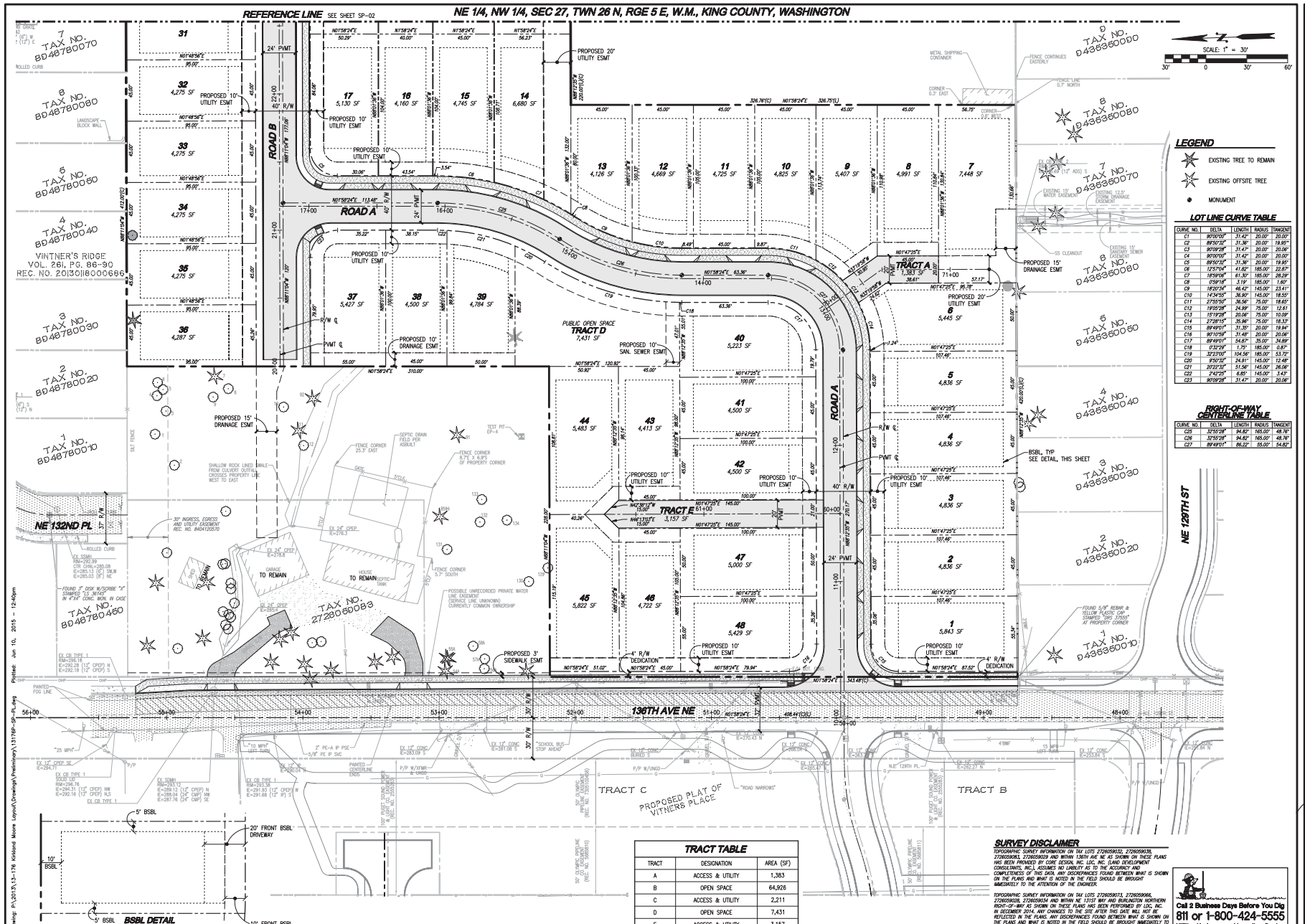
LDC
THE CIVIL ENGINEERING GROUP
Engineering
Structural
Planning
Survey
14201 NE 200th St., #100
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.482.2893
www.LDCcorp.com

PULTE GROUP
MARINWOOD
COVER SHEET

JOB NUMBER: 13-176
DRAWING NAME: 13176P-CS01
DESIGNER: MWM
DRAFTING BY: RCK
DATE: 2-06-15
SCALE: AS NOTED
JURISDICTION: KIRKLAND

CS-01
SHEET 1 OF 35

Drawing: P:\2013\13-176 Kirkland Moore Layout\Drawings\Preliminary\13176P-CS01.dwg Plotted: Jun 10, 2015 - 12:32pm



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING OFFSITE TREE
- MONUMENT

LOT LINE CURVE TABLE

CURVE NO.	DELTA	LENGTH	RADIUS	TANGENT
C1	90°00'00"	31.42'	20.00'	20.00'
C2	89°30'12"	31.36'	20.00'	19.95'
C3	90°09'28"	31.47'	20.00'	20.06'
C4	90°00'00"	31.42'	20.00'	20.00'
C5	89°57'12"	31.36'	20.00'	19.95'
C6	12°57'04"	41.82'	185.00'	22.87'
C7	18°59'06"	61.30'	185.00'	28.29'
C8	0°58'18"	3.19'	185.00'	1.60'
C9	18°20'34"	46.42'	145.00'	23.41'
C10	14°34'55"	36.90'	145.00'	18.55'
C11	27°53'05"	36.56'	75.00'	18.65'
C12	19°05'28"	24.99'	75.00'	12.61'
C13	15°19'28"	20.06'	75.00'	10.09'
C14	27°28'15"	35.96'	75.00'	18.33'
C15	89°49'01"	31.35'	20.00'	19.94'
C16	80°15'59"	31.48'	20.00'	20.06'
C17	89°49'01"	54.87'	35.00'	34.89'
C18	0°32'29"	1.75'	185.00'	0.87'
C19	32°31'00"	104.56'	185.00'	53.72'
C20	9°50'12"	24.91'	145.00'	12.48'
C21	20°22'13"	51.56'	145.00'	26.06'
C22	2°42'25"	6.85'	145.00'	3.43'
C23	90°09'28"	31.47'	20.00'	20.06'

RIGHT-OF-WAY CENTERLINE TABLE

CURVE NO.	DELTA	LENGTH	RADIUS	TANGENT
C25	32°50'28"	94.82'	165.00'	48.76'
C26	32°50'28"	94.82'	165.00'	48.76'
C27	89°49'01"	86.22'	55.00'	54.82'

TRACT TABLE

TRACT	DESIGNATION	AREA (SF)
A	ACCESS & UTILITY	1,383
B	OPEN SPACE	64,926
C	ACCESS & UTILITY	2,211
D	OPEN SPACE	7,431
E	ACCESS & UTILITY	3,157

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION ON TAX LOTS 2726059032, 2726059078, 2726059081, 2726059029 AND WITHIN 136TH AVE NE AS SHOWN ON THESE PLANS HAS BEEN PROVIDED BY CORE DESIGN, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.), ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

TOPOGRAPHIC SURVEY INFORMATION ON TAX LOTS 2726059073, 2726059066, 2726059028, 2726059034 AND WITHIN NE 131ST WAY AND BURLINGTON NORTHERN RIGHT-OF-WAY AS SHOWN ON THESE PLANS HAS BEEN PERFORMED BY LDC, INC. IN DECEMBER 2014. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5-21-15	REVISED PER CITY COMMENTS DATED 2-17-15	MRM
2	6-10-15	MINOR GRADING REVISIONS	MRM

LDC
THE CIVIL ENGINEERING GROUP
14201 NE 200th St, #100
Woodinville, WA 98072
Ph. 425.806.1869
Fax. 425.806.1890
www.LDCcorp.com
Engineering
Structural
Planning
Survey

PULTE GROUP
MARINWOOD
PRELIMINARY PUD SITE PLAN

MEGHAN ROBERT MOSELEY
STATE OF WASHINGTON
40756
REGISTERED PROFESSIONAL LAND SURVEYOR

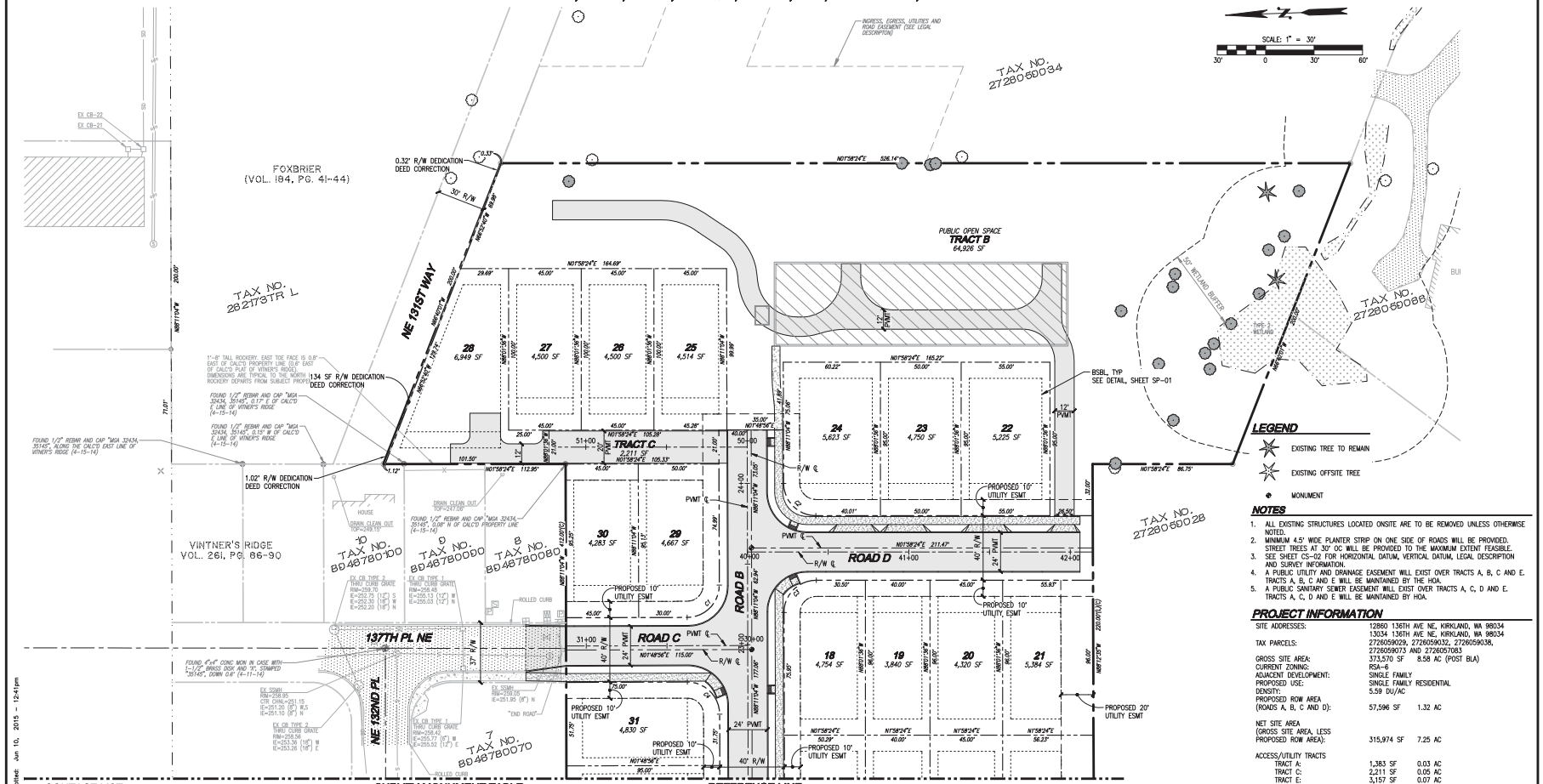
JOB NUMBER:	13-176
DRAWING NAME:	13176P-SP-PL
DESIGNER:	MEV
DRAFTING BY:	RCR
DATE:	2-06-15
SCALE:	1"=30'
JURISDICTION:	KIRKLAND

SP-01

SHEET 9 OF 35

Plotted: Jun 10, 2015 - 12:40pm
Drawing: P:\2013\13-176 Kirkland Moore Layout\Drawings\Preliminary\13176P-SP-PL.dwg

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



REFERENCE LINE

SEE SHEET SP-01

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING OFFSITE TREE
- MONUMENT

NOTES

1. ALL EXISTING STRUCTURES LOCATED ONSITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. MINIMUM 4.5' WIDE PLANTER STRIP ON ONE SIDE OF ROADS WILL BE PROVIDED. STREET TREES AT 30' OC WILL BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE.
3. SEE SHEET CS-02 FOR HORIZONTAL DATUM, VERTICAL DATUM, LEGAL DESCRIPTION AND SURVEY INFORMATION.
4. A PUBLIC UTILITY AND DRAINAGE EASEMENT WILL EXIST OVER TRACTS A, B, C AND E. TRACTS A, B, C AND E WILL BE MAINTAINED BY THE HOA.
5. A PUBLIC SANITARY SEWER EASEMENT WILL EXIST OVER TRACTS A, C, D AND E. TRACTS A, C, D AND E WILL BE MAINTAINED BY HOA.

PROJECT INFORMATION

SITE ADDRESSES:	12860 136TH AVE NE, KIRKLAND, WA 98034 13034 136TH AVE NE, KIRKLAND, WA 98034	
TAX PARCELS:	2726059029, 2726059032, 2726059038, 2726059073 AND 2726057083	
GROSS SITE AREA:	373,570 SF	8.58 AC (POST BLA)
CURRENT ZONING:	RSA-6	
ADJACENT DEVELOPMENT:	SINGLE FAMILY	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	
DENSITY:	5.59 DU/AC	
PROPOSED ROW AREA (ROADS A, B, C AND D):	57,596 SF	1.32 AC
NET SITE AREA (GROSS SITE AREA, LESS PROPOSED ROW AREA):	315,974 SF	7.25 AC
ACCESS/UTILITY TRACTS		
TRACT A:	1,383 SF	0.03 AC
TRACT C:	2,211 SF	0.05 AC
TRACT E:	3,157 SF	0.07 AC
TOTAL LOT AREA:	236,931 SF	5.44 AC
TOTAL LOTS:	48	
SMALLEST LOT SIZE:	4,126 SF (LOT 13)	
AVERAGE LOT SIZE:	4,936 SF	
SETBACKS:	20' FRONT (DRIVEWAY), 10' FRONT (LIVING AREA), 5' SIDE, 10' REAR	
WATER:	WOODINVILLE WATER DISTRICT	(425) 487-4100
SEWER:	NORTHSHORE UTILITY DISTRICT	(425) 398-4400
SCHOOL DISTRICT:	LAKE WASHINGTON	(425) 936-1200
FIRE DISTRICT:	CITY OF KIRKLAND	(425) 587-3600
TELEPHONE SERVICE PROVIDER:	FRONTIER	(877) 462-8188
POWER PROVIDER:	PUGET SOUND ENERGY	(888) 225-5773
CABLE TV PROVIDER:	COMCAST	(800) 934-6489
CITY OF KIRKLAND P/W INSPECTIONS:		(425) 587-3805

IMPERVIOUS COVER

TOTAL NEW IMPERVIOUS COVER:	5.59 AC
TOTAL PGIS:	2.32 AC
IMPERVIOUS COVER (OFFSITE ROW):	0.26 AC
IMPERVIOUS COVER (ONSITE):	5.33 AC
DISTURBED AREA:	8.52 AC
EXISTING CONDITIONS IMPERVIOUS COVER:	<35%

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION ON TAX LOTS 2726059032, 2726059038, 2726059073, 2726059029 AND WITHIN 136TH AVE NE AS SHOWN ON THESE PLANS HAS BEEN PROVIDED BY CORE DESIGN, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.), ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

TOPOGRAPHIC SURVEY INFORMATION ON TAX LOTS 2726059073, 2726059066, 2726059028, 2726059034 AND WITHIN NE 131ST WAY AND BURLINGTON NORTHERN RIGHT-OF-WAY AS SHOWN ON THESE PLANS HAS BEEN PERFORMED BY LDC, INC. IN DECEMBER 2014. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

CONTACT LIST

PROPERTY OWNERS:
BILL MOORE
12860 136TH AVE NE
KIRKLAND, WASHINGTON 98034

PATRICIA LANTZY
3232 198TH PL SE
SAMMAMISH, WASHINGTON 98075
PHONE: (425) 392-9834

APPLICANT:
CENTEX HOMES
3535 FACTORIA BLVD SE SUITE 110
BELLEVUE, WASHINGTON 98006
CONTACT: MIKE BEHN
PHONE: (425) 216-3488
EMAIL: mike.behn@pultegroup.com

SURVEYOR:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: VANCE BLUE, PLS
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: vblue@ldccorp.com

ENGINEER:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: MARK VILLWOCK, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: mvillwock@ldccorp.com

GEOTECH:
TERRA ASSOCIATES, INC.
12525 WILLOWS RD
KIRKLAND, WA 98034
CONTACT: TED SCHEPPER, PE
PHONE: (425) 821-7777
EMAIL: tschepper@terra-associates.com

LANDSCAPE ARCHITECT:
WEISMAN DESIGN GROUP, INC.
2329 E MADISON ST
SEATTLE, WA 98112
CONTACT: NICK HAGAN
PHONE: (206) 322-1732
EMAIL: nick@wdginc.com

ARBORIST:
SHOFFNER CONSULTING
21529 4TH AVE W #C31
BOTHELL, WA 98021
CONTACT: TONY SHOFFNER
PHONE: (206) 755-2871
EMAIL: tony@tonyshoffner.com

SURVEY MONUMENT TABLE

NOTE: INSTALL SURVEY MONUMENTS PER CITY OF KIRKLAND DETAIL CK-R.03, SEE DETAIL SHEET D7-03. STATIONING BASED OFF OF PAVEMENT CENTERLINE.

STATIONING	ROAD/INTERSECTION
9+99.00/50+02.50	ROAD A/136TH AVE NE
12+70.17, 2.50' RT	ROAD A
13+52.47, 2.50' RT	ROAD A
14+15.83, 2.50' RT	ROAD A
15+12.08, 2.50' RT	ROAD A
16+05.46, 2.50' RT	ROAD A
17+18.94/21+19.99	ROAD A/ROAD B
22+97.06/29+97.50	ROAD B/ROAD C
23+59.99/40+02.49	ROAD B/ROAD D

TRACT TABLE

TRACT	DESIGNATION	AREA (SF)
A	ACCESS & UTILITY	1,383
B	OPEN SPACE	64,926
C	ACCESS & UTILITY	2,211
D	OPEN SPACE	7,431
E	ACCESS & UTILITY	3,157

CURB CUT TABLE

LOT	STATION	WIDTH (FT)
1	10+73	20.0
2	11+03	19.0
3	11+48	19.0
4	11+93	19.0
5	12+38	19.0
6-9	12+99	68.0
10	13+49	19.0
11	13+93	19.0
12	14+41	19.0
13	14+74	20.0
14	15+54	19.0
15	15+95	19.0
16	16+35	19.0
17	16+63	19.0
18	40+58	20.0
19	40+87	19.0
20	41+28	20.0
21	41+73	19.0

LOT	STATION	WIDTH (FT)
22	41+48	20.0
23	40+98	20.0
24	40+46	20.0
25-28	24+23	20.0
29	30+53	19.0
30	30+98	19.0
31	22+40	20.0
32	21+95	20.0
33	21+50	20.0
34	21+05	20.0
35	20+60	20.0
36	20+15	20.0
37	16+59	20.0
38	16+29	20.0
39	15+81	20.0
40	12+65	19.0
41	12+20	19.0
42	11+75	20.0

LOT	STATION	WIDTH (FT)
43-46	11+50	20.0
47	11+05	20.0
48	10+74	20.0
TRACT B	41+86	12.0
ADA RAMP	49+63.01, 22.59' RT	4.5
ADA RAMP	50+41.59, 22.68' RT	4.5
ADA RAMP	10+29.62, 22.55' RT	4.5
ADA RAMP	10+29.65, 22.32' LT	5.0
ADA RAMP	16+93.92, 13.91' LT	4.5
ADA RAMP	16+93.95, 13.84' RT	4.5
ADA RAMP	22+72.13, 13.90' LT	4.5
ADA RAMP	22+72.26, 12.00' RT	4.5
ADA RAMP	24+25.56, 12.00' RT	4.5
ADA RAMP	40+27.35, 13.90' LT	4.5

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5-21-15	REVISED PER CITY COMMENTS DATED 2-17-15	MRM
2	6-10-15	MINOR GRADING REVISIONS	MRM

LDC
THE CIVIL ENGINEERING GROUP
Engineering
Structural
Planning
Survey
14201 NE 200th St, #100
Woodinville, WA 98072
Ph. 425.806.1869
Fax. 425.482.2893
www.LDCcorp.com

PULTE GROUP
MARINWOOD
PRELIMINARY PUD SITE PLAN

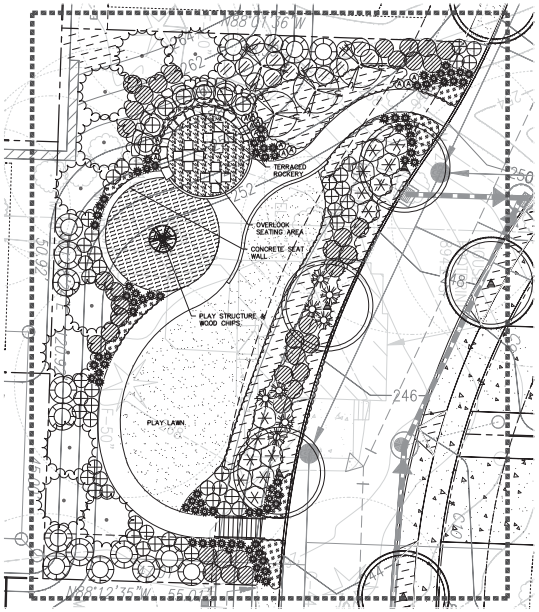
MELISSA ROBERT MOSLEY
STATE OF WASHINGTON
50756
REGISTERED PROFESSIONAL LAND SURVEYOR

JOB NUMBER:	13-176
DRAWING NAME:	13176P-SP-PL
DESIGNER:	MEV
DRAFTING BY:	RCR
DATE:	2-06-15
SCALE:	1"=30'
JURISDICTION:	KIRKLAND

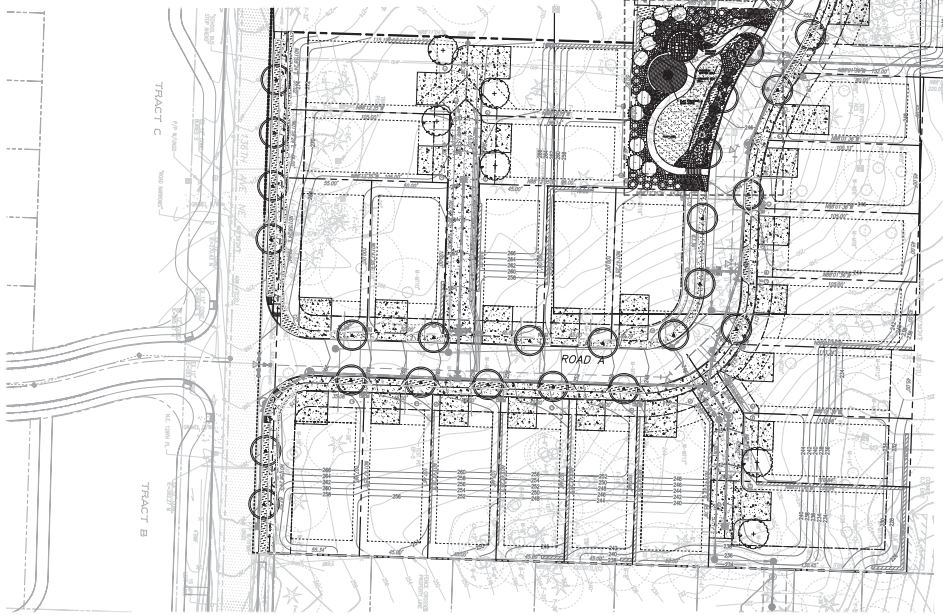
SP-02

SHEET 10 OF 35

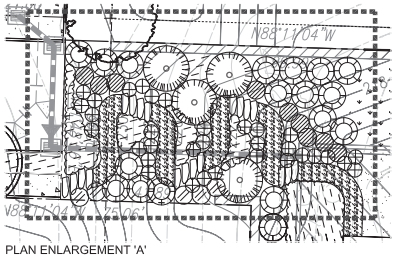
Drawing: P:\2013\13-176 Kirkland Moore Layout\Drawings\Preliminary\13176P-SP-PL.dwg Plotted: Jun 10, 2015 - 12:41pm



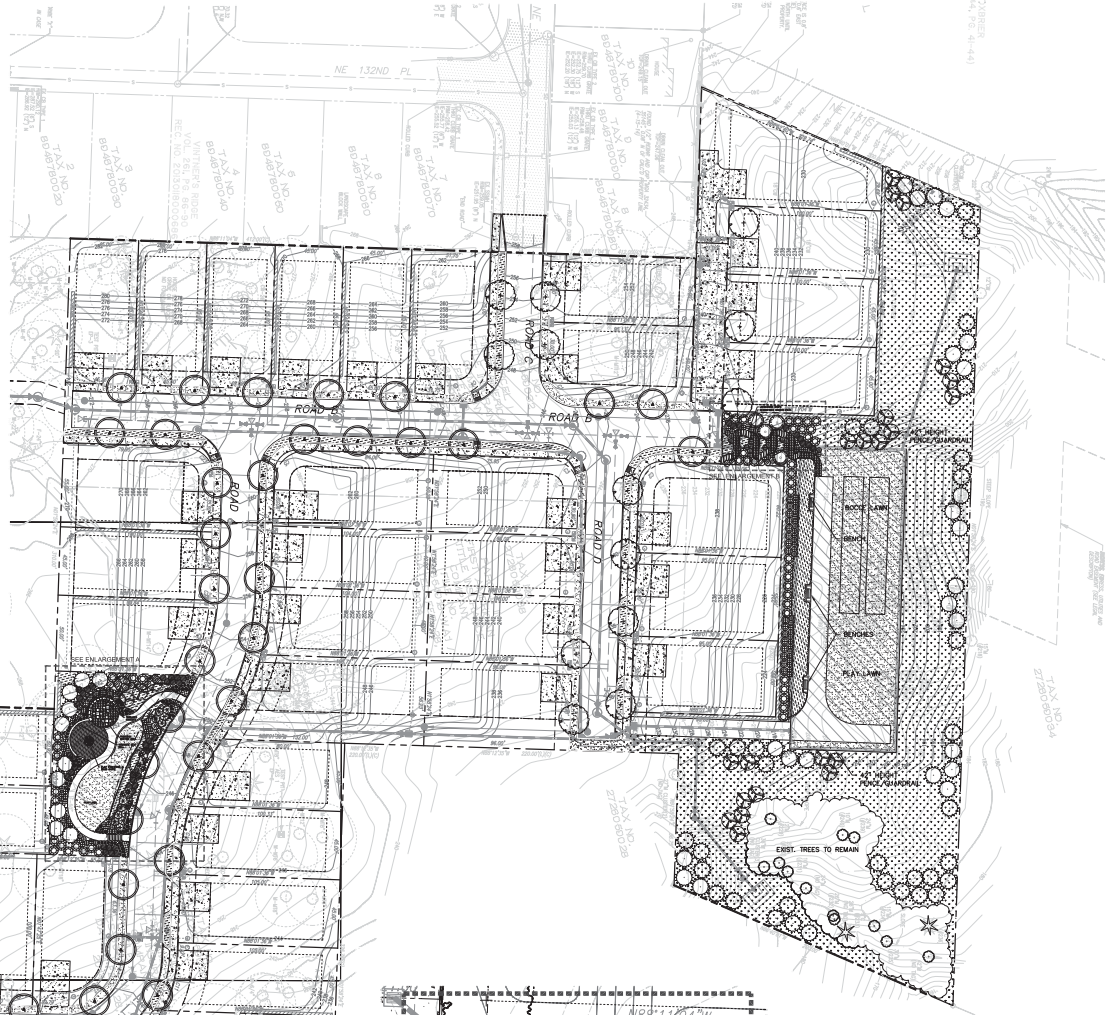
PLAN ENLARGEMENT 'A'
SCALE 1"=10'-0"



OVERALL PLAN
SCALE 1"=30'-0"



PLAN ENLARGEMENT 'A'
SCALE 1"=10'-0"



SCALE: 1"=30'-0"
0' 15' 30' 60' 120'
N

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT

WEISMANDESIGNGROUP

MARINWOOD-PULTE GROUP
KIRKLAND, WA

SCALE	1"=30'-0"
DATE	9/29/14
DRAWN	TC
CHECKED	NH

REVISIONS:

LANDSCAPE PLAN

L-100

KIRKLAND HEARING EXAMINER
June 22, 2015

1. **CALL TO ORDER (7:00 PM)**

Members Present: Sue Tanner - Hearing Examiner.

Members Absent: None.

Staff Present: Tony Leavitt - Associate Planner, Jeremy McMahan - Planning Supervisor, and Jeannie Dines - Recording Secretary.

2. **PUBLIC HEARINGS (7:00 PM)**

A. **Marinwood Subdivision and PUD, FILE NO.: SUB14-01891, ZON14-01888, ADDRESS: 12860 and 13030 136th Ave NE**

Ms. Tanner called the hearing to order at 7:00 PM and provided the file number, SUB14-01891 and ZON14-01888 and address, 12860 and 13030 136th Avenue NE, and described the hearing procedures.

There were no procedural questions.

Ms. Tanner swore in Associate Planner Tony Leavitt. Mr. Leavitt submitted the following exhibits which Ms. Tanner entered into the record:
Exhibit A: Corrected version of staff report
Exhibit B: Letter from Sara Bray
Exhibit C: Letter from S. Sato
Exhibit D: Letter from Mark Hamberg

Mr. Leavitt presented the staff report, describing the subdivision and PUD proposal. Staff recommends approval subject to conditions in the staff report.

Applicant
Ms. Tanner swore in Scott Borgeson, Pulte Group, 3535 Factoria Blvd SE, #110, Bellevue 98006. Mr. Borgeson described the Pulte Group, preliminary home designs, site plan, key features, park improvements, and mitigation of project impacts.

Ms. Tanner entered Mr. Borgeson's PowerPoint as Exhibit E.

Ms. Tanner swore in Steve Anderson, Senior Project Manager, Land Development Consultants, 14201 NE 200th St, Ste, 100, Woodinville 98072. Mr. Anderson provided a comparison between Marinwood and Vintner's Place and described the rectangular rapid flash beacon they propose to install.

Mr. Anderson submitted the following exhibits which Ms. Tanner entered into the record:

Exhibit F: Aerial map with beacon location
Exhibit G: Site map with beacon location
Exhibit H: Photos of RRFB examples
Exhibit I: Estimates used to determine cost comparison between Marinwood and Vintner's Place

Ms. Tanner swore in Darrel Mitsunaga, 11201 SE 8th Street, Bellevue, legal counsel for Pulte Group, who clarified the correction in the staff report.

Public Testimony
Ms. Tanner swore in each person before they provided testimony.

1. Christopher Kringle, 13124 137th Place NE, Vintner's Ridge.

2. Matthew Tillman, 13628 NE 132nd Place, Vintner's Ridge.

3. Larry Miller, 13612 NE 132nd Place, Vintner's Ridge.

4. Sara Bray, 13612 NE 132nd Place, Vintner's Ridge.

Mr. Kringle provided additional testimony.

Mr. Borgeson responded to questions asked during Public Testimony and to Mr. Leavitt's questions.

3. **ADJOURNMENT (8:03 PM)**

_____
Planning Staff

CITY OF KIRKLAND
HEARING EXAMINER FINDINGS, CONCLUSIONS AND RECOMMENDATION

RECEIVED
JUN 29 2015
AM PM
PLANNING DEPARTMENT
BY

APPLICANT: Pulte Group

FILE NO: SUB14-01891/ZON14-01888

APPLICATION:

1. Site Location: 12860 and 13030 136th Avenue NE

2. Requests: The applicant requests approval of a preliminary subdivision and planned unit development (PUD) as follows:

a. Preliminary Subdivision: A proposal to subdivide five parcels totaling 8.58 acres into 48 separate lots with access via a new access road off of 136th Avenue NE, and a new connection to the existing 137th Place NE right-of-way to the north of the subject property. *See* Exhibit A, Staff Advisory Report and Recommendation (Staff Report), Attachment 2, Sheet CS-01.

b. PUD: A request for a preliminary and final Planned Unit Development (PUD) and modification of the following Zoning Code and Municipal Code requirements:

(1) Provide smaller lot sizes than the minimum lot size of 5,100 square feet in the RSA 8 Zone for 33 of the 48 lots, with an average lot size of 4,935 square feet.
(2) Provide lot widths less than the minimum 50' as measured from the back of the required front yard for 28 of the lots.
(3) Reduce minimum required front yards to 10 feet and provide a garage setback of 20 feet as measured from the front property line.
(4) Calculate the 50% floor area ratio (FAR) maximum based on the net development area (total lot area minus public rights-of-way) rather than on an individual lot basis.
(5) Calculate the 50% lot coverage maximum based on the net development area (total lot area minus public rights-of-way) rather than on an individual lot basis.
(6) Calculate building height based on finished grade instead of predevelopment grades.

Pursuant to Chapter 125 KZC, the proposal includes the following proposed benefits to the City beyond the improvements to address potential impacts or undesirable effects of the PUD and provide benefits to the community that typically would not be required for a subdivision under City Code and implementing regulations:

(1) Increased open space, onsite recreation and landscaping. Common open space is planned in Tracts B and D. Tract B is 1.5 acres in size and has an underground storm water detention vault. On the surface, the applicant proposes a grass play area, bocce ball court, picnic area with bench seating, and landscaping and trees. Tract D is .2 acres in size and is

proposed for a play lawn, play structure, concrete sitting wall, picnic table seating, and landscaping and trees. Both recreation areas would be available for use by the public as well as by residents of the subdivision.

(2) Offstreet right-of-way improvements. The applicant proposes to extend construction of frontage improvements, including a sidewalk, along the tax parcel that is being retained by the current property owner, which fronts on 136th Avenue NE. *See* Staff Report, Attachment 2, Sheet CS-01. This would connect the sidewalks being installed as part of the subdivision and the existing sidewalk to the north. The applicant also proposes to install a Rectangular Rapid Flash Beacon cross walk across 132nd Avenue NE at its intersection with NE 134th Place.

3. Review Process: Process IIB, the Hearing Examiner conducts a public hearing and makes a recommendation to the City Council, which makes a final decision.

4. Key Issues:
- Compliance with subdivision criteria
- Compliance with PUD approval criteria
- Compliance with applicable development regulations
- Compliance with Process IIB Zoning Permit approval criteria

SUMMARY OF RECOMMENDATIONS:

Department	Approve with conditions
Hearing Examiner	Approve with conditions

PUBLIC HEARING:

The Hearing Examiner held a public hearing on the applications on June 22, 2015, in the Council Chambers, City Hall, 123 Fifth Avenue, Kirkland, Washington. A verbatim recording of the hearing is available at the City Clerk's office. The minutes of the hearing and the exhibits are available for public inspection in the Department of Planning and Community Development. The Examiner visited the site following the hearing.

TESTIMONY AND PUBLIC COMMENT:

A list of those who testified at the public hearing, and a list of the exhibits offered at the hearing are included at the end of this Recommendation. The testimony is summarized in the hearing minutes.

For purposes of this recommendation, all section numbers refer to the Kirkland Zoning Code (KZC or Code) unless otherwise indicated.

FINDINGS, CONCLUSIONS AND RECOMMENDATION

Having considered the evidence in the record and reviewed the site, the Hearing Examiner enters the following:

Findings of Fact and Conclusions:

A. Site Description

The Facts and Conclusions on this matter set forth at Subsection II.A of the Staff Report are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

B. Public Comment
C. State Environmental Policy Act and Concurrency

The Facts and Conclusions on this application set forth at Subsections II.B and II.C of the Staff Report are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

Public comments at the hearing reiterated some of the concerns expressed in the comment letters included in the record as Attachment 6 to the Staff Report, particularly those expressing opposition to the proposed connection to 137th Place NE and associated impacts of a potential increase in cut-through traffic, and the need for improvements to traffic flow on 136th Avenue NE in light of increasing traffic volumes. Commenters wondered whether the traffic studies for each new development in the area take into account the additional traffic generated by projects currently being constructed, and there was a general consensus that numerous improvements are needed to136th Avenue NE. Two speakers thought the Rectangular Rapid Flash Beacon should be located closer to the proposal to safeguard children crossing 136th Street to reach the sidewalk that will be constructed.

Other public comments at the hearing included concerns about storm water issues in light of the area's topography, and the fact that the open space and recreational facilities on Tracts B and D will be available to the public. Homeowners in nearby subdivisions fear that this will draw the public to the open spaces and amenities in their subdivisions, creating safety issues and a need to increase insurance coverage on those spaces.

As noted in the Staff Report, the Public Works Director has recommended the 137th Place road connection pursuant to KZC 150.65 and two Comprehensive Plan Policies:

> Policy T-4.3 states that the City should "maintain a system of arterials, collectors, and local access streets that forms an interconnected network for vehicular circulation." Under this policy, the Plan explains that "[t]raffic spread over a 'grid' of streets, which is designed appropriate to neighborhood and system needs, flows smoothly. Kirkland has a number of existing cul-de-sacs, which help to create quiet and private residential areas. At the same time, however, cul de sacs and dead ends result in uneven traffic distribution and benefit some at the expense of others." Comprehensive Plan at IX-13.

Policy T-4.5 states that the City should "maintain and improve convenient access for emergency vehicles," and that "an interconnected street network is the best way to achieve direct access." *Id.*

A Traffic Impact Analysis ("TIA") was required for the proposal. Exhibit A, Attachment 6. Traffic volume forecasts in the TIA use the City's traffic model forecasts, which does account for pipeline development and a background traffic growth rate. *Id.* at 125. Also, as noted in Subsection C of the Staff Report, the proposal passed concurrency review and was not appealed. Localized transportation impacts of the proposal, as addressed in the TIA, are reviewed pursuant to SEPA, and the SEPA Determination of Nonsignificance issued for the proposal also was not appealed. As stated by the Department at the hearing, at the request of the School District, the Rectangular Rapid Flash Beacon is to be located on a school walk route at an existing crosswalk.

As noted above, the applicant will be constructing an underground storm water detention vault on Tract B. And as noted in the Staff Report, comments on storm water concerns have been forwarded to the Public Works Department for consideration, and full drainage review will be required.

As noted in Subsection D of the Staff Report, the provision of open space and recreational facilities to residents in the subdivision is considered a public benefit, in that it goes beyond what is required by City codes. The fact that the proposed open space and recreation facilities in this subdivision also will be open to the public provides an added public benefit.

D. Approval Criteria

The Facts and Conclusions on this matter set forth at Subsection II.D of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions. The proposed subdivision complies with KMC 22.12.230 and KZC 150.65. With the proposed PUD, and as conditioned, the subdivision is consistent with zoning and subdivision regulations and makes adequate provision for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools. The proposed subdivision will serve the public use and interest and is consistent with the public health, safety and welfare.

E. Development Regulations

The Facts and Conclusions on this matter set forth at Subsection II.E of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

F. Comprehensive Plan

The Facts and Conclusions on this matter set forth at Subsection II.F of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

G. Development Standards

The Facts and Conclusions on this matter set forth at Subsection II.G of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

H. Process IIB Decisional Criteria

The application for the subdivision and PUD is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, with the Comprehensive Plan. As noted above, it is also consistent with the public health, safety and welfare.

Recommendation:

Based upon the foregoing findings of fact and conclusions, the Hearing Examiner recommends that the City Council approve the Preliminary Subdivision and PUD subject to the conditions set forth in Section I.B of the Staff Report.

Entered this 24th day of June, 2015.

Sue A. Tanner
Hearing Examiner

EXHIBITS:
The following exhibit was entered into the record:

Exhibit A	Department's Advisory Report with Attachments 1 through 11;
Exhibit B	Email dated June 2, 2015 to Tony Leavitt from Sara Bray re: File No. SUB14-01891
Exhibit C	Email dated May 28, 2015 to Tony Leavitt from Sharon Sato re: Marinwood Development
Exhibit D	Email dated June 19, 2015 to Tony Leavitt from Mark Hamburg re: Marinwood comments
Exhibit E	PowerPoint presentation by the applicant
Exhibit F	Map showing location of proposed rectangular rapid flash beacon
Exhibit G	Photographs of typical rectangular rapid flash beacon
Exhibit H	Site plan showing location of proposed off-site sidewalk
Exhibit I	Applicant's cost estimates

PARTIES OF RECORD:

Mike Behn, Pulte Group
Scott Borgesen, Pulte Group
Steve Anderson, LDC, Inc.
Darrell Mitsunaga, Johns, Monroe, Mitsunaga Kolouskova, PLLC
Christopher Kringel
Matthew Tillman
Larry Miller
Sara Bray
Parties of Record prior to hearing
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services

SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges and appeals. Any person wishing to file or respond to a challenge or appeal should contact the Planning Department for further procedural information.

CHALLENGE

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., July 7, 2015, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

JUDICIAL REVIEW

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

LAPSE OF APPROVAL

PUD

The applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years after the final approval of the City of Kirkland on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per KZC 152.110, the running of the five (5) years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions. The applicant must substantially complete construction for the development activity, use of land, or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within seven (7) years after the final approval on the matter, or the decision becomes void.

Final Plat

Under Section 22.16.010 of the Subdivision Ordinance, the owner must submit a final plat application to the Planning Department, meeting the requirements of the Subdivision Ordinance and the preliminary plat approval, and submit the final plat for recording, within five years following the date the preliminary plat was approved or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 22.16.110, the running of the five years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the plat.

Link to Exhibit A:

http://www.kirklandwa.gov/depart/planning/Boards_and_Commissions/Hearing_Examiner_Meeting_Information.htm

June 22, 2015 Meeting Packet

Tony Leavitt

From: Sara Bray <bray.sara@gmail.com>
Sent: Tuesday, June 02, 2015 1:12 PM
To: Tony Leavitt
Subject: File No. SUB14-01891

Mr. Leavitt,

I am a resident of Vintner's Ridge, address 13612 NE 132nd Place, and I am writing with regard to the plat of land that is scheduled for development just South of our subdivision. Please include this letter for consideration at the hearing scheduled for June 22.

Specifically, there is a plan to connect Vintner's Ridge to this new development by extending 137th Place NE from Vintner's Ridge in to the new proposed neighborhood. **It is my request that this plan be reviewed and modified to be only a pedestrian path vs. a street.**

There is already a tremendous amount of traffic on 136th Avenue NE as commuters use this street to by-pass NE 124th Avenue NE. By connecting our two neighborhoods, another alternative would be created. This alternative would not add any real increase in convenience to the residents of either development, nor would it have any incremental value in supporting neighborly interaction. Instead the result would be increased traffic, safety hazards and noise for our families, many with young children and pets.

A pedestrian path would allow the positive neighborly connection between our two developments, while protecting our families from the traffic, safety risks and noise.

Related to this, and I am not sure if this is the forum, I would like to further request that the city consider plans for 136th Avenue NE. For example, speed bumps and/or a traffic circle at 136th Ave. NE and NE 132nd would slow the traffic down, and hopefully deter non-residents from even taking this route.

Please do not hesitate to reach out to me directly if you have any questions regarding my request.

Thank you for your consideration. I look forward to meeting you at the hearing.

Kind regards,

Sara Bray
13612 NE 132nd Place
Kirkland, WA 98034

206-890-4349
bray.sara@gmail.com

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant _____
Department _____
Public ✓
B
FILE #SUB14-01891, ZON14-01888

Tony Leavitt

From: S Sato <7krazykats@gmail.com>
Sent: Thursday, May 28, 2015 3:44 PM
To: Tony Leavitt
Subject: MARINWOOD DEVELOPMENT

I would like to be put on the mailing list for updates for the above mentioned project. I oppose the project due to the existing development, development being currently built and most recently completed development and the amount of traffic that is already on the street that runs in front of the development.

I suggest a car counter to count the cars currently going up the hill, in front of existing development. I think you will see how much traffic already is a problem.

Thank you!

Sharon Sato
12010 NE 136th Place
Kirkland, WA. 98034-2125

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ____
Department ____
Public ✓
C
FILE # SUB14-01891, ZON14-01888

Tony Leavitt

From: Mark Hamburg <mhamburg.pub@gmail.com>
Sent: Friday, June 19, 2015 4:34 PM
To: Tony Leavitt
Subject: Marinwood comments

Sadly I will be out of town and unable to attend the hearing on Monday. Most of my concerns were covered in my previous communication (replicated below). Having reviewed the more detailed plans, I have two specific concerns to raise:

1. The proposed removal of tree #254 on the northwest corner of lot 28 represents the removal of one of the larger trees in the area as reflected on the arborists report and furthermore would appear to be in a location where it must necessarily be away from the actual house construction. Retaining this tree would both preserve a tree that will take years to replace and will provide some privacy between lot 28 and the houses in Vintners Ridge.

2. The proposed pathway along the proposed route for 131st makes little sense given that if the connection through to 137th goes through there is already a route to the rail trail that could be further improved a bit further up the 137th into Vintners Ridge. Having two paths makes little sense.

Thank you.

Mark Hamburg
13204 137th Pl NE
Kirkland, WA 98034

I am writing to provide public comment on Marinwood Plat and PUD SUB14-01891.

I own one of the houses in Vintners Ridge backing up — or partially backing up — to the easternmost portion of this proposed development. The position of my house gives me a clear sense of the area proposed for development and I see multiple concerns that I believe merit further review at least with regard to how houses are situated on the Marinwood property.

The key issue for any development here is that this back portion of the proposed development falls away relatively sharply as it goes down the hill toward the Eastside rail corridor. In particular, in the area backing up to my house and my neighbor's house, there is a natural gully that collects much of the run off from both Vintners Ridge and from the proposed Marinwood development. What is the plan regarding development around this natural drainage system? How close does the Marinwood developer plan to get to it? What effect will that development have on water runoff in the area? I've seen the proposed lot lines posted by the side of the road on 136th Ave NE and they do not seem to account for these natural issues.

As a related matter, because of this topography, my neighbors and I share a retaining wall near the property line that raises our houses above the falloff on the hillside. This raises questions about how the Marinwood development proposes to interact with this retaining wall. Is the plan to build at the lower level at the base of the wall and if so what will happen with respect to hillside erosion in the areas where they need to dig further down to level out the land? Is the plan to fill in further and raise the level up for construction?

Essentially, the proposed Marinwood development seems to be encroaching into areas that would seem unfriendly to development because of the topography of the land and the potential impacts on drainage and erosion from modifications to that topography and consideration of these issues would seem to call for pulling away from the property lines and focusing on the more construction friendly portions of the land.

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ____
Department ____
Public ✓
D
FILE # SUB14-01891, ZON14-0888

Finally, knowing the concern in Kirkland for preserving trees, I note that while much of the land in question contains relatively unremarkable scrub, it also contains several sizable trees. Is the plan to preserve these trees or to cut them down? Cutting them down could again effect the drainage and erosion on the hillside but would also cost Kirkland some older growth vegetation.

Thank you for taking these concerns into account in reviewing not just the basic proposal but also the particular lot lines and other choices made within the proposed development.

Mark Hamburg
13204 137th Pl NE
Kirkland, WA 98034

(206) 250-3223

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ✓
Department ____
Public ____
FILE # SUBM-01848/ZONE-01848
E
Page 507

PulteGroup®

Proposed Marinwood Preliminary Plat
City of Kirkland

Public Hearing
June 22, 2015

PulteGroup – Who We Are

- One of America's leading homebuilding companies
- Able to meet the needs of multiple homebuyer groups and respond to changing consumer demand
- PulteGroup conducts extensive research to provide homebuyers with innovative solutions and consumer inspired homes and communities that provide the best quality of life
- Life Tested Home Designs® with an unwavering commitment to quality and attention to detail

PulteGroup®

Marinwood Home Designs

PulteGroup

Marinwood Home Designs

PulteGroup

Marinwood Site Plan

PulteGroup

Key Features of Marinwood Site Plan

- 48 Lots and 2 Open Space Tracts
- Two road connections are proposed to existing City Right-of-Way
- Key Site Plan Data:
  - Total Site Area: 8.6 acres
  - Total Lot Area: 5.4 acres
  - Total Open Space Area: 1.7 acres
  - Density: Allowed - 6 units per acre; Proposed – 5.6 units per acre
- Planned Unit Development
  - PUD will provide additional flexibility to fit the site development plan to the existing, natural constraints, such as topography.
  - PUD provides public benefits both within and external to the plat

PulteGroup

Marinwood Neighborhood Park Improvements

- Two public parks are proposed and will be built by developer
- Eastern Park
  - Located in large, 1.5-acre open space area on east side of project, designed for a wide range of user ages
  - Amenities will include
    - Bocce lawn
    - Benches for spectators and for enjoying territorial views
    - Stepping stone path meandering through landscaping

PulteGroup

Marinwood Neighborhood Park Improvements

- Central Park
  - Located in the middle of the site with play equipment suitable for young children
  - Amenities will include
    - Play structure surrounded by a seat wall
    - Picnic table in overlook viewing area
    - Play lawn surrounded by walking path and perimeter landscaping
    - Natural recreation features, including stepping boulders

PulteGroup

Mitigation of Project Impacts

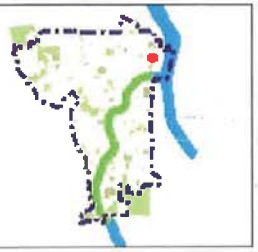
- The Marinwood neighborhood has been designed by professional engineers and planners with special expertise in the analysis and design of roads, stormwater facilities, utilities, traffic impacts and critical areas.

- PulteGroup has carefully reviewed all of the comments that the City has received from concerned citizens. We take the concerns of the public very seriously, since often the neighbors of our developments have the best pulse for what is important for the community.

- Some of the key issues that were raised include:
  - Connection of proposed road to existing public road in recently built Vintner's Ridge plat to north
  - Responsible stormwater management
  - Traffic impacts
  - Building heights

- Proposed mitigation measures include:
  - Road connection is supported by the City of Kirkland for many reasons, including neighborhood connectivity and improved emergency vehicle access both to Vintner's Ridge and Marinwood
  - Stormwater management system has been designed by professional engineers with the specific intent of being good stewards of the environment and protecting downstream properties
  - Impacts of traffic have been analyzed by professional engineers, including City staff, to ensure that existing road system has adequate capacity
  - Building heights are proposed to be calculated in a manner similar to the Vintner's Ridge project, based on the average grade of the finished lots
  - Mitigation fees and GFC's will be paid for each proposed home, as established by the City Council and the Woodinville Water District, to address impacts to the transportation infrastructure, schools, parks, fire and utilities. Mitigation fees will fund improvements identified in the City's Comprehensive Plans, including road improvements where the City Council prioritize the need. Fees are approximately $8,000 to the City and $6,300 to the School District.

PulteGroup



Legend

- Address
- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Place Names
- Buildings
- Lakes
- Parks
- Schools

1: 1,230

0.0 0 0.02 0.0 Miles

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

Produced by the City of Kirkland. © 2014 City of Kirkland, all rights reserved. No warranties of any sort, including but not limited to accuracy, fitness, or merchantability, accompany this product.

Rectangular Rapid Flash Beacon (RRFB) Location

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ✓
Department
Public
FILE #SUB14-01891, ZON14-01888

F

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ✓
Department
Public
FILE #SUB14-01891, ZON14-01888
G

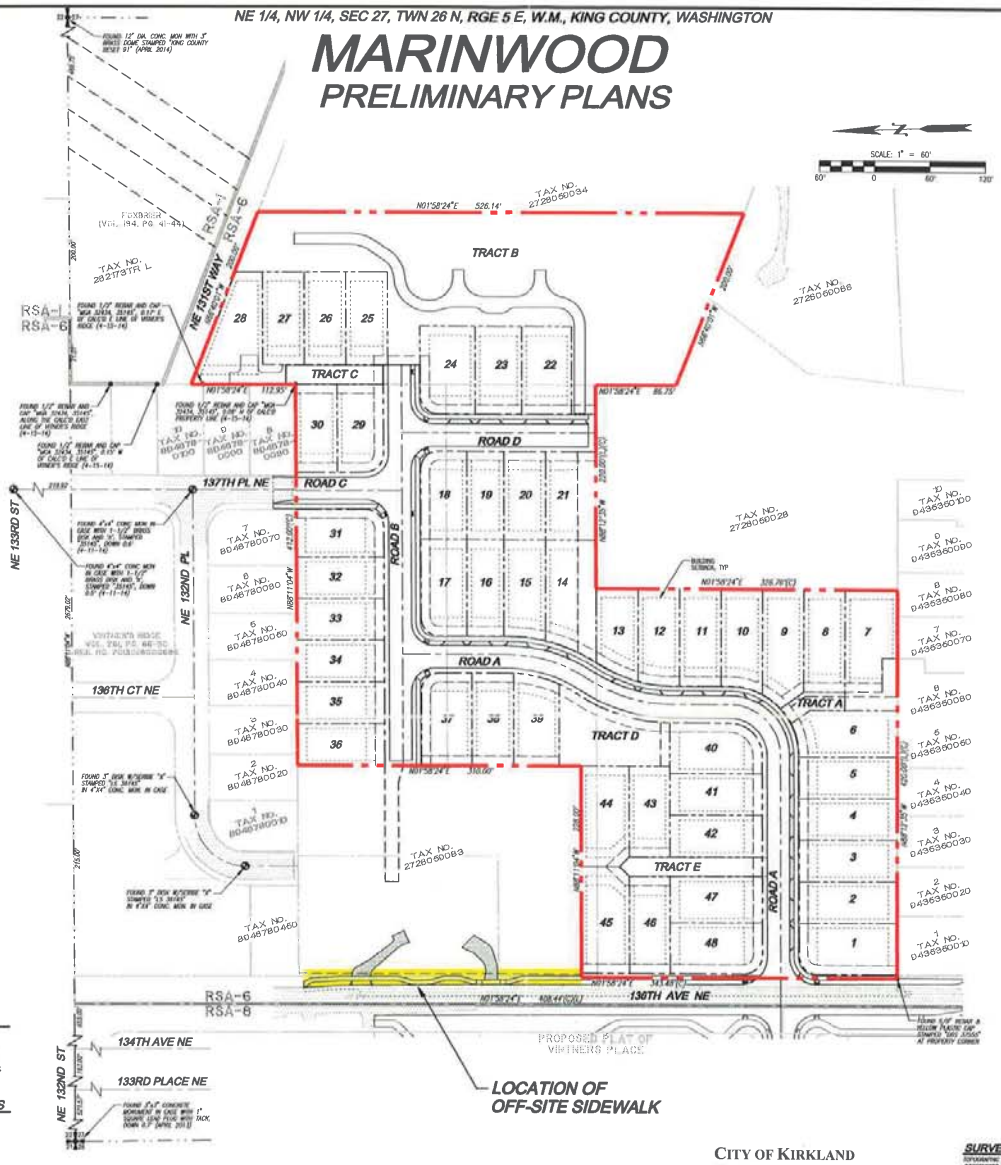
Marinwood PUD

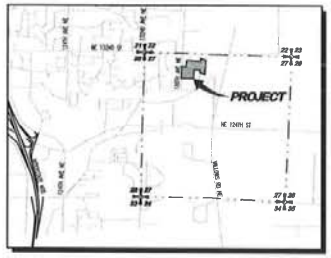
Rectangular Rapid Flash Beacon (RRFB)

Typical Example between Kamiakin Middle School and John Muir Elementary School
June 22, 2015

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

MARINWOOD
PRELIMINARY PLANS





VICINITY MAP
SCALE: 1"=2000'

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS

SYMBOL	DESCRIPTION
	IRON PIPE FOUND
	IRON PIPE SET
	MONUMENT FOUND
	REBAR & CAP
	FOUND REBAR
	SECTION CORNER FOUND
	SECTION QTR CORNER FOUND
	MAILBOX
	SIGN
	ROCKERY
	TREE CONIFEROUS
	TREE DECIDUOUS
	CATCH BASIN TYPE 1
	CATCH BASIN TYPE 2
	STORM MANHOLE
	STORM DRAIN CLEANOUT
	IRRIGATION VALVE
	FIRE HYDRANT
	GAS VALVE
	GAS METER
	GUY ANCHOR
	SEWER MANHOLE
	POWER POLE
	WATER METER
	WATER VALVE
	TELEPHONE VAULT
	TELEPHONE PEDESTAL
	JUNCTION BOX
	POWER METER
	TRANSFORMER

PROPOSED STORM SYMBOLS

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	BEEHIVE MANHOLE COVER
	SQUARE YARD DRAIN
	ROUND YARD DRAIN
	STORM CLEAN OUT
	STORM PIPE

PROPOSED SEWER SYMBOLS

SYMBOL	DESCRIPTION
	SEWER CAP
	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE

PROPOSED WATER SYMBOLS

SYMBOL	DESCRIPTION
	WATER CAP
	CONCRETE BLOCKING
	BUTTERFLY VALVE
	11' BEND
	45' BEND
	90' BEND
	22' BEND
	VALVE
	HYDRANT ASSEMBLY
	BLOW-OFF VALVE
	REDUCER
	AIR-VAC ASSEMBLY
	WATER METER
	WATER PIPE

PROPOSED SURVEY SYMBOLS

SYMBOL	DESCRIPTION
	SURVEY MONUMENT W/ PROPOSED ROAD

PROPOSED WALL SYMBOLS

SYMBOL	DESCRIPTION
	RETAINING WALL

ABBREVIATIONS

CB	CATCH BASIN
℄	CENTERLINE
CALC'D	CALCULATED
(C)	CALCULATED
(M)	MEASURED
CONC	CONCRETE
EL	ELEVATION
EXIST.	EXISTING
℄	FLOWLINE
IE	INVERT ELEVATION
PVR	PLAT OF VINTNER'S RIDGE (VOL. 261, PG 86-90)
℄	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL
TBR	TO BE REMOVED
WDF	WOOD FENCE
HWF	HORIZONTAL WOOD FENCE
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
SRF	SPLIT RAIL FENCE
P/A	PLANTED AREA
MT	MULTIPLE TRUNK
DEC	UNSPECIFIED DECIDUOUS
A	ALDER
CA	CASCARA
CH	CHERRY
CW	COTTONWOOD
DW	DOGWOOD
M	MAPLE
W	WILLOW
C	CEDAR
F	FIR
L	LAUREL
FND	FOUND
R/C	REBAR AND CAP AS NOTED
MON	SURVEY MONUMENT AS NOTED
CMP	CORRUGATED METAL PIPE
CPEP	CORRUGATED POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE

NOTES

1. SEE SHEET CS-02 FOR HORIZONTAL DATUM, VERTICAL DATUM, LEGAL DESCRIPTION AND SURVEY INFORMATION.
2. THE CITY OF KIRKLAND PUBLIC WORKS INSPECTION REQUEST PHONE NUMBER IS (425) 587-3805.

EARTHWORK QUANTITIES

CUT:	40,000 CY
FILL:	26,500 CY
NET:	13,500 CY (CUT)

PROJECT INFORMATION

SITE ADDRESSES:	12860 136TH AVE NE, KIRKLAND, WA 98034 13034 136TH AVE NE, KIRKLAND, WA 98034	
TAX PARCELS:	2726059029, 2726059032, 2726059038, 2726059073 AND 2726057063	
GROSS SITE AREA:	373,570 SF	8.58 AC (POST BLA)
CURRENT ZONING:	RSA-6	
ADJACENT DEVELOPMENT:	SINGLE FAMILY	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	
DENSITY:	5.59 DU/AC	
PROPOSED ROW AREA (ROADS A, B, C AND D):	57,596 SF	1.32 AC
NET SITE AREA (GROSS SITE AREA, LESS PROPOSED ROW AREA):	315,974 SF	7.25 AC
ACCESS/UTILITY TRACTS		
TRACT A:	1,383 SF	0.03 AC
TRACT C:	2,211 SF	0.05 AC
TRACT E:	3,157 SF	0.07 AC
TOTAL LOT AREA:	236,931 SF	5.44 AC
TOTAL LOTS:	48	
SMALLEST LOT SIZE:	4,126 SF (LOT 13)	
AVERAGE LOT SIZE:	4,936 SF	
SETBACKS:	20' FRONT (DRIVEWAY), 10' FRONT (LIVING AREA), 5' SIDE, 10' REAR	
WATER:	WOODINVILLE WATER DISTRICT	(425) 487-4100
SEWER:	WOODINVILLE WATER DISTRICT	(425) 487-4100
SCHOOL DISTRICT:	LAKE WASHINGTON	(425) 936-1200
FIRE DISTRICT:	CITY OF KIRKLAND	(425) 587-3600
TELEPHONE SERVICE PROVIDER:	FRONTIER	(877) 462-8188
POWER PROVIDER:	PUGET SOUND ENERGY	(888) 225-5773
CABLE TV PROVIDER:	COMCAST	(800) 934-6489
CITY OF KIRKLAND PW INSPECTIONS:		(425) 587-3805

IMPERVIOUS COVER

TOTAL NEW IMPERVIOUS COVER:	5.50 AC
TOTAL PGIS:	2.32 AC
IMPERVIOUS COVER (OFFSITE ROW):	0.26 AC
IMPERVIOUS COVER (ONSITE):	5.33 AC
DISTURBED AREA (ONSITE):	8.52 AC
EXISTING CONDITIONS IMPERVIOUS COVER:	<35%

CONTACT LIST

PROPERTY OWNERS:
BILL MOORE
12860 136TH AVE NE
KIRKLAND, WASHINGTON 98034

PATRICIA LANTZY
3232 188TH PL SE
SAMMAMISH, WASHINGTON 98075
PHONE: (425) 392-9834

APPLICANT:
CENTEX HOMES
3535 FACTORIA BLVD SE SUITE 110
BELLEVUE, WASHINGTON 98006
CONTACT: MIKE BEHN
PHONE: (425) 216-3488
EMAIL: mike.behn@pultegroup.com

SURVEYOR:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: VANCE BLUE, PLS
PHONE: (425) 806-1869
FAX: (425) 482-3893
EMAIL: vblue@ldccorp.com

ENGINEER:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: MARK VILLWOCK, PE
PHONE: (425) 806-1869
FAX: (425) 482-3893
EMAIL: mvillwock@ldccorp.com

GEOTECH:
TERRA ASSOCIATES, INC.
12525 WILLOWS RD
KIRKLAND, WA 98034
CONTACT: TED SCHEPPER, PE
PHONE: (425) 821-7777
EMAIL: tschepper@terra-associates.com

LANDSCAPE ARCHITECT:
WEISMAN DESIGN GROUP, INC.
2329 E MADISON ST
SEATTLE, WA 98112
CONTACT: NICK HAGAN
PHONE: (206) 322-1733
EMAIL: nick@wdginc.com

ARBORIST:
SHOFFNER CONSULTING
21529 4TH AVE W #C31
BOTHELL, WA 98021
CONTACT: TONY SHOFFNER
PHONE: (206) 755-2871
EMAIL: tony@tonyshoffner.com

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION ON TAX LOTS 2726059032, 2726059038, 2726057063, 2726059029 AND WITHIN 136TH AVE NE AS SHOWN ON THESE PLANS HAS BEEN PROVIDED BY CORE DESIGN, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THE DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

TOPOGRAPHIC SURVEY INFORMATION ON TAX LOTS 2726059073, 2726059066, 2726059031, 2726059034 AND WITHIN NE 131ST WAY AND BURLINGTON NORTHERN RIGHT-OF-WAY AS SHOWN ON THESE PLANS HAS BEEN PERFORMED BY LDC, INC. IN DECEMBER 2014. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ✓
Department ____
Public ____
FILE # SUB14-01891, ZAN14-01888
H

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

NO.	DATE	DESCRIPTION

REVISIONS

LDC
Engineering
Structural
Planning
Survey
THE CIVIL ENGINEERING GROUP
14201 NE 200th St., #100
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.482.3893
www.LDCcorp.com

PULTE GROUP
MARINWOOD
OFF-SITE SIDEWALK EXHIBIT

JOB NUMBER: 13-176
DRAWING NAME: 13176E-EX13
DESIGNER: MMM
DRAWING BY: BJN
DATE: 6-22-15
SCALE: AS NOTED
JURISDICTION: KIRKLAND

EX-01
SHEET 1 OF 1

Drawing: P:\2013\13-176 Kirkland Moore Lagrun\Exhibits\13176E-EX13.dwg Plotted: Jun 22, 2015 - 10:36am

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ✓
Department ____
Public ____
FILE #SUB14-01891, ZON14-01889

I

Universal Land
CONSTRUCTION COMPANY
SINCE 1962
CLEARING GRADING UTILITIES STREETS
P.O. BOX 329 - 20306 144TH AVE. N.E. - WOODINVILLE, WA 98072
PHONE (425) 483-6200 FAX (425) 485-3186
UNIVELC159RL

COST ESTIMATE FORM

Project Name:	Moore Frontage Improvements	Date:	May 19, 2015
Street Location:	136th Ave Ne	No. of Lots:	0
Municipality:	Kirkland	Acreage:	NA
Developer:	Pulte Group	Sales Tax Rate:	9.50%
Engineer:	LDC	Our Job No.:	NA
Contractor:	Universal Land Construction Company		

HARD COSTS

ITEM DESCRIPTION	ESTIMATED BUDGET
MOBILIZATION	$5,475
CLEARING/GRADING/EARTHWORK (PUBLIC)	$26,658
EROSION CONTROL	$6,187
PUBLIC ROADWAY IMPROVEMENTS	$52,480
PRIVATE DRIVEWAY IMPROVEMENTS	$5,806
Subtotal Hard Costs	$96,605

.US CONTINGENCY	5%	$4,830

GRAND TOTAL HARD COSTS + CONTINGENCY	$101,436

HARD COSTS

MOBILIZATION

DESCRIPTION	UNIT	UNIT COST	BUDGET QTY	BUDGET TOTAL
Mobilization	LS	$5,000.00	1	$5,000
SUBTOTAL: GENERAL CONDITIONS (PRIVATE)				$5,000
PLUS TAX	9.5%			$475
TOTAL: GENERAL CONDITIONS (PRIVATE)				$5,475

CLEARING/GRADING/EARTHWORK (PUBLIC)

DESCRIPTION	UNIT	UNIT COST	BUDGET QTY	BUDGET TOTAL
Clear/Grub	SF	$2.25	4000	$9,000
Strip Topsoil	BCY	$8.00	150	$1,200
Traffic Control (per 2 person crew)	HR	$110.00	20	$2,200
Import Gravel Borrow - includes placement	TON	$25.25	390	$9,848
Dispose of Excess Topsoil Off Site	TCY	$21.00	210	$4,410
SUBTOTAL: CLEARING/GRADING/EARTHWORK (PUBLIC)				$26,658
US TAX	9.5%			N/A
TOTAL: CLEARING/GRADING/EARTHWORK (PUBLIC)				$26,658

EROSION CONTROL

DESCRIPTION	UNIT	UNIT COST	BUDGET	
			QTY	TOTAL
afi Silt Fence - install & remove	LF	$6.50	300	$1,950
Hydroseeding/Erosion Protection	LS	$1,450.00	1	$1,450
Straw Bales Hand Spread	EA	$35.00	25	$875
Temporary Catch Basin Protection (silt-sacs)	EA	$125.00	1	$125
Street Cleaning (budgeted hours)	HR	$125.00	10	$1,250
SUBTOTAL: EROSION CONTROL (ON SITE)				**$5,650**
PLUS TAX	**9.5%**			**$537**
TOTAL: EROSION CONTROL (ON SITE)				**$6,187**
PUBLIC ROADWAY IMPROVEMENTS				
DESCRIPTION	**UNIT**	**UNIT COST**	**BUDGET**	
			QTY	**TOTAL**
Fine Grade Curbs and Backfill	LF	$5.00	300	$1,500
18" Concrete Curb and Gutter (vertical)	LF	$15.25	300	$4,575
Fine Grade Sidewalk and Backfill	SY	$5.85	200	$1,170
Concrete Sidewalk (4-inch thick)	SY	$33.00	200	$6,600
Driveways (6-inch thick) (include sidewalk and planter strip in measurement)	SY	$46.00	40	$1,840
Saw cutting and Removal	LF	$5.00	310	$1,550
Compact and Fine Grade Road Subgrade (to back of curbs)	SY	$3.25	175	$569
Import Gravel Borrow - includes placement	TON	$25.25	330	$8,333
3" HMA Paving (Class B)	SY	$20.50	175	$3,588
3" Asphalt Treated Base (ATB)	SY	$17.85	175	$3,124
2" HMA - AC Overlay with Edge Grinding	SY	$31.95	350	$11,183
Backfill Planter	SF	$0.60	1500	$900
Striping/Channelization Marking	LS	$2,000.00	1	$2,000
locate Street Signs	LS	$200.00	1	$200
affic Control (per 2 person crew)	HR	$110.00	40	$4,400
Raise Existing Sewer Casting to ATB Grade	EA	$475.00	1	$475
Raise Existing Sewer Casting to FINAL Grade	EA	$475.00	1	$475
SUBTOTAL: PUBLIC ROADWAY IMPROVEMENTS (ON SITE)				**$52,480**
PLUS TAX	**9.5%**			**N/A**
TOTAL: PUBLIC ROADWAY IMPROVEMENTS (ON SITE)				**$52,480**
PRIVATE DRIVEWAY IMPROVEMENTS				
DESCRIPTION	**UNIT**	**UNIT COST**	**BUDGET**	
			QTY	**TOTAL**
Import Crushed Rock - includes placement	TON	$25.25	210	$5,303
SUBTOTAL: PRIVATE ROADWAY IMPROVEMENTS (ON SITE)				**$5,303**
PLUS TAX	**9.5%**			**$504**
TOTAL: PRIVATE ROADWAY IMPROVEMENTS (ON SITE)				**$5,806**

TERMS AND CONDITIONS

STAKING AND SOILS TESTING: All survey and soils compaction testing by owner.

PERMITS, FEES AND BONDS: All permits fees and bonds by owner.

EXISTING UTILITIES: No costs have been included herein for relocating any existing utilities (overhead power, signal, buried gas, phone, cable, water services, etc.) along project limits. Costs to relocate existing utilities by owner.

ATER QUALITY: Universal Land has included customary costs associated with installing and maintaining erosion BMP's shown on the drawings for up to 2 months from notice to proceed. Costs associated with chemical treatment, pumping, etc. to satisfy DOE standards are not included.

WATER QUALITY MONITORING/REPORTING: All erosion monitoring/reporting to satisfy DOE reporting requirements is excluded.

ATIVE SOILS: This estimate is based on utilizing native soils and does not include import/export beyond quantities extended herein.

IMPORT / EXPORT: Grading estimate is based on 12" stripping depth. Soil conditions may require a combination of over-excavation, soil conditioning, import or export beyond the quantities extended in this proposal.

ROCK EXCAVATION: Costs associated with rock excavation or required processing are not included.

HAZARDOUS MATERIALS: No costs have been included in our estimate for handling and/or disposing of any hazardous materials.

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid

Date	Bid #
5/13/2015	4133

Pulte Group - 1022
PO BOX 3660
Portland, OR 97208

Project

Moore Property (MARINWOOD)

Description	Qty	Rate	Total
Moore Property - Kirkland WA - Plans dated 9/29			
Parks, and Common Spaces -			
Autumn Brilliance Serviceberry - 1" cal / 8-10'	25	225.00	5,625.00T
Hogan Cedar - 6-8'	4	90.00	360.00T
Douglas Fir - 6-8'	66	90.00	5,940.00T
Pacific Wax Myrtle - 30"	48	28.50	1,368.00T
Compact Strawberry Tree - 30"	14	28.50	399.00T
Arctic Fire Redtwig Dogwood - 18-24"	47	28.50	1,339.50T
Red Flowering Currant - 30"	23	28.50	655.50T
Compact Oregon Grape - 18-24"	19	28.50	541.50T
Snowberry - 15-18"	107	18.50	1,979.50T
Blue Oat Grass - 2 gal	84	18.50	1,554.00T
Flame Grass - 2 gal	8	18.50	148.00T
Emerald Green Arborvitae - 5-6'	14	75.00	1,050.00T
~ Shown on plans but not on plant legend - type and size are assumed			
Autumn Joy Stone Crop - 1 gal @ 18" oc *185 sf	28	9.75	273.00T
Native Planting Mix *7940 sf	675	9.00	6,075.00T
~ Kinnikinnick - 1 gal @ 18" oc			
~ Creeping Mahonia - 1 gal @ 24" oc			
~ Salal - 1 gal @ 24" oc			
Sod (per square foot)	7,997	0.58	4,638.26T
Topsoil (per yard) @ 4" *7997 sf	99	34.50	3,415.50T

Sales Tax (9.5%)	
Total	

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid

Date	Bid #
5/13/2015	4133

Pulte Group - 1022
PO BOX 3660
Portland, OR 97208

Project
Moore Property

Description	Qty	Rate	Total
Topsoil (per yard) @ 6" *9172 sf	170	34.50	5,865.00T
Bark - (per yard) @ 3" *9172 sf	85	48.00	4,080.00T
Topsoil (per yard) Hydroseed Area 45,519 sf	562	34.50	19,389.00T
Hydroseed (per square foot)	45,519	0.15	6,827.85T
Bocce Lawn *2436 sf		24,136.00	24,136.00T
Bench	3	1,200.00	3,600.00T
Picnic Table	3	2,200.00	6,600.00T
Play Structure	1	25,000.00	25,000.00T
Play Chips (per yard) @ 12" compacted	26	62.00	1,612.00T
~ Assumes concrete curbing around play area - done by others			
Ledgstone Steps (per step)	19	1,200.00	22,800.00T
Decomposed Gravel (per yard) @ 6" compacted to 4" (assumed) *Total of 647 sf		2,000.00	2,000.00T
~ Pathway to Bocce Lawn - 398 sf			
~ Overlook Seating Area - 249 sf			
Tree Stakes & Fertilizer - 3 stakes per tree	480	5.25	2,520.00T
Concrete Path in Tot lot area park	900	13.50	12,150.00T
Concrete steps		8,000.00	8,000.00T
Concrete Seat Wall		3,500.00	3,500.00T
Concrete curbing by Overlook Seating Areas	30	33.50	1,005.00T
4' Chain Link Fence (per lineal foot) at park with Play structure (not shown on plan, but budgeting)	263	31.63	8,318.69T
Trellis (not shown on plan, but budgeting)	2	8,500.00	17,000.00T
Dog waste station	2	2,255.00	4,510.00T
Irrigation	1	45,000.00	45,000.00T

Sales Tax (9.5%)	
Total	

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid

Date	Bid #
5/13/2015	4133

Pulte Group - 1022
PO BOX 3660
Portland, OR 97208

Project
Moore Property

Description	Qty	Rate	Total
Exclusions- - 42" Fence / Guardrail - ROW - Terraced Rockery - Any Retaining Walls and/or Rockeries - Monuments - Maintenance & Removal of Invasive Species (can be performed at a rate of $35/hr+ Dump Fees) - Watering - Any deviation of quantities on this bid can be billed at its per unit cost as listed - Rock Raking, Straw Removal, or Trash Pick up for prep of site is billed out at $35 per hour. - All Grades must provide adequate drainage prior to installation of landscaping. - All subgrades must be clear of vegetation and rocks prior to installation. - French Drains or Catch Basins - This estimate was provided for budget purposes. Prices are subject to change. - All prices valid for 30 days.			0.00

Sales Tax (9.5%)	$24,631.15
Total	**$283,906.45**

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance _____

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid

Date	Bid #
5/13/2015	4132

Pulte Group - 1022
PO BOX 3660
Portland, OR 97208

Project
Vintner Place

Description	Qty	Rate	Total
Vintners Place - Draft Landscape Plans dated 1/9/15			
Parks, and Common Spaces -			
Shrubs, perennials and groundcover (per sf) (No centers listed, assuming plantings every 24" at $8.50 a plant	25,195	2.16	54,421.20T
Low growing berry bushes and other edible shrubs - 6' max	14	42.00	588.00T
Sod (per square foot)	40,432	0.58	23,450.56T
Topsoil (per yard) @ 6" for planting areas	467	34.50	16,111.50T
Topsoil (per yard) @ 4" for lawn areas	502	34.50	17,319.00T
Bark - (per yard) @ 2"	250	48.00	12,000.00T
Gravel Path (per yard) @ 4"	19	58.00	1,102.00T
Bocce Court (per sf) 987 sq ft		8,500.00	8,500.00T
6' x 10' Raised Planter Beds	10	3,500.00	35,000.00T
Compost Bins	3	350.00	1,050.00T
Timber Edging for Play Area (per lineal foot) ~ Assumes 4"x12" PT	106	25.00	2,650.00T
Play Chips (per yard) @ 12" compacted	40	62.00	2,480.00T
Play Station	1	22,000.00	22,000.00T
Swing Set	1	9,500.00	9,500.00T
Picnic Table	3	2,200.00	6,600.00T
Bench	12	1,600.00	19,200.00T
Trellis	2	8,500.00	17,000.00T
Public Access Sign	8	180.00	1,440.00T
Dog Waste Sign	2	225.00	450.00T

Sales Tax (9.5%)	
Total	

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid

Date	Bid #
5/13/2015	4132

Pulte Group - 1022
PO BOX 3660
Portland, OR 97208

Project
Vintner Place

Description	Qty	Rate	Total
4' Horizontal Wooden Fence (per lineal foot)	170	66.24	11,260.80T
4' Chain Link Fence (per lineal foot)	660	31.63	20,875.80T
4' Chain Link Gate	4	258.75	1,035.00T
Tree Stakes & Fertilizer ~ Assumes 2 stakes per tree	140	7.50	1,050.00T
Irrigation		35,000.00	35,000.00T
Sub-Total of Parks and Common Spaces			320,083.86

Sales Tax (9.5%)	
Total	

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid

Date	Bid #
5/13/2015	4132

Pulte Group - 1022
PO BOX 3660
Portland, OR 97208

Project
Vintner Place

Description	Qty	Rate	Total
Exclusions-			0.00
- Hose Bib by Raised Beds			
- ROW Landscaping			
- Concrete Pathways			
- Temporary Shed			
- Water Meter			
- Power to Irrigation Controller			
- Monuments			
- Maintenance & Removal of Invasive Species (can be performed at a rate of $35/hr+ Dump Fees)			
- Watering			
- Any deviation of quantities on this bid can be billed at its per unit cost as listed			
- Rock Raking, Straw Removal, or Trash Pick up for prep of site is billed out at $35 per hour.			
- All Grades must provide adequate drainage prior to installation of landscaping.			
- All subgrades must be clear of vegetation and rocks prior to installation.			
- French Drains or Catch Basins			
- This bid was created for budgeting purpose, and pricing is subject to change.			
- All prices valid for 30 days.			

Sales Tax (9.5%)	$30,407.97
Total	**$350,491.83**

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance _____

ORDINANCE O-4488

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE; APPROVAL OF A PRELIMINARY (AND FINAL) PUD AND PRELIMINARY SUBDIVISION AS APPLIED FOR BY STEVE ANDERSON FOR THE PULTE GROUP IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. SUB14-01891 AND ZON14-01888; AND SETTING FORTH CONDITIONS OF APPROVAL.

WHEREAS, the Department of Planning and Community Development received an application, pursuant to Process IIB, for a Preliminary (and Final) Planned Unit Development ("PUD") and Preliminary Subdivision filed by Steve Anderson for the Pulte Group as Department of Planning and Community Development File No. SUB14-01891 and ZON14-01888 for a 48 lot development within a Single-Family Residential (RSA) 6 zone known as Marinwood ("Development"); and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, Kirkland Municipal Code Title 25, a concurrency application was submitted to the City of Kirkland, reviewed by the responsible Public Works official, the concurrency test has been passed, and a concurrency test notice issued; and

WHEREAS, pursuant to the State Environmental Policy Act, chapter 43.21C RCW, and the Administrative Guidelines and local ordinance adopted to implement it, an environmental checklist was submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland, and a determination of non-significance was issued; and

WHEREAS, the environmental checklist and determination have been available and accompanied the application through the entire review process; and

WHEREAS, the application was submitted to the Kirkland Hearing Examiner who held hearing a hearing on June 22, 2015; and

WHEREAS, the Kirkland Hearing Examiner after her public hearing and consideration of the recommendations of the Department of Planning and Community Development adopted Findings, Conclusions and Recommendations and recommended approval of the Process IIB Permit subject to the specific conditions set forth in the recommendations; and

WHEREAS, the City Council, in regular meeting, considered the environmental documents received from the responsible official, together with the recommendation of the Hearing Examiner; and

WHEREAS, the Kirkland Zoning Ordinance requires approval of this application for a PUD to be made by ordinance.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. The Findings, Conclusions, and Recommendations of the Kirkland Hearing Examiner, as signed by her and filed in Department of Planning and Community Development File No. SUB14-01891 and ZON14-01888, a copy of which is attached to this ordinance as Exhibit A and incorporated by this reference, are adopted by the Kirkland City Council, with the following clarifications modifications:

A. Open Space Tracts B and D of the Development shall be open to public access and use. Appropriate signage shall be posted indicating that the open space is available for public use.

B. As part of the recording of the final plat for the Development, the applicant shall dedicate a public access and use easement over Open Space Tracts B and D.

C. Open Space Tracts B and D of the Development shall be maintained by the Development homeowner's association. The homeowner's association shall be responsible for any claims arising from use of Open Space Tracts B and D, subject to the protections of RCW 4.24.210, the Washington recreational immunity statute.

Section 2. The City Council approves the application for a preliminary and final PUD and a preliminary subdivision, subject to the conditions set forth in the Findings, Conclusions, and Recommendations and Section 1 of this ordinance including the following public benefits as outlined in the application submitted to the City: onsite public open space and associated improvements, offsite right-of-ways improvements and the installation of a Rectangular Rapid Flash Beacon (RRFB) cross walk.

Section 3. The Process IIB Permit shall be issued to the applicant subject to the conditions set forth in the Findings, Conclusions, and Recommendations adopted by the City Council and Section 1 of this ordinance.

Section 4. Nothing in this ordinance shall be construed as excusing the applicant from compliance with any federal, state or local statutes, ordinances or regulations applicable to this project, other than expressly set forth in this ordinance.

Section 5. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the Process IIB Permit is subject shall be grounds for revocation in accordance with Ordinance No. 3719, as amended, the Kirkland Zoning Ordinance.

Section 6. This ordinance shall be in full force and effect five (5) days from 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 as required by law.

Section 7 A complete copy of this ordinance, including the Findings, Conclusions and Recommendations adopted by reference, shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

Section 8. A certified copy of this ordinance, together with the Findings, Conclusions, and Recommendations adopted by reference, shall be attached to and become a part of the Process IIB Permit provided to the permittee.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2015.

Signed in authentication thereof this _____ day of _____, 2015.

_____
MAYOR

Attest:

_____
City Clerk

Approved as to Form:

_____
City Attorney

CITY OF KIRKLAND
HEARING EXAMINER FINDINGS, CONCLUSIONS AND RECOMMENDATION

RECEIVED
JUN 29 2015
AM PM
PLANNING DEPARTMENT
BY

APPLICANT: Pulte Group

FILE NO: SUB14-01891/ZON14-01888

APPLICATION:

1. Site Location: 12860 and 13030 136th Avenue NE

2. Requests: The applicant requests approval of a preliminary subdivision and planned unit development (PUD) as follows:

a. Preliminary Subdivision: A proposal to subdivide five parcels totaling 8.58 acres into 48 separate lots with access via a new access road off of 136th Avenue NE, and a new connection to the existing 137th Place NE right-of-way to the north of the subject property. *See* Exhibit A, Staff Advisory Report and Recommendation (Staff Report), Attachment 2, Sheet CS-01.

b. PUD: A request for a preliminary and final Planned Unit Development (PUD) and modification of the following Zoning Code and Municipal Code requirements:

(1) Provide smaller lot sizes than the minimum lot size of 5,100 square feet in the RSA 8 Zone for 33 of the 48 lots, with an average lot size of 4,935 square feet.
(2) Provide lot widths less than the minimum 50' as measured from the back of the required front yard for 28 of the lots.
(3) Reduce minimum required front yards to 10 feet and provide a garage setback of 20 feet as measured from the front property line.
(4) Calculate the 50% floor area ratio (FAR) maximum based on the net development area (total lot area minus public rights-of-way) rather than on an individual lot basis.
(5) Calculate the 50% lot coverage maximum based on the net development area (total lot area minus public rights-of-way) rather than on an individual lot basis.
(6) Calculate building height based on finished grade instead of predevelopment grades.

Pursuant to Chapter 125 KZC, the proposal includes the following proposed benefits to the City beyond the improvements to address potential impacts or undesirable effects of the PUD and provide benefits to the community that typically would not be required for a subdivision under City Code and implementing regulations:

(1) Increased open space, onsite recreation and landscaping. Common open space is planned in Tracts B and D. Tract B is 1.5 acres in size and has an underground storm water detention vault. On the surface, the applicant proposes a grass play area, bocce ball court, picnic area with bench seating, and landscaping and trees. Tract D is .2 acres in size and is

proposed for a play lawn, play structure, concrete sitting wall, picnic table seating, and landscaping and trees. Both recreation areas would be available for use by the public as well as by residents of the subdivision.

(2) Offstreet right-of-way improvements. The applicant proposes to extend construction of frontage improvements, including a sidewalk, along the tax parcel that is being retained by the current property owner, which fronts on 136th Avenue NE. *See* Staff Report, Attachment 2, Sheet CS-01. This would connect the sidewalks being installed as part of the subdivision and the existing sidewalk to the north. The applicant also proposes to install a Rectangular Rapid Flash Beacon cross walk across 132nd Avenue NE at its intersection with NE 134th Place.

3. Review Process: Process IIB, the Hearing Examiner conducts a public hearing and makes a recommendation to the City Council, which makes a final decision.

4. Key Issues:
- Compliance with subdivision criteria
- Compliance with PUD approval criteria
- Compliance with applicable development regulations
- Compliance with Process IIB Zoning Permit approval criteria

SUMMARY OF RECOMMENDATIONS:

Department	Approve with conditions
Hearing Examiner	Approve with conditions

PUBLIC HEARING:

The Hearing Examiner held a public hearing on the applications on June 22, 2015, in the Council Chambers, City Hall, 123 Fifth Avenue, Kirkland, Washington. A verbatim recording of the hearing is available at the City Clerk's office. The minutes of the hearing and the exhibits are available for public inspection in the Department of Planning and Community Development. The Examiner visited the site following the hearing.

TESTIMONY AND PUBLIC COMMENT:

A list of those who testified at the public hearing, and a list of the exhibits offered at the hearing are included at the end of this Recommendation. The testimony is summarized in the hearing minutes.

For purposes of this recommendation, all section numbers refer to the Kirkland Zoning Code (KZC or Code) unless otherwise indicated.

FINDINGS, CONCLUSIONS AND RECOMMENDATION

Having considered the evidence in the record and reviewed the site, the Hearing Examiner enters the following:

Findings of Fact and Conclusions:

A. Site Description

The Facts and Conclusions on this matter set forth at Subsection II.A of the Staff Report are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

B. Public Comment
C. State Environmental Policy Act and Concurrency

The Facts and Conclusions on this application set forth at Subsections II.B and II.C of the Staff Report are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

Public comments at the hearing reiterated some of the concerns expressed in the comment letters included in the record as Attachment 6 to the Staff Report, particularly those expressing opposition to the proposed connection to 137th Place NE and associated impacts of a potential increase in cut-through traffic, and the need for improvements to traffic flow on 136th Avenue NE in light of increasing traffic volumes. Commenters wondered whether the traffic studies for each new development in the area take into account the additional traffic generated by projects currently being constructed, and there was a general consensus that numerous improvements are needed to136th Avenue NE. Two speakers thought the Rectangular Rapid Flash Beacon should be located closer to the proposal to safeguard children crossing 136th Street to reach the sidewalk that will be constructed.

Other public comments at the hearing included concerns about storm water issues in light of the area's topography, and the fact that the open space and recreational facilities on Tracts B and D will be available to the public. Homeowners in nearby subdivisions fear that this will draw the public to the open spaces and amenities in their subdivisions, creating safety issues and a need to increase insurance coverage on those spaces.

As noted in the Staff Report, the Public Works Director has recommended the 137th Place road connection pursuant to KZC 150.65 and two Comprehensive Plan Policies:

> Policy T-4.3 states that the City should "maintain a system of arterials, collectors, and local access streets that forms an interconnected network for vehicular circulation." Under this policy, the Plan explains that "[t]raffic spread over a 'grid' of streets, which is designed appropriate to neighborhood and system needs, flows smoothly. Kirkland has a number of existing cul-de-sacs, which help to create quiet and private residential areas. At the same time, however, cul de sacs and dead ends result in uneven traffic distribution and benefit some at the expense of others." Comprehensive Plan at IX-13.

Policy T-4.5 states that the City should "maintain and improve convenient access for emergency vehicles," and that "an interconnected street network is the best way to achieve direct access." *Id.*

A Traffic Impact Analysis ("TIA") was required for the proposal. Exhibit A, Attachment 6. Traffic volume forecasts in the TIA use the City's traffic model forecasts, which does account for pipeline development and a background traffic growth rate. *Id.* at 125. Also, as noted in Subsection C of the Staff Report, the proposal passed concurrency review and was not appealed. Localized transportation impacts of the proposal, as addressed in the TIA, are reviewed pursuant to SEPA, and the SEPA Determination of Nonsignificance issued for the proposal also was not appealed. As stated by the Department at the hearing, at the request of the School District, the Rectangular Rapid Flash Beacon is to be located on a school walk route at an existing crosswalk.

As noted above, the applicant will be constructing an underground storm water detention vault on Tract B. And as noted in the Staff Report, comments on storm water concerns have been forwarded to the Public Works Department for consideration, and full drainage review will be required.

As noted in Subsection D of the Staff Report, the provision of open space and recreational facilities to residents in the subdivision is considered a public benefit, in that it goes beyond what is required by City codes. The fact that the proposed open space and recreation facilities in this subdivision also will be open to the public provides an added public benefit.

D. Approval Criteria

The Facts and Conclusions on this matter set forth at Subsection II.D of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions. The proposed subdivision complies with KMC 22.12.230 and KZC 150.65. With the proposed PUD, and as conditioned, the subdivision is consistent with zoning and subdivision regulations and makes adequate provision for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools. The proposed subdivision will serve the public use and interest and is consistent with the public health, safety and welfare.

E. Development Regulations

The Facts and Conclusions on this matter set forth at Subsection II.E of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

F. Comprehensive Plan

The Facts and Conclusions on this matter set forth at Subsection II.F of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

G. Development Standards

The Facts and Conclusions on this matter set forth at Subsection II.G of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

H. Process IIB Decisional Criteria

The application for the subdivision and PUD is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, with the Comprehensive Plan. As noted above, it is also consistent with the public health, safety and welfare.

Recommendation:

Based upon the foregoing findings of fact and conclusions, the Hearing Examiner recommends that the City Council approve the Preliminary Subdivision and PUD subject to the conditions set forth in Section I.B of the Staff Report.

Entered this 24th day of June, 2015.

Sue A. Tanner
Hearing Examiner

EXHIBITS:
The following exhibit was entered into the record:

Exhibit A	Department's Advisory Report with Attachments 1 through 11;
Exhibit B	Email dated June 2, 2015 to Tony Leavitt from Sara Bray re: File No. SUB14-01891
Exhibit C	Email dated May 28, 2015 to Tony Leavitt from Sharon Sato re: Marinwood Development
Exhibit D	Email dated June 19, 2015 to Tony Leavitt from Mark Hamburg re: Marinwood comments
Exhibit E	PowerPoint presentation by the applicant
Exhibit F	Map showing location of proposed rectangular rapid flash beacon
Exhibit G	Photographs of typical rectangular rapid flash beacon
Exhibit H	Site plan showing location of proposed off-site sidewalk
Exhibit I	Applicant's cost estimates

PARTIES OF RECORD:

Mike Behn, Pulte Group
Scott Borgesen, Pulte Group
Steve Anderson, LDC, Inc.
Darrell Mitsunaga, Johns, Monroe, Mitsunaga Kolouskova, PLLC
Christopher Kringel
Matthew Tillman
Larry Miller
Sara Bray
Parties of Record prior to hearing
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services

SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges and appeals. Any person wishing to file or respond to a challenge or appeal should contact the Planning Department for further procedural information.

CHALLENGE

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., July 7, 2015, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

JUDICIAL REVIEW

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

LAPSE OF APPROVAL

PUD

The applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years after the final approval of the City of Kirkland on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per KZC 152.110, the running of the five (5) years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions. The applicant must substantially complete construction for the development activity, use of land, or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within seven (7) years after the final approval on the matter, or the decision becomes void.

Final Plat

Under Section 22.16.010 of the Subdivision Ordinance, the owner must submit a final plat application to the Planning Department, meeting the requirements of the Subdivision Ordinance and the preliminary plat approval, and submit the final plat for recording, within five years following the date the preliminary plat was approved or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 22.16.110, the running of the five years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the plat.

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

ADVISORY REPORT
FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

To: Kirkland Hearing Examiner

From: Tony Leavitt, Associate Planner

Eric R. Shields, AICP, Planning Director

Date: June 23, 2015

File: MARINWOOD SUBDIVISION AND PUD, FILE SUB14-01891 & ZON14-01888

Hearing Date and Place: June 22, 2015, 7PM
City Hall Council Chamber
123 Fifth Avenue, Kirkland

TABLE OF CONTENTS

Section **Page**
I. INTRODUCTION 2
A. APPLICATION 2
B. RECOMMENDATIONS 3
II. FINDINGS OF FACT AND CONCLUSIONS 4
A. SITE DESCRIPTION 4
B. PUBLIC COMMENT 4
C. STATE ENVIRONMENTAL POLICY ACT (SEPA) AND CONCURRENCY 5
D. APPROVAL CRITERIA 5
E. DEVELOPMENT REGULATIONS 10
F. COMPREHENSIVE PLAN 12
G. DEVELOPMENT STANDARDS 12
III. SUBSEQUENT MODIFICATIONS 12
IV. CHALLENGES AND JUDICIAL REVIEW 12
A. CHALLENGE 13
B. JUDICIAL REVIEW 13
V. LAPSE OF APPROVAL 13
VII. PARTIES OF RECORD 14

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant
Department ✓
Public
A
FILE # SUB14-01891, ZON14-01888

INTRODUCTION

A. APPLICATION

1. Applicant: Steve Anderson of LDC Inc. representing the Pulte Group
2. Site Location: 12860 and 13030 136th Avenue NE (see Attachment 1)
3. Request: The applicant requests approval of a preliminary subdivision and planned unit development (PUD) described below.
   a. Preliminary Subdivision: Proposal to subdivide 5 parcels totaling 8.58 acres into 48 separate lots (see Attachment 2). Access to the lots will be provided via a new access road off of 136th Avenue NE. A connection to the existing 137th Place NE right-of-way, to the north of the subject property, is proposed.
   b. PUD: A request for a preliminary and final Planned Unit Development (PUD) and modification of the following Zoning Code and municipal code requirements (see Attachment 3):
      1. Provide smaller lot sizes than the minimum lot size of 5,100 square feet in the RSA 8 Zone for 33 of the 48 lots, with an average lot size of 4,935 square feet.
      2. Provide lot widths less than the minimum 50' as measured from the back of the required front yard. 28 of the lots will not meet the minimum requirement.
      3. Reduce minimum required front yards to 10 feet and provide a garage setback of 20 feet as measured from the front property line.
      4. Calculate the 50% floor area ratio (FAR) maximum based on the net development area (total lot area minus public right-of-ways) rather than on an individual lot basis.
      5. Calculate the 50% lot coverage maximum based on the net development area (total lot area minus public right-of-ways) rather than on an individual lot basis.
      6. Calculate building height based on finished grade instead of predevelopment grades.

      Proposed Benefits to the City - Pursuant to Kirkland Zoning Code Chapter 125, Planned Unit Development (PUD) approval criteria (discussed further in Section II.D.2), the applicant's proposal includes the following improvements to address potential impacts or undesirable effects of the PUD and provide benefits to the community that would not typically be required for a subdivision under city codes and regulations. Attachment 3 includes the applicant's analysis, which is summarized as follows:

1. Increased Open Space, onsite recreation area and landscaping

   Common open space is planned with a variety of amenities located within Tracts B through D. Tract B has an underground stormwater detention vault and on the surface proposes a grass play area, bocce ball court, a picnic area with bench seating, and landscaping and trees. Tract D will contain a play lawn, play structure, concrete sitting wall, picnic table seating and landscaping and trees.

2. Offsite Right-of-Way Improvements

   The applicant is proposing construction of offsite frontage improvements (including a sidewalk) along tax parcel number 272605-9083. This parcel is being retained by the current property owner, Ellis Moore, and is not part of the subdivision. The proposed sidewalk would complete a connection between the sidewalks being installed with this subdivision and the existing sidewalk to the north. Additionally, the applicant is proposing the installation of Rectangular Rapid Flash Beacon (RRFB) cross walk crossing 132nd Ave NE at its intersection with NE 134th Pl.

2. Review Process: Process IIB, Hearing Examiner conducts public hearing and makes recommendation to City Council for final decision.

3. Summary of Key Issues:

   a. Compliance with Kirkland Municipal and Zoning Code Approval Criteria (see Section II.D).

   b. Applicable Development Regulations (see Section II.E).

B. RECOMMENDATIONS

Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, we recommend approval of this application subject to the following conditions:

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 4, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 4, the condition of approval shall be followed.

2. Trees shall not be removed or altered following the plat approval except as approved by the Planning Department. Attachment 4, Development Standards, contains specific information concerning tree retention requirements. Additionally, the applicant is proposing an Integrated Development Plan (IDP) pursuant to KZC 95.30.4 and 95.30.5. The trees that are shown to be saved on the IDP shall be protected and retained (see Attachment 9). The trees not shown as being protected may be removed with an approved grading permit (see Conclusion II.E.4.b).

3. Prior to recording the subdivision, the applicant shall:

   a. Record a covenant on the face of the plat that restricts the total lot coverage to not exceed 50% of the net development area (as noted in Section II.D.4). The applicant shall provide tracking of total lot coverage with each building permit in the plat (see Conclusion II.D.4.b).

   b. Record a covenant on the face of the plat that restricts the total floor area ratio (FAR) of all homes to 50% of the net development area (as noted in Section II.D.4). The applicant shall provide tracking of total floor area with each building permit in the plat (see Conclusion II.D.4.b).

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

1. Site Development and Zoning:

   a. Facts:

      1. Size: 8.58 acres; 373,570 square feet

      2. Land Use: The subject property contains two single family residences and accessory structures. These structures are proposed to be removed as part of the development proposal

      3. Zoning: RSA 6, Residential Single Family with a density of 6 units per acre and a minimum lot size of 5,100 square feet. Based on the parcel size of 373,570 square feet (8.58 acres), the maximum density is 51 units. The proposal includes 48 units.

      4. Terrain: The multi-parcel site slopes significantly on the eastern half of the property.

      5. Vegetation: There are 240 significant trees on the subject property.

   b. Conclusions: Size, Land Use, Zoning, Terrain and Vegetation are not constraining factors in the review of this application. Retention of significant trees is addressed in Section II.E.

2. Neighboring Development and Zoning:

   a. Facts: The neighboring properties are zoned as follows and contain the following uses:

      North and South: Zoned RSA 6, Single-family residences

      West: Zoned RSA 8, Curretly under development for new single-family residences (Vintner's West)

      East: RSA 6, Single-family residence on one parcel and one vacant parcel

   b. Conclusion: The neighboring development and zoning are not constraining factors in the review of this application.

B. PUBLIC COMMENT

1. Facts:

   a. The initial public comment period ran from January 28 to February 27, 2015. The Planning Department received a total of 9 comment letters

and emails (see Attachment 5) during this comment period. Below is a summary of public comments followed by a brief staff response.

Comment: Numerous letters and emails opposed the proposed connection to 137th Place NE. The main reasons for opposition were the impacts to homes near the proposed right-of-way and the potential for cut thru traffic.

Staff Response: Staff outlines the code reasoning for the proposed NE 137th Place NE Road Connection in Section II.E.3. Development of the plat to the north was configured to accommodate this future connection.

Comment: Neighbors are concerned about the project's traffic impact to 136th Avenue NE and would like the City to explore improvements to this right-of-way.

Staff Response: The project passed traffic concurrency and during the review of the traffic study it was determined that no offsite mitigation was warranted. The complete review by Public Works Staff can be found in Attachment 6, Enclosure 5.

Comment: Some commenters are concerned about storm water impacts downhill from the proposed development.

Staff Response: Staff has forwarded these comments to the Public Works Department for their review. Conveyance of storm water will be addressed as part of the land surface modification/ grading permit for the project, but as noted in Attachment 4 the applicant will required to submit for a full drainage review and provide a level one offsite analysis.

Comment: The Lake Washington School District requested that the applicant install sidewalks along 136th Avenue NE.

Staff Response: With the proposed PUD benefit and zoning code requirements, the applicant will be installing approximately 650 linear feet of frontage improvements including sidewalks.

C. STATE ENVIRONMENTAL POLICY ACT (SEPA) AND CONCURRENCY

1. Facts: A Determination of Nonsignificance (DNS) was issued on April 7, 2015. This application passed Concurrency on August 18, 2014. The appeal period for both SEPA and Concurrency ended on April 21, 2015. No appeals were received. The Environmental Determination is included as Attachment 6.

2. Conclusion: The applicant and the City have satisfied the requirements of SEPA.

D. APPROVAL CRITERIA

1. Preliminary Plats

   a. Facts: Kirkland Municipal Code section 22.12.230 states that the Hearing Examiner may approve a proposed plat only if:

      1. There are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools; and

      2. It will serve the public use and interest and is consistent with the public health, safety, and welfare. The Hearing Examiner shall

be guided by the policy and standards and may exercise the powers and authority set forth in RCW 58.17.

3. Zoning Code section 150.65 states that the Hearing Examiner may approve a proposed plat only if it is consistent with the all applicable development regulations, including but not limited to the Zoning Code and Subdivision Code, and to the extent there is no applicable development regulation, the Comprehensive Plan.

b. Conclusions: The proposal complies with Municipal Code section 22.12.230 and Zoning Code section 150.65. It is consistent with the Comprehensive Plan (see Section II.F) and the Transportation Policies contained in the Transportation Element (see Section II.E.2). With the recommended conditions of approval, it is consistent with the Zoning Code and Subdivision regulations (see Sections II.D & E) and there are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools. It will serve the public use and interest and is consistent with the public health, safety, and welfare because the proposal will create infill residential development while meeting the goals of the Comprehensive Plan.

2. Planned Unit Development (PUD)

a. Fact: Zoning Code section 125.35 establishes four decisional criteria with which a PUD request must comply in order to be granted. The applicant's response to these criteria can be found in Attachment 3. Sections 3 through 6 below contain the staff's findings of fact and conclusions based on these four criteria.

b. Conclusions: Based on the following analysis, the application meets the established criteria for a PUD.

3. PUD Criterion 1: The proposed PUD meets the requirements of Zoning Code Chapter 125. Section 125.20 establishes the code provisions that may or may not be modified.

a. Facts: This PUD proposal seeks the following Zoning and Municipal Code modifications:

1. Lot sizes smaller than the minimum lot size of 5,100 square feet.

2. Reduce required lot width as measured at the back of the front yard from 50 feet to 40 feet.

3. Reduce required front yard setback from 20 feet with to 10 feet with garages setback 20 feet.

4. Calculate the maximum 50% lot coverage over the entire site rather than on a lot by lot basis.

5. Calculate the maximum 50% floor area ratio over the entire site rather than on a lot by lot basis.

6. Request that building height calculations be based on finished grade instead of predevelopment grades.

b. Conclusion: The requested modifications are code provisions that can be modified pursuant to KZC Chapter 125.20 and therefore this proposal meets the requirements of KZC Chapter 125.

4. PUD Criterion 2: Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the city.

   a. Facts:

      1. The PUD proposes clustering the lots outside of the steep slope on the east side of the property. The proposed clustering, along with right-of-way dedication requirements, results in reducing the minimum lot size below 5,100 square feet for 33 of the 48 proposed lots. The 33 reduced lots range in size from 3,840 to 5,000 square feet. The remaining lots range in size from 5,130 to 7,448 square feet. The average size of the 48 proposed lots is 4,935 square feet. This clustering could be considered an undesirable design by locating more lots to the west side of the development site.

         This clustering also results in lots that are narrower than required by KMC Section 22.28.050.

      2. The setbacks for garages are proposed at 20 feet and the remainder of the structure would be at least 10 feet from the front property line. The potential effect is homes that are closer to the proposed internal street that other homes in the area.

      3. Lot coverage is limited to 50% of the lot size. Lot coverage is proposed to be calculated using the net lot area (315,974 square feet per the applicant's calculations) at a maximum of 50% which will have the effect of more coverage on each lot than the 50% maximum. The individual lots may exceed the allowable lot coverage, but the project as a whole will not.

      4. Floor area ratio (the amount of gross floor area) is limited to 50% of the lot size. Floor area is proposed to be calculated using the net lot area (315,974 square feet per the applicant's calculations) which may have the effect of greater massing on individual lots.

      5. The proposed maximum floor area for the entire development would be 157,987 square feet of gross floor area or 3,291 square feet of gross floor area per lot. The maximum floor area allowed if calculated on a lot by lot basis would be 118,434 square feet. The difference is 39,553 square feet or an average of 824 square feet per lot.

      6. Building height is proposed to be calculated based on finished grade and not predevelopment grades as required by the Kirkland Zoning Code. The potential impacts of this proposal is that the homes could be relatively higher than surrounding homes in neighboring developments. The applicant has submitted a building height exhibit (Attachment 7) that shows the impacts of the proposal. Based on this height exhibit, the greatest amount of fill is occurring along the southern (Lots 1 thru 9) and eastern (Lots 22 thru 29) portions of the property.

      7. The Vintner's Ridge Plat, located to the north of the subject property, was approved by King County prior to annexation by the City. King County regulations based height calculations on the finished grade of each lot.

b. Conclusions:

1. The proposed reduction in lot sizes, lot width, front yard setbacks, and calculation of lot coverage and floor area ratio over the entire site all allow this proposed development to efficiently cluster lots. In turn, clustering allows less development of the steep slope on the east side of the property. The potential impacts of smaller, narrower lots and reduced front yards is mitigated by the fact these are predominantly internal impacts to the proposed development.

2. With the proposed common open space tracts, the calculation of lot coverage and floor area ratio on a project-wide basis results in minimal effect compared to the standard code requirement. Restrictions should be recorded on the face of the plat to limit the amount of lot coverage and floor area ratio for the entire project to 50% of the net lot area of 315,974 square feet.

3. The proposed building height calculation modification will result in homes being relatively taller on the fill lots (Lots 1 thru 9 and Lots 22 thru 29) than what would be allowed if predevelopment grades were used. The impacts to properties neighboring Lots within the Vintner's Ridge Plat are mitigated by the fact that the project is calculating building heights the same way that King County regulated them. The impacts along the southern property line are mitigated by the fact that the fill is occurring on the north side of these lots away from the neighboring development.

4. In summary, the adverse or undesirable effects of the proposed PUD are minimal when considered on a project basis. These impacts are clearly outweighed by the identified benefits discussed below.

5. PUD Criterion 3: The applicant is providing one or more of the following benefits to the City as part of the proposed PUD:

a. The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD.

Staff Response: This proposal meets this criteria. See discussion below.

b. The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the City could not require the applicant to preserve, enhance or rehabilitate through development of the subject property without a PUD.

Staff Response: Not applicable.

c. The design of the PUD incorporates active or passive solar energy systems.

Staff Response: Not applicable.

d. The design of the proposed PUD is superior in one or more of the following ways to the design that would result from development of the subject property without a PUD:

1. Increased provision of open space or recreational facilities.

   Staff Response: This proposal meets this criteria. See discussion below.

2. Superior circulation patterns or location or screening of parking facilities.

   Staff Response: Not applicable

3. Superior landscaping, buffering, or screening in or around the proposed PUD.

   Staff Response: Not applicable.

4. Superior architectural design, placement, relationship orientation of structure.

   Staff Response: Not applicable.

5. Minimum use of impervious surfacing materials.

6. *Staff Response: Not applicable.*

e. Facts: The design of the proposed subdivision is superior in the following ways to the design that would result from development of the subject property without a PUD:

1. *The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD.* The applicant is proposing construction of offsite frontage improvements (including a sidewalk) along tax parcel number 272605-9083. The proposed 310 feet of sidewalk would complete a connection along 136th Avenue NE between the sidewalks being installed with this subdivision and the existing sidewalk to the north. Additionally, the applicant is proposing the installation of a Rectangular Rapid Flash Beacon (RRFB) cross walk crossing 132nd Ave NE at its intersection with NE 134th Pl. The proposed RRFB is located on a school walk route for both John Muir Elementary and Kamiakin Middle School and at an existing crosswalk.

2. *The subdivision and PUD proposal provides increased open space and recreation facilities.* City codes do not require onsite common open space or recreational facilities on single family subdivisions. This proposal is providing a combination of both with Tracts B and D that will include grass play areas, bocce ball court, picnic areas with tables and bench seating, a play structure, and landscaping and trees.

f. Conclusion: Staff concludes that the proposal includes superior plat design and offsite public improvements that would not be required in a subdivision. The proposed benefits to the neighborhood and the city outweigh the impacts of the requested modifications and therefore, the PUD should be approved.

6. PUD Criterion 4: Any PUD which is proposed as special needs housing shall be reviewed for its proximity to existing or planned services (i.e., shopping centers, medical centers, churches, parks, entertainment, senior centers, public transit, etc.

a. Fact: Not applicable. Special needs housing is not proposed.

E. DEVELOPMENT REGULATIONS

1. Provisions for Public and Semi-Public Land

   a. Facts: Municipal Code section 22.28.020 states that the City may require dedication of land for school sites, parks and open space, rights-of-way, utilities infrastructure, or other similar uses if this is reasonably necessary as a result of the subdivision.

      1. Zoning Code section 110.60 states that the Public Works Director may require the applicant to make land available, by dedication, for new rights-of-way and utility infrastructure if this is reasonably necessary as a result of the development activity.

      2. Attachment 4, Development Regulations (Public Works) describes the required dedications for rights-of-way for this subdivision.

   b. Conclusion: Pursuant to Municipal Code section 22.28.020 and Zoning Code section 110.60, the applicant should follow Public Works requirements for Street and Pedestrian improvements as described in Attachment 4, Development Regulations. These improvements are necessary as a result of the proposed development activity.

2. General Lot Layout and Site Development Standards

   a. Facts:

      1. Municipal Code section 22.28.030 requires all lots to meet the minimum size requirements established for the property in the Kirkland Zoning Code or other regulatory documents. The applicant has requested, through the PUD process, to provide lots smaller than the minimum lot size of 5,100 square feet (lots range in size from 3,840 to 7,448 square feet with an average of 4,935 square feet). See Section II.D regarding the PUD request for smaller lot sizes.

      2. Municipal Code section 22.28.050 states that lots must be of a shape so that reasonable use and development may be made of the lot. Generally, the depth of the lot should not be more than twice the width of the lot. In no case should a lot be less than fifteen feet in width where it abuts the right-of-way, vehicular access easement or tract providing vehicular access to subject lot. For lots smaller than 5,000 square feet in size located in "low density zones" as defined in the Zoning Code, the lot width at the back of the required front yard shall be no less than 50' (unless the lot is a flag lot or a covenant is signed prior to plat recording ensuring that the garage will be located at the rear of the lot). The applicant has requested, through the PUD process, to provide lots that are at least 40' in width at the back of the required front yard (lot widths range from 40' to 57'). See Section II.D regarding the PUD request for smaller lot widths.

      3. Municipal Code section 22.28.070 states that, generally, blocks should not exceed five hundred feet in length.

      4. The fundamental site development standards pertaining to a detached dwelling unit in a low density zone are set forth in Zoning Code section 18.10.010.

b. Conclusion: With the approval of the PUD requests for a reduction in the minimum lot size and width, the proposal complies with the lot and dimension regulations as set forth in Municipal Code section 22.28.050 and the special regulations of KZC section 18.10.010.

3. 137th Place Road Connection

a. Facts:

1. The proposed site design includes a new access road that will connect to the existing 137th Place right-of-way to the north of the subject property.

2. Zoning Code section 150.65 states that the Hearing Examiner may approve a proposed plat only if it is consistent with the all applicable development regulations, including but not limited to the Zoning Code and Subdivision Code, and to the extent there is no applicable development regulation, the Comprehensive Plan.

3. The Zoning Code does not specifically address road connections other than KZC section 110.60.1 which states that the Public Works Director may require the applicant to make land available, by dedication, for new rights-of-way and utility infrastructure if this is reasonably necessary as a result of the development activity.

4. Comprehensive Plan Policy T-4.3 states that the City should "maintain a system of arterials, collectors, and local access streets that forms an interconnected network for vehicular circulation" (see Attachment 10)

5. Comprehensive Plan Policy T-4.5 states that the City should "maintain and improve convenient access for emergency vehicles".

6. Properties to the north of the proposed subdivision are located in a subdivision that was approved under the jurisdiction of King County in 2007.

b. Conclusions:

1. Based on KZC Section 150.65 and applicable Comprehensive Plan Policies, the Public Works Director recommends that the proposed 137th Place road connection be required as part of this proposal.

2. The proposed connection will provide for even traffic distribution by connecting existing neighborhoods to the west with the proposed neighborhood. Additionally the connection will provide emergency vehicles with more direct access to residences in both the existing and proposed subdivisions.

3. The development of the interconnected street network discussed in the Comprehensive Plan cannot be completed all at once. Rather, it must be built out over time as development occurs. The development of neighborhood to the north of the proposed subdivision demonstrates the incremental nature of building this

network and the recommended street connection would complete this part of the street network.

4. Natural Features - Significant Vegetation

a. Facts:

1. The applicant has submitted a Tree Plan, prepared by a certified arborist (see Attachment 8). Specific information regarding the tree density on site and the viability of each tree can be found in Attachment 4, Development Standards.

2. The applicant has opted to submit an Integrated Development Plan (KZC 95.30.4) rather than applying for Phased review (KZC 95.30.6.a), which allows the City to consider specific tree retention and removals at the time of Plat approval.

3. The City's Arborist has reviewed this plan and the specific recommendations concerning tree retention, removals and site modifications have been incorporated into the applicant's final IDP (see Attachment 9).

4. KZC 95.33 requires that all lots individually meet the tree density minimum.

b. Conclusions: With the recommended conditions of approval, the proposed tree retention plan complies with applicable City requirements. The applicant should retain all viable trees as shown on the IDP through the completion of all phases of development and meet the tree density requirements for each lot.

F. COMPREHENSIVE PLAN

1. Fact: The subject property is located within the Kingsgate neighborhood. Figure LU-1, Comprehensive Land Use Map, on page VI-5 designates the subject property as LDR-6, low density residential use, 6 dwelling units per acre (see Attachment 11). The proposed density is 5.59 dwelling units per acre.

2. Conclusion: The proposal meets the goals and intent of the Comprehensive Plan.

G. DEVELOPMENT STANDARDS

1. Fact: Additional comments and requirements placed on the project are found on the Development Standards, Attachment 4.

2. Conclusion: The applicant should follow the requirements set forth in Attachment 4.

III. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

IV. CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges and judicial review. Any person wishing to file or respond to a challenge should contact the Planning Department for further procedural information.

A. CHALLENGE

1. Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., _____, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

2. Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

3. Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

B. JUDICIAL REVIEW

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

V. LAPSE OF APPROVAL

A. PUD

The applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years after the final approval of the City of Kirkland on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per KZC 152.110, the running of the five (5) years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions. The applicant must substantially complete construction for the development activity, use of land, or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within seven (7) years after the final approval on the matter, or the decision becomes void.

B. Final Plat

Under Section 22.16.010 of the Subdivision Ordinance, the owner must submit a final plat application to the Planning Department, meeting the requirements of the Subdivision Ordinance and the preliminary plat approval, and submit the final plat for recording, within seven years following the date the preliminary plat was approved or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 22.16.110, the running of the four years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the

recording of the plat.

VI. APPENDICES

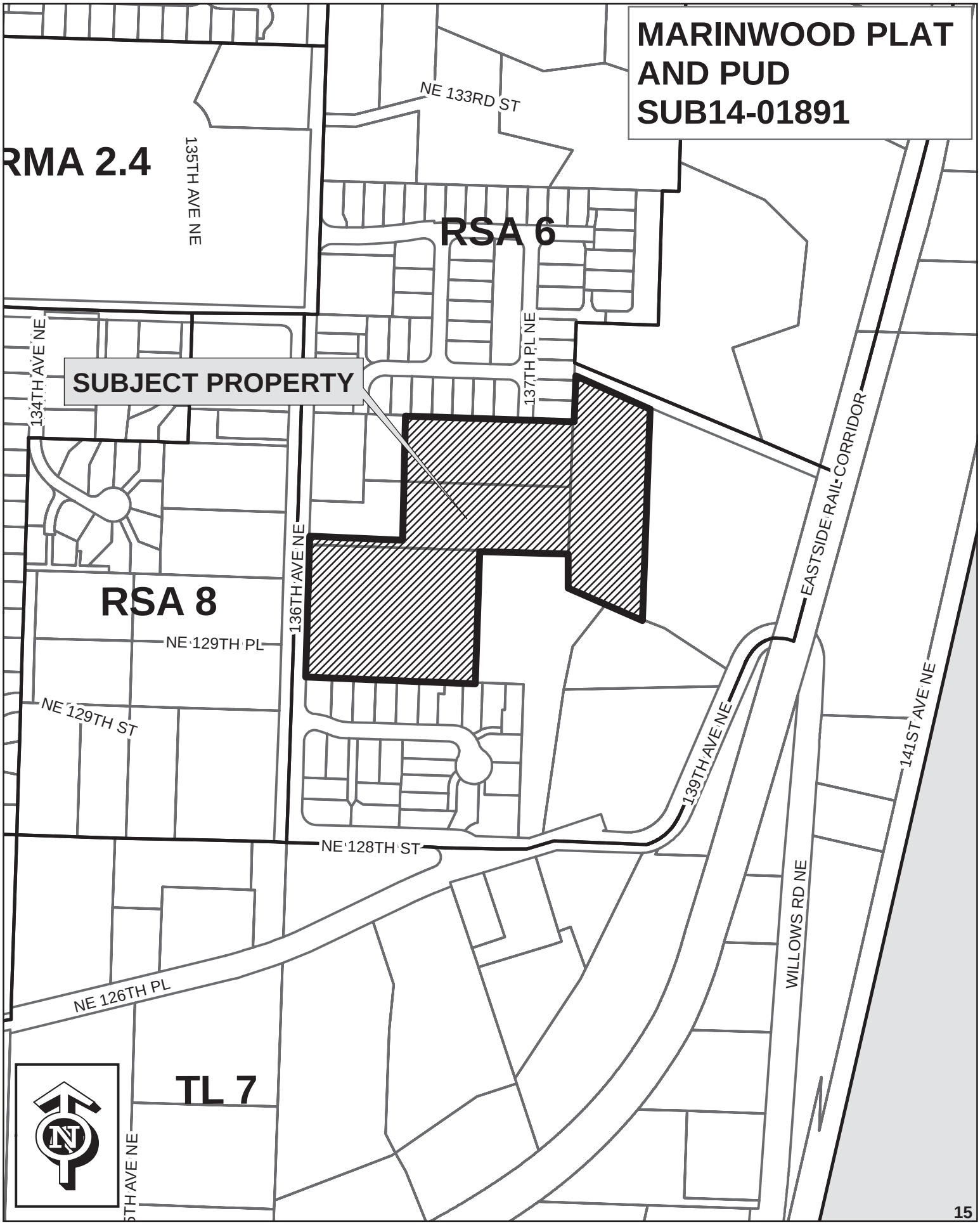
Attachments 1 through 11 are attached.

1. Vicinity Map
2. Project Plans (revised 5/21/15)
3. Project Narrative and PUD Analysis
4. Development Standards
5. Public Comments
6. SEPA Determination
7. Building Height Exhibit
8. Arborist Report dated 9/24/14
9. Integrated Development Plan (IDP)
10. Comprehensive Plan Transportation Section
11. City of Kirkland Land Use Map

VII. PARTIES OF RECORD

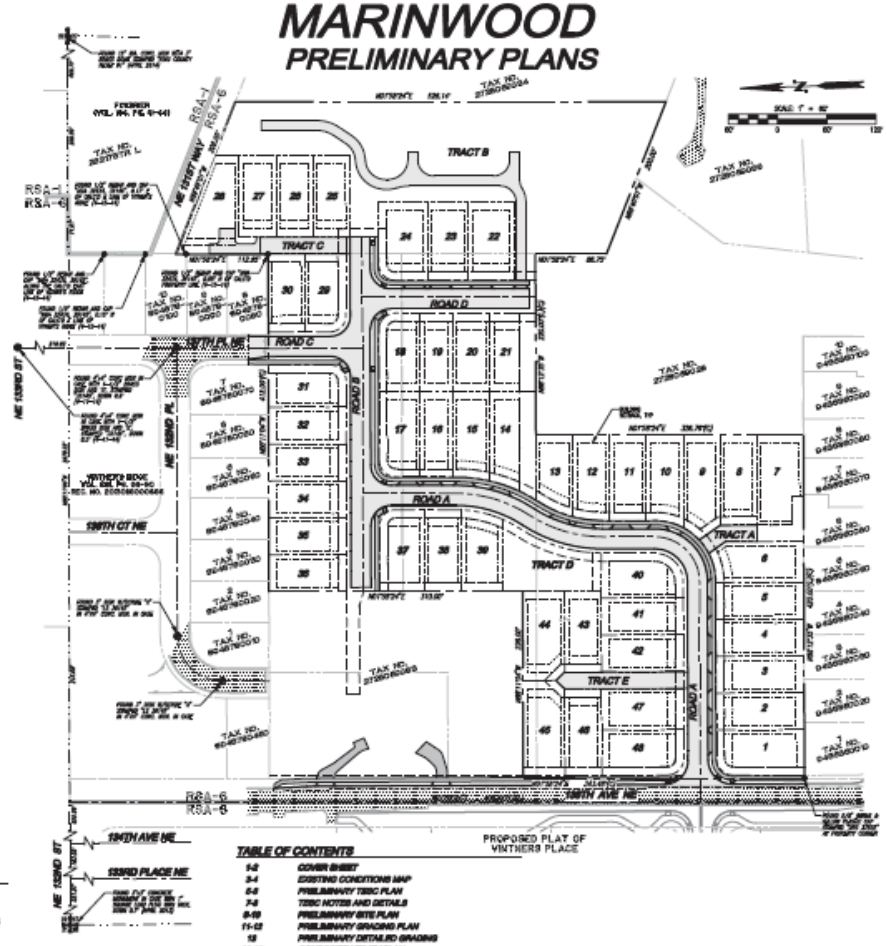
Applicant: Steve Anderson, LDC Inc.
Applicant: Mike Behn, Pulte Group
Parties of Record
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services

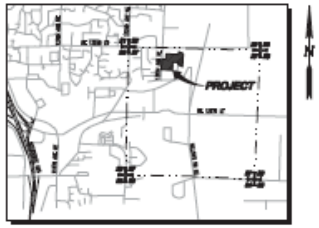
A written recommendation will be issued by the Hearing Examiner within eight calendar days of the date of the open record hearing.


MARINWOOD PLAT
AND PUD
SUB14-01891
RMA 2.4
135TH AVE NE
NE 133RD ST
RSA 6
137TH PL NE
134TH AVE NE
SUBJECT PROPERTY
EASTSIDE RAIL CORRIDOR
136TH AVE NE
RSA 8
NE 129TH PL
NE 129TH ST
139TH AVE NE
141ST AVE NE
NE 128TH ST
WILLOWS RD NE
NE 126TH PL
TL 7
N

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

MARINWOOD
PRELIMINARY PLANS





VICINITY MAP
SCALE: 1"=2000'

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS — SYMBOL / DESCRIPTION

PROPOSED SURVEY SYMBOLS — SYMBOL / DESCRIPTION

PROPOSED WALL SYMBOLS — SYMBOL / DESCRIPTION

ABBREVIATIONS

PROPOSED STORM SYMBOLS — SYMBOL / DESCRIPTION

PROPOSED SEWER SYMBOLS — SYMBOL / DESCRIPTION

PROPOSED WATER SYMBOLS — SYMBOL / DESCRIPTION

NOTES

1. SEE SHEET C3-10 FOR HORIZONTAL DATUM, VERTICAL DATUM, BASIS OF BEARING AND SURVEY INFORMATION.
2. THE CITY OF KIRKLAND PUBLIC WORKS INSPECTION REQUEST PHONE NUMBER IS (425) 587-3805.

EARTHWORK QUANTITIES

CUT: 45,000 CY
FILL: 35,000 CY
NET: 10,000 CY (CUT)

TABLE OF CONTENTS

1-2	COVER SHEET
3-4	EXISTING CONDITIONS MAP
5-6	PRELIMINARY TESC PLAN
7-8	TESC NOTES AND DETAILS
9-10	PRELIMINARY SITE PLAN
11-13	PRELIMINARY GRADING PLAN
13	PRELIMINARY DETAILED GRADING
14-16	COMPOSITE UTILITY PLAN
16	PRELIMINARY FRONTAGE PLAN AND PROFILE
17	PRELIMINARY FRONTAGE DETAILED GRADING
18-19	PRELIMINARY ROAD AND STORM DRAINAGE PLAN
20	PRELIMINARY ROAD PROFILES AND SECTIONS
21-24	PRELIMINARY ROAD PROFILES
25	PRELIMINARY STORMWATER DETENTION VAULT PLAN
26-31	NOTES AND DETAILS
32-33	INTEGRATED DEVELOPMENT PLAN
34-35	INTEGRATED DEVELOPMENT PLAN TREE DATA TABLE
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS AND SCHEDULE

PROJECT INFORMATION

SITE ADDRESS:	13000 132ND AVE NE, BRIDLAND, WA 98034
TAX PARCELS:	1.5334 132ND AVE NE, BRIDLAND, WA 98034
GROSS SITE AREA:	272,870 SF 6.26 AC (PER SUR)
CURRENT ZONING:	RSA-4
ADJACENT DEVELOPMENT:	SINGLE FAMILY
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
DENSITY:	5.54 DU/AC
PROPOSED ROW AREA: (ROADS A, B, C AND D)	57,566 SF 1.32 AC
NET SITE AREA: (GROSS SITE AREA, LESS PROPOSED ROW AREA)	315,874 SF 7.25 AC
ACCESS/UTILITY TRACTS:	
TRACT A:	1,383 SF 0.03 AC
TRACT C:	3,211 SF 0.08 AC
TRACT E:	2,157 SF 0.07 AC
TOTAL LOT AREA:	338,631 SF 7.77 AC
TOTAL LOTS:	46
SMALLEST LOT SIZE:	4,126 SF (LOT 10)
LARGEST LOT SIZE:	7,628 SF
SETBACKS:	20' FRONT (SINGLEAN), 10' FRONT (LARGE AREA), 5' SIDE, 10' REAR
WATER:	MIDDLEHILL WATER DISTRICT (425) 407-4100
SEWER:	NORTHEASTERN VALLEY DISTRICT (425) 398-4400
SCHOOL DISTRICT:	LAKE WASHINGTON (425) 828-3200
FIRE DISTRICT:	CITY OF KIRKLAND (425) 587-3600
TELEPHONE SERVICE PROVIDER:	FRONTIER (877) 462-8188
POWER PROVIDER:	PUGET SOUND ENERGY (888) 225-5773
CABLE TV PROVIDER:	COMCAST (800) 934-6489
CITY OF KIRKLAND FIR INSPECTIONS:	(425) 587-3805

IMPERVIOUS COVER

TOTAL NEW IMPERVIOUS COVER:	5.59 AC
TOTAL PGR:	3.33 AC
IMPERVIOUS COVER (GROSS ROW):	5.35 AC
IMPERVIOUS COVER (NET):	5.33 AC
DISTURBED AREA:	6.82 AC
EXISTING CONSTRUCTED IMPERVIOUS COVER:	0.05

CONTACT LIST

PROPERTY OWNERS:
BILL MOORE
13000 132ND AVE NE
KIRKLAND, WASHINGTON 98034

PATRON LANDY
3232 196TH PL SE
SAMMAMISH, WASHINGTON 98075
PHONE: (425) 392-3834

APPLICANT:
CONTACT PERSON:
3535 WESTERN AVENUE SW SUITE 110
ARLINGTON, WASHINGTON 98204
CONTACT: MIKE MOORE
PHONE: (425) 216-2468
EMAIL: mike.moore@pultegroup.com

SURVEYOR:
LDC, INC.
14501 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: MIKE BLUE, PLS
PHONE: (425) 806-1388
FAX: (425) 402-2883
EMAIL: mblue@ldcinc.com

ENGINEER:
LDC, INC.
14501 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: MARK KILBURN, PE
PHONE: (425) 806-1388
FAX: (425) 402-2883
EMAIL: mkilburn@ldcinc.com

SUPERVISOR:
SOFTWARE CONSULTANTS
21300 4TH AVE W SUITE 1
BOTHELL, WA 98021
CONTACT: TONY SHORTREED
PHONE: (206) 755-2871
EMAIL: tony@softwarefiber.com

ARCHITECT:
SHORTRIDGE CONSULTANTS
21300 4TH AVE W SUITE 1
BOTHELL, WA 98021
CONTACT: TONY SHORTREED
PHONE: (206) 755-2871
EMAIL: tony@softwarefiber.com

SURVEY DISCLAIMER

[illegible]

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION
1	3-21-13	REVISED PER CITY COMMENTS
2	4-15-13	REVISED PER CITY COMMENTS
3	10-30-13	REVISED GRADING PLAN

LDC
Engineering
Planning
Surveying
LAND DEVELOPMENT CONSULTANTS, INC.
14501 NE 200th St, Suite 100
Woodinville, WA 98072
425.806.1388 Fax 425.402.2883
www.ldcinc.com

PULTE GROUP
MARINWOOD
COVER SHEET

JOB NUMBER: 13-179
DRAWING NAME: 13179P-CS01
DESIGNED: MRB
DRAWN BY: BCH
DATE: 2-06-13
SCALE: AS NOTED
SUPERVISOR: MIKE BLUE

CS-01

sheet 1 of 35

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

SURVEY INFORMATION

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM—1988

HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATE—SOUTH ZONE

BENCHMARK

PROJECT BENCHMARK:
CITY OF KIRKLAND SURVEY MONUMENT DESIGNATION MONUMENT 33

ROUND TACK IS LAID IN 3"X3" CONCRETE MONUMENT IN CASE, DOWN 0.7', LOCATED AT THE INTERSECTION OF NE 132ND ST AND 132ND AVE NE.

PUBLISHED ELEVATION = 315.109 FEET.

BASIS OF BEARING

BASIS/S: PRIOR GPS OBSERVATION
FROM THE NORTHWEST NORTHWEST QUARTER CORNER TO THE WEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY,
BEARING = N 01°30'31" E

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
TOPCON GTR-SERIES ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND TOPCON GPS MONITORING IN ACCORDANCE TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-108
PROCEDURE:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SURVEY NOTES

1. EVIDENCE WAS FOUND CONSISTING OF WOOD STAKES FROM THE ALIGNMENT PARCELS (INFO) AND BOUNDS THE SUBJECT PARCEL IN WHOLE (CONTAINS ALONG THE SOUTH PROPERTY LINE).
2. THE EXISTING EASEMENT ALONG THE SOUTHWEST CORNER OF THE SUBJECT PARCEL, PROVIDES TO SUBJ. PARCEL MOTORCYCLE ACCESS.
3. ANY PHYSICAL ACCESS TO A PUBLIC WAY WAS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.
4. NO BUILDINGS EXISTED ON THE SURVEYED PROPERTY.
5. NO ADDRESS WAS SEEN ASSIGNED TO THIS PROPERTY.

BOUNDARY NOTES

THERE IS A DISCREPANCY BETWEEN TITLE REPORT AND THE LEGAL DESCRIPTION OF THE ADJOINING SOUTHWEST PROPERTY THAT THAT CHAIN SAID (REC. NO. 20120220000900) AND THAT CHAIN SAID (REC. NO. 20051402001001). SEE DRAWINGS ON 4&5.

LEGAL DESCRIPTION PRIOR TO BLA

FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO.: NCS-656514-BA1

PARCEL A
THE WEST 670 FEET OF THE NORTH 145.125 FEET OF THE SOUTH 1,041.625 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET THEREOF;
BEING KNOWN AS A PORTION OF LOT 2, BLOCK 170, BURKE & FARRAR'S DIVISION (UN, AN UNRECORDED PLAT).

PARCEL B
THE WEST 670 FEET OF THE NORTH 145.125 FEET OF THE SOUTH 886.625 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET FOR ROAD;
AND ALSO EXCEPT THE NORTHERLY 54.00 FEET OF THE WESTERLY 140 FEET.
BEING KNOWN AS A PORTION OF LOT 2, BLOCK 170, BURKE & FARRAR'S DIVISION (UN, AN UNRECORDED PLAT).

PARCEL C
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DISTANT NORTH 02°03'07" WEST 408.47 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH 02°03'07" WEST 208.70 FEET; THENCE NORTH 88°41'37" EAST 400 FEET; THENCE SOUTH 02°03'07" EAST 208.70 FEET; THENCE SOUTH 88°41'37" WEST 400 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 30 FEET THEREOF.

PARCEL D
PARCEL A
THE WESTERLY 140 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE WEST 670 FEET OF THE NORTH 145.125 FEET OF THE SOUTH 1,041.625 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET FOR ROAD;
BEING KNOWN AS A PORTION OF LOT 2, BLOCK 170, BURKE AND FARRAR'S DIVISION (UN, AN UNRECORDED PLAT).
PARCEL B
THE WESTERLY 54.00 FEET OF THE WESTERLY 140 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE WEST 670 FEET OF THE NORTH 145.125 FEET OF THE SOUTH 886.625 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET FOR ROAD;
BEING KNOWN AS A PORTION OF LOT 2, BLOCK 170, BURKE AND FARRAR'S DIVISION (UN, AN UNRECORDED PLAT).

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO.: NCS-656514-BA1

PARCEL E
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION, DISTANT NORTH 88°41'37" EAST, 400.0 FEET FROM THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 02°03'07" WEST, 245.00 FEET;
THENCE NORTH 88°41'37" EAST, 30.0 FEET;
THENCE NORTH 02°03'07" WEST 145.125 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°41'37" EAST, 300.0 FEET;
THENCE NORTH 02°03'07" WEST, 206.14 FEET;
THENCE NORTH 88°41'37" WEST, 300.0 FEET;
THENCE SOUTH 02°03'07" EAST, 206.14 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND ROAD PURPOSES ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL E;
THENCE SOUTH 88°41'37" EAST 30.00 FEET;
THENCE SOUTH 02°03'07" EAST 245.00 FEET;
THENCE SOUTH 88°41'37" EAST 315.00 FEET;
THENCE SOUTH 17°19'40" WEST, 60.04 FEET;
THENCE NORTH 88°41'37" WEST, 294.00 FEET;
THENCE SOUTH 02°03'07" EAST 134.10 FEET;
THENCE NORTH 88°41'37" WEST, 64.00 FEET;
THENCE NORTH 02°03'07" WEST, 343.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION AFTER BLA

FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO.: NCS-656514-BA1

PARCEL A
THE WEST 670 FEET OF THE NORTH 145.125 FEET OF THE SOUTH 1,041.625 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 30.00 FEET THEREOF;
BEING KNOWN AS A PORTION OF LOT 2, BLOCK 170, BURKE & FARRAR'S DIVISION (UN, AN UNRECORDED PLAT).

PARCEL B
THE WEST 670 FEET OF THE NORTH 145.125 FEET OF THE SOUTH 886.625 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET FOR ROAD;
AND ALSO EXCEPT THE NORTHERLY 54.00 FEET OF THE WESTERLY 140 FEET.

AND EXCEPT THE EAST 60.00 FEET OF THE WEST 330.00 FEET OF THE NORTH 54.00 FEET.

AND EXCEPT THE WEST 330.00 FEET OF THE SOUTH 100.00 FEET

TOGETHER WITH THE SOUTH 100.00 FEET
BEING KNOWN AS A PORTION OF LOT 2, BLOCK 170, BURKE & FARRAR'S DIVISION (UN, AN UNRECORDED PLAT).

PARCEL C
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DISTANT NORTH 02°03'07" WEST 408.47 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH 02°03'07" WEST 208.70 FEET; THENCE NORTH 88°41'37" EAST 400 FEET; THENCE SOUTH 02°03'07" EAST 208.70 FEET; THENCE SOUTH 88°41'37" WEST 400 FEET TO THE POINT OF BEGINNING.
EXCEPT THE WEST 30 FEET THEREOF.

PARCEL D
PARCEL A
THE WESTERLY 140 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE WEST 670 FEET OF THE NORTH 145.125 FEET OF THE SOUTH 1,041.625 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET FOR ROAD;
BEING KNOWN AS A PORTION OF LOT 2, BLOCK 170, BURKE AND FARRAR'S DIVISION (UN, AN UNRECORDED PLAT).
PARCEL B
THE WESTERLY 54.00 FEET OF THE WESTERLY 140 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE WEST 670 FEET OF THE NORTH 145.125 FEET OF THE SOUTH 886.625 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET FOR ROAD;
BEING KNOWN AS A PORTION OF LOT 2, BLOCK 170, BURKE AND FARRAR'S DIVISION (UN, AN UNRECORDED PLAT).

TOGETHER WITH THE EAST 60.00 FEET THE WESTERLY 330.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE WEST 670 FEET OF THE NORTH 145.125 FEET OF THE SOUTH 1,041.625 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

AND TOGETHER WITH THE WESTERLY 330.00 FEET OF THE SOUTHERLY 100.00 FEET THEREOF;

AND EXCEPT THE WEST 30 FEET FOR ROAD;

AND EXCEPT THE SOUTHERLY 10.00 FEET THEREOF;
BEING KNOWN AS A PORTION OF LOT 2, BLOCK 170, BURKE AND FARRAR'S DIVISION (UN, AN UNRECORDED PLAT).

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO.: NCS-656514-BA1

PARCEL E
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION, DISTANT NORTH 88°41'37" EAST, 400.0 FEET FROM THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 02°03'07" WEST, 245.00 FEET;
THENCE NORTH 88°41'37" EAST, 30.0 FEET;
THENCE NORTH 02°03'07" WEST 145.125 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°41'37" EAST, 300.0 FEET;
THENCE NORTH 02°03'07" WEST, 206.14 FEET;
THENCE NORTH 88°41'37" WEST, 300.0 FEET;
THENCE SOUTH 02°03'07" EAST, 206.14 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND ROAD PURPOSES ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL E;
THENCE SOUTH 88°41'37" EAST 30.00 FEET;
THENCE SOUTH 02°03'07" EAST 245.00 FEET;
THENCE SOUTH 88°41'37" EAST 315.00 FEET;
THENCE SOUTH 17°19'40" WEST, 60.04 FEET;
THENCE NORTH 88°41'37" WEST, 294.00 FEET;
THENCE SOUTH 02°03'07" EAST 134.10 FEET;
THENCE NORTH 88°41'37" WEST, 64.00 FEET;
THENCE NORTH 02°03'07" WEST, 343.00 FEET TO THE POINT OF BEGINNING.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION ON THIS LDC STANDARDS STANDARDS STANDARDS SURVEY WAS BUILT FROM AN ASBUILT SURVEY PERFORMED BY LDC INC. IN ACCORDANCE WITH THE ASBUILT PLANS AND ANY CHANGES IN BASIS PLANS AND ARE PROPOSED BY LDC INC. IN ACCORDANCE WITH THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS FOUND IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

TOPOGRAPHIC SURVEY INFORMATION ON THIS LDC STANDARDS STANDARDS STANDARDS SURVEY WAS BUILT FROM AN ASBUILT SURVEY PERFORMED BY LDC INC. IN ACCORDANCE WITH THE ASBUILT PLANS AND ANY CHANGES IN BASIS PLANS AND ARE PROPOSED BY LDC INC. IN ACCORDANCE WITH THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS FOUND IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 3 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

NO.	DATE	REVISIONS	BY
1	3-21-13	REVISED TITLE PER COMMENTS	
2	4-25-13	REVISED PER COMMENTS	

LDC
Engineering
Surveying
Planning
Housing
LAND DEVELOPMENT CONSULTANTS
PH. 425-828-8005
FAX 425-828-8006
www.ldcinc.com

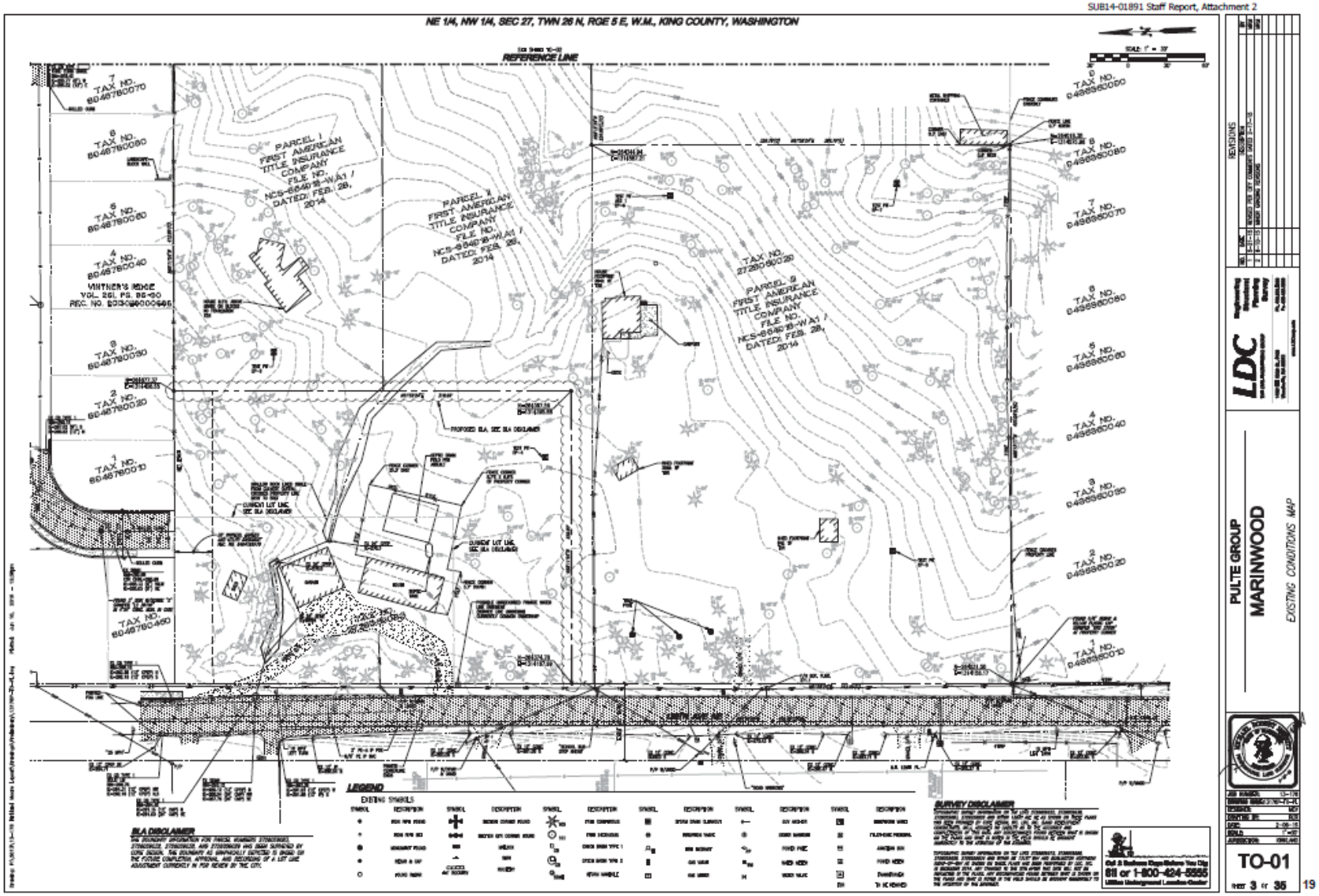
PULTE GROUP
MARINWOOD
COVER SHEET

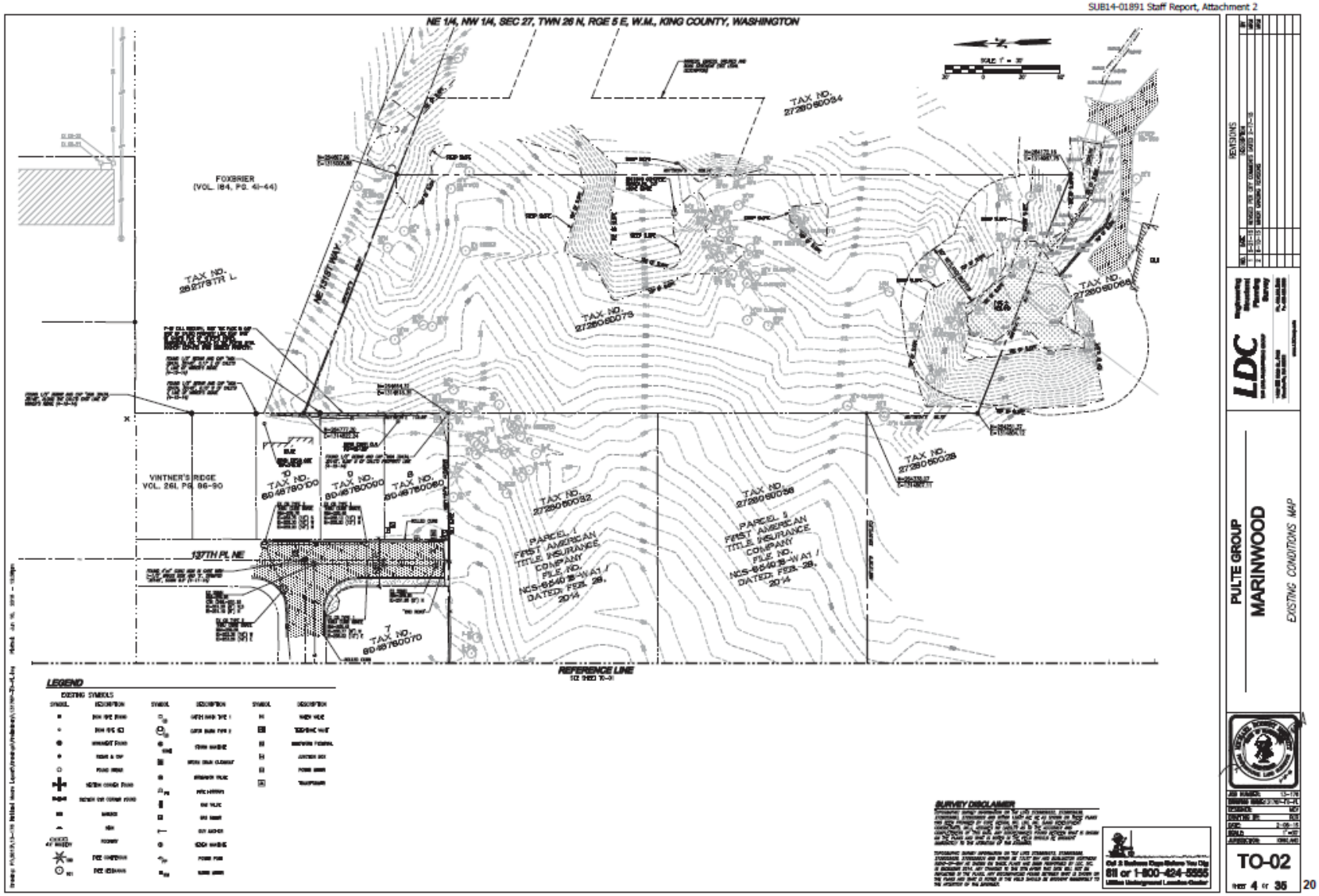
JOB NUMBER: 13-176
DRAWING NAME: 13176P-CS01
DESIGNED: MRM
DRAWN BY: BJG
CHECKED BY: MRM
DATE: 2-06-13
SCALE: AS NOTED
JURISDICTION: KING CO.

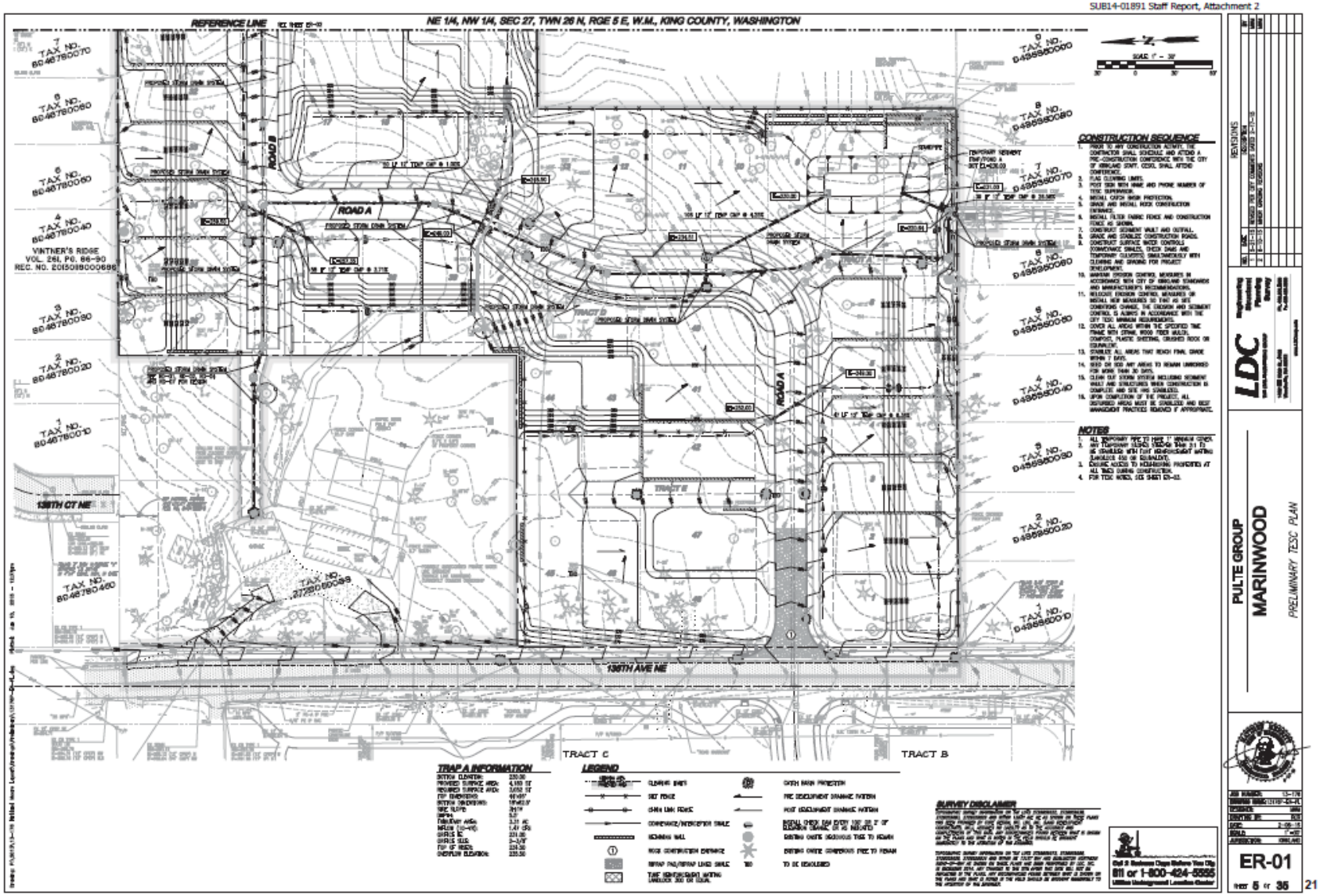
CS-02

SHEET 2 OF 35

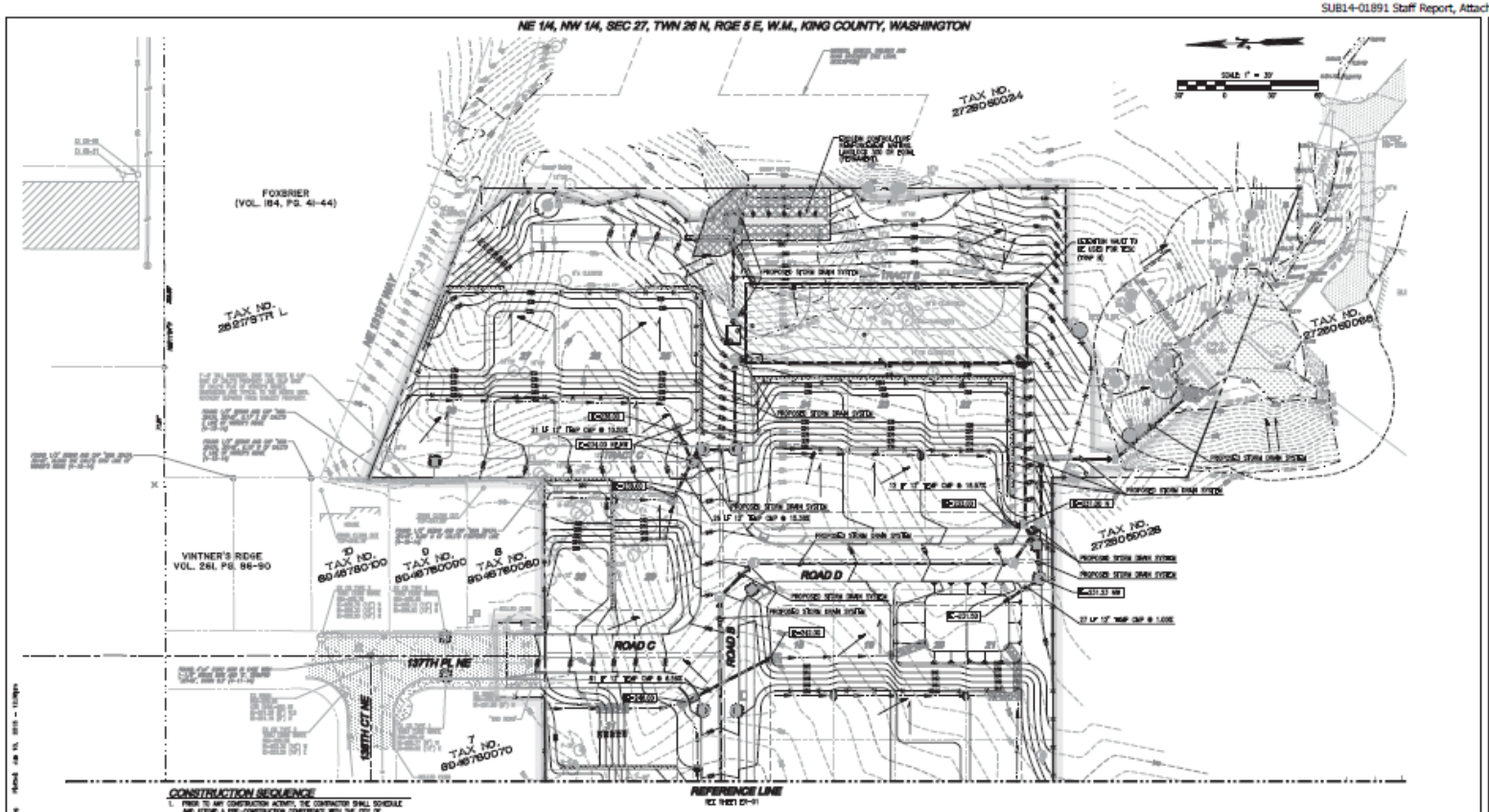
NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON




NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON
FOXBRIER
(VOL. 184, PG. 41-44)
TAX NO. 2627870 L
VINTNER'S RIDGE
VOL. 261, PG. 86-90
137TH PL NE
TAX NO. 2729060024
TAX NO. 2729060075
TAX NO. 2729060068
TAX NO. 2729060026
TAX NO. 2729060032
TAX NO. 2729060058
PARCEL 1
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-654018-WA1
DATED FEB. 28, 2014
PARCEL 3
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-654018-WA1
DATED FEB. 28, 2014
TAX NO. 6048780100
TAX NO. 6048780090
TAX NO. 6048780080
TAX NO. 6048780070
REFERENCE LINE
LEGEND
EXISTING SYMBOLS
SURVEY DISCLAIMER
Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center
REVISIONS
LDC
PULTE GROUP
MARINWOOD
EXISTING CONDITIONS MAP
TO-02
sheet 4 of 36


REFERENCE LINE
NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON
ROAD A
ROAD B
VINTNER'S RIDGE
VOL. 261, PG. 86-90
REC. NO. 20150916000696
138TH CT NE
138TH AVE NE
TRACT C
TRACT B
TRACT D
TRACT E
CONSTRUCTION SEQUENCE
NOTES
TRAP A INFORMATION
LEGEND
SURVEY DISCLAIMER
Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center
REVISIONS
LDC
PULTE GROUP
MARINWOOD
PRELIMINARY TESC PLAN
ER-01
SHEET 5 OF 35

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF KIRKLAND STAFF. CESCL SHALL ATTEND CONFERENCE.
2. FLAG CLEARING LIMITS.
3. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
4. INSTALL CATCH MAIN PROTECTION.
5. GRADE AND INSTALL ROCK CONSTRUCTION ENTRANCE.
6. INSTALL FILTER FABRIC FENCE AND CONSTRUCTION FENCE AS SHOWN.
7. CONSTRUCT SEDIMENT VAULT AND OUTFALL.
8. GRADE AND STABILIZE CONSTRUCTION ROADS.
9. CONSTRUCT SURFACE WATER CONTROLS (CONVEYANCE SWALES, CHECK DAMS AND TEMPORARY COLLECTOR) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
11. REDUCE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.
12. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
13. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
14. SEED OR SOD ANY AREAS TO REMAIN UNDISTURBED FOR MORE THAN 30 DAYS.
15. CLEAN OUT STORM SYSTEM INCLUDING SEDIMENT VAULT AND STRUCTURES WHEN CONSTRUCTION IS COMPLETE AND SITE HAS STABILIZED.
16. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

NOTES

1. ALL TEMPORARY PIPE TO HAVE 1 MINIMUM COVER.
2. ANY TEMPORARY SLOPES STEEPER THAN 2:1 TO BE STABILIZED WITH TAF REINFORCEMENT MATRIX (LANDSCAPE 450 OR EQUIVALENT).
3. ENSURE ACCESS TO NEIGHBORING PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
4. FOR TESC NOTES, SEE SHEET ER-03.

TRAP/PERMANENT VAULT INFORMATION

POND DIMENSIONS:	SEE SHEET ER-01
REQUIRED SURFACE AREA:	3,711 SF
PROVIDED SURFACE AREA:	5,031 SF
TRIBUTARY AREA (TRAP 6/VAULT):	3.99 AC
INFLOW (10-YR):	1.61 CFS
OUTFALL:	SEE SHEET ER-01
OUTFALL SIZE:	6-12"
TOP OF RISER:	SEE SHEET ER-01
OVERFLOW ELEVATION:	SEE SHEET ER-01

LEGEND

- CLEARING LIMITS
- SILT FENCE
- CHAIN LINK FENCE
- CONVEYANCE/INTERCEPTOR SWALE
- RETAINING WALL
- ROCK CONSTRUCTION ENTRANCE
- INFILTRATION PAD/INFILTRATION LINED SWALE
- TAF REINFORCEMENT MATRIX (MINIMUM 300 OF EQUIV.)
- CATCH MAIN PROTECTION
- FILTER FABRIC FENCE
- POST DEVELOPMENT DRAINAGE PATTERN
- INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE, OR AS INDICATED
- EXISTING CONTOUR (MODIFIED) TREE TO REMAIN
- EXISTING CONTOUR (UNMODIFIED) TREE TO REMAIN
- TREE TO BE REMOVED

SURVEY DISCLAIMER

[illegible]

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5-21-13	REVISED PER CITY COMMENTS DATED 3-11-13	[illegible]
2	6-10-13	REVISED GRADING PLAN	[illegible]

LDC

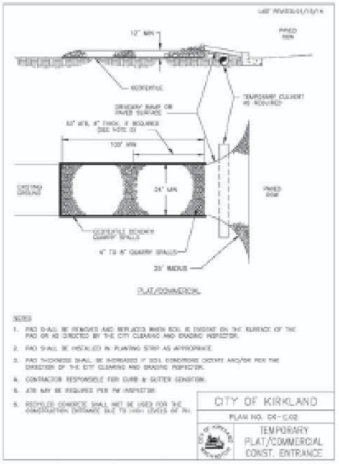
PULTE GROUP
MARINWOOD
PRELIMINARY TESC PLAN

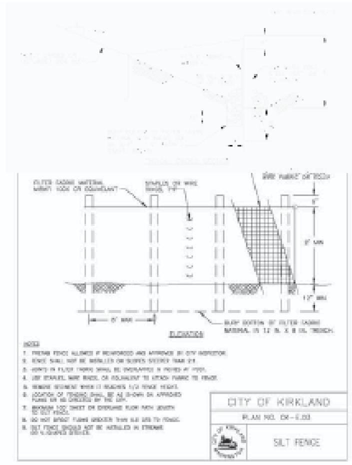
JOB NUMBER: 13-176
DRAWING NAME: 13176-ER-01
DESIGNER: [illegible]
DRAWN BY: [illegible]
DATE: 2-06-13
SCALE: 1" = 30'
JURISDICTION: KIRKLAND

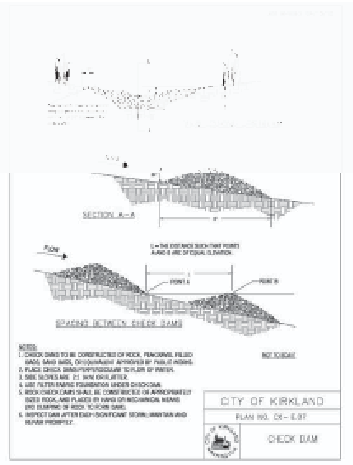
ER-02

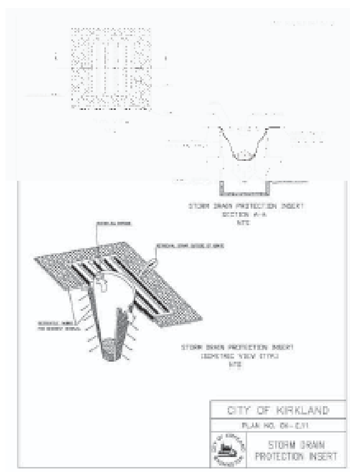
SHEET 6 OF 35

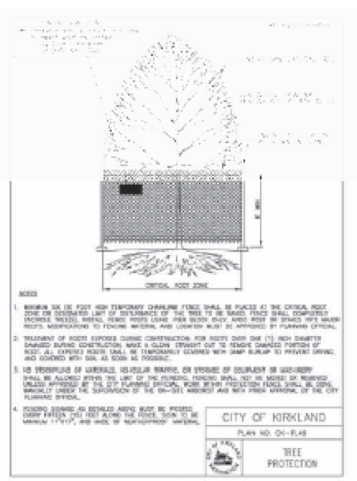
NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON











TESC NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.
2. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
3. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
4. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
5. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHENEVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
7. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF KIRKLAND INSPECTOR.
8. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
9. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.
10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
12. ALL DENUDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
    - MAY 1 TO SEPTEMBER 30 – SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
    - OCTOBER 1 TO APRIL 30 – SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
    - STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT.
13. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
14. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".
15. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 6' HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PIER BLOCKS) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.
16. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6-FT. HIGH CHAIN LINK FENCE ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.
17. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.
18. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE.
19. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
20. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
21. AT NO TIME SHALL MORE THAN 1' OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
22. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
23. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6' MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.
24. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF KIRKLAND. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
25. PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.
26. ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL COMPACTION AND SILTATION BY CONSTRUCTION ACTIVITIES.
27. IF THE TEMPORARY CONSTRUCTION ENTRANCE IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT (TO REMOVE FINES ACCUMULATED DURING CONSTRUCTION).
28. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE ADEQUATE PROTECTION FROM SEDIMENT. CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "STORM DRAIN PROTECTION INSERT" OR EQUIVALENT.
29. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.
30. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.
31. CONSTRUCTION DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY C-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25NTU, AND NOT CONSIDERED A PROHIBITED DISCHARGE (PER KMC 15.52.060). TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT FROM KING COUNTY INDUSTRIAL WASTE PROGRAM (206-263-3000) AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

NO.	DATE	DESCRIPTION	BY
1	6-31-15	REVISED PER CITY COMMENTS DATED 3-17-15	
2	8-10-15	MINOR GRADING REVISIONS	

REVISIONS

LDC
Engineering · Planning · Surveying

PULTE GROUP
MARINWOOD
TESC NOTES AND DETAILS

ER-03
SHEET 7 OF 35

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

FIGURE D.3.5.B SEDIMENT POND PLAN VIEW

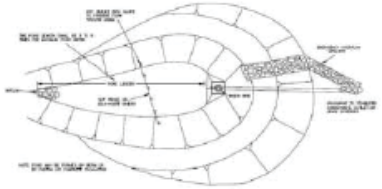


FIGURE D.3.5.C SEDIMENT POND CROSS SECTION

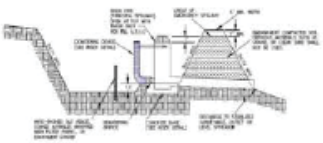
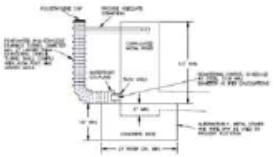


FIGURE D.3.5.D SEDIMENT POND RISER DETAIL



Call 8 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY	APP
1	5-21-13	REVISED PER CITY COMMENTS	MM	MMS
2	8-30-13	MINOR GROUND CHANGE		

LDC
Engineering
Planning
Surveying
Land Development Consultants
Tel: (425) 822-5242
Fax: (425) 822-7026
www.ldcinc.com

PULTE GROUP
MARINWOOD
TESC NOTES AND DETAILS

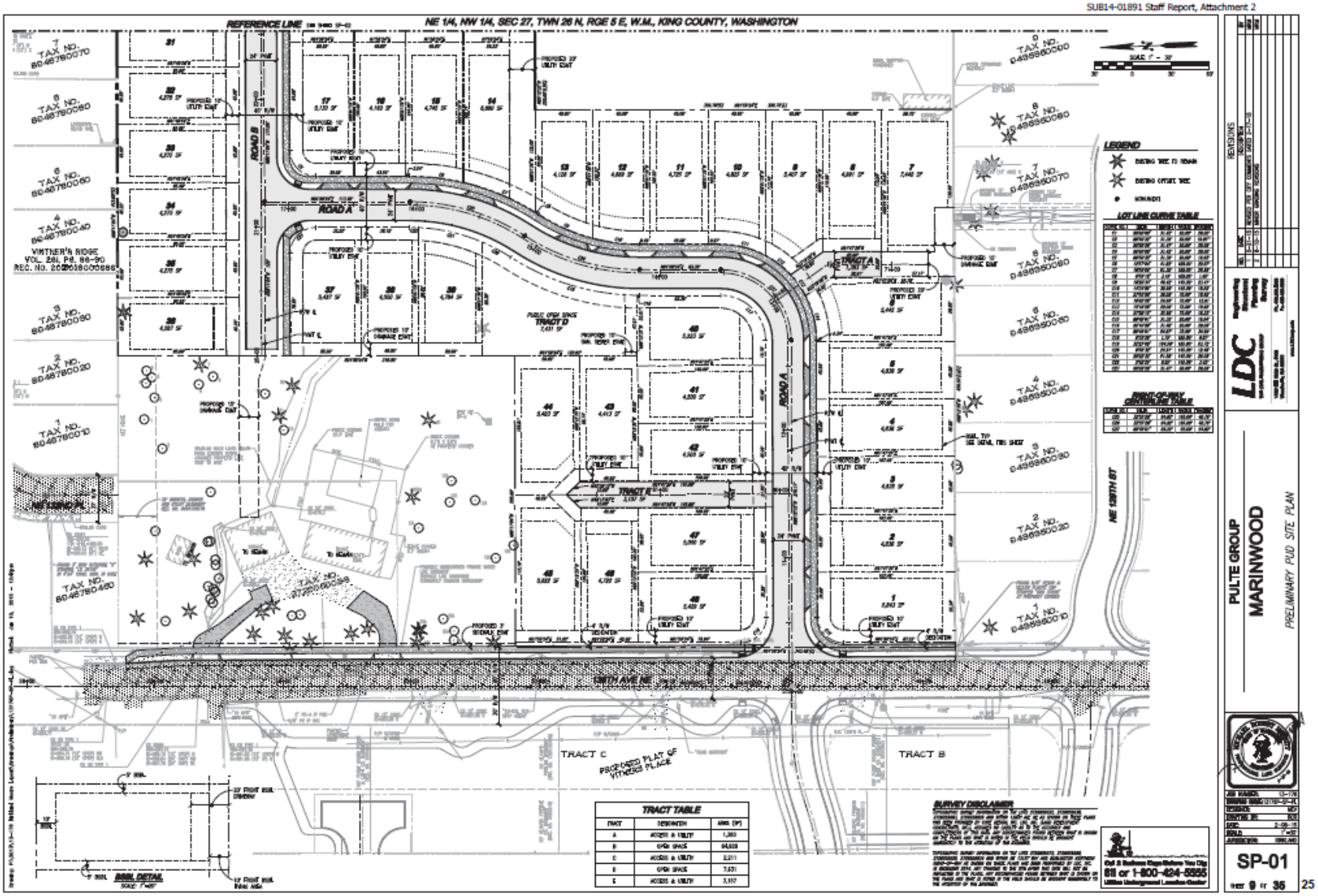
JOB NUMBER: 13-176
DRAWING NAME: L1176P-D-01
DESIGNER: MMS
DRAWN BY: RCM
DATE: 2-06-13
SCALE: AS NOTED
JURISDICTION: KIRKLAND

ER-04

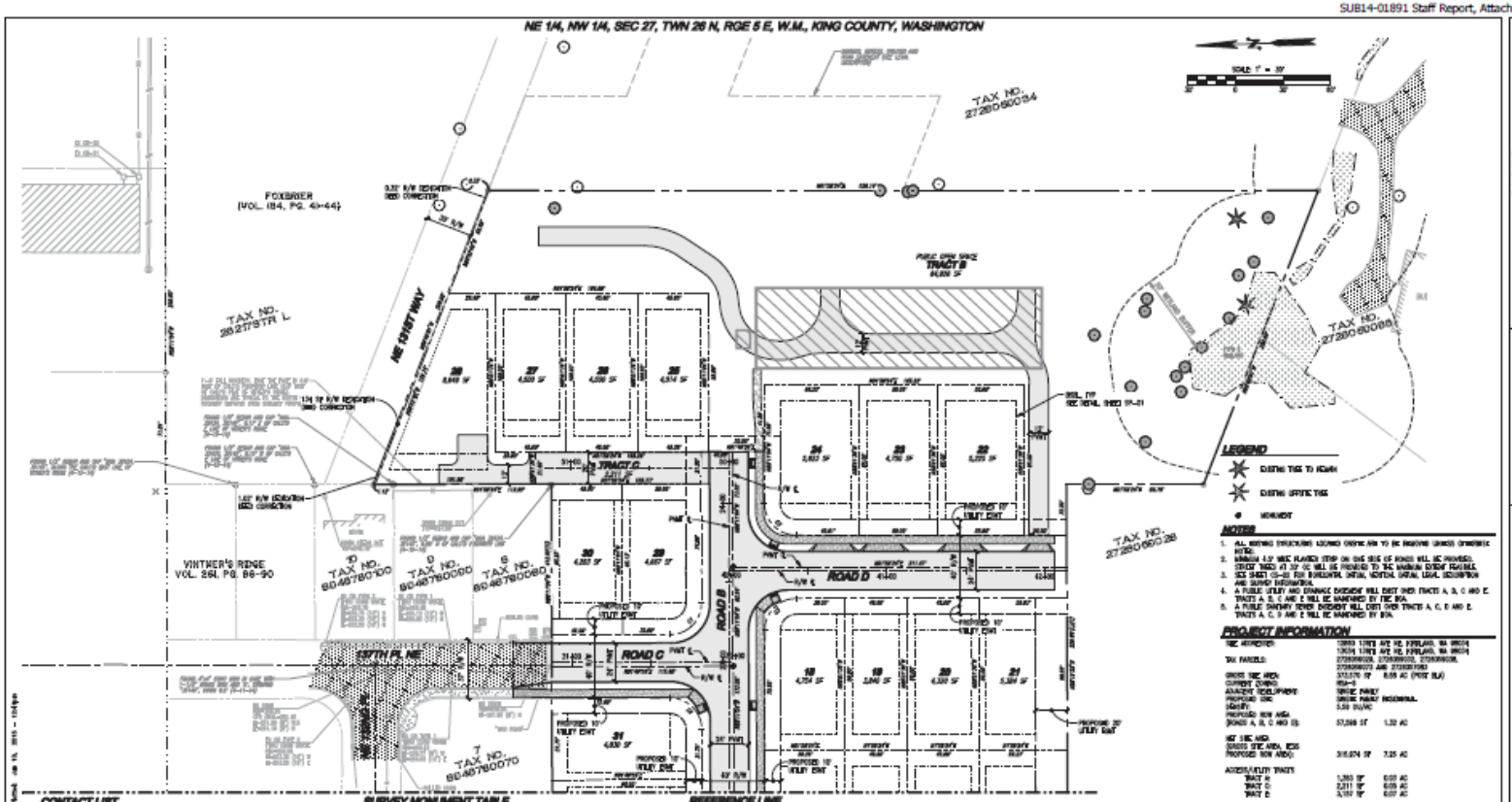
Sheet 8 of 36

24

SUB14-01891 Staff Report, Attachment 2



NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



CONTACT LIST

PROPERTY OWNER: BILL MOORE 12009 124TH AVE NE KIRKLAND, WASHINGTON 98034	DEVELOPER: TRIPLE ASSOCIATES, INC. 12009 KIRKLAND WAY KIRKLAND, WA 98034 CONTACT: TED SCHAPPER, PE PHONE: (425) 822-7777 EMAIL: tedschapper@triple-associates.com
PATRICK LANTZY 3033 NORTH 1ST, ST SNOHOMISH, WASHINGTON 98290 PHONE: (425) 293-8234	
APPLICANT: CHARLEY HOMES 3033 FACTORIA BLVD SE SUITE 110 BELLEVUE, WASHINGTON 98006 CONTACT: MIKE BAKER PHONE: (425) 216-3488 EMAIL: mike.baker@pultegroup.com	LANDSCAPE ARCHITECT: BRUMMER DESIGN GROUP, INC. 2320 4 AVENUE ST SEATTLE, WA 98112 CONTACT: RICK BRUMM PHONE: (206) 282-1723 EMAIL: rick@bdgllc.com
SURVEYOR: LDC, INC. 14201 NE 200TH ST #100 WOODINVILLE, WASHINGTON 98072 CONTACT: DAVID BLUE, PLS PHONE: (425) 806-1296 FAX: (425) 483-2862 EMAIL: dblue@ldcinc.com	ARCHITECT: DEPTINOR CONSULTING 21120 4TH AVE W #231 BOTHELL, WA 98021 CONTACT: TONY DEPTINOR PHONE: (206) 259-3671 EMAIL: tony@deptinorlaw.com
ENGINEER: LDC, INC. 14201 NE 200TH ST #100 WOODINVILLE, WASHINGTON 98072 CONTACT: BRIAN VALENTICH, PE PHONE: (425) 806-1296 FAX: (425) 483-2862 EMAIL: bvalentich@ldcinc.com	

SURVEY MONUMENT TABLE

NOTE: INSTALL SURVEY MONUMENTS PER CITY OF KIRKLAND INSTR. CR-4.03. SEE DETAIL SHEET SP-03. SURVEYING BASED ON AN PRELIMINARY CONTROL.

STATIONING	ROAD/DESCRIPTION
0+00.00/10+00.00	ROAD A/13+38.74 NE 124
10+00.01, 2.00' RT	ROAD A
12+00.41, 2.00' RT	ROAD A
14+00.83, 2.00' RT	ROAD A
16+01.26, 2.00' RT	ROAD A
18+00.68, 2.00' RT	ROAD A
20+00.10, 2.00' RT	ROAD A
17+00.00/21+00.00	ROAD B/ROAD D
23+00.00/28+00.00	ROAD C/ROAD D
23+00.00/28+00.00	ROAD B/ROAD D

TRACT TABLE

TRACT	DESIGNATION	AREA (SF)
A	ACCESS & UTILITY	1,393
B	OPEN SPACE	44,608
C	ACCESS & UTILITY	2,211
D	OPEN SPACE	1,431
E	ACCESS & UTILITY	2,157

CURB CUT TABLE

LOT	STATION	WIDTH (FT)	LOT	STATION	WIDTH (FT)	LOT	STATION	WIDTH (FT)
1	10+00	10.0	32	17+00	20.0	32-33	17+00	20.0
2	11+00	10.0	33	17+00	20.0	41	11+00	20.0
3	11+00	10.0	34	17+00	20.0	34	11+00	20.0
4	11+00	10.0	37-38	21+00	20.0	TRACT B	11+00	10.0
5	12+00	10.0	39	21+00	10.0	alt. RAMP	10+00.01, 10.00' RT	4.0
6-8	13+00	10.0	39	21+00	10.0	alt. RAMP	10+01.00, 10.00' RT	4.0
10	13+00	10.0	31	21+00	20.0	alt. RAMP	12+00.00, 10.00' RT	4.0
11	13+00	10.0	32	21+00	20.0	alt. RAMP	13+00.00, 10.00' RT	4.0
12	13+00	10.0	33	21+00	20.0	alt. RAMP	14+00.00, 10.00' RT	4.0
13	14+00	10.0	34	21+00	20.0	alt. RAMP	14+00.00, 10.00' RT	4.0
14	14+00	10.0	35	21+00	20.0	alt. RAMP	23+00.00, 10.00' RT	4.0
15	14+00	10.0	36	21+00	20.0	alt. RAMP	24+00.00, 10.00' RT	4.0
16	15+00	10.0	37	16+00	20.0	alt. RAMP	24+00.00, 10.00' RT	4.0
17	15+00	10.0	38	16+00	20.0	alt. RAMP	25+00.00, 10.00' RT	4.0
18	15+00	10.0	39	11+00	20.0	alt. RAMP	26+00.00, 10.00' RT	4.0
19	15+07	10.0	40	12+00	10.0	alt. RAMP	27+00.00, 10.00' RT	4.0
20	16+00	10.0	41	12+00	10.0			
21	16+00	10.0	42	13+00	10.0			

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING DEFECTIVE TREE
- MONUMENT

NOTES

1. ALL EXISTING STRUCTURES LOCATED WITHIN AREA TO BE REMOVED UNLESS OTHERWISE NOTED.
2. MINIMUM 4.5' WIDE PLANTER STRIP ON ONE SIDE OF ROADS WILL BE PROVIDED. STRIPE SHEET 13-02 FOR DIMENSIONAL DATA, VERTICAL DATA, LEGAL DESCRIPTION AND SURVEY INFORMATION.
4. A PUBLIC UTILITY AND DRAINAGE EASEMENT WILL EXIST OVER TRACTS A, B, C AND E. TRACTS A, B, C AND E WILL BE MAINTAINED BY THE HOA.
5. A PUBLIC SANITARY SEWER EASEMENT WILL EXIST OVER TRACTS A, C, D AND E. TRACTS A, C, D AND E WILL BE MAINTAINED BY HOA.

PROJECT INFORMATION

SITE ADDRESS:	12009 124TH AVE NE, KIRKLAND, WA 98034 12034 124TH AVE NE, KIRKLAND, WA 98034	
TAX PARCELS:	2728060028, 2728060034, 2728060088, 2728060070, 2728060080, 2728060090 AND 2728060100	
GROSS SITE AREA:	373,575 SF	8.58 AC (PER SLA)
CURRENT ZONING:	RSA-1	
ADJACENT DEVELOPMENT:	SINGLE FAMILY	
PROPOSED USE:	SINGLE FAMILY RESIDENCE	
DENSITY:	3.50 DU/AC	
PROPOSED NEW AREA (ROADS A, B, C AND D):	57,266 SF	1.32 AC
NET SITE AREA (GROSS SITE AREA, LESS PROPOSED NEW AREA):	316,309 SF	7.26 AC
ACCESS/UTILITY TRACTS		
TRACT A:	1,393 SF	0.03 AC
TRACT C:	2,211 SF	0.05 AC
TRACT E:	2,157 SF	0.07 AC
TOTAL LOT AREA:	236,931 SF	5.44 AC
TOTAL LOTS:	46	
SMALLEST LOT SIZE:	4,135 SF (LOT 13)	
AVERAGE LOT SIZE:	5,824 SF	
SETBACKS:	20' FRONT (GARAGE), 10' FRONT (LIVING AREA), 5' SIDE, 10' REAR	
WATER:	WOODINVILLE WATER DISTRICT	(425) 483-3100
SEWER:	NORTHSHORE UTILITY DISTRICT	(425) 398-2400
SCHOOL DISTRICT:	LAKE WASHINGTON	(425) 936-1200
FIRE DISTRICT:	CITY OF KIRKLAND	(425) 587-3900
TELEPHONE SERVICE PROVIDER:	FRONTIER	(877) 462-8188
POWER PROVIDER:	PUGET SOUND ENERGY	(888) 225-5773
CABLE TV PROVIDER:	COMCAST	(800) 934-6489
CITY OF KIRKLAND FM INSPECTION:		(425) 587-3860

IMPERVIOUS COVER

TOTAL NEW IMPERVIOUS SURFACE:	5.58 AC
TOTAL POND:	0.33 AC
IMPERVIOUS SURFACE (OFFSITE ROAD):	0.28 AC
IMPERVIOUS SURFACE (ONSITE):	5.33 AC
DISTURBED AREA:	8.52 AC
EXISTING IMPERVIOUS IMPERVIOUS COVER:	<35%

SURVEY DISCLAIMER

[illegible]

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-27-15	ISSUED FOR CITY COMMENT SHEET 3-1-15	
2	4-10-15	SHEET GROUND TERRAIN	

LDC
Engineering
Planning
Survey
Design
14201 NE 200th St, Suite 100
Woodinville, WA 98072
425-806-1296
www.ldcinc.com

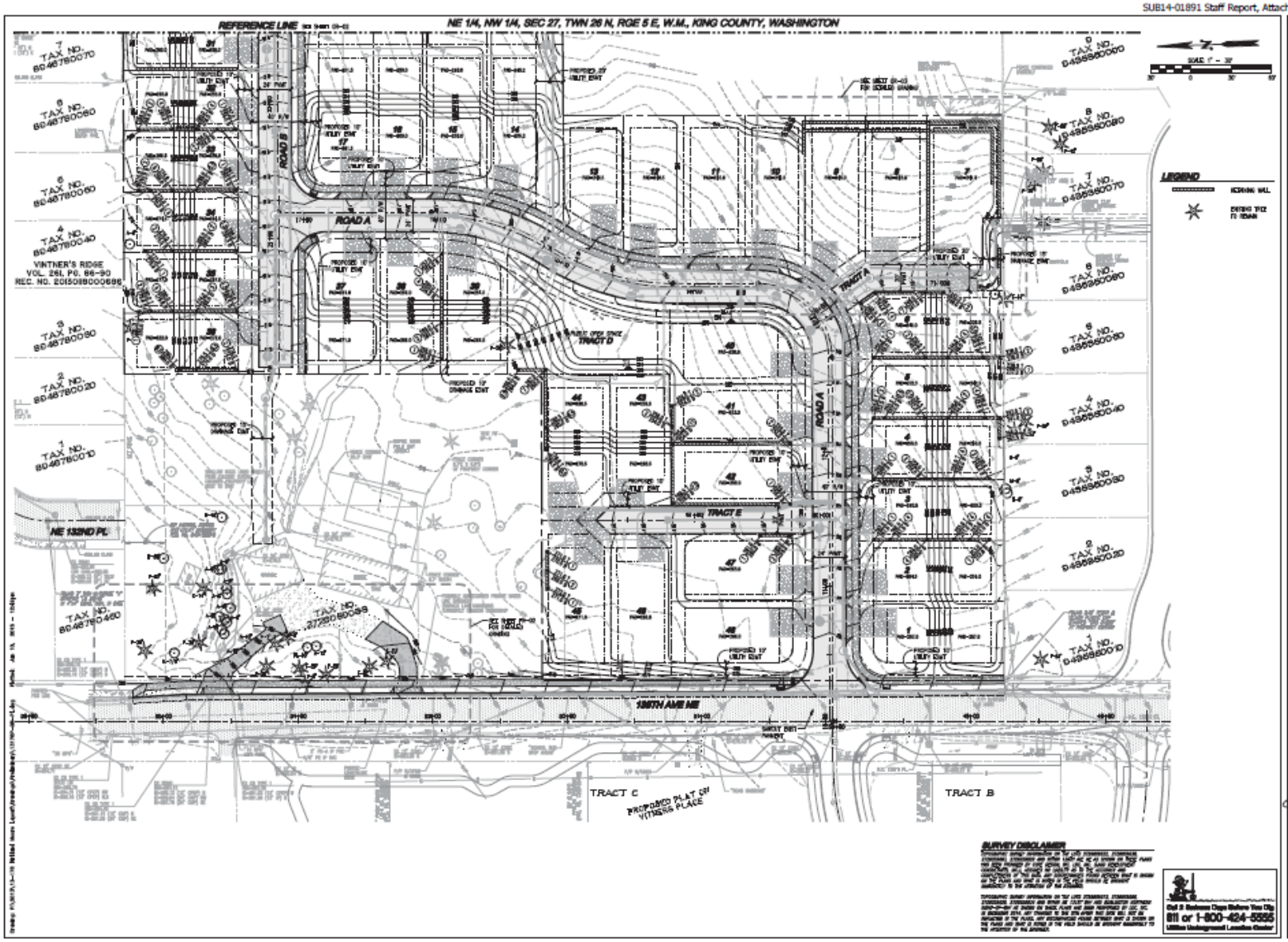
PULTE GROUP
MARINWOOD
PRELIMINARY PUD SITE PLAN

JOB NUMBER: 13-176
DRAWING NAME: 13176-01-PL
DESIGNED: BDV
DRAWN BY: RCS
DATE: 2-06-15
SCALE: 1"=30'
APPROVED: BRV, DAB

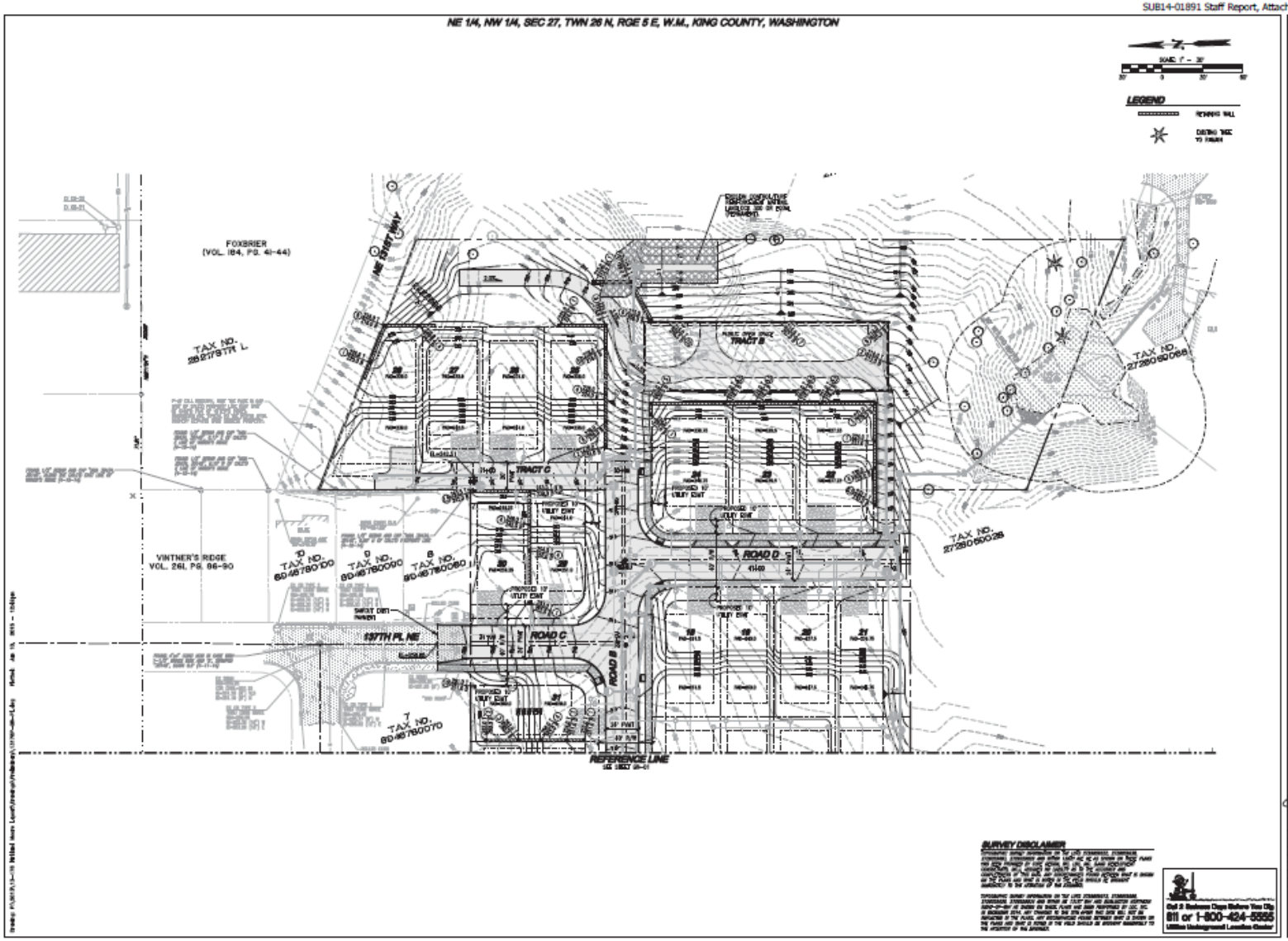
SP-02

SHEET 10 OF 35

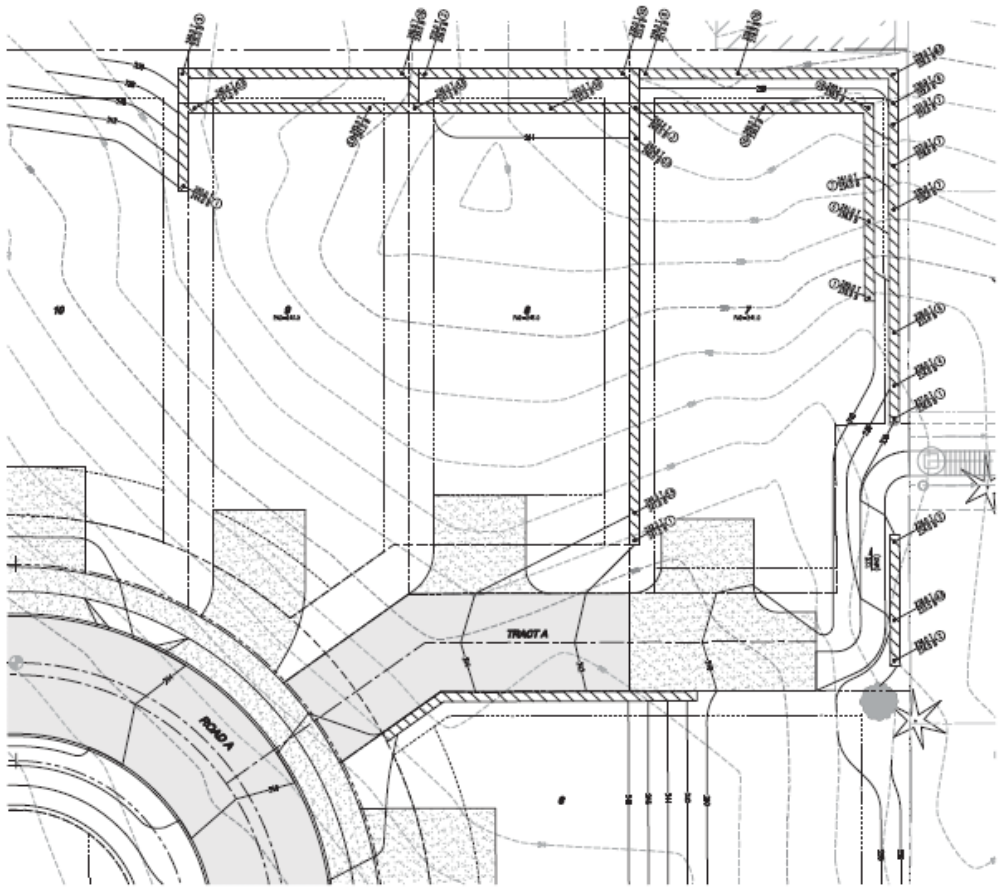
26


REFERENCE LINE
NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON
SCALE 1" = 30'
LEGEND
EXISTING WALL
EXISTING TREE TO REMAIN
ROAD A
ROAD B
TRACT A
TRACT C
TRACT D
TRACT E
TRACT B
VINTNER'S RIDGE
VOL. 261, PG. 86-90
REC. NO. 20150805000695
NE 132ND PL
136TH AVE NE
PROPOSED PLAT OF VINTNER'S PLACE
SURVEY DISCLAIMER
Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center
REVISIONS
LDC
PULTE GROUP
MARINWOOD
PRELIMINARY GRADING PLAN
GR-01
sheet 11 of 35

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 10'

LEGEND

RETAINING WALL

SURVEY DISCLAIMER

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

REV	DATE	DESCRIPTION	BY
1	3-21-13	REVISED PER 1ST COMMENT PERIOD	
2	6-25-13	REVISED GRADING PLAN	

LDC

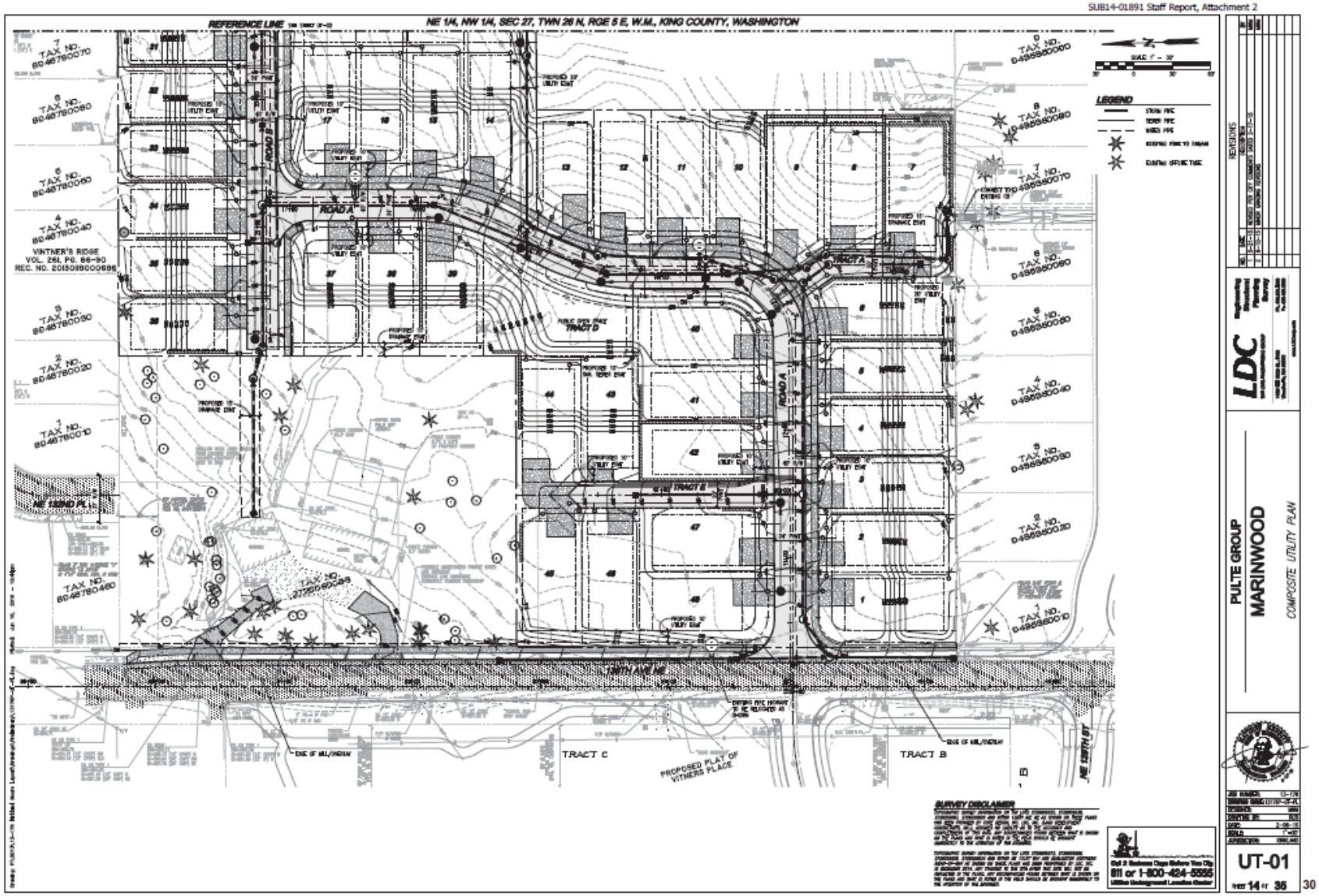
PULTE GROUP
MARINWOOD
PRELIMINARY DETAILED GRADING

JOB NUMBER: 13-176
DRAWING NAME: 2013-06-03
DRAFTER: MRK
DESIGNED BY: DJK
DATE: 2-06-13
SCALE: 1" = 10'
APPROVED BY: DRAFT

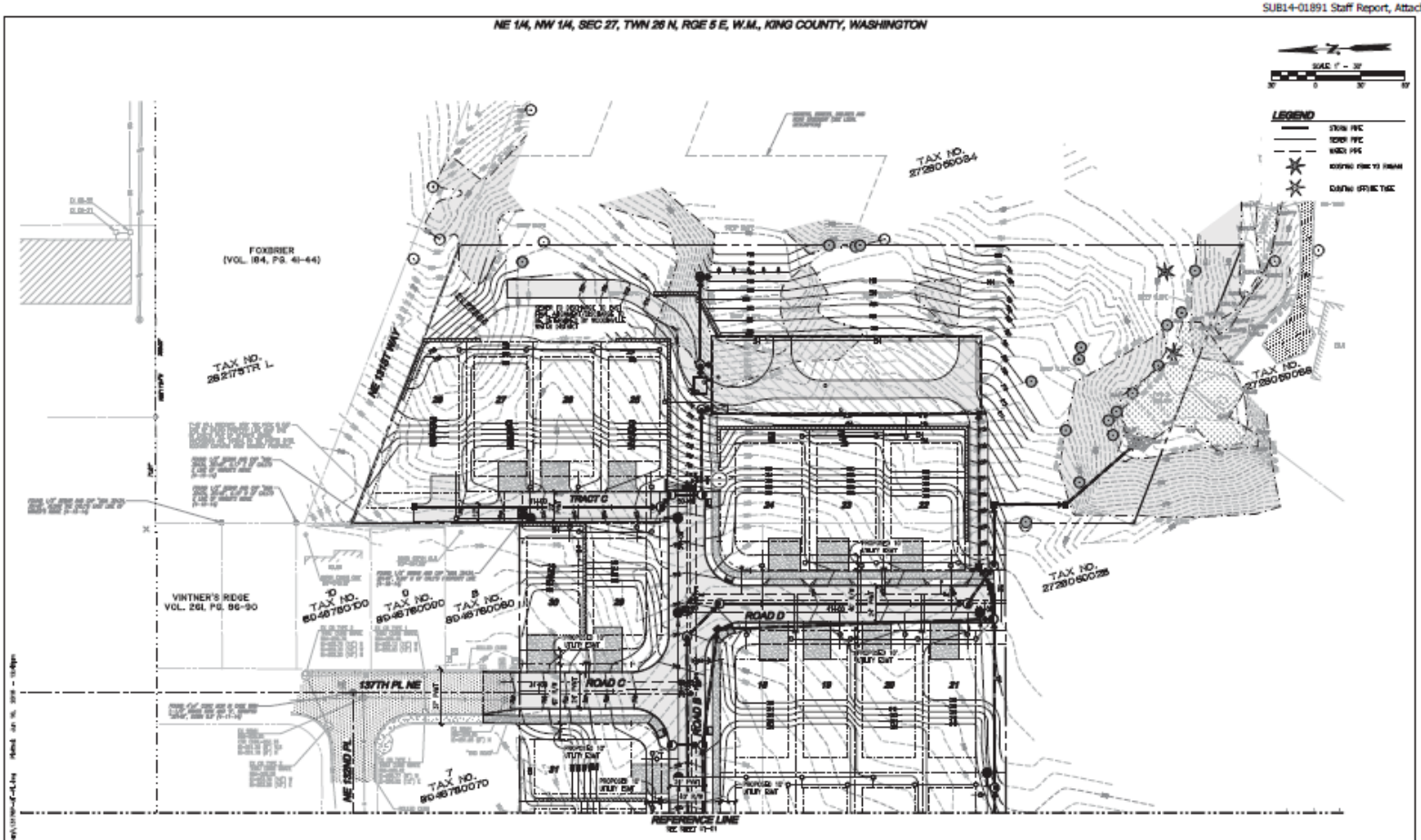
GR-03

SHEET 13 OF 36

29


REFERENCE LINE
NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON
LEGEND
ROAD A
ROAD D
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
VINTNER'S RIDGE
VOL. 261, PG. 86-90
REC. NO. 20150800000696
NE 120TH AVE
NE 120TH ST
PROPOSED PLAT OF VITNERS PLACE
EDGE OF MIL/OVERLAY
REVISIONS
LDC
PULTE GROUP
MARINWOOD
COMPOSITE UTILITY PLAN
UT-01
SHEET 14 OF 35
SURVEY DISCLAIMER
Call 3 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



REVISIONS

REV	DATE	DESCRIPTION	BY
1	2-21-13	ROAD FOR OFF CONNECT	
2	6-26-13	MINOR ENGINE REVISIONS	

LDC

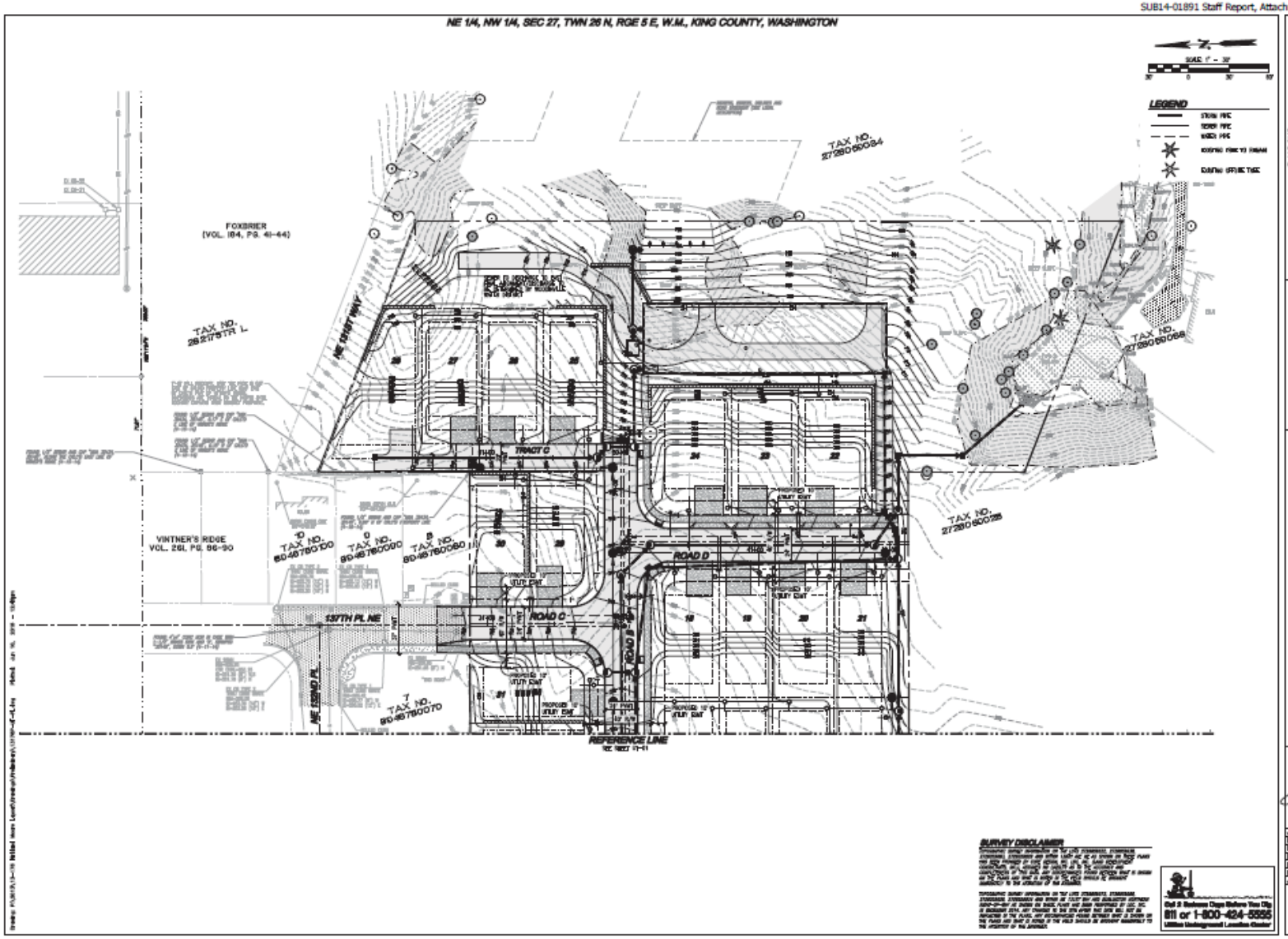
PULTE GROUP
MARINWOOD
COMPOSITE UTILITY PLAN

JOB NUMBER: 13-176
DRAWING NAME: 13176P-3-PL
DATE: 2-06-13
SCALE: 1"=30'
APPROVED BY: ORIGINAL

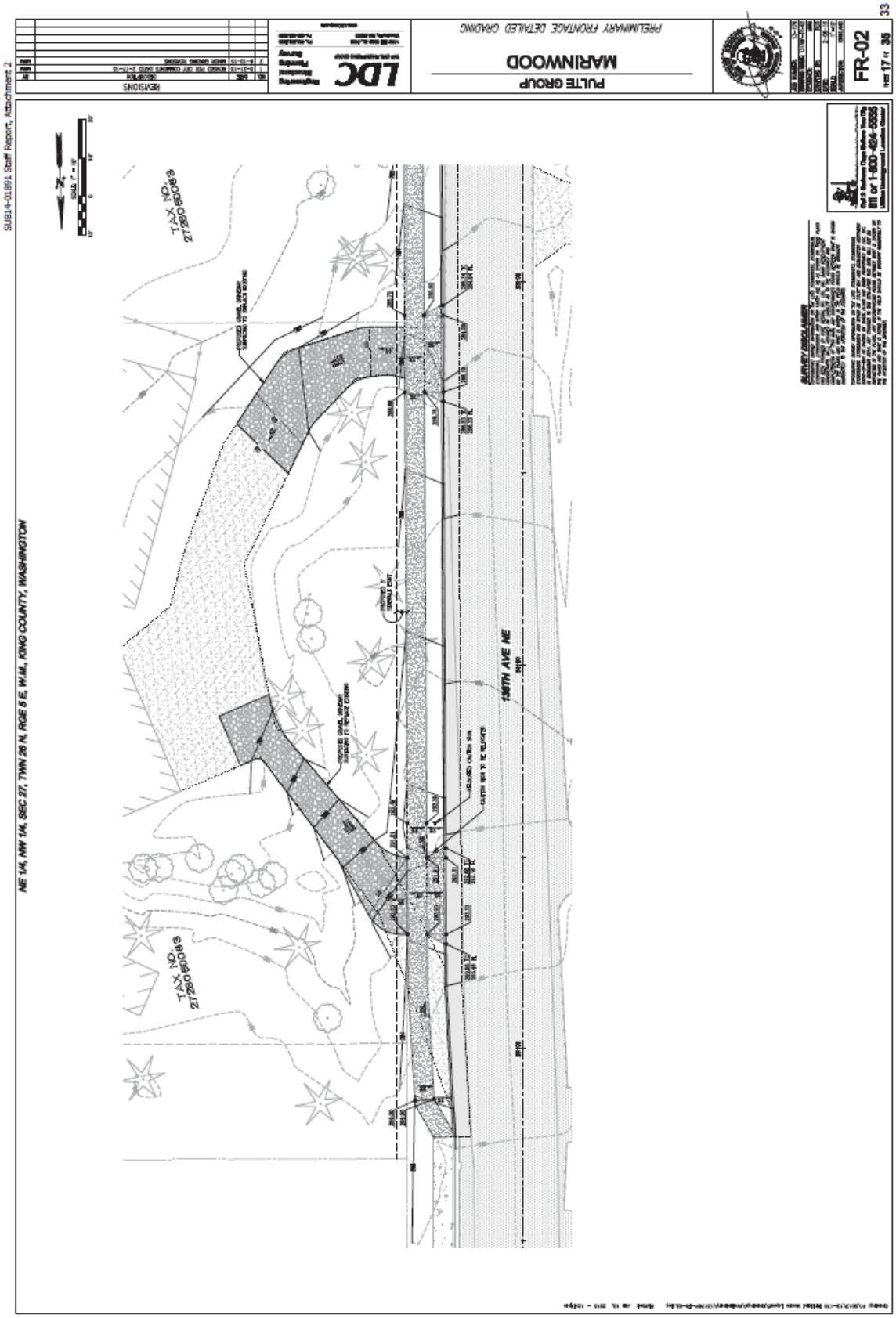
UT-02

SHEET 15 OF 35

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

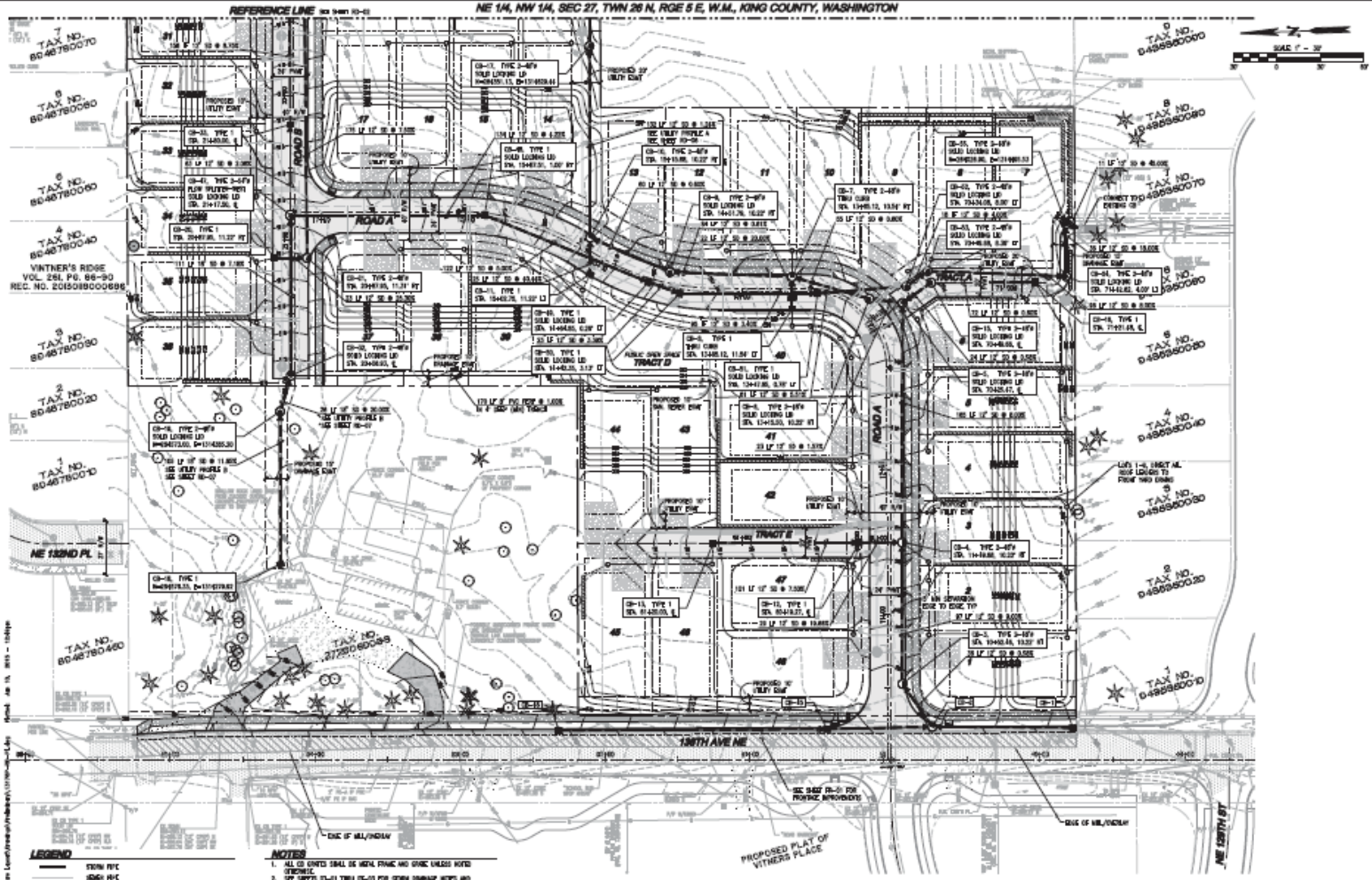


O-4488
Exhibit A



REFERENCE LINE

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



LEGEND

STORM PIPE
SEWER PIPE
WATER PIPE
SEWER PIPE (PRIVATE WATER/SEWER SHOULD BE PVC UNLESS OTHERWISE INDICATED, SEE SPCC 02-02, FOR PIPE SEWER CLEANOUT SPACE OF WATERS AND TYPE SLOPES)
TYPE SEWER CLEANOUT PER CB-3.05 SEE DETAIL SHEET CB-02
EXISTING TREE TO REMAIN
EXISTING DYSTRIC TREE

NOTES

1. ALL CB COVERS SHALL BE METAL FRAME AND GRATE UNLESS NOTED OTHERWISE.
2. SEE SHEETS TS-01 THRU TS-03 FOR STORM DRAINAGE NOTES AND DETAILS.
3. SEE SHEETS RD-03 AND RD-07 FOR ROAD AND STORM DRAINAGE PROFILES AND SECTIONS.
4. FOR GENERAL ROADWAY NOTES, SEE SHEET TS-01.
5. SEE SHEET RD-02 FOR TYPE SEWER CLEANOUT TABLE.
6. MAKE HOSTING AND PAVEMENT TO EXISTING PAVEMENT NEAT LINE CUT, CLEAN, TACK AND PICK EXISTING PAVEMENT EDGE. MILL SEWER CB-1 AND SEAL WITH MEDIUM AND SHOT. SHEET SHALL BE A MINIMUM 1-FT HORIZ TIC EXISTING EDGE OF PAVEMENT. 1-FT MINIMUM PAVED SECTION REQUIRED.
7. ALL CATCH BASINS WITH SOLID LOCKING LIDS SHALL HAVE ONE OF NINELAND LOCKS ON LID.
8. SEE LANDSCAPE PLAN FOR LOCATION/TYPE OF PROPOSED STREET TREES.

SURVEY DISCLAIMER

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO	DATE	DESCRIPTION
1	1-21-15	REVISED PER CITY COMMENTS DATED 2-11-15
2	4-29-15	REVISED PER CITY COMMENTS

LDC
Tomlinson Bouldin Bailey Ramsay
Planning Engineering Surveying
Land Development Consultants
Tel: (425) 251-6222 Fax: (425) 251-8782
www.tbbr.com

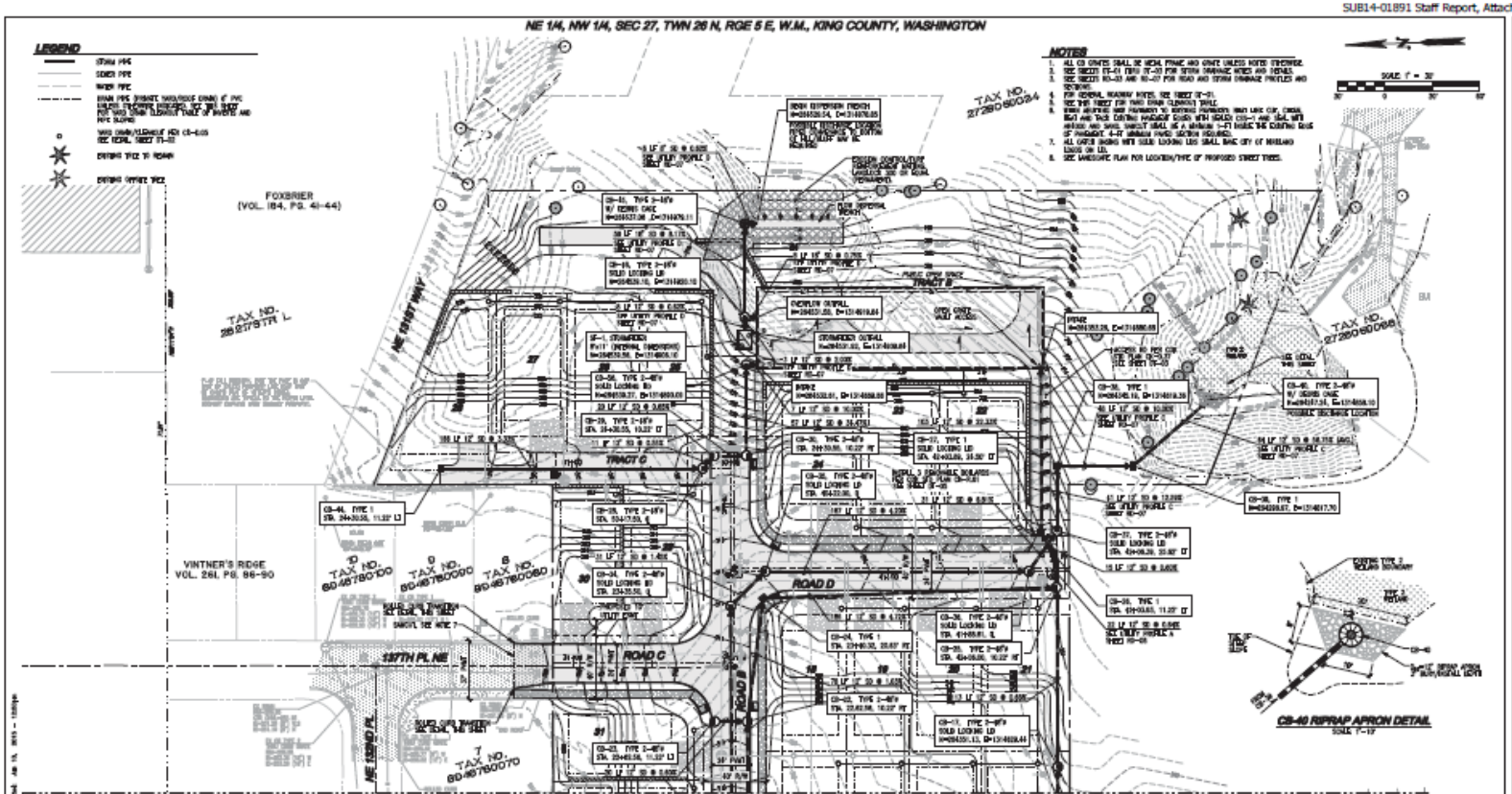
PULTE GROUP
MARINWOOD
PRELIMINARY ROAD AND STORM DRAINAGE PLAN

JOB NUMBER: 13-176
DRAWING NAME: 2176-RD-01
DESIGNED: MRK
DRAWN BY: RCK
DATE: 2-06-15
SCALE: 1" = 30'
JURISDICTION: KING CO

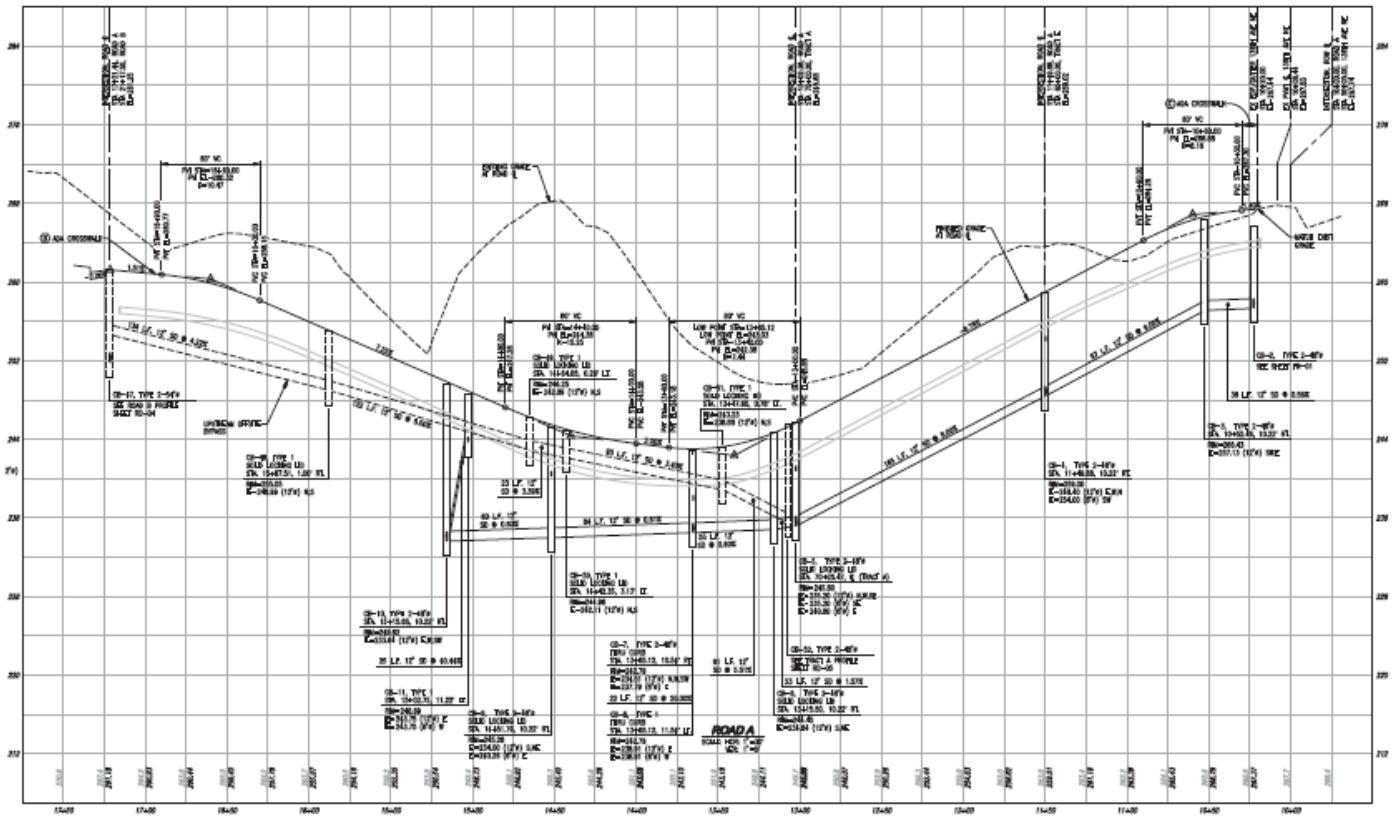
RD-01
SHEET 18 OF 35

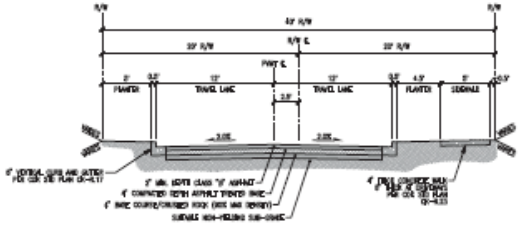
34

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

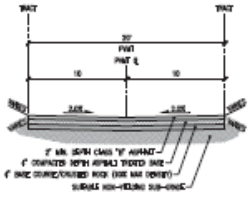


NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON





TYPICAL INTERNAL PLAT ROAD SECTION



TRACT ROAD SECTION

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION
1	3-31-15	REVISED TO 30' CONCRETE TRACT 3-31-15
2	5-21-15	REVISED ROADWAY SECTIONS

LDC
Engineering
Planning
Surveying
Planning

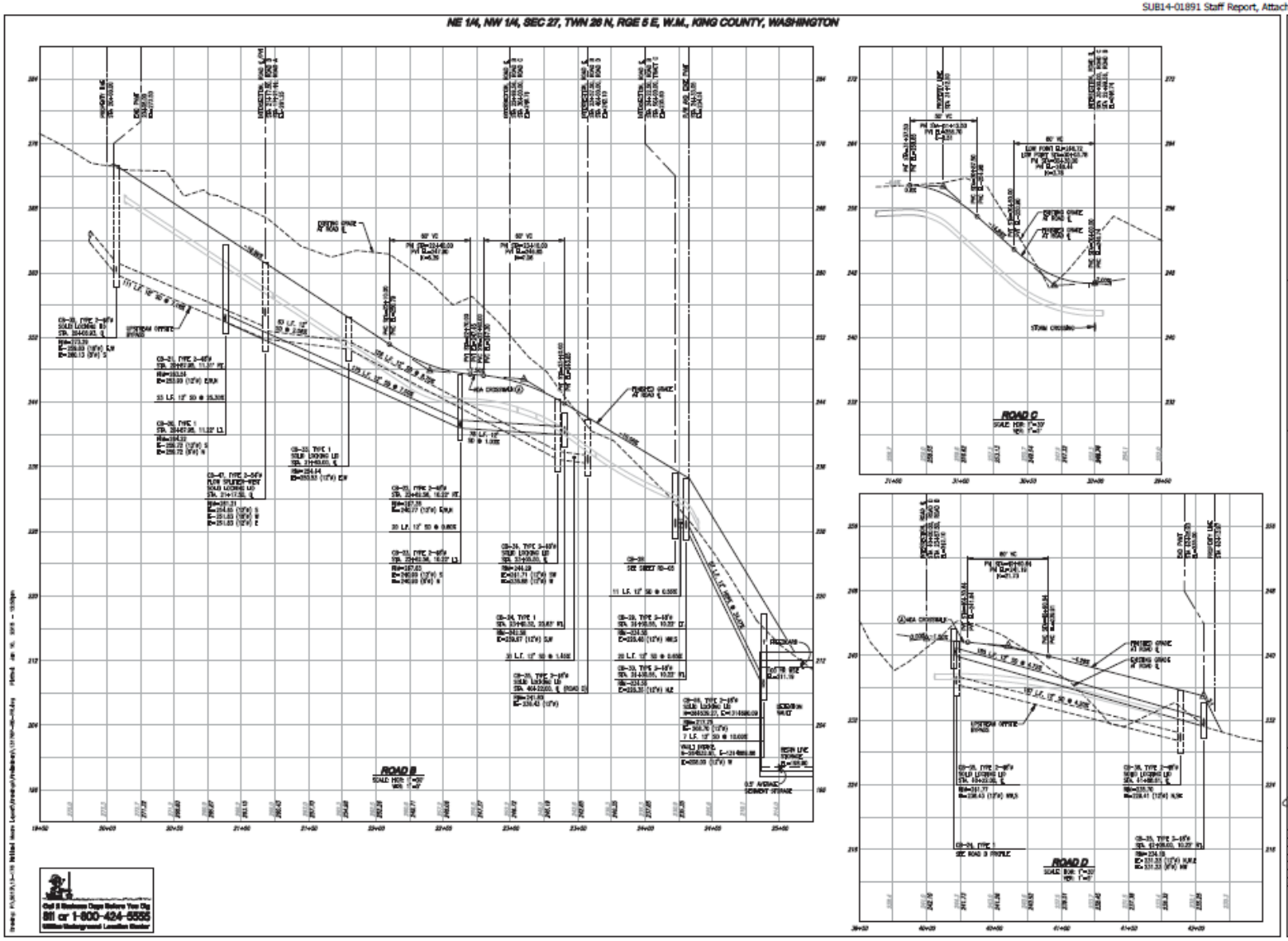
PULTE GROUP
MARINWOOD
PRELIMINARY ROAD PROFILES AND SECTIONS

JOB NUMBER: 13-178
ORIGINAL DATE: 10/30/13
DESIGNED: MRK
DRAWN BY: RMS
DATE: 3-06-15
SCALE: AS NOTED
APPROVED: KWL

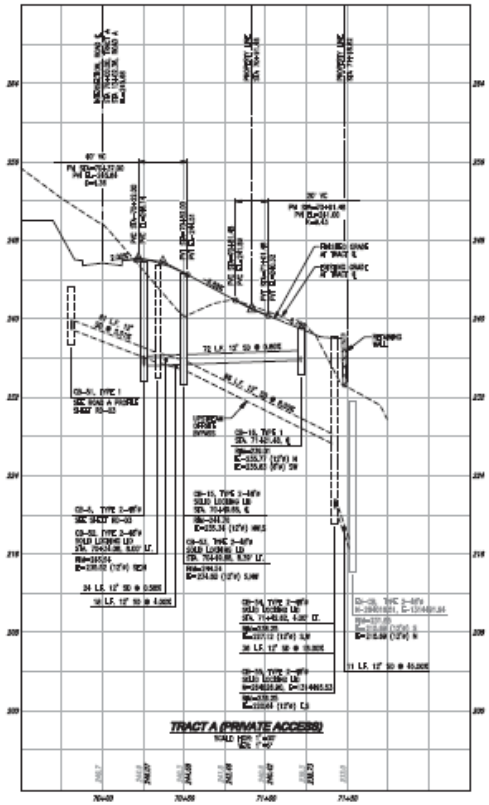
RD-03

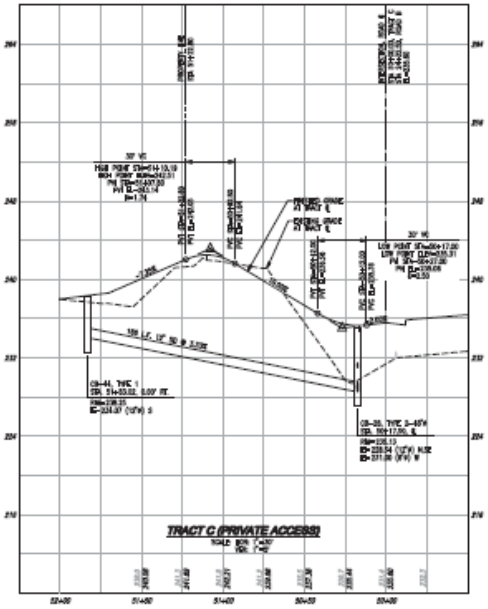
SHEET 20 OF 35

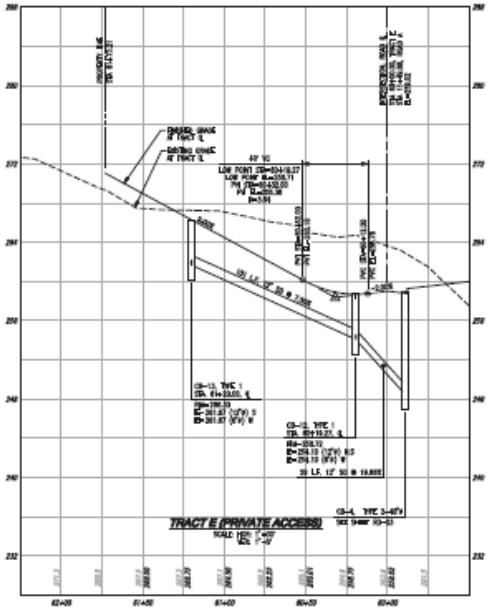
NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON







Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D
1	12-17-15	REVISED PER CITY COMMENT TRACT A, C, E			
2	12-21-15	REVISED GRADES & DESIGN			

LDC
Engineering
Planning
Surveying
Land Development Consultants
1100 Dexter Ave. N.
Seattle, WA 98109
206-284-5450
www.ldcinc.com

PULTE GROUP
MARINWOOD
PRELIMINARY ROAD PROFILES

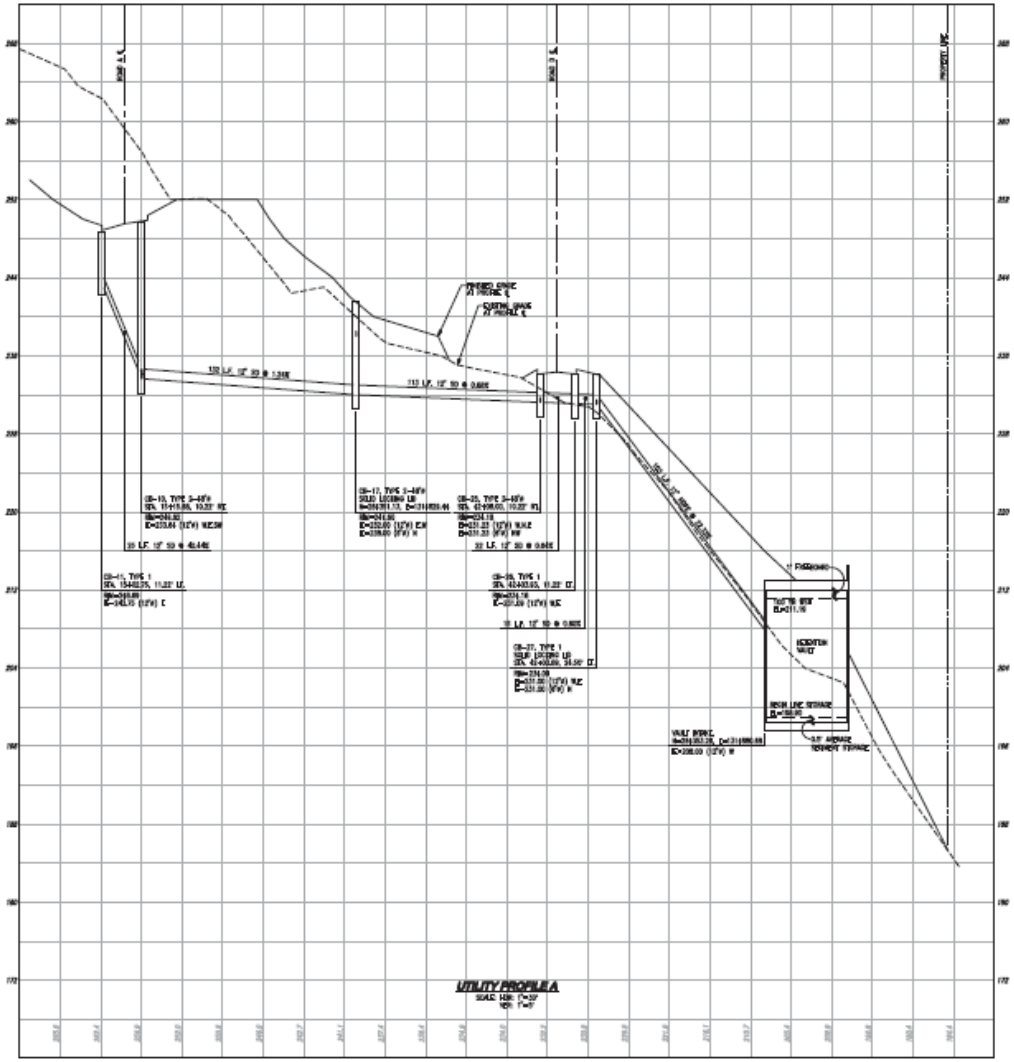
JOB NUMBER: 13-176
DRAWING NAME: 13176P-RD-PR
DESIGNED: MRB
DRAWN BY: RTD
DATE: 3-06-15
SCALE: AS NOTED
JURISDICTION: KIRKLAND

RD-05

sheet 22 of 35

38

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5-21-13	SUBMIT FOR 1ST COMMENT PERIOD	
2	6-25-13	REVISE UNDER DRAINS	

LDC

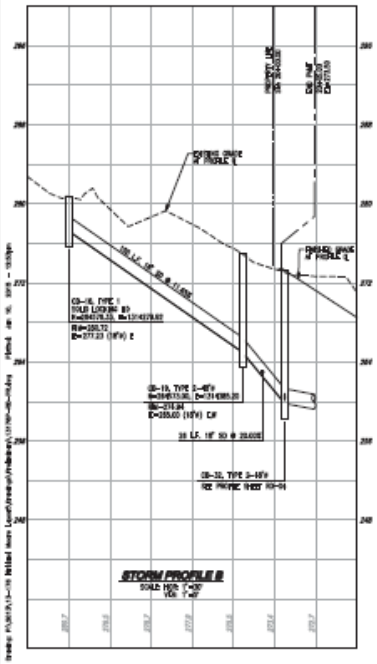
PULTE GROUP
MARINWOOD
PRELIMINARY ROAD PROFILES

JOB NUMBER: 13-176
DRAWING NAME: 13176P-RD-PR
DESIGNED: MRA
DRAWN BY: BCD
DATE: 3-26-13
SCALE: AS NOTED
APPROVED: TRM/JMD

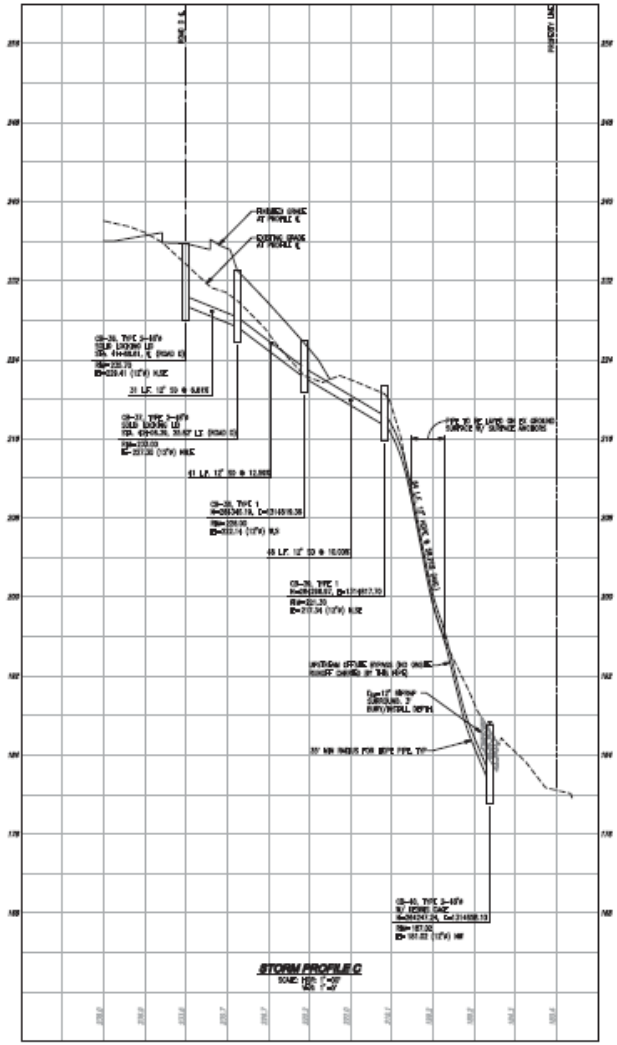
RD-06

SHEET 23 OF 35

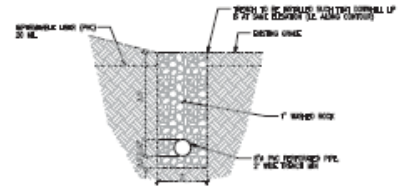
NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



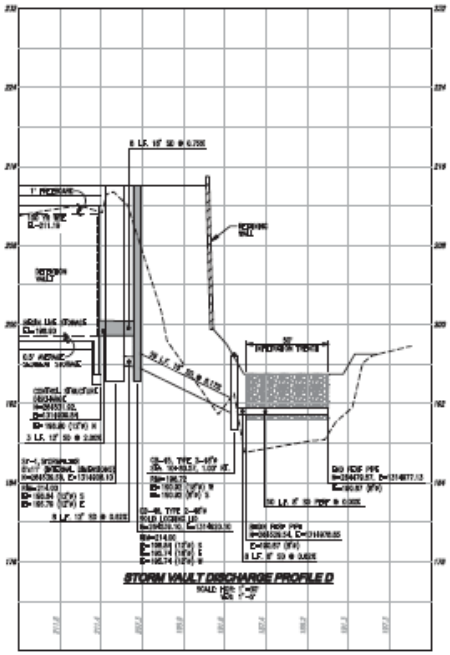
STORM PROFILE B
SCALE: HOR. 1"=30' VER. 1"=5'



STORM PROFILE C
SCALE: HOR. 1"=30' VER. 1"=5'



DISPERSION TRENCH
SCALE: 1"=2'



STORM VAULT DISCHARGE PROFILE D
SCALE: HOR. 1"=30' VER. 1"=5'

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5-21-15	ISSUED FOR 1ST COMMENT (DNC)	
2	6-25-15	ISSUED FOR PRELIMINARY REVIEW	

LDC
Engineering
Planning
Surveying
Planning

PULTE GROUP
MARINWOOD
PRELIMINARY ROAD PROFILES

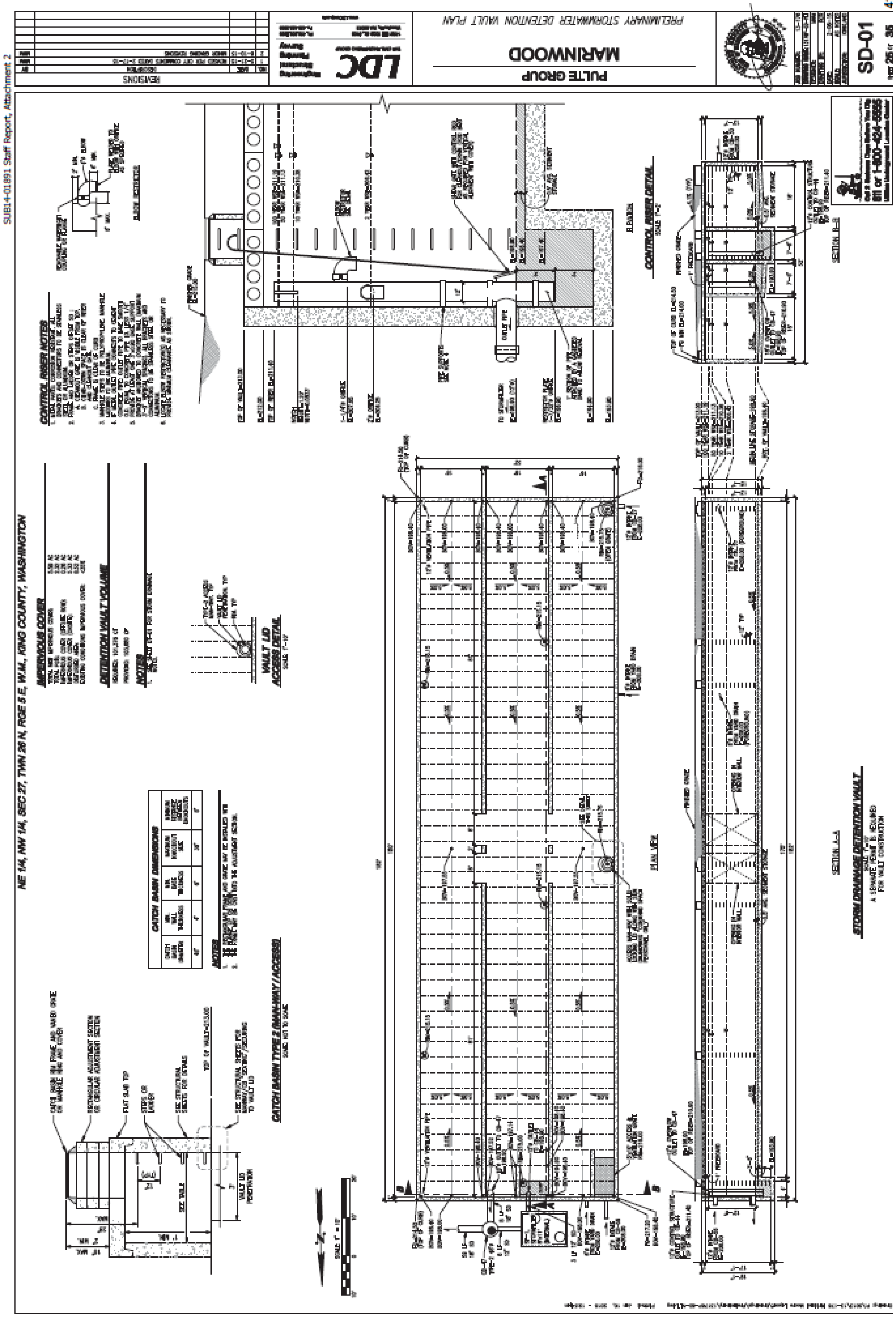
JOB NUMBER: 13-176
ORIGINAL DATE: 10/30-31-11
DESIGNER: MRV
DRAFTER: BCB
CHK: 3-26-15
SCALE: AS NOTED
APPROVED: KRM,MD

RD-07

SHEET 24 OF 35

O-4488
Exhibit A

SUB14-01891 Staff Report, Attachment 2



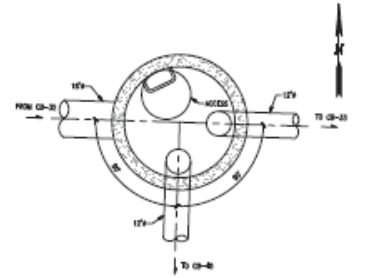
NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

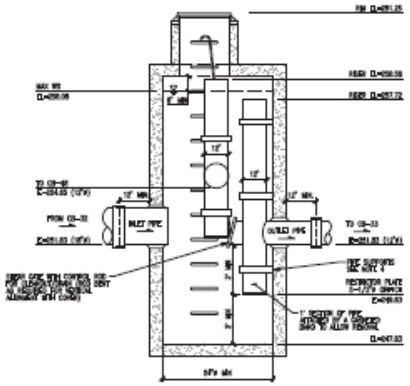
STORM DRAINAGE NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. BEFORE ANY CONSTRUCTION MAY OCCUR, THE CONTRACTOR SHALL HAVE PLANS WHICH HAVE BEEN SIGNED AND APPROVED BY THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT, OBTAINED ALL CITY, COUNTY, STATE, FEDERAL AND OTHER REQUIRED PERMITS, AND HAVE POSTED ALL REQUIRED BONDS.
3. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF KIRKLAND PUBLIC WORKS PRE-APPROVED PLANS AND POLICIES AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, PREPARED BY WSDOT AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
4. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL. ALL CHANGES SHALL BE SUBMITTED TO THE CITY.
5. A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
7. MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR NONCLEAR PATH SHALL BE 18 INCHES, UNLESS OTHER DESIGN IS APPROVED.
8. STEEL PIPE SHALL HAVE ASPHALT TREATMENT (B) OR BETTER INSIDE AND OUTSIDE.
9. ALL CATCH BASINS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED. CATCH BASINS WITH A DEPTH OF OVER FIVE FEET (5') TO THE PIPE INVERT SHALL BE A TYPE 1 CATCH BASIN. TYPE 1 CATCH BASINS EXCEEDING FIVE FEET (5') IN DEPTH SHALL HAVE A STANDARD LADDER INSTALLED.
10. ALL STORM DRAINAGE MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE STAKED FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.
11. ROCK FOR PROPER PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT (1'), AND MUST MEET THE FOLLOWING SPECIFICATIONS: 1'-4" ROCK/FAIR-FACE PACKING, 2'-4" ROCK/SUB-FOR PACKING, 3'-6INCH ROCK/SUB-SUB PACKING.
12. ALL PIPE, MANHOLES, CATCH BASINS, AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH THE CURRENT EDITION OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (WSDOT). THIS SHALL INCLUDE NECESSARY LOOSENING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIAL AS WELL AS PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF THE PIPE WILL BE SUPPORTED ON A UNIFORMLY DENSE, UNYIELDING BASE. IF THE NATIVE MATERIAL IN THE BOTTOM OF THE TRENCH MEETS THE REQUIREMENTS FOR "GRAVEL BACKFILL FOR PIPE BEDDING", THE FIRST LIFT OF PIPE BEDDING MAY BE OMITTED PROVIDED THE MATERIAL IN THE BOTTOM OF THE TRENCH IS LOOSENED, REGRADED, AND COMPACTED TO FORM A DENSE UNYIELDING BASE. ALL PIPE BEDDING SHALL BE APWA CLASS D, TYPE 1, OR BETTER. PIPE SHALL NOT BE INSTALLED ON SOIL, FROZEN EARTH, LARGE BOULDERS, OR ROCK. PIPE BEDDING FOR FLEXIBLE PIPES SHALL BE PEA GRAVEL TO THE SPRINGLINE OF THE PIPE.
13. CONSTRUCTION OF DRAINAGE IMPROVEMENTS, EXCLUDING SUBSTITUTE SYSTEMS, SHALL BE IN ACCORDANCE WITH THE APWA STANDARD SPECIFICATIONS.
14. ISSUANCE OF A BUILDING OR LAND SURFACE MODIFICATION PERMIT BY THE CITY OF KIRKLAND DOES NOT RELIEVE THE OWNER OF THE CONTRACTING LEGAL OBLIGATION AND/OR LIABILITY CONNECTED WITH STORM SURFACE WATER DISPOSITION. FURTHER, THE CITY OF KIRKLAND DOES NOT ACCEPT ANY OBLIGATION FOR THE PROPER FUNCTIONING AND MAINTENANCE OF THE SYSTEM SUBMITTED FOLLOWING CONSTRUCTION EXCEPT AS OUTLINED IN THE CITY OF KIRKLAND PUBLIC WORKS STANDARDS.
15. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 90 PERCENT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE PROTECTION, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE A TRAFFIC CONTROL PLAN APPROVED BY THE CITY OF KIRKLAND. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS, TRAFFIC CONTROL, AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL APPLY.
17. NO FINAL CUT OR FILL SLOPE SHALL EXCEED SLOPES OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL WITHOUT STABILIZATION BY ROCKERY OR BY A STRUCTURAL RETAINING WALL.
18. ALL MANHOLE LADDERS SHALL BE PRIMARY ATTACHED AND EXTEND TO WITHIN 1' OF THE BOTTOM OF THE STRUCTURE.
19. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DEVELOPMENT ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
20. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
21. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, WIDTHS, THICKNESSES, AND ELEVATIONS OF ALL EXISTING PAVEMENTS AND STRUCTURES THAT ARE TO INTERFACE WITH NEW WORK. PROVIDE ALL TRIMMING, CUTTING, SAW CUTTING, GRADING, LEVELING, SLOPING, CONTINUE, AND OTHER WORK, INCLUDING MATERIALS AS NECESSARY, TO CAUSE THE INTERFACE WITH EXISTING WORKS TO BE PROPER, ACCEPTABLE TO THE ENGINEER AND THE CITY OF KIRKLAND, COMPLETE IN PLACE AND READY TO USE.
22. ALL INLET, MANHOLE, AND CATCH BASIN FRAMES AND GRATES SHALL NOT BE ADJUSTED TO GRADE UNTIL IMMEDIATELY PRIOR TO FINAL PAVING. ALL CATCH BASIN GRATES SHALL BE SET 0.10' BELOW PAVEMENT LINE.
23. OPEN CUT ROAD CROSSINGS FOR UTILITY TRENCHES ON EXISTING TRAVELED ROADWAY SHALL BE BACKFILLED ONLY WITH 5/8" MINUS CRUSHED ROCK AND MECHANICALLY COMPACTED (UNLESS OTHERWISE APPROVED BY THE CITY). FOR STREETS CLASSIFIED AS ARTERIALS OR COLLECTORS, BACKFILL FOR CROSSINGS SHALL BE CDF. CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A CONTINUOUS LINE. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. A PERMANENT HOT MIX PATCH SHALL BE PLACED WITHIN 30 DAYS AND SHALL BE A MINIMUM OF ½" THICKER THAN THE ORIGINAL ASPHALT WITH A MINIMUM THICKNESS OF 2". SEE STANDARD DETAIL.
24. ALL DAMAGES INCURRED TO PUBLIC AND/OR PRIVATE PROPERTY BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE CITY CONSTRUCTION INSPECTOR BEFORE PROJECT APPROVAL AND/OR THE RELEASE OF THE PROJECT'S PERFORMANCE BOND.
25. GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS, AND MANHOLES. JOINT GROUT IS NOT ALLOWED.
26. WHEN MODIFYING AN EXISTING ROADWAY WHERE AN EXISTING TYPE 1 CATCH BASIN WILL REMAIN IN THE TRAVEL LANE, THE EXISTING FRAME AND COVER SHALL BE REPLACED WITH A SOLID, LOCKING FRAME AND COVER.
27. FOR OTHER THAN SINGLE-FAMILY DWELLINGS, ALL EXPOSED OR READILY EXPOSED INDOOR STORM DRAINAGE PIPING/PLUMBING SHALL BE LABELED WITH THE WORDS "STORM DRAIN" WITH MINIMUM 2 INCH HIGH LETTERS.

GENERAL ROADWAY NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. ALL ROADWAY WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT APWA AND CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.
3. ALL PUBLIC ROADWAYS SHALL BE CONSTRUCTED OF 2" CLASS "B" AC PAVING ON 4" ASPHALT-TREATED BASE (ATB), UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
4. A COPY OF THE APPROVED ROADWAY PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. DENSITY TEST REPORTS WILL BE REQUIRED FOR ALL PUBLIC ROADWAYS AND ALL PRIVATE ROADWAYS WITHIN PLATS. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 90 PERCENT.
6. ALL COMMERCIAL AND RESIDENTIAL DRIVEWAYS MUST CONFORM TO THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS DRIVEWAY POLICY.
7. ALL CONCRETE FOR SIDEWALKS AND CURB AND GUTTER MUST BE 4,000 PSI MINIMUM. (5-3/4 SACK MIX.)
8. IN THE CASE OF NEW ROAD CONSTRUCTION OR RECONSTRUCTION REQUIRING MAILBOXES TO BE MOVED OR REMOVED, THE DEVELOPER/CONTRACTOR SHALL COORDINATE WITH THE U.S. POSTAL SERVICE FOR THE NEW LOCATION OF THE MAILBOX STRUCTURE.
9. ANY ROADWAY SIGNAGE OR STRIPING REMOVED OR TEMPORARILY MOVED BY THE CONTRACTOR SHALL BE RESTORED SO AS TO MEET THE CURRENT CITY OF KIRKLAND STANDARDS.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY TRAFFIC CONTROL TO ENSURE TRAFFIC SAFETY DURING CONSTRUCTION ACTIVITIES. THEREFORE, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) OR AS MODIFIED BY THE TRAFFIC ENGINEER.
11. WHERE A SIDEWALK IS TO BE CONSTRUCTED ABOVE A SLOPE OR ADJACENT TO A ROCKERY OR RETAINING WALL WHERE THE LOWEST FINISHED ELEVATION OF THE SLOPE, ROCKERY, OR RETAINING WALL IS TO BE THIRTY INCHES (30") OR MORE BELOW THE FINISHED ELEVATION OF THE SIDEWALK, A SAFETY RAILING SHALL BE REQUIRED WHEN (A) THE PLANE OF THE WALL FACE IS LESS THAN 4' IN HORIZONTAL DISTANCE FROM THE OUTSIDE EDGE OF THE SIDEWALK; (B) THE SLOPES ADJACENT TO THE SIDEWALK AVERAGE GREATER THAN TWO TO ONE.
12. THE MAXIMUM GRADE FOR PRIVATE ROADWAYS SHALL BE TWENTY PERCENT (20%), OR FIFTEEN PERCENT (15%) IF USED FOR FIRE ACCESS. FOR PUBLIC ROADWAYS, THE MAXIMUM GRADE SHALL BE FIFTEEN PERCENT (15%).
13. DEAD-END STREETS SHALL BE APPROPRIATELY SIGNED AND BARRICADED, PER MOST CURRENT EDITION OF THE MUTCD.
14. SIDEWALK AND CURB AND GUTTER CANNOT BE POURED MONOLITHICALLY. THERE MUST BE A COLD JOINT OR FULL-DEPTH EXPANSION JOINT BETWEEN THEM.
15. MEASURES SHALL BE TAKEN BY THE DEVELOPER TO PROVIDE GROUND COVER IN AREAS WITHIN THE RIGHT-OF-WAY WHICH HAVE BEEN STRIPPED OF NATURAL VEGETATION OR HAVE A POTENTIAL FOR EROSION.
16. THE DEVELOPER SHALL COORDINATE WITH PUGET POWER FOR THE DESIGN AND INSTALLATION OF STREET LIGHTS ON ALL NEWLY-CREATED PUBLIC ROADWAYS AND EXISTING ROADWAYS.
17. WHEN AN EXISTING ROADWAY IS TO RECEIVE A HALF-STREET OVERLAY, THE EXISTING ROADWAY MUST BE COLD PLANED AT THE EDGE OF THE GUTTER AND CENTERLINE. WHEN THE EXISTING ROADWAY IS TO RECEIVE A FULL-STREET OVERLAY, IT MUST BE COLD PLANED AT THE EDGE OF BOTH GUTTERS. SEE CITY OF KIRKLAND STANDARD DETAIL NO. R.15.
18. ALL NEW SIGNS REQUIRED IN THE PUBLIC RIGHT-OF-WAY MUST BE PURCHASED FROM, AND INSTALLED BY, THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT.
19. WHEN INSTALLING NEW SIDEWALK, THE AREA BEHIND THE SIDEWALK MUST BE GRADED SO THAT THE YARD DRAINAGE DOES NOT DRAIN OVER THE SIDEWALK.
20. ANY EXISTING PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO FINAL INSPECTION.
21. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC STREETS FREE FROM MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL BE PREPARED TO USE POWER SWEEPERS OR OTHER PIECES OF EQUIPMENT NECESSARY TO KEEP THE ROADWAYS CLEAN.
22. INCHES, IN ALL STREET CUTS ON ARTERIALS WILL BE CONTROL DENSITY FILL (CDF). CONTRACTOR MUST PROVIDE STEEL PLATING NECESSARY TO ALLOW THE CDF TO CURE.
23. WHEN CONSTRUCTING NEW CURB AND GUTTER WHICH DOES NOT ALIGN WITH THE EXISTING EDGE OF PAVEMENT, THE ROADWAY MUST BE TAPERED FROM THE ENDS OF THE NEW CURB AND GUTTER TO MATCH THE EXISTING PAVEMENT. THE ENTRY TAPER INTO THE NEW IMPROVEMENTS SHALL BE 5:1, AND LEAVING THE NEW IMPROVEMENTS SHALL BE 10:1.
24. WHEN AN EXISTING ROADWAY IS TO BE WIDENED, THE EXISTING PAVEMENT MUST BE SAW CUT AT LEAST ONE FOOT FROM THE EDGE TO PROVIDE A PROPER MATCH BETWEEN NEW AND EXISTING ASPHALT. HOWEVER, WHEN THE EXISTING PAVEMENT CONTAINS ALLIGATORED AREAS, THOSE AREAS MUST BE REMOVED PRIOR TO WIDENING. ALL SAW CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE RIGHT-OF-WAY CENTERLINE.
25. ALL ROCKERIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT GUIDELINES OF THE ASSOCIATION.





FLOW SPLITTER-WEST CB-47
SCALE 1"=1'

FLOW SPLITTER NOTES

1. ALL PARTS, EXCEPTION NOTED, NON-GALVANIZED PARTS PROTECTED, GALVANIZED PIPE PARTS TO MEET ASTM A120 CLASS 1.
2. FRAME AND MANHOLE OR GRATE SHALL BE:
   a. CLEARLY MARK IN HANDLE FROM TOP.
   b. CLEAR-ZONE SPACE IS CLEAR OF RIBS AND CROSSBAR ZONE.
   c. FRAME IS CLEAR OF CURB
3. IF METAL OUTLET PIPE CONNECTS TO CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/8".
4. PROVIDE 18" LONG THE 0.60 GAGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL (MINIMUM 3'-0" VERTICAL SPACING).

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5-21-13	REVISED PER CITY COMMENT CYCLE 3	
2	8-15-13	REVISED PER CITY COMMENTS	

LDC
Tangwall Bryant Harris Bowman
Land Development Consultants
15400 NE 95th Street, Suite 100
Redmond, WA 98052
(425) 883-9370 Fax (425) 883-9371
www.tbhbinc.com

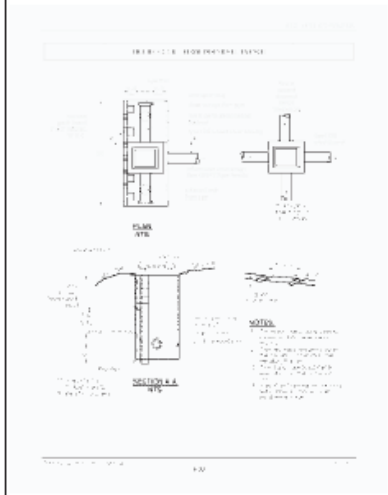
PULTE GROUP
MARINWOOD
NOTES AND DETAILS

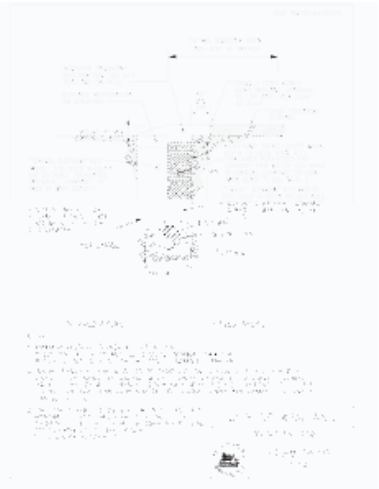
JOB NUMBER: 13-176
DRAWING NAME: 13176F-03-01
DESIGNED: MRW
DRAWN BY: RCM
DATE: 3-06-13
SCALE: AS NOTED
APPROVED: KIRKLAND

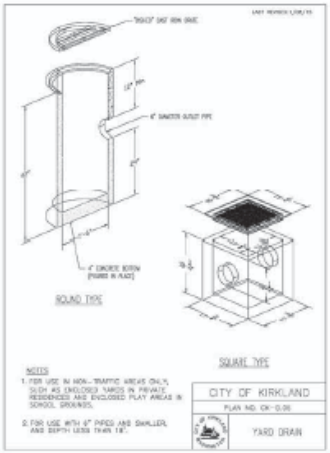
DT-01

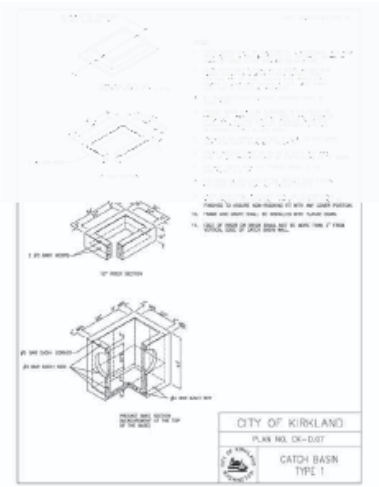
SHEET 26 OF 35

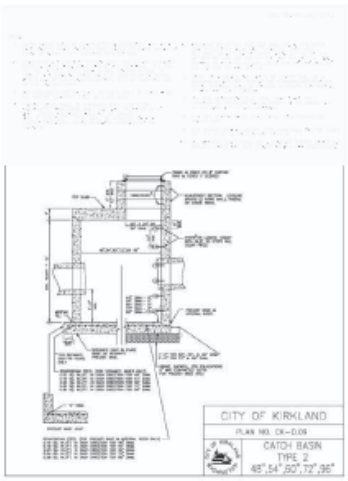
NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

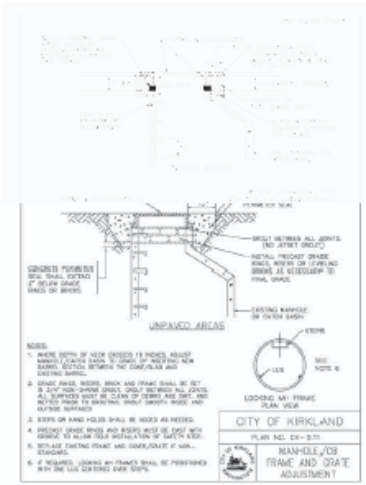


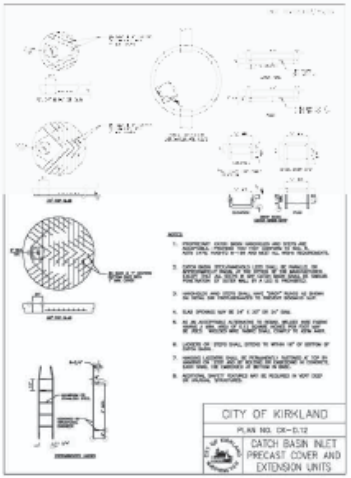


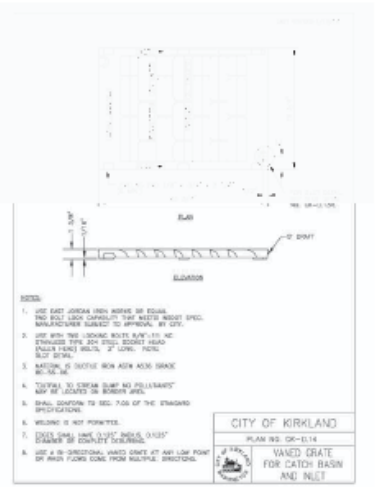












REVISIONS

LDC

PULTE GROUP

MARINWOOD

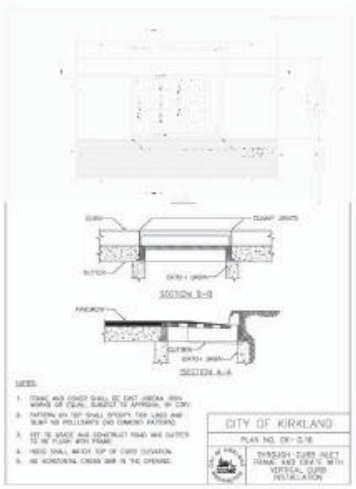
NOTES AND DETAILS

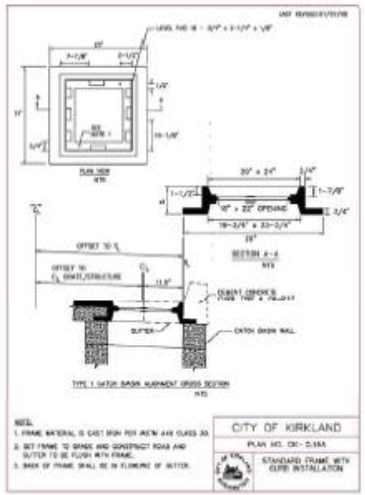
DT-02

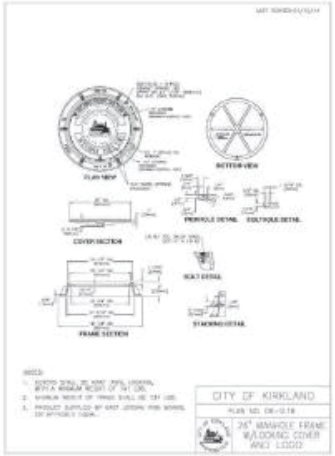
SHEET 27 OF 35

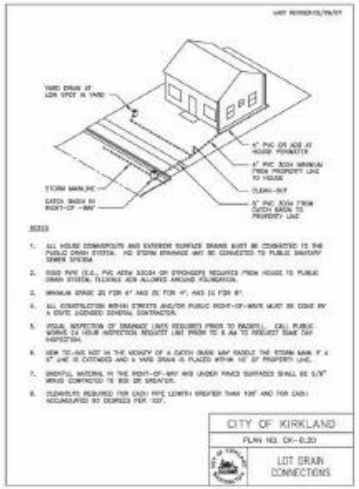
43

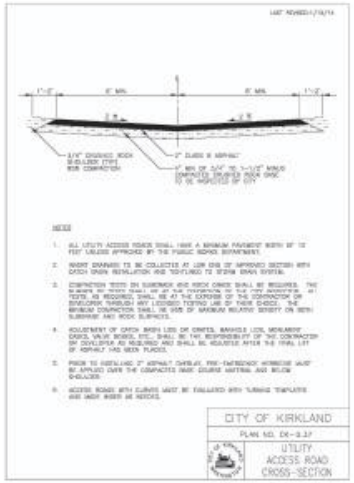
NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

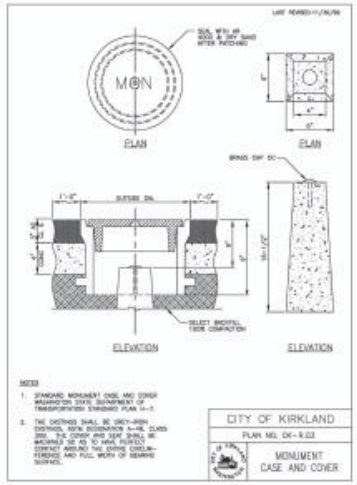


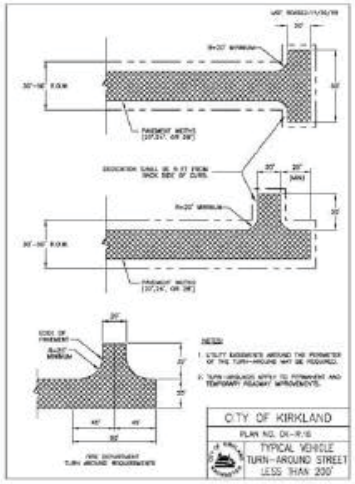


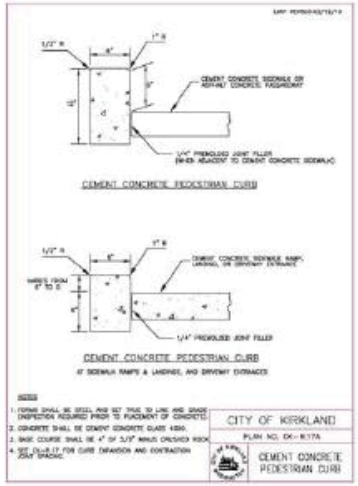












REVISIONS

NO.	DATE	REVISED BY	CHECKED BY	DESCRIPTION
1	2-24-15	[illegible]	[illegible]	[illegible]
2	3-24-15	[illegible]	[illegible]	[illegible]

LDC

PULTE GROUP
MARINWOOD

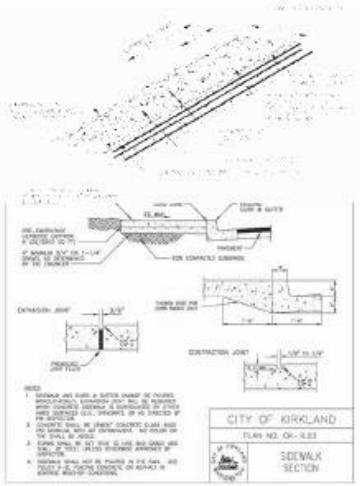
NOTES AND DETAILS

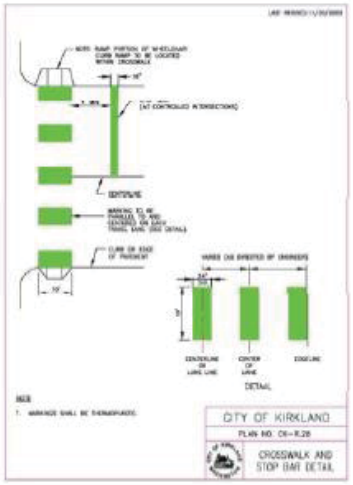
JOB NUMBER: 13-176
DRAWING NAME: 13176-DK-DT
DESIGNED: MRW
DRAWN BY: [illegible]
DATE: 2-26-15
SCALE: AS NOTED
JURISDICTION: KIRKLAND

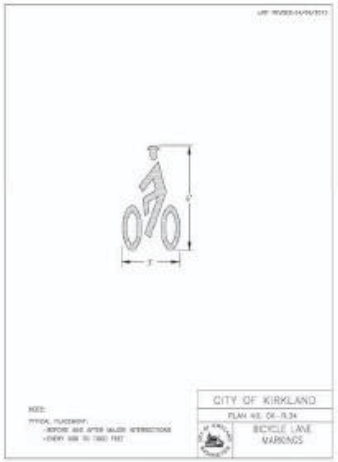
DT-03

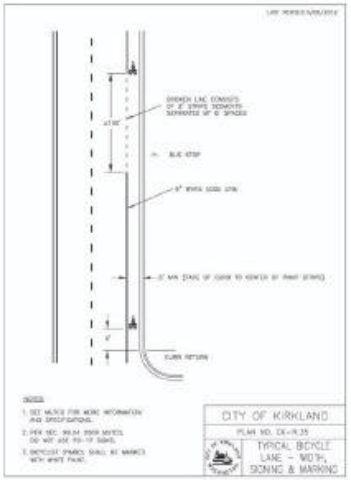
SHEET 28 OF 35

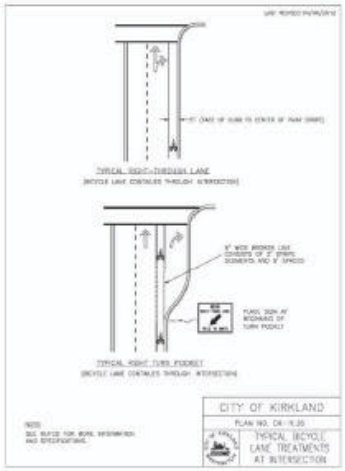
NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

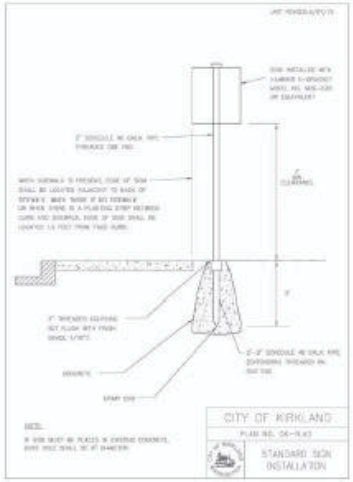


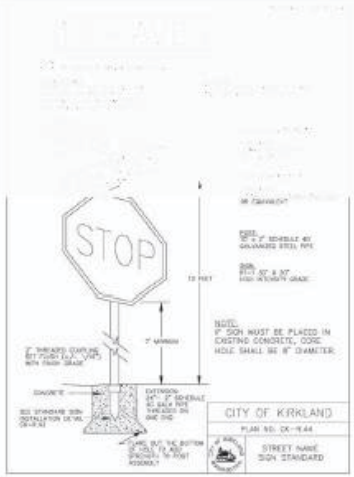


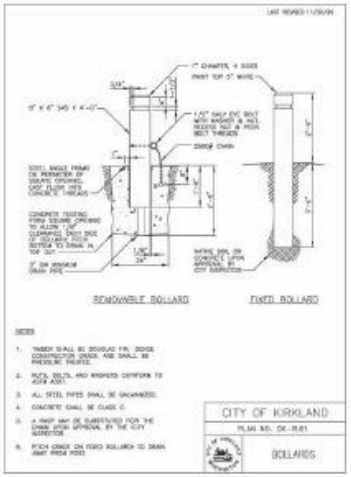












REVISIONS

NO.	DATE	DESCRIPTION
1	3-17-14	ADDED TYP. OF CONCRETE FINISH
2	4-25-14	SHEET ORDER TYPOS

LDC

PULTE GROUP
MARINWOOD

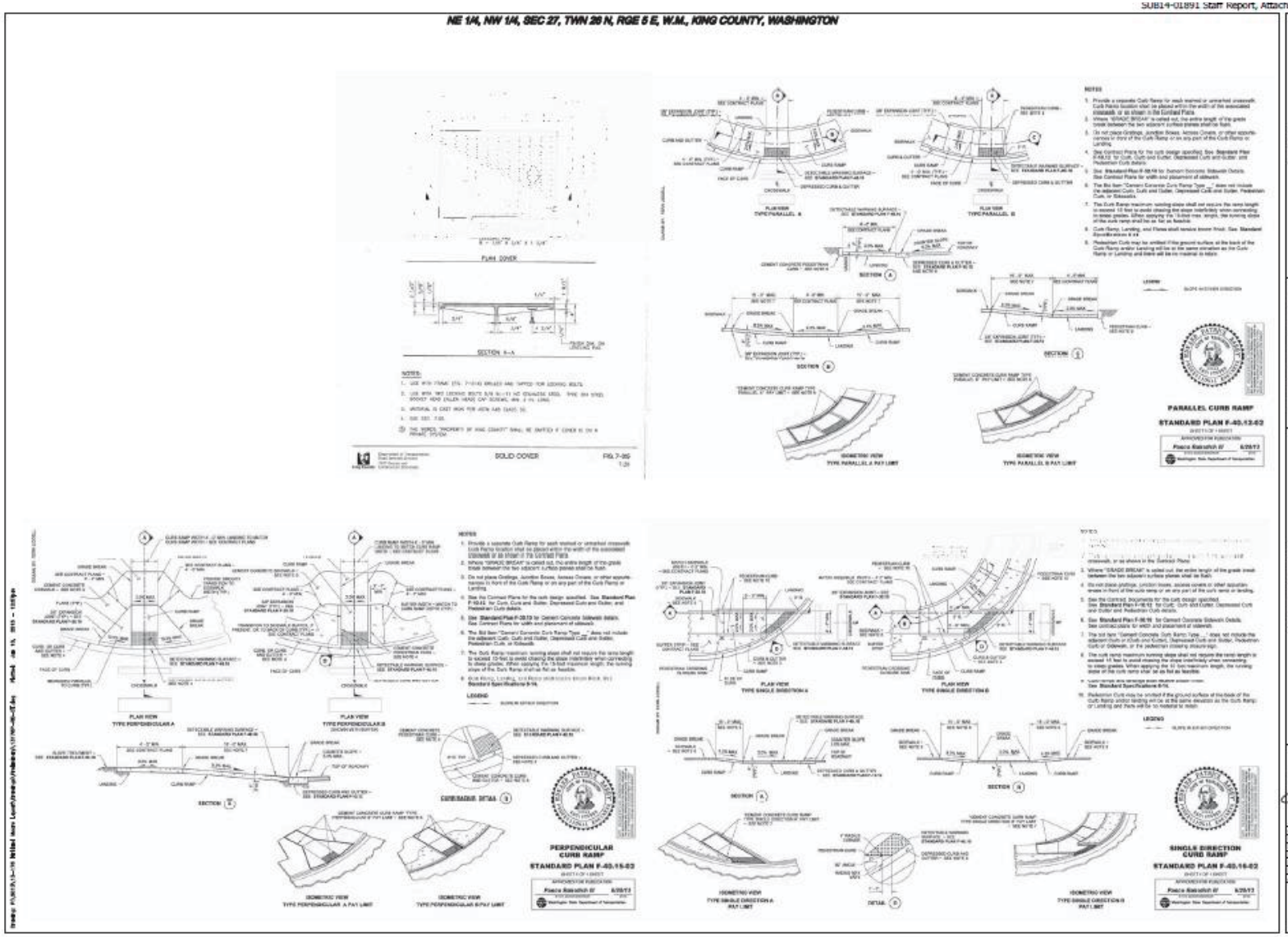
DT-04 NOTES AND DETAILS

JOB NUMBER:	13-176
DRAWING NAME:	13176-DT-01
TECHNICIAN:	MRW
DRAWN BY:	DCS
DATE:	3-26-14
SCALE:	AS NOTED
JURISDICTION:	KIRKLAND

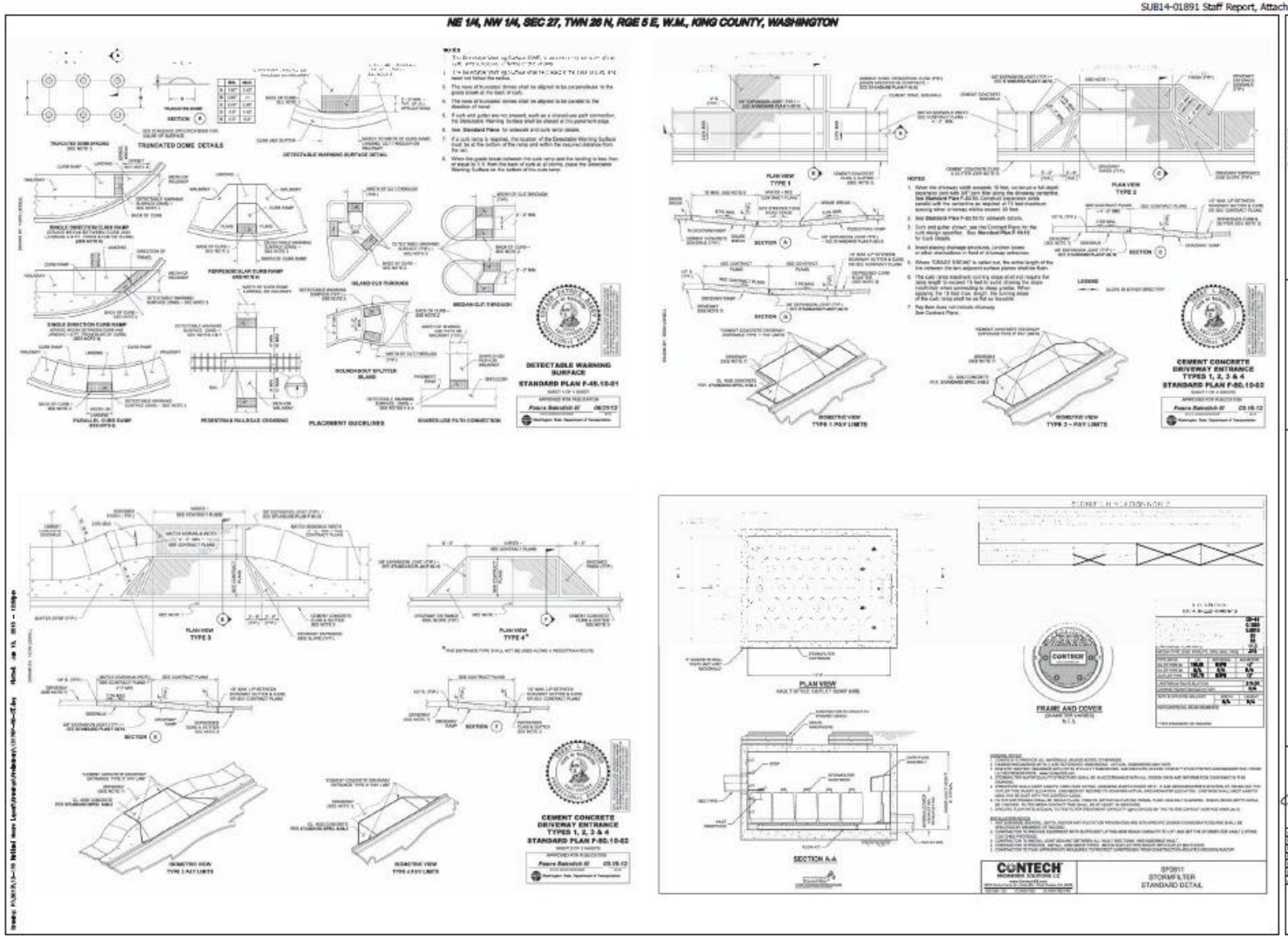
DT-04

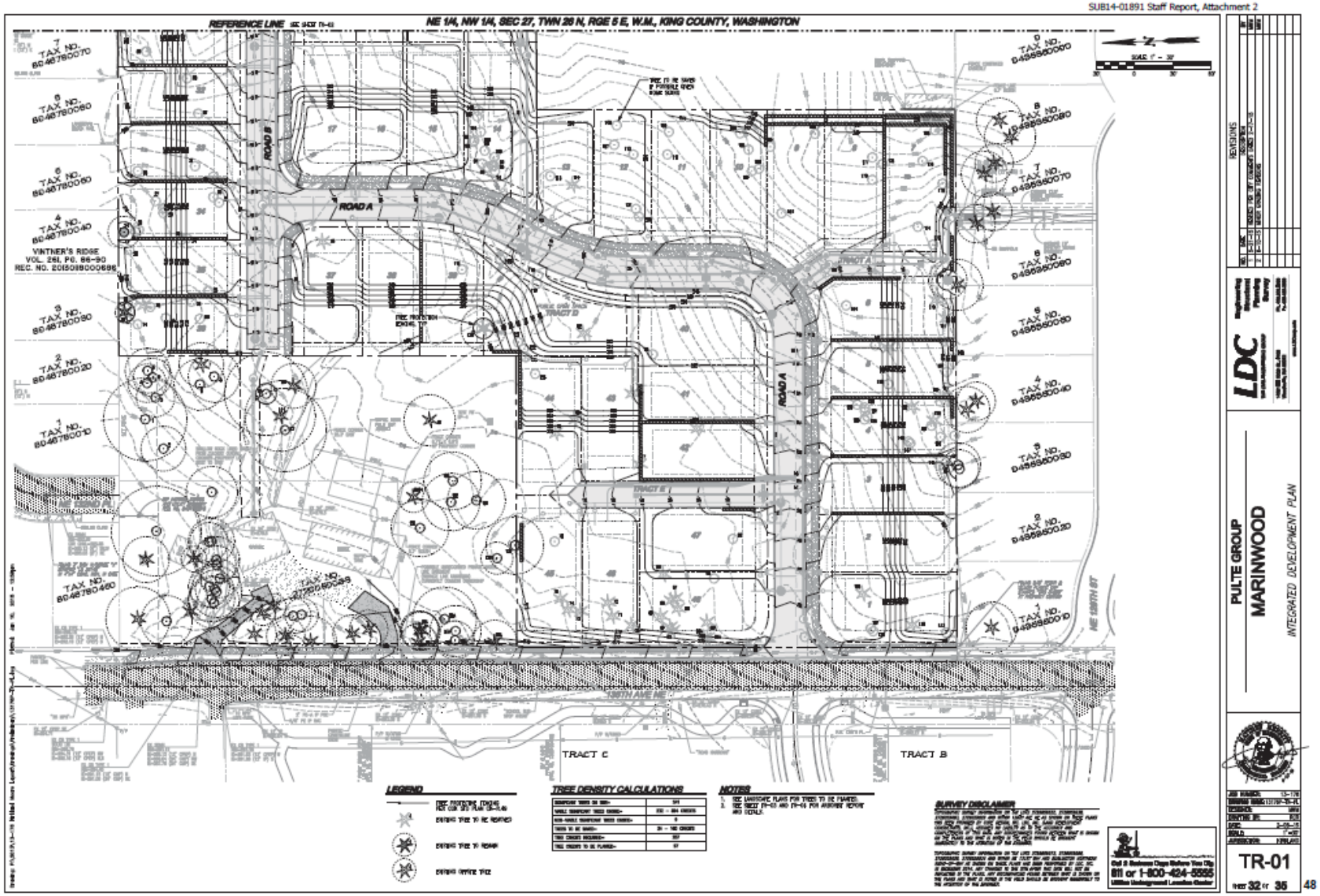
SHEET 29 OF 35

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

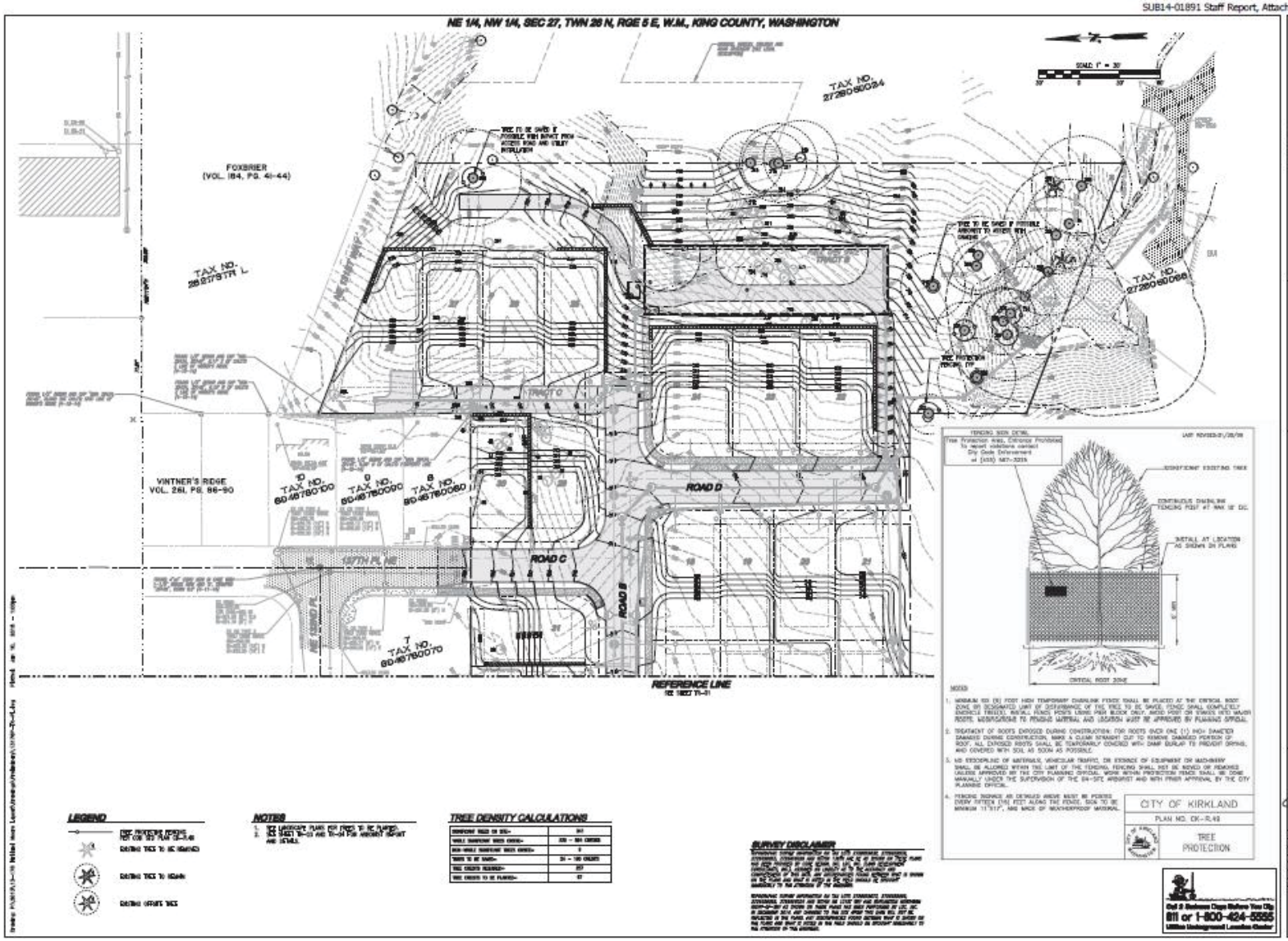


NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON




REFERENCE LINE
NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON
ROAD B
ROAD A
TRACT D
TRACT E
TRACT C
TRACT B
VINTNER'S RIDGE
VOL. 261, PG. 86-90
REC. NO. 20150916000696
TAX NO. 8046780070
TAX NO. 8046780060
TAX NO. 8046780050
TAX NO. 8046780040
TAX NO. 8046780030
TAX NO. 8046780020
TAX NO. 8046780010
TAX NO. 8046780460
TAX NO. 8046780089
TAX NO. 0495950090
TAX NO. 0495950080
TAX NO. 0495950070
TAX NO. 0495950060
TAX NO. 0495950050
TAX NO. 0495950040
TAX NO. 0495950030
TAX NO. 0495950020
TAX NO. 0495950010
NE 189TH ST
LEGEND
TREE PROTECTION FENCING
EXISTING TREE TO BE REMOVED
EXISTING TREE TO REMAIN
EXISTING OVERSIZE TREE
TREE DENSITY CALCULATIONS
NOTES
SURVEY DISCLAIMER
Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center
PULTE GROUP
MARINWOOD
INTEGRATED DEVELOPMENT PLAN
LDC
REVISIONS
TR-01
SHEET 32 OF 35

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



SUB14-01891 Staff Report, Attachment 2

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

[illegible]

1	2	3	4	5	6				7	8	9	10	11	12	13	14	15	16	17	18
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

REVISIONS

LDC
Engineering
Structural
Planning
Survey

PULTE GROUP
MARINWOOD
INTEGRATED DEVELOPMENT TREE DATA TABLE

TR-03
SHEET 34 OF 35

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

ARBORIST REPORT (COMPILED BY: SHOFFNER CONSULTING)

1	2	3	4	5	6—LATE OF DEVIANCE				7	8	9	10	11	12	13	14	15	16	17	18
127	Bigleaf Maple	40	1.0	17	22	20	17	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – P
128	Bigleaf Maple	40	1.0	18	22	20	22	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
129	Pin Oak	8	N/A	N/A	N/A	N/A	N/A	N/A		N/A	Poor	Poor	Poor	Poor	Poor	Snag, cut down	Significant	0	Non-viable	Remove
131	Bigleaf Maple	8	1.0	25	12	12	12	12	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	2	Viable	Retain – 1
132	Bigleaf Maple	14	N/A	N/A	N/A	N/A	N/A	N/A		N/A	Good	Good	Good	Good	Good	Reputed from Mind tree, cut down, cut in two.	Significant	0	Non-viable	Remove
133	Bigleaf Maple	8	1.0	20	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
134	Bigleaf Maple	20	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Retain – 1
135	Bigleaf Maple	12	0.8	24	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	2	Viable	Retain – 1
136	Bigleaf Maple	12	1.0	12	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
137	Bigleaf Maple	20	1.0	22	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
138	Bigleaf Maple	20	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Retain – 1
139	Bigleaf Maple	8	1.0	12	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
140	Bigleaf Maple	20	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Retain – 1
141	Bigleaf Maple	14	1.0	18	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
142	Bigleaf Maple	8	1.0	20	12	12	12	12	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
143	Bigleaf Maple	12	0.8	12	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
144	Bigleaf Maple	12	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Retain – 1
145	Bigleaf Maple	14	1.0	18	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
146	Bigleaf Maple	20	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
147	Bigleaf Maple	14	1.0	18	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
148	Bigleaf Maple	14	1.0	18	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
149	Bigleaf Maple	8	1.0	20	12	12	12	12	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Retain – 1
150	Bigleaf Maple	14	1.0	18	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
151	Bigleaf Maple	14	1.0	18	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
152	Bigleaf Maple	8	1.0	20	12	12	12	12	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
153	Bigleaf Maple	14	1.0	18	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
154	Bigleaf Maple	14	1.0	18	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Retain – 1
155	Bigleaf Maple	20	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
156	Bigleaf Maple	14	1.0	18	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
157	Bigleaf Maple	14	1.0	18	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
158	Bigleaf Maple	14	1.0	18	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – 1
159	Bigleaf Maple	8	1.0	22	17	17	17	17	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
211	Pin Oak	6	1.0	20	12	12	12	12	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Remove – 1
212	Pin Oak	14	1.0	26	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Remove – 1
213	Pin Oak	14	0.8	24	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
214	Pin Oak	14	0.8	20	14	14	14	14	Med.	N/A	Good	Good	Good	Good	Good	Dieback branch dieback	Significant	2	Viable	Remove – 1
215	Pin Oak	22	1	40	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Dieback branch dieback	Significant	2	Viable	Remove
216	Pin Oak	22	0	0	22	22	22	22	Med.	N/A	Good	Good	Good	Good	Good	Dieback branch dieback	Significant	2	Viable	Remove
217	Bigleaf Maple	20	0	0	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove
218	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
219	Bigleaf Maple	22	1.0	42	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Remove – 1
220	Bigleaf Maple	14	0.8	28	15	15	15	15	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Remove – 1
221	Bigleaf Maple	14	0.8	28	15	15	15	15	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Remove – 1
222	Bigleaf Maple	14	1.0	24	15	15	15	15	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
223	Bigleaf Maple	8	1.0	20	12	12	12	12	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
224	Bigleaf Maple	8	1.0	20	14	14	14	14	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Remove – 1
225	Bigleaf Maple	20	1.0	22	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove
227	Bigleaf Maple	20	1.0	22	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Remove
228	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove
229	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove
230	Bigleaf Maple	8	1.0	20	12	12	12	12	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove
231	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Remove
232	Bigleaf Maple	40	1.0	40	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Remove
233	Cascara	6	1.0	12	6	6	6	6	High	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove
237	Douglas fir	8	1.0	14	8	8	8	8	High	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
238	Bigleaf Maple	20	1.0	22	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove
239	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove
240	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Remove
241	Douglas fir	8	1.0	14	8	8	8	8	High	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
242	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove
243	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove
244	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove
245	Bigleaf Maple	20	1.0	22	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove
246	Bigleaf Maple	40	1.0	40	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove
247	Douglas fir	8	1.0	14	8	8	8	8	High	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
248	Bigleaf Maple	40	1.0	40	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
249	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
250	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
251	Bigleaf Maple	20	1.0	22	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
252	Bigleaf Maple	40	1.0	40	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
253	Douglas fir	8	1.0	14	8	8	8	8	High	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
254	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
255	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
256	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
257	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
258	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
259	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
260	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
261	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
262	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
263	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
264	Bigleaf Maple	20	1.0	22	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
265	Bigleaf Maple	40	1.0	40	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
266	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
267	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
268	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
269	Bigleaf Maple	14	0.8	16	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Remove – 1
TOTAL TREES FOR ORDER			0.0.0																	

OFFSITE TREES

1	2	3	4	5	6—DATE OF DEVIANCE				7	8	9	10	11	12	13	14	15	16	17	18
TREE #	SPECIES	DBH	TREE HEIGHT	CROWN SPREAD	NORTH	SOUTH	EAST	WEST	LOW	MODERATE	FULMINE	CROWN CONDITION	TRUNK	ROOT FLARE	HEALTH	COMMENTS	SIGNIFICANCE	RETENTION VIABILITY	VIABILITY	REMOVE / RECOMMENDATION
1	Douglas fir	40	N/A ft-in	N/A ft-in	40	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
2	Douglas fir	16	N/A ft-in	N/A ft-in	20	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Other branch dieback	Significant	2	Viable	Retain – OFF-SITE
3	Douglas fir	8	N/A ft-in	N/A ft-in	20	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
4	Douglas fir	8	N/A ft-in	N/A ft-in	20	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
5	Douglas fir	10	N/A ft-in	N/A ft-in	20	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
6	Douglas fir	10	N/A ft-in	N/A ft-in	20	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
7	Pin Oak	20	N/A ft-in	N/A ft-in	40	N/A	N/A	N/A	N/A	Med.	N/A	Poor	Poor	Poor	Good	Tested dieback	Significant	2	Non-viable	Remove – OFF-SITE
8	Douglas fir	12	N/A ft-in	N/A ft-in	40	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
9	Douglas fir	8	N/A ft-in	N/A ft-in	40	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
10	Douglas fir	24	N/A ft-in	N/A ft-in	20	N/A	N/A	N/A	Low	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
11	Pin Oak	24	N/A ft-in	N/A ft-in	N/A	N/A	N/A	N/A	Low	Med.	N/A	Good	Good	Good	Good	Dying, dieback	Significant	4	Non-viable	Remove – OFF-SITE
12	Douglas fir	20	N/A ft-in	N/A ft-in	40	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
13	Douglas fir	20	N/A ft-in	N/A ft-in	20	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
14	Douglas fir	12	N/A ft-in	N/A ft-in	20	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
15	Douglas fir	12	N/A ft-in	N/A ft-in	20	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
16	Douglas fir	12	N/A ft-in	N/A ft-in	20	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
17	Douglas fir	8	N/A ft-in	N/A ft-in	20	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
18	Douglas fir	12	N/A ft-in	N/A ft-in	20	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
19	Douglas fir	12	N/A ft-in	N/A ft-in	20	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
20	Douglas fir	8	N/A ft-in	N/A ft-in	20	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
21	Douglas fir	24	N/A ft-in	N/A ft-in	N/A	N/A	N/A	N/A	Low	Med.	N/A	Good	Good	Poor	Good	Dieback of 30% crown and bacterial rot	Significant	4	Non-viable	Remove – OFF-SITE
22	Douglas fir	24	N/A ft-in	N/A ft-in	N/A	N/A	N/A	N/A	Low	Med.	N/A	Poor	Poor	Poor	N/A	N/A	Significant	4	Non-viable	Remove – OFF-SITE
23	Douglas fir	12	N/A ft-in	N/A ft-in	40	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
24	Douglas fir	8	N/A ft-in	N/A ft-in	20	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
25	Douglas fir	12	N/A ft-in	N/A ft-in	40	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
26	Douglas fir	12	N/A ft-in	N/A ft-in	40	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
27	Douglas fir	12	N/A ft-in	N/A ft-in	40	N/A	N/A	N/A	N/A	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
28	Douglas fir	8	N/A	N/A	20	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
29	Douglas fir	20	N/A	N/A	20	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
30	Douglas fir	12	N/A	N/A	20	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
31	Douglas fir	8	N/A	N/A	20	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE
32	Douglas fir	8	N/A	N/A	20	20	20	20	20	Med.	N/A	Good	Good	Good	Good	Generally good condition and health	Significant	1	Viable	Retain – OFF-SITE

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK	APP
1	7-21-15	SUBMITTAL OF CONCEPT PLAN			
2	8-21-15	REVISED PER COMMENTS			

LDC

PULTE GROUP

MARINWOOD

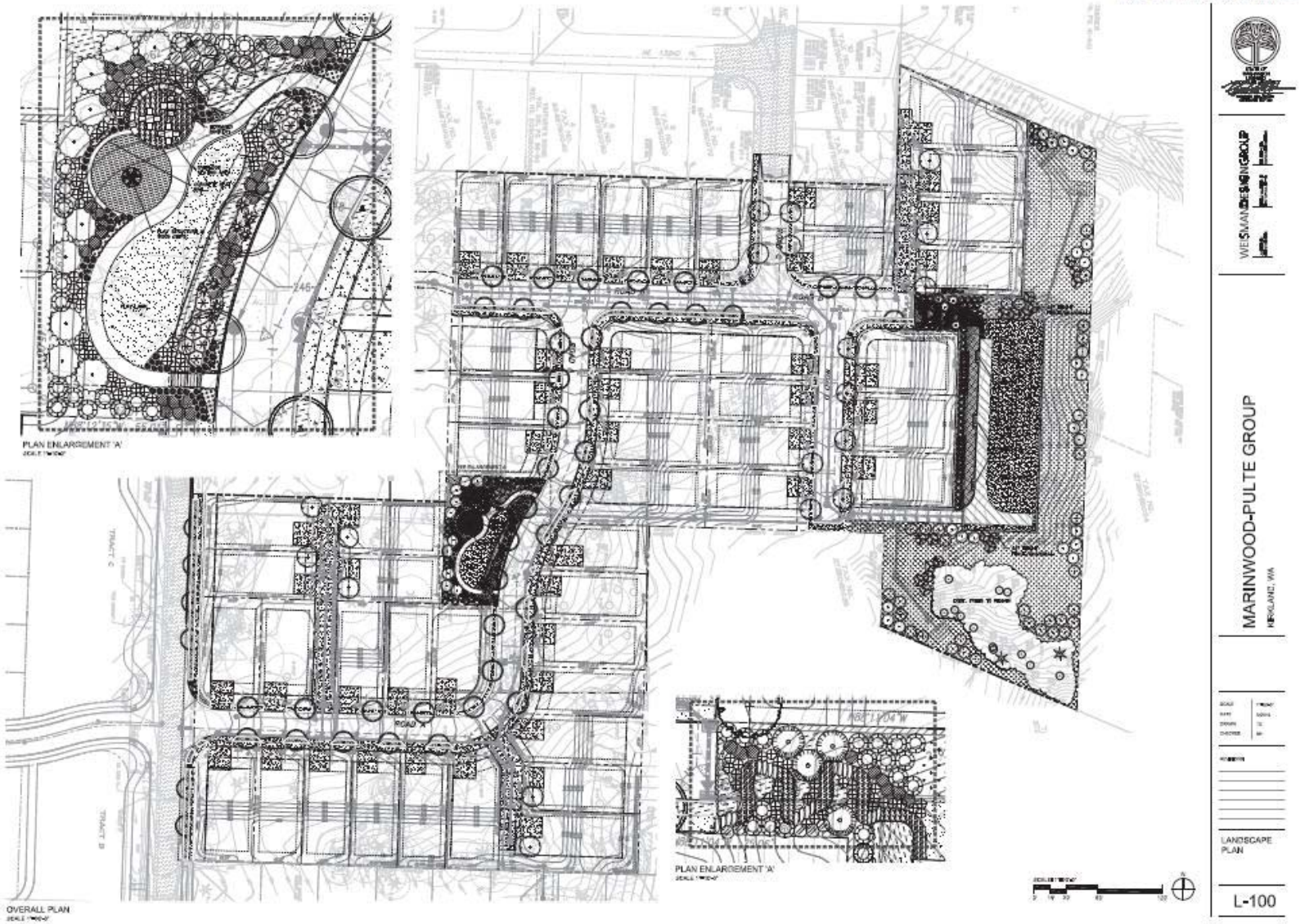
INTEGRATED DEVELOPMENT TREE DATA TABLE

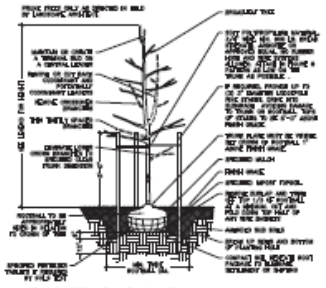
JOB NUMBER: 13-176
DRAWING NAME: 13176TR-04.dwg
DESIGNED: MRM
DRAWN BY: SDS
DATE: 3-06-15
SCALE: AS NOTED
JURISDICTION: KIRKLAND

TR-04

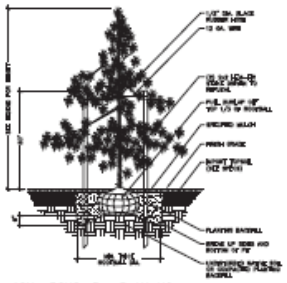
SHEET 35 OF 35

SUB14-01891 Staff Report, Attachment 2

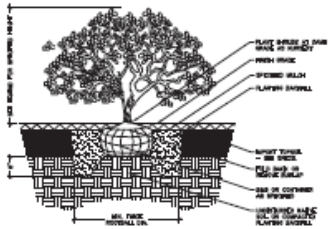




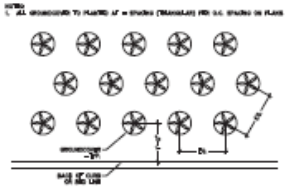
1 DECIDUOUS TREE PLANTING



2 CONIFEROUS TREE PLANTING



3 SHRUB PLANTING



4 GROUNDCOVER PLANTING

LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
	DECIDUOUS CANOPY & STREET TREES	MIN. 2" CALIPER, MIN. 10-12' HT.
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	
	GYMNOCLADUS KENTUCKIENSIS KENTUCKY COFFEE TREE	
	DECIDUOUS ACCENT TREES	MIN. 6-8' HT., MULTI-STEM OR 2" CAL.
	AMELANCHIER X 'AUTUMN BRILLIANCE' SERVICEBERRY	FIRST MIN. FULL & WELL BRANCHED
	EVERGREEN TREES	MIN. 6-8' HT. FOR A BUSHY TREE
	THUJA PLICATA 'HOGAN' HOGAN CEDAR	
	PSEUDOTSUGA MENZIESII DOUGLAS FIR	
	LARGE SHRUBS	
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	MIN. 10' HT., FULL & BUSHY,
	ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	MIN. 10' HT., FULL & BUSHY,
	CORNUS SERICEA 'KELSEYI' KELSEY RED OSIER DOGWOOD	MIN. 10'-14' HT., FULL & BUSHY,
	HEBE SALICIFOLIA HEBE PLANTING COMPANY	MIN. 10' HT., FULL & BUSHY,
	MAHONIA AQUIFOLIUM COMPACTA COMPACT OREGON GRAPE	MIN. 10'-14' HT., FULL & BUSHY,
	SMALL SHRUBS & GRASSES	
	TAXUS BACCATA 'REPANDENS' REPANDENS YEW	MIN. 15-18" HT. AND SPR., FULL & BUSHY,
	BOUTELOUA GRACILIS 'BLUE ONE' BLUE ONE GRASS	MIN. 2 GAL., FULL & BUSHY
	PENNISETUM PURPUREUM 'FOUNTAIN GRASS' FOUNTAIN GRASS	MIN. 2 GAL., FULL & BUSHY
	TERRA PROTEGIS 'MOTHER JOY' MOTHER JOY STONE CROP	MIN. 1 GAL., FULL & BUSHY
	NATIVE PLANTING MIX – PLANT IN GROUPING OF A MIN. OF 3 EACH	
400	MICROSPIRAEA PRO-LONG MEADOWSWEET	1 GAL. POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 18" FROM EDGE OF PLANTING AREA.
200	MAHONIA REPENS CREEPING MAHONIA	1 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.
400	GAULTHERIA SHALLON SALAL	
	SEEDED LAWN	MINIMUM WHEN CALCULATED PLUS 10 YARDS AS APPROVED. SEED AT MINIMUM RATE OF 8 LBS./1000 SF. OR GREATER IF RECOMMENDED BY MANUFACTURER.
		PERENNIAL RYE / PERENNIAL RYE GRASS: 1-W1 (LOW) 100 / 100 / 100; PRO GRADE 100 / 100 / 100; MONSOON BLUEGRASS 100 / 100 / 100
	DRY TURF SEED MIX	DRY-TYPE SEED MIX. SEED AT MINIMUM RATE OF 3 LBS./1000 SF. OR GREATER IF RECOMMENDED BY MANUFACTURER. RED CHIEF PERENNIAL RYE GRASS; 100 LOW GROWING BLUEGRASS MIX; DE SCHWEINITZ CLOVER; LOW GROWING BLUEGRASS MIX; RED SHEEP SUN MIX; 200 ALYSSUM; 170 CHIEF WHITE YARROW; 80 MEADOW CHIEF
	EXISTING TREES TO REMAIN	SAVE AND PROTECT. SEE CIVIL FOR PROTECTION REQUIREMENTS
	DECORATIVE WOOD FLAT CHIPS	MINIMUM 12 FOOT FALL SAFETY RATING. MUST MEET ASTM F1292 (IMPACT ABSORPTION), ASTM F1951 (NATURAL AGING) AND ASTM F1951 (WHEEL CHAIR ACCESS) COMPLIANCE STANDARDS. MATERIAL MUST BE FECM CERTIFIED. SOIL TREATMENT. FIRST BASE MATERIAL WITH ACCEPTED DRAINAGE MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED TO BE COMPACTED WITH APPLIED BASE MATERIAL
	DECOMPOSED GRAVEL	3/8" MINUS MATERIAL FOR USE AS PATH MATERIAL. WARM BROWN COLOR

REPLACEMENT TREE NOTES

1. TREE ARBORIST REPORT (WHITTIER CONSULTING) 186 REPLACEMENT TREES ARE REQUIRED. DECIDUOUS TREES ARE TO BE MIN. 2" CAL. AND EVERGREEN TREES ARE REQUIRED TO BE MIN. 6' HT.
2. DECIDUOUS TREES PROVIDED = 80 TREES
   EVERGREEN TREES PROVIDED = 70 TREES

   TOTAL REPLACEMENT TREES PROVIDED = 150 REPLACEMENT TREES PROVIDED

PLANTING NOTES

1. ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM WITH LOW VOLUME DRIP TUBING.
2. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A MINIMUM 2" DEPTH OF SPECIFIED MULCH.
3. WHERE GROUNDCOVER IS SHOWN, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS, START FIRST ROW 12" FROM EDGE OF BED.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

SCALE: 1" = 10'-0"
0 10' 20' 40' 120'

WEISMAN DESIGN GROUP

MARINWOOD-PULTE GROUP
KIRKLAND, WA

SCALE
DATE
DRAWN
CHECKED

REVISIONS

LANDSCAPE DETAILS & SCHEDULE

L-101

MARINWOOD

Planned Unit Development – Preliminary Plat

Project Narrative / Benefit Analysis
September 29, 2014
Revised December 16, 2014
Revised May 20, 2015
Revised June 12, 2015

I. Project Description
II. Modifications Proposed Through PUD Process
III. PUD Conformance Criteria

I. - Project Description

Site Description

The Pulte Group is proposing to develop the Marinwood site into a 48 lot single family Planned Unit Development (PUD). The site consists of 8.58 acres (post Lot Line Alteration), and is comprised of four parcels, and two existing homes with assorted outbuildings. The project is bounded by 136th Ave NE to the west, and developed single family residences to the north, and south. The site moderately slopes primarily from the northwest to the southeast. Vegetation consists primarily of a combination of residential landscaping with some forested areas. Existing trees are a combination of evergreen, deciduous with some fruit and ornamental trees. There are steep slope areas in the southeast portion of the site in Tract B. No other critical areas (streams or wetlands) are on or adjacent to the site. Access to the site is currently obtained via three private gravel driveways directly off of 136th Ave NE. The site is currently served by public water. Both of the existing residences have septic drain fields which will be abandoned per Code requirements.

The site boundary as depicted on the maps and other submittal materials is based upon the concurrent application and approval of a Lot Line Alteration (LLA) between three different properties. The LLA involves portions of properties off site to the west (see the Lot Line Adjustment application for details.) The LLA is proposed in order to provide expansion of the parcel which fronts on 136th Ave NE (Parcel No. 2726059083).

Neighborhood

The proposed development is within the Evergreen Hill neighborhood. Zoning for the site is RSA-6 as are properties to the south, north and east. Properties to the west across 136th Ave. N.E. are zoned RSA-8. Sites to the north and south are recently developed. To the south is the Willows Bluff subdivision. To the north is the Vintner's Ridge subdivision.

Proposed Site Plan

The proposed PUD has been carefully designed to include a variety of homes, on a variety of lots. Lot sizes range in size from 4,126 square feet up to 7,448 square feet. The average lot size is 4,936 square feet in size.

The applicant is proposing to install sidewalks on only one side of the internal public roads.
Public Works has indicated they will support sidewalks on one side if the owner agrees to build offsite sidewalk in a location of the City's choosing at a cost equal to at least 75% of the value of the waived improvements.

The Pulte Group offers a unique consumer-inspired approach to homebuilding that customizes the buyer's experience and ensures their homes are built for the way homeowners live. They continually reach out to prospective home buyers and existing Pulte homeowners to get feedback to improve their home designs. It's a process they call "Life Tested." Plus, their homes are up to 30% more energy efficient than the average existing home.

Pulte's popular Pacific Northwest contemporary homes are planned for this neighborhood. Home sizes will range from 2,400 square feet to 3,000 square feet (not including basement space). Additionally, there will be a large variety in home widths (30', 35', and 40') as well as home styles (garage tuck-under, standard, and daylight-basement). The exterior of the buildings will be Cemplank siding with architectural accents and stone veneer. Interiors will feature a high specification level. They will feature upgraded fixtures, slab granite countertops, full height backsplashes, open rail, and hardwood floors. "Life Tested" features for these homes include the Pulte Planning Center, open functional living and entertaining areas, and a formal expanded entry drop zone.

Parks and Open Space

Approximately 19% of the site, 1.66 acres, will be devoted to passive and active public Open Space, which would not be required in a standard subdivision in this zone. Open space amenities include:

- Open, grassed play areas
- Bocce ball field
- Picnic areas
- Play equipment
- Panoramic views to the east from Tract B
- Seating benches

Landscaping

This site contains many significant trees, with stands existing throughout the development. Mass site grading to develop livable yards, will make it quite difficult to save the stands of trees, and leaving trees in a singular fashion will only present potential dangers to the neighbors and the future home owners from potential windthrow. The best opportunity to save existing trees is around the perimeter of the site and in Tract B in the eastern portion of the site. In addition to saving these trees the development will be planting 101 new trees in order to comply with the City of Kirkland tree credit requirements. Street trees will also be planted along all public roads in the proposed development

Circulation and Parking

Access to the site has been proposed in coordination with the proposed Vintners West PUD development on the west side of 136th Ave NE so that the intersections to both projects align. On-site improvements will include 24' of pavement which allows for parking on one side. A planter and sidewalk is proposed along one side of all interior plat roads, the other side of the road will have a planter only. This proposal for sidewalk on one side has conditional Public Works support, as is discussed later in this narrative.

Frontage improvements within 136th Ave NE include widening to provide 32 feet of pavement from the right-of-way centerline to the newly installed vertical curb. A 4.5' wide planter and a 5' wide sidewalk will also be installed adjacent to the proposed subdivision.

The majority of homes in Marinwood will front on internal public streets. Ten (10) homes will be provided access via proposed tract roads. These tract roads (Tracts A, C, and E) consist of a 21' wide tract with 20 feet of pavement. These tract roads will be privately owned and maintained jointly by the lots they serve. A public road (Road C) will connect to 137th Pl NE to the north. A public road (Road D) will stub to the south property line for extension into future residential development.

Internal access will terminate in the eastern portion of the subdivision with a hammerhead turnaround which is comprised of portions of Roads B and D. A sidewalk in Road C will connect this project to the Vintners Ridge project to the north. Additionally, this development will construct sidewalk along its 136th Ave NE frontage and in front of the neighboring exception parcel to the north. This will fully complete the pedestrian connection along the east side of 136th Ave NE.

Each home will provide a minimum of 2 off street parking spaces in the garage. Garages will be set back a minimum of 20' from the right of way therefore allowing for an additional two stalls in front of each home.

The proposed project has passed Traffic Concurrency and the existing level of service will not be diminished by the development's additional traffic in the year 2017. See the Traffic Impact Analysis prepared by TENW dated December 18, 2014 that has been submitted with this application.

There are currently safe walking conditions for school age children.

Utilities

Site utilities are easily incorporated into the regional systems already in place. Drainage from the proposal will be collected and routed to a storm detention and water quality treatment system to be constructed within proposed Tract B at the eastern end of the subdivision. This facility will include a stormwater detention vault, that will be covered, which will allow the area above to be utilized as a recreation area as well. Viewing benches, a grass play area, and a bocce ball court will be constructed on this vault.

Sewer for the development will be provided in one of two ways to be determined by Woodinville Water District. One alternative would be a Lift Station at the east end of the site which would then pump up to the gravity sewer main located in the plat of Willows Bluff to the south. The second alternative would be to make a gravity connection to north into the Foxbrier sewer main.
Water will be connected from the existing line within 136th Ave NE, run through the site and connect to the water main located in the 137th Pl NE in the plat of Vintner's Ridge to the north.

II. - Modifications Proposed through the PUD Process

City of Kirkland Zoning Code (KZC) section 125.20 details what elements may be modified with a PUD application. The following elements are requested as modifications to the PUD that would otherwise not be allowed in a standard subdivision:

- Minimum Lot Size
- Minimum Lot Width
- Front Building Setbacks
- Floor Area Ratio (FAR)
- Building height calculation
- Lot Coverage

The City may, per KZC 125.20, modify any of the provisions of the code for a PUD except:

1. *The City may not modify any of the provisions of this chapter; and*
2. *The City may not modify any provision of this code that specifically states that its requirements are not subject to modifications under a PUD; and*
3. *The City may not modify any of the procedural provisions of this code; and*
4. *The City may not modify any provision that specifically applies to development on a regulated slope; and*
5. *The City may not modify any provision pertaining to the installation and maintenance of storm water retention/detention facilities; and*
6. *The City may not modify any provision pertaining to the installation of public improvements; and*
7. *The City may not modify any provision regulating signs; and*
8. *The City may not modify any provision regulating the construction of one (1) detached dwelling unit.*

Minimum Lot Size

Requested Modification: Minimum lot size be measured as an average of the total area in lots, plus all open space not specifically encumbered by the proposed detention facility.

The minimum lot size for the RSA-6 zone is 5100 square feet. The average lot size, for this project, when calculating it on the area in lots only, is 4,936 square feet. The proposed average lot size based on gross area, less roads, and less the area of the detention vault is 6,276 square feet per lot.

The proposed lot size averaging formula allows the development to provide areas for recreation and open space, while reducing the average lot size to less than 200 square feet below that required by the underlying zone. This averaging also allows for compatible lot sizes and compatible housing opportunities for prospective home buyers, creating a greater sense of community.

Minimum Lot Width

Requested Modification: The lot width at the back of the required front yard shall not be less than forty feet.

The required lot width per KZC 22.28.50 is 50 feet. We are requesting it be reduced by 10 feet, to 40 feet.

The specific breakdown of lot widths is as follows:

Lot Width	Number of lots	Percentage of all lots
40 feet	2	4%
45 feet	26	54%
50 feet, plus	20	42%

Even though the requested modification is to reduce the lot width to 40 feet, only 2 lots are 40 feet wide. The remaining 46 lots are 45 feet or 50 feet plus, wide.

Allowing this reduction in lot width allows the development to provide additional area for recreation use by both the residents of Marinwood, and the general public. On-site passive and active open space allows developments to develop a sense of community and cohesiveness. This reduction in lot widths also means the project can approach the densities designated by the City of Kirkland for the underlying zone. Variable lot widths will result in varied housing opportunities and a varying streetscape.

Front Building Setbacks

Requested Modification: We are requesting that the front building setback for living space be reduced to 10' while maintaining the 20' garage setback.

Garages are setback 20' from the right of way line to provide for parking in the driveways without impeding vehicular or pedestrian traffic. Maintaining this 20' setback meets the requirements of the Kirkland Zoning Code.

Having living space setback only 10' from the right of way line creates an opportunity to develop a streetscape with modulation and character. It eliminates a flat home façade, setback 20' from the right of way line, dominated by garage doors. In fact, the reduced living space setback creates the opportunity for porches and other features within the front yard setback which can become focal points for neighbor interaction, creating a greater sense of community.

Floor Area Ratio (FAR)

Requested Modification: We are requesting that the FAR for the project be evaluated and measured on a site wide basis, as 50% of the net development area (gross site area less public roads.)

Chapter 125.20 of the KZC allows for provisions of the code to be modified when a PUD is proposed that is innovative or includes amenities that are otherwise beneficial to the project. Our request that the FAR be measured on a site wide basis, including the Open Space Tracts, reflects the fact that the areas within the proposed Open Space Tracts are not required to be provided under a standard subdivision. The project includes 32,357 square feet of passive and active public open space that is not required in a standard subdivision. Included within the Open Space Tracts are recreational improvements as listed previously, which are also not required in a standard subdivision.

Application of the FAR on an individual lots basis would promote significantly large homes on some lots, and significantly smaller homes on others. This approach would promote a fragmented neighborhood. Application of the FAR on an individual lot basis would also promote far more mass in the project as a whole.

The proposed modification actually would promote a more unified, yet diverse development promoting a progressive neighborhood atmosphere.

Building Height Calculation

Requested Modification: We are requesting that the building height calculation be based on the existing grade after site grading is completed.

Current City of Kirkland code requires that allowed building height be calculated based on average grade of a parcel prior to the time of construction. For individual residences on existing parcels this makes sense in order to protect view corridors, eliminate overly tall structures, etc.

Application of the strict building height calculation on this project creates inherent problems due to the diagonally sloping topography from northwest to southeast and the irregular shape of the property itself. These factors create challenges from not only a site design standpoint but also from a grading perspective. In order to maintain the home entries at street level, mass grading has to occur. This grading will alter the building pad elevations by up to 10 feet from pre-grading elevations. In fact, the site limitations are such that most of the homes, even after mass grading, will be daylight basements or tuck under garage style homes. This results in the high side of the lot being as much as 10 feet above the low side of the lot. To attempt to establish building height from pre-construction grades on a site like this will result in homes that do not fit the intended character and cohesiveness of the community. By utilizing post site construction grades to establish building height, as proposed, a more consistent and compatible community will be developed, which is the underlying intent of the building height calculation requirement.

Based on the proposed grading plan, approximately 22 lots will be fill lots. That means that 26 lots will be cut lots or lots with minimal grading. The proposed fill lots include; lots 1 thru 10, 14, 17,20, 21, and 22 thru 29. The applicant is still requesting that the Building Height Calculation modification be applied to the entire project.

Lot Coverage

Requested Modification: We are requesting that the Lot Coverage be evaluated and measured on a site wide basis, including lots and all open space tracts, at 45%.

As detailed and explained previously this proposed development is providing 1.66 acres in passive and active public Open Space that would not be required as part of a standard subdivision. This results in less area available to do a standard lot coverage calculation. The requested modification to allow the percentage to be calculated using the provided open space tracts and lots actually results in less than 45% lot coverage (43.19%.)

III. - PUD Conformance Criteria

KZC 125.35 states that the City may approve a PUD only if it finds all of the following requirements are met:

1. *The proposed PUD meets the requirements of this chapter.*
2. *Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the City.*

3. *The applicant is providing one or more of the following benefits to the City as part of the proposed PUD:*
   a. *The applicant is providing public access to the facilities that could not be required by the City for development of the subject property without a PUD.*
   b. *The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the City could not require the applicant to preserve enhance or rehabilitate through development of the subject property without a PUD.*
   c. *The Design of the PUD incorporates active or passive solar energy systems*
   d. *The Design of the proposed PUD is superior in one or more of the following ways to the design that would result from development of the subject property without a PUD:*
   i. *Increased provision of open space or recreational facilities.*
   ii. *Superior circulation patterns or location of screening of parking facilities.*
   iii. *Superior landscaping, buffering, or screening in or around the PUD.*
   iv. *Superior architectural design, placement, relationship or orientation of structure.*
   v. *Minimum use of impervious surfacing materials.*
4. *Any PUD which is proposed as special needs housing shall be reviewed for its proximity to existing or planned services (i.e. shopping centers, medical centers, churches, parks, entertainment, senior centers, public transit, etc.)*

Consistency with the PUD Criteria:

1. *The proposed PUD meets the requirements of this chapter*

   The following responses to the approval criteria, in concert with the submittal materials will demonstrate that the project meets the requirements of the chapter.

2. *Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the City.*

   The terms that we need to analyze are "impacts" or "undesirable effects." In order to approve the PUD as a subdivision overlay, public benefits must exceed the level of impact from the differing component.

   An impact is the effect of the differing component, not the component itself. In the case of Marinwood the differing components are:

   - Minimum Lot Size
   - Minimum Lot Width
   - Front Building Setbacks
   - Floor Area Ratio (FAR)
   - Building height calculation
   - Lot coverage

   The primary visual effect of the above components is that the homes will be closer to the internal project Public streets and Tract roads. Existing properties along the project boundaries are not affected by the request for the reduced front yard setback. With the reduction in the front yard setback there may be a minor visual difference but it will be effectively un-noticeable and will actually improve the appearance of the streetscape.

Further, the remaining requested modifications will have the positive impact of having a much more consistent, yet architecturally varied, community in terms of home size and scale. This will only result in a greater sense of community and belonging for future residents of the Marinwood PUD.

These differences must be weighed in comparison to the identified benefits of the PUD.

The proposed plat of Marinwood will provide the following **Public Benefits** intended to mitigate the requested modifications to the Kirkland Zoning Code:

- The creation of 1.66 acres of on-site active and passive public open space. The proposed improvements to the two open space tracts consist of :
    - Open, grassed play areas
    - Bocce ball field
    - Picnic areas
    - Play equipment
    - Panoramic views to the east from Tract B
    - Seating benches

  These improvements are a Public Benefit, because in a standard subdivision they would not be required and their construction will lessen the impact that area residents have on existing public park facilities.
- The applicant will voluntarily provide frontage improvements in front of tax parcel 272805-9083, along 136th Ave NE, for a distance of 310 lineal feet. These improvements include pavement widening and the installation of curb, a 4.5" planter and a 5' sidewalk. These improvements will complete the sidewalk network along the east side of 136th Ave NE, from the plat of Momco to the existing sidewalk network on 132nd Ave NE.
- The installation of a Rectangular Rapid Flash Beacon crosswalk crossing 132nd Ave NE at its intersection with NE 134th Pl. This is a Public Benefit because it improves pedestrian safety for all especially school aged children many of whom will walk to school from this site and surrounding neighborhoods.

None of the above Public Benefit items are required as part of a standard subdivision, and clearly outweigh the minimally negligible impacts associated with the requested modifications.

Determination of an appropriate level of Public Benefit improvements

Chapter 125 – Planned Unit Development of the Kirkland Zoning Code (KZC) discusses the need to provide Public Benefits to mitigate the impacts of requested Code modifications as part of a PUD application. However, it does clearly define the level of Public Benefits that coincide with the PUD Code. Absent any definitive guidance from the KZC, one can only look to Public Benefit improvements from past PUD applications. One of the most recent and geographically local PUD approval is the proposed PUD of Vintners West (SUB13-01508) which is located due west of Marinwood, on the west side of 136th Ave NE.
The PUD of Vintners West proposed Public Benefit improvements to the 100 foot wide Olympic Pipeline and Puget Sound Power and Light easement located on the west side of 136th Ave NE. These recreational improvements include: A play area with swing set, Lawn, Trails, Arbors, raised planting beds, compost bins, a plant garden, dog runs and dog waste stations. The Easement area will also be signed as a Public Park for the use of anyone, not just PUD residents.

A competitive bid by Art by Nature of Granite Falls (copy attached) bid the total cost of the Vintners West Public Benefit/Open Space improvements to be $350,491.83. The same firm bid (copy attached) the cost of the Open Space improvements at Marinwood to be

$283,906.45. So, the cost of the on-site Open Space improvements for Vintners West were $68.727.31 more expensive than the on-site Open Space improvements for Marinwood.

To match the monetary level of Public Benefit proposed by Vintners West, the proposed Marinwood PUD proposes, in addition to their on-site Open Space improvements, Public Benefits in the form of:

- Construction of full frontage improvements in front of tax parcel 272805-9083, along 136th Ave NE, at a construction cost of $101,436.00 based on a bid provided by Universal Land Construction (copy attached)
- A Rectangular Rapid Flash Beacon (RRFB) crosswalk crossing 132nd Ave NE at its intersection with NE 134th Pl. This will benefit elementary students walking to John Muir Elementary and middle school walking to Kamiakin Middle School, together with the general public. The City of Kirkland has indicated the typical construction cost for this improvement to be between $45,000 and $67,000. For the purposes of this comparison we will use a mid-range cost average of $56,000.

These two additional Public Benefit improvements will combine with the on-site Open Space improvements for Marinwood to exceed the amount expended for the Vintners West Public Benefit improvements.

Public Benefit Summary

The approved PUD of Vintners West will expend $350,491.83 for their Public Benefit improvements.

The proposed Marinwood PUD will expend $441,342.45 for their Public Benefit improvements.
Clearly, Marinwood has exceeded the level of Public Benefit improvements provided by the approved Vintners West PUD.

KMC 27.06.010 Findings and Authority
The city council finds and determines that new residential growth and development in the city will create additional demand and need for public facilities (parks) in the city and finds that new residential growth and development should pay a proportionate share of the cost of new public facilities needed to serve the new growth and development. The city has conducted an extensive study documenting the procedures for measuring the impact of new residential development on public facilities and has prepared a rate study. The city council accepts the methodology and data contained in the rate study. Therefore, pursuant to Chapter 82.02 RCW, the city council adopts this chapter to assess impact fees for public facilities.

Pursuant to the above code section, the City of Kirkland recognizes that public parks are a finite resource to be scaled up with population. The City has established an impact fee system. Park Impact Fees fund the park needs of a growing City.

By providing on site recreation, the proposed passive and active public open space areas will reduce the use and impacts on other City facilities. It should also be noted that the project will also pay mitigation fees for impacts to parks, with no requested credit to off-set on-site improvements.

Tracts B and D clearly provide public open space and amenities that would otherwise not occur in a standard subdivision. Tract B also serves as a detention facility with an underground vault. Some may argue that it would be required anyway and no additional benefit is provided. The same facility could be built as a pond, less expensively, with no lid,

therefore providing no opportunity for recreation in the same area. In addition the pond area would be fenced and gated for safety and no pedestrian access would be available.

There will be an expense incurred by the applicant in the implementation of the proposed Public Benefit improvements noted above.

3. *The applicant is providing one or more of the following benefits to the City as part of the proposed PUD:*

a. *The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD.*

The following Public Benefits are being provided by the applicant which could not be required of a standard subdivision:

- The creation of 1.66 acres of on-site active and passive public open space. The proposed improvements to the two open space tracts consist of :
  - Open, grassed play areas
  - Bocce ball field
  - Picnic areas
  - Play equipment
  - Panoramic views to the east from Tract B
  - Seating benches
- The applicant will voluntarily provide frontage improvements in front of tax parcel 272805-9083, along 136th Ave NE, for a distance of 310 lineal feet. These improvements include pavement widening and the installation of curb, a 4.5" planter and a 5' sidewalk. These improvements will complete the sidewalk network along the east side of 136th Ave NE, from the plat of Willows Bluff to the existing sidewalk network on 132nd Ave NE.
- The Applicant will provide a Rectangular Rapid Flash Beacon (RRFB) crosswalk crossing 132nd Ave NE at its intersection with NE 134th Pl.

b. *The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the City could not require the applicant to preserve enhance or rehabilitate through development of the subject property without a PUD.*

N/A

c. *The design of the PUD incorporates active or passive solar energy systems.*

N/A

d. *The Design of the proposed PUD is superior in one or more of the following ways to the design that would result from development of the subject property without a PUD:*

i. *Increased provision of open space or recreational facilities.*

If the project was not developed as a PUD, the 1.66 acres of passive and active public Open Space would not be provided nor would the recreation improvements be constructed therein. Additionally, in this project the recreation facilities will be made available to the public for their use and enjoyment. In a standard subdivision

these open space tracts and recreation improvements would not be required, and if developed would not have to provide public access.

ii. Superior circulation patterns or location of screening of parking facilities.

The roadway network proposes only one access point onto 136th Ave NE thus reducing possible accident locations. This access point will align with the recently approved Vintner's West PUD located on the west side of 136th Ave NE. A connection will be made to 137th Pl NE, in the Vintner's Ridge subdivision to the north, providing a second point of access to the subdivision. Stub roads are also provided to the south and west to insure an effective and efficient neighborhood circulation pattern in the future.

This project will significantly improve pedestrian circulation by completing the sidewalk segment on the east side of 136th Ave NE, along the Marinwood frontage, and along the frontage of tax parcel 272805-9083, which is not a part of the Marinwood application.

iii. Superior landscaping, buffering, or screening in or around the PUD.
N/A

iv. *Superior architectural design, placement, relationship or orientation of structure.*
N/A

v. Minimum use of impervious surfacing materials.
N/A

4. *Any PUD which is proposed as special needs housing shall be reviewed for its proximity to existing or planned services (i.e. shopping centers, medical centers, churches, parks, entertainment, senior centers, public transit, etc.)*
N/A

Closing

As proposed, and demonstrated in the submitted materials, the Marinwood PUD will provide many Public Benefits to the residents of the project, the neighborhood, and the City. We believe the proposed Public Benefits will increase safety and provide recreational improvements that more than off-set the impacts of the requested Code modifications. These elements will add to the character and quality of the neighborhood and go beyond those elements required as part of a standard subdivision. This proposed subdivision/PUD meets the goals and intent of the Planned Unit Development code as noted in this Narrative and in the other submitted materials. Respectfully, as such, it is worthy of approval by the City of Kirkland.

Prepared by: Steven M. Anderson

Senior Project Manager/Planner

LDC, Inc (Land Development Consultants)
Representative for the Applicant: Centex Homes/Pulte Group

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

DEVELOPMENT STANDARDS LIST
FILE: MARINWOOD SUBDIVISION AND PUD, SUB14-01891

TREE RETENTION STANDARDS

A Tree Retention Plan was submitted with the short plat in which the locations of all proposed improvements were known. There are 231 viable significant trees on the site. The approved tree retention plan will save 24 significant trees. The approved tree retention plan is included as Attachment 9 of the Staff Advisory Report.

Modifications to the Tree Retention Plan must be approved per KZC 95.30(6)(b).

KZC 95.33 requires new developments to meet a minimum tree density for individual lots in a short subdivision or subdivision with an approved Tree Retention Plan. The tree density shall be calculated for each lot within the short plat or subdivision and for the entire site. The tree density may consist of existing trees pursuant to the tree's retention value, supplemental trees or a combination of existing and supplemental trees. As part of the land surface modification permit, the applicant will be required to ensure compliance with the tree density requirements for the site.

SUBDIVISION STANDARDS

22.28.030 Lot Size. Unless otherwise approved in the preliminary subdivision or short subdivision approval, all lots within a subdivision must meet the minimum size requirements established for the property in the Kirkland zoning code or other land use regulatory document.

22.28.130 Vehicular Access Easements. The applicant shall comply with the requirements found in the Zoning Code for vehicular access easements or tracts.

22.32.010 Utility System Improvements. All utility system improvements must be designed and installed in accordance with all standards of the applicable serving utility.

22.32.030 Stormwater Control System. The applicant shall comply with the construction phase and permanent stormwater control requirements of the Municipal Code.

22.32.050 Transmission Line Undergrounding. The applicant shall comply with the utility lines and appurtenances requirements of the Zoning Code.

22.32.060 Utility Easements. Except in unusual circumstances, easements for utilities should be at least ten feet in width.

27.06.030 Park Impact Fees. New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

Prior to Recording:

22.16.030 Final Plat - Lot Corners. The exterior plat boundary, and all interior lot corners shall be set by a registered land surveyor.

22.16.040 Final Plat - Title Report. The applicant shall submit a title company certification which is not more than 30 calendar days old verifying ownership of the subject property on the date that the property owner(s) (as indicated in the report) sign(s) the subdivision documents; containing a legal description of the entire parcel to be subdivided; describing any easements or restrictions affecting the property with a description, purpose and reference by auditor's file number and/or recording number; any encumbrances on the property; and any delinquent taxes or assessments on the property.

22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.

22.32.080 Performance Bonds. In lieu of installing all required improvements and components as part of a plat or short plat, the applicant may propose to post a bond, or submit evidence that an adequate security device has been submitted and accepted by the service provider (City of Kirkland and/or Northshore Utility District), for a period of one year to ensure completion of these requirements within one year of plat/short plat approval.

Prior to occupancy:

22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.

ZONING CODE STANDARDS

95.50 Tree Installation Standards. All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

105.10.2 Pavement Setbacks. The paved surface in an access easement or tract shall be set back at least 5 feet from any adjacent property which does not receive access from that easement or tract. An access easement or tract that has a paved area greater than 10 feet in width must be screened from any adjacent property that does not receive access from it. Screening standards are outlined in this section.

105.47 Required Parking Pad. Except for garages accessed from an alley, garages serving detached dwelling units in low density zones shall provide a minimum 20-foot by 20-foot parking pad between the garage and the access easement, tract, or right-of-way providing access to the garage.

110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may

occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

A detached dwelling unit may not have a fence over 3.5 feet in height within 3 feet of the property line abutting a principal or minor arterial except where the abutting arterial contains an improved landscape strip between the street and sidewalk. The area between the fence and property line shall be planted with vegetation and maintained by the property owner.

115.42 Floor Area Ratio (F.A.R.) Limits. Floor area for detached dwelling units is limited to a maximum floor area ratio in low density residential zones. See Use Zone charts for the maximum percentages allowed. This regulation does not apply within the disapproval jurisdiction of the Houghton Community Council.

115.43 Garage Requirements for Detached Dwelling Units in Low Density Zones. Detached dwelling units served by an open public alley, or an easement or tract serving as an alley, shall enter all garages from that alley. Whenever practicable, garage doors shall not be placed on the front façade of the house. Side-entry garages shall minimize blank walls. For garages with garage doors on the front façade, increased setbacks apply, and the garage width shall not exceed 50% of the total width of the front façade. These regulations do not apply within the disapproval jurisdiction of the Houghton Community Council. Section 115.43 lists other exceptions to these requirements.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115 Required Setback Yards. This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

115.115.3.g Rockeries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

115.115.3.n Covered Entry Porches. In residential zones, covered entry porches on dwelling units may be located within 13 feet of the front property line if certain criteria in this section are met. This incentive is not effective within the disapproval jurisdiction of the Houghton Community Council.

115.115.3.o Garage Setbacks. In low density residential zones, garages meeting certain criteria in this section can be placed closer to the rear property line than is normally allowed in those zones.

115.115.3.p **HVAC and Similar Equipment:** These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

115.115.5.a **Driveway Width and Setbacks.** For a detached dwelling unit, a driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall be separated from other hard surfaced areas located in the front yard by a 5-foot wide landscape strip. Driveways shall not be closer than 5 feet to any side property line unless certain standards are met.

115.135 **Sight Distance at Intersection.** Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

152.22.2 **Public Notice Signs.** Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

.

Prior to recording:

110.60.5 **Landscape Maintenance Agreement.** The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way. It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

110.60.6 **Mailboxes.** Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

Prior to issuance of a grading or building permit:

95.30(4) **Tree Protection Techniques.** A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

95.34 **Tree Protection.** Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 6 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

27.06.030 **Park Impact Fees.** New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

Prior to occupancy:

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City

95.51.2.b Tree Maintenance. For detached dwelling units, the applicant shall submit a 5-year tree maintenance agreement to the Planning Department to maintain all pre-existing trees designated for preservation and any supplemental trees required to be planted.

95.51.3 Maintenance of Preserved Grove. The applicant shall provide a legal instrument acceptable to the City ensuring the preservation in perpetuity of approved groves of trees to be retained.

110.60.5 Landscape Maintenance Agreement. The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way. It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

110.60.6 Mailboxes. Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

110.75 Bonds. The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter.

DEVELOPMENT STANDARDS

SUB14-01891

BUILDING DEPARTMENT

Contact: Tom Jensen – tjensen@kirklandwa.gov

1. A geotechnical report is required to address proposed development activity. The report must be prepared by a Washington State licensed Professional Engineer. Recommendations contained within the report shall be incorporated into the design of the Subdivision and subsequent structures.
2. Prior to issuance of Building, Demolition or Landsurface Modification permit applicant must submit a proposed rat baiting program for review and approval. Kirkland Municipal Ordinance 9.04.040
3. A demolition permit is required for removal of existing structures.
4. Plumbing meter and service line shall be sized in accordance with the current UPC. We are currently using the 2012 edition.
5. Any vault or retaining walls will require separate permits.
6. Building permits must comply with the International Building, Residential and Mechanical Codes and the Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland. Kirkland currently has adopted the 2012 editions. Building permits applied for after June 30, 2016 must comply with the 2015 editions.
7. Structures must comply with International Energy Conservation Code as adopted and amended by the State of Washington. We are currently using the 2012 edition.
8. Kirkland reviews, issues and inspects all electrical permits in the city. Kirkland currently uses the 2014 Washington Cities Electrical Code chapters 1 and 3 as published by WABO.
9. Structures must be designed for seismic design category D, wind speed of 85 miles per hour and exposure B.
10. Fire apparatus loading is required for the area over and around the vault. Required Loading for Fire Department Apparatus: HS 20 loading required: Point load of 45,000 lbs., due to max reaction at stabilizer outrigger. This load must be applied on an 18 by 18-inch area and also applied as an unfactored load on a 10 by 14-inch area.

FIRE DEPARTMENT

Contact: Grace Steuart at 425-587-3660; or gsteuart@kirklandwa.gov

Hydrants are required to be installed as shown on the preliminary engineering plans. The new hydrants and the existing hydrant on 136th Ave NE shall be equipped with 5" Storz fittings.

PUBLIC WORKS DEPARTMENT

Public Works Staff Contacts
Land Use and Pre-Submittal Process:
Building and Land Surface Modification (Grading) Permit Process:
John Burkhalter, Development Engineer Supervisor
Phone: 425-587-3846 Fax: 425-587-3807
E-mail: jburkhalter@kirklandwa.gov

Building and Land Surface Modification (Grading) Permit Process:
Philip Vartanian, Development Engineer
Phone: 425-587-3856 Fax: 425-587-3807
E-mail: pvartanian@kirklandwa.gov

Building and Land Surface Modification (Grading) Permit Process:
Dan Carmody, Development Engineer
Phone: 425-587-3842 Fax: 425-587-3807
E-mail: dcarmody@kirklandwa.gov

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at www.kirklandwa.gov.

2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The fees can also be review the City of Kirkland web site at www.kirklandwa.gov The applicant should anticipate the following fees:
o Water and Sewer Connection/Meter Fees (charged by other purveyors)
o Surface Water Connection Fees (paid with the issuance of a Building Permit)
o Right-of-way Fee
o Review and Inspection Fee (for utilities and street improvements).
o Building Permits associated with this proposed project will be subject to the traffic, park, and school impact fees per Chapter 27 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s). Any existing buildings within this project which are demolished will receive a Traffic Impact Fee credit, Park Impact Fee Credit and School Impact Fee Credit. This credit will be applied to the first Building Permits that are applied for within the project. The credit amount for each demolished building will be equal to the most currently adopted Fee schedule and is only good for 5 years from the date of Demo Final.

3. All street and utility improvements shall be permitted by obtaining a Land Surface Modification (LSM) Permit.

4. Submittal of Building Permits within a subdivision prior to recording:

• Submittal of a Building Permit with an existing parcel number prior to subdivision recording: A Building Permit can be submitted prior to recording of the subdivision for each existing parcel number in the subject project, however in order for the Building Permit to be deemed a complete application, all of the utility and street improvements for the new home must be submitted with application. However, the Building Permit will not be eligible for issuance until after the Land Surface Modification Permit is submitted, reviewed, and approved to ensure the comprehensive storm water design required by the subdivision approval is reviewed and approved, and then shown correctly on the Building Permit plans to match the Land Surface Modification Permit.

• Submittal of Building Permits within an Integrated Development Plan (IDP): If this subdivision is using the IDP process, the Building Permits for the new homes can only be applied for after the Land Surface Modification Permit has been submitted, reviewed, and approved.

• Submittal of a Building Permit within a standard subdivision (non IDP): If this subdivision is not using the IDP process, the Building Permits for the new houses can be applied for after the subdivision is recorded and the Land Surface Modification permit has been submitted, reviewed, and approved.

• Review of Expedited or Green Building Permits: A new single family home Building Permit within a subdivision can only be review on an expedited or green building fast track if submitted electronically through MBP and the Land Surface Modification permit has been submitted, reviewed, and approved.

• Review of detached multi-family building permits: Detached multi-family building permits can only be applied for after the Land Surface Modification permit submitted, reviewed, and approved.

5. Subdivision Performance and Maintenance Securities:
• The subdivision can be recorded in advance of installing all the required street and utility improvements by posting a performance security equal to 130% of the value of work. This security amount will be determined by using the City of Kirkland's Improvement Evaluation Packet. Contact the Development Engineer assigned to this project to assist with this process.
• If the Developer will be installing the improvements prior to recording of the subdivision, there is a standard right of way

restoration performance security equal to 20% of the value of the work. This security will be determined by using the City of Kirkland's Improvement Evaluation Packet and held until the project has been completed.

- Once the subdivision has been completed there will be a condition of the permit to establish a two year Maintenance security.

6. Prior to submittal of a Building or Zoning Permit, the applicant must apply for a Concurrency Test Notice. Contact Thang Nguyen, Transportation Engineer, at 425-587-3869 for more information. A separate Concurrency Permit will be created.

7. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled ENGINEERING PLAN REQUIREMENTS. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

8. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.

9. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).

10. Because this project is within 150' of the Olympic Pipe Line (Gas), the applicant is required to locate the eastern edged of the pipeline easement on all plans and is required to give notice to Olympic Pipeline prior to any construction on this property. The City will not issue any construction related permits until proof of notice has been given and acknowledged by Olympic Pipe Line. Contact information:

Holly Williamson
Olympic Pipe Line Field Project Coordinator
2319 Lind AVE SW
Renton, WA 98057
Holly.Williamson@bp.com
425-235-7767

11. The required tree plan shall include any significant tree in the public right-of-way along the property frontage.

12. All subdivision recording Mylar's shall include the following language:

Utility Maintenance: Each property owner shall be responsible for maintenance of the sanitary sewer or storm water stub from the point of use on their own property to the point of connection in the City sanitary sewer main or storm water main. Any portion of a sanitary sewer or surface water stub, which jointly serves more than one property, shall be jointly maintained and repaired by the property owners sharing such stub. The joint use and maintenance shall "run with the land" and will be binding on all property owners within this subdivision, including their heirs, successors and assigns.

Public Right-of-way Sidewalk and Vegetation Maintenance: Each property owner shall be responsible for keeping the sidewalk abutting the subject property clean and litter free. The property owner shall also be responsible for the maintenance of the vegetation within the abutting landscape strip. The maintenance shall "run with the land" and will be binding on all property owners within this subdivision, including their heirs, successors and assigns.

Sanitary Sewer and Water System Conditions:

1. Woodinville Water District approval required for water and sewer service. A letter of sewer/water availability is required.

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 2009 King County Surface Water Design Manual and the Kirkland Addendum (Policy D-10). See Policies D-2 and D-3 in the PW Pre-Approved Plans for drainage review information, or contact city of Kirkland Surface Water staff at (425) 587-3800 for help in determining drainage review

requirements. Summarized below are the levels of drainage review based on site and project characteristics:

- Full Drainage Review

A full drainage review is required for any proposed project, new or redevelopment, that will:

- Adds 5,000ft2 or more of new impervious surface area or 10,000ft2 or more of new plus replaced impervious surface area,
- Propose 7,000ft2 or more of land disturbing activity, or,
- Be a redevelopment project on a single or multiple parcel site in which the total of new plus replaced impervious surface area is 5,000ft2 or more and whose valuation of proposed improvements (including interior improvements but excluding required mitigation and frontage improvements) exceeds 50% of the assessed value of the existing site improvements.
- There are significant flows from an upstream basin draining through the site. These flows need to be routed through the site and accounted for in the flow control design per Section 1.2.3.2F – Bypass of Runoff from Non-Target Surfaces.

2. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater low impact development facilities on-site (per section 5.2 in the 2009 King County Surface Water Design Manual). If feasible, stormwater low impact development facilities are required. See PW Pre-Approved Plan Policy L-1 or L-2 (depending on drainage review) for more information on this requirement.

3. Because this project site is one acre or greater, the following conditions apply:

- Amended soil requirements (per Ecology BMP T5.13) must be used in all landscaped areas.
- If the project meets minimum criteria for water quality treatment (5,000ft2 pollution generating impervious surface area), the enhanced level of treatment is required if the project is multi-family residential, commercial, or industrial. Enhanced treatment targets the removal of metals such as copper and zinc.
- The applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Department of Ecology. Provide the City with a copy of the Notice of Intent for the permit. Permit Information can be found at the following website: http://www.ecy.wa.gov/programs/wq/stormwater/construction/
  - Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland PW Dept. pre-construction meeting with a completed SWPPP.
- Turbidity monitoring by the developer/contractor is required if a project contains a lake, stream, or wetland.
- A Stormwater Pollution Prevention and Spill (SWPPS) Plan must be kept on site during all phases of construction and shall address construction-related pollution generating activities. Follow the guidelines in the 2009 King County Surface Water Design Manual for plan preparation.

4. Amended soil per Ecology BMP T5.13 is required for all landscaped areas.

5. If a storm water detention system is required, it shall be designed to Level II standards. Historic (forested) conditions shall be used as the pre-developed modeling condition.

6. This project is creating or replacing more than 5000 square feet of new impervious area that will be used by vehicles (PGIS - pollution generating impervious surface). Provide storm water quality treatment per the 2009 King County Surface Water Design Manual. The enhanced treatment level is encouraged when feasible for multi-family residential, commercial, and industrial projects less than 1 acre in size.

7. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).

8. It doesn't appear that any work within an existing ditch will be required, however the developer has been given notice that the Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the project activities.
Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch
http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx

Specific questions can be directed to: Seattle District, Corps of Engineers, Regulatory Branch, CENWS-OD-RG, Post Office Box 3755, Seattle, WA 98124-3755, Phone: (206) 764-3495

9. Provide an erosion control report and plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 2009 King County Surface Water Design Manual.

10. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from May 1 and September 30, all denuded soils must be covered within 7 days; between October 1 and April 30, all denuded soils must be covered within 12 hours. Additional erosion control measures may be required based on site and weather conditions. Exposed soils shall be stabilized at the end of the workday prior to a weekend, holiday, or predicted rain event.

11. Provide collection and conveyance of right-of-way storm drainage.

12. Provide a separate storm drainage connection for each lot. All roof and driveway drainage must be tight-lined to the storm drainage system or utilize low impact development techniques. The tight line connections shall be installed with the individual new houses.

13. Pay Storm Latecomers Fee for the 12 inch storm stub provided south of this project at Lot 7 as proposed. The Storm stub connects to a system that is routed around the adjacent development's flow control facility. The easement and storm stub were specifically requested by Mr. Moore to ensure his property had drainage.

14. Provide a plan and profile design for the storm sewer system.

15. Provide a 15' wide access easement to the storm detention control manhole; easement must be improved with 10' of asphalt and drainage control to protect against erosion.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts 136th Ave. NE (a collector type street) and has new internal neighborhood access type streets. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:

136th Ave NE
A. Widen the street to match the new curb to the north in front of the recently completed Vintner's Ridge plat and the new curb to the south that will be installed with the Toll Brothers Momco Property Plat. The street shall be approximately 16-18 ft. wide from center line of road to face of new curb, varies as the curb line is such that it does not run parallel with ROW centerline. On the west side of the street there shall be at least 11 ft. of driving lane and a 2 ft. wide paved shoulder.
B. Install storm drainage, curb and gutter, a 4.5 ft. planter strip with street trees 30 ft. on-center, and a 5 ft. wide sidewalk. Homes that do not front on this street may require an 8 ft. wide sidewalk with street trees in 4x6 tree wells 30 ft. on center in lieu of the said standard above. This type of improvement will lessen the need for maintenance of the ROW by the homeowners but still provide ample width for pedestrians to be away from the edge of the street.
C. Dedicate right-of-way as necessary to encompass the said improvements.

New internal Neighborhood Access Streets:
A. Dedicate 45 ft. of right-of-way and install 24 ft. of paving, curb and gutter, 4.5 wide land scape strips with street trees 30 ft. on-center, and a 5 ft. wide sidewalk both sides.
B. The Public Works Department would support allowing the project to build sidewalk along only one side of the proposed internal streets, if the owner agreed to build off-site sidewalk in a location of the City choosing at a least 75% of the value of the waived improvements (to include property value of lessoned ROW dedication).

2. Provide an 8' wide pedestrian path in a 10 ft. wide easement around Lots 7 and 8 connecting to the path constructed by the Toll Bros. Momco Subdivision to the south. The path may be 5 feet in width if concrete. Chapter 105 of the KZC requires structure to be setback 5 ft. (min.) from pedestrian easements.

3. Provide an 8' wide sidewalk in a 10 ft. wide easement from the end of the public improvements of the furthest east ROW to the Northeast corner of the project. The path may be 5' wide if concrete. Chapter 105 of the KZC requires structure to be setback 5 ft. (min.) from pedestrian easements. Our understanding is the development proposes to extend the path to the railroad corridor through an unopened right-of-way as a PUD public benefit. The Public Works Department supports this idea and shall determine the standard for the path, and may be a combination of 8' wide asphalt and timber stairs.

4. When three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline, the street shall be overlaid with new asphalt or the existing asphalt shall be removed and replaced.
- Existing streets with 4-inches or more of existing asphalt shall receive a 2-inch (minimum thickness) asphalt overlay. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
- Existing streets with 3-inches or less of existing asphalt shall have the existing asphalt removed and replaced with an asphalt thickness equal or greater than the existing asphalt provided however that no asphalt shall be less than 2-inches thick and the subgrade shall be compacted to 95% density.

5. The driveway for each lot shall be long enough so that parked cars do not extend into the access easement, tract or right-of-way (20 ft. min.)

6. Provide sight distance analysis for all new street intersections. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle. See Public Works Pre-approved Policy R.13 for the sight distance criteria and specifications.

7. Prior to the final of the building or grading permit, pay for the installation of stop and street signs at the new intersections.

8. Install "NO PARKING ANYTIME" signs as may be necessary.

9. Install new monument(s) at 136th Ave NE and the new internal public roads to the project.

10. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project associated street or utility improvements.

11. Underground all new and existing on-site utility lines and overhead transmission lines.

12. Underground any new off-site transmission lines.

13. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility lines on 136th Ave NE is feasible at this time. This work will need to be done as part of this project or may be subject to a latecomer's agreement if the development across the street starts work first.

14. New street lights may be required per Puget Power design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis. If lighting is necessary, design must be submitted prior to issuance of a grading or building permit.

15. A striping and sign plan for the streets must be submitted with the grading permit. A bike lane along the 136th Ave NE frontage is required. Contact the Building Department for Street Names and addressing to be shown on the Plans.

Johnny and Brenda Chan
13130 137th Pl NE
Kirkland, WA 98034

City of Kirkland
Planning and Community Development Department
Tony Leavitt
123 5th Ave
Kirkland, WA 98033

February 25, 2015

Dear Tony Leavitt –

I would like to take the time to introduce myself and write to you in regards to the proposed development being planned for Marinwood Plat and Planned Unit Development (Case No. SUB14-01891). My name is Johnny Chan and my wife is Brenda. We purchased our home in Vintner's Ridge (lot 9/tax ID 8946780090) in December 2013 after years of exhaustive searching. Since then we have expanded our family and made memories in what we consider to be our forever home.

After having had the chance to examine the proposal sent to us by the City of Kirkland/Planning and Community Development Department, we wish to voice our concerns. In no specific order, we are concerned that:

a) The proposed development would destroy an area of natural beauty and impact the habitat for wildlife (such as the family of deer) that my family and I have come to cherish. We purchased our home (lot 9/tax ID 8946780090) specifically for the privacy the trees provide and the expansive Pacific Northwest mountain views – all which would be affected if the land behind us were to be developed. This would subsequently devalue our property value.
b) Current plans to open 137th Pl NE, in addition to the already 120+ homes being proposed to be built within this general area all along 136th Ave NE in the next year, would increase the amount of congestion to/from/through our neighborhood. I cannot tell you how tough it already is to leave the neighborhood, as through traffic on 136th Ave NE is constant and a substantial amount of drivers use 136th Ave NE as a throughway to avoid traffic on 124th Ave NE. If the road were to be opened, drivers may choose to bypass the stop sign by cutting through our neighborhood. Opening the road also poses a safety concern for the families using the community park which is located along 137th PL NE. And the last concern we have with opening the road is its close proximity to the neighboring homes being proposed to be built. Cars from the new community may end up parking in front of the homes in Vintner's Ridge and taking parking spots from current owners/guest as the builder's proposed plan show a much denser community by building more houses by having smaller lot sizes.
c) In reviewing page 3 of the preliminary engineering plan, I noticed that the elevation of our backyard is 248ft above sea level, and that the houses being proposed behind lots 8 and 9 of Vintner's Ridge (tax ID 8948780080 and 8946780090) are on a very steep slope. We are concerned that by developing the land behind our home would compromise the integrity of our retaining wall as well as the foundation of the proposed homes – especially since we were initially told the area behind our home would be too steep to have houses built on them.
d) According to the plan, the builder appears to be reducing both the size of the home as well as the roadway to/from lot 28 of the preliminary plan in a means to increase his profits without concern for safety. Taking into consideration that the average roadway would need to be a minimum of 20ft for emergency vehicles to have access, we do not feel that lot 28 of the preliminary plan would provide

adequate access to emergency vehicles if it were reduced to 12ft. Therefore I wish to specifically object a home being built in this location.

e) Proposing a walkway near NE 131st Way would increase access to/from/through the proposed neighborhood. Since this walkway would be in close proximity to our backyard, this raises safety concerns for our two children who are both very young (as well as the families in both communities). As you may already be aware, there was a home invasion/attempted murder that occurred in October 2013, while our neighborhood was being developed, in which two men were charged. Though this was an isolated incident, we are concerned that open access to the community should be limited. Furthermore, if appears that the proposed walkway is located on neighboring property – and not that of the builder.

Since this development is still being proposed we strongly urge you to take these concerns, which have also been expressed by several families within our community, to be taken into consideration before moving forward. Thank you for allowing me to formally voice my concerns and objections.

Tony Leavitt

From: Michael Halcrow <mhalcrow@google.com>
Sent: Sunday, February 22, 2015 12:53 PM
To: Tony Leavitt
Cc: Shelley Kloba; Christian Knight
Subject: Comments regarding permit number SUB14-01891
Attachments: Prelim_Engineering_Plan.jpg

Tony -

I've Cc'd Shelley and Christian to make sure they're aware of the new rail corridor connection that the builder is proposing in this permit. I've previously communicated with them regarding the CKC.

I'm a homeowner in the Vintner's Ridge HOA. My address is 13645 NE 132nd Pl. My comments are independent of the comments that I expect the Vintner's Ridge HOA will submit.

In permit number SUB14-01891, the builder is proposing extending 137th Pl NE south into the new development, allowing the passage of motorized vehicles between the neighborhoods. This is "Road C" in the attached preliminary plans.

I oppose this proposal in its current form.

I suggest instead **connecting** the two neighborhoods with a **short trail**, similar to the one on NE 75th St east of 126th Ave NE in Bellevue.

https://www.google.com/maps/@47.6715863,-122.1712381,19z

https://www.google.com/maps/@47.671696,-122.171189,3a,75y,262.95h,71.04t/data=!3m4!1e1!3m2!1sWI0Mj2autG-6aOIKf0l0QA!2e0

I also suggest prioritizing **infrastructure upgrades on 136th Ave NE and NE 132nd Street** to accommodate the 175+ new homes coming online in the next year in the area.

There is no clear benefit for traffic heading north from the new development to use 137th Pl NE. The egress point from Vintner's Ridge is on 136th Ave NE north of NE 132nd Street. There are no connections outside of the residential neighborhoods to the north, and so the only way to leave the residential area is to turn left (south) onto 136th Ave NE to go through the T-intersection.

The proposed connection to 136th Ave NE ("Road A" in the attached preliminary plans) will allow residents to reach NE 132nd Street by simply turning right from the new access point to the neighborhood. It would make much more sense for the residents of the new neighborhood to use that.

This implies that some residents in Vintner's Ridge may be tempted to try to skip the T-intersection by cutting through the new neighborhood to the south.

Allowing motorized traffic through 137th Pl NE will impact safety for the residents, especially given that this road runs along the community park.

https://www.google.com/maps/@47.7183905,-122.1566835,66m/data=!3m1!1e3

Children crossing the street to get to and from the park will be at greater risk.

The attached preliminary plans include a trail on NE 131st Way to the rail corridor. This has a strong potential to become a key connection between the Kingsgate area and the Cross Kirkland Corridor. Limiting vehicular traffic through the neighborhoods connecting to the trail will help increase safety and trail accessibility.

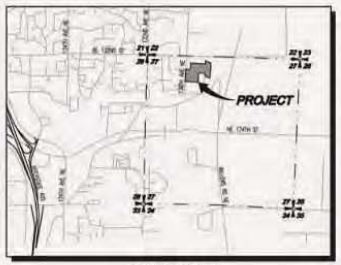
By making infrastructure improvements on 136th Ave NE and NE 132nd Street while limiting 137th Pl NE traffic between developments to trail traffic only, Kirkland can further its goals toward making its neighborhoods safe and pedestrian-friendly while facilitating efficient vehicular travel in the area.

Thank you for your time,

Michael Halcrow
512-658-3231
13645 NE 132nd Pl, Kirkland, WA 98034

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

MARINWOOD
PRELIMINARY PLANS



VICINITY MAP
SCALE: 1"=2000'

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS

SYMBOL	DESCRIPTION
	IRON PIPE FOUND
	IRON PIPE SET
	MONUMENT FOUND
	REBAR & CAP
	FOUND REBAR
	SECTION CORNER FOUND
	SECTION COR CORNER FOUND
	MAILBOX
	SIGN
	ROCKERY
	TREE CONIFEROUS
	TREE DECIDUOUS
	CATCH BASIN TYPE 1
	CATCH BASIN TYPE 2
	STORM MANHOLE
	STORM DRAIN CLEANOUT
	IRRIGATION VALVE
	FIRE HYDRANT
	GAS VALVE
	GAS METER
	GUY ANCHOR
	SEWER MANHOLE
	POWER POLE
	WATER METER
	WATER VALVE
	TELEPHONE VAULT
	TELEPHONE PEDESTAL
	JUNCTION BOX
	POWER METER
	TRANSFORMER

PROPOSED STORM SYMBOLS

SYMBOL	DESCRIPTION
	SD CAP
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	REDIMIX MANHOLE COVER
	SQUARE YARD DRAIN
	ROUND YARD DRAIN
	STORM CLEAN OUT
	STORM PIPE

PROPOSED SEWER SYMBOLS

SYMBOL	DESCRIPTION
	SEWER CAP
	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE

PROPOSED WATER SYMBOLS

SYMBOL	DESCRIPTION
	WATER CAP
	CONCRETE BLOCKING
	BUTTERFLY VALVE
	11° BEND
	45° BEND
	90° BEND
	22° BEND
	VALVE
	HYDRANT ASSEMBLY
	BLOW-OFF VALVE
	REDUCER
	AIR-VAC ASSEMBLY
	WATER METER
	WATER PIPE

PROPOSED SURVEY SYMBOLS

SYMBOL	DESCRIPTION
	SURVEY MONUMENT IN PROPOSED ROAD

PROPOSED WALL SYMBOLS

SYMBOL	DESCRIPTION
	RETAINING WALL

ABBREVIATIONS

CB	CATCH BASIN
℄	CENTERLINE
CALC'D	CALCULATED
(C)	CALCULATED
(M)	MEASURED
CONC	CONCRETE
EL	ELEVATION
EXIST.	EXISTING
FL	FLOWLINE
IE	INVERT ELEVATION
PVR	PLAT OF VINTER'S RIDGE (VOL. 236, PG. 86-90)
⅊	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TYP.	TYPICAL
TBR	TO BE REMOVED
WDF	WOOD FENCE
HWF	HORIZONTAL WOOD FENCE
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
SRF	SPLIT RAIL FENCE
P/A	PLANTED AREA
MT	MULTIPLE TRUNK
DEC	UNPRUNED DECIDUOUS
A	ALDER
CA	CASCARA
CH	CHERRY
CW	COTTONWOOD
DW	DOGWOOD
M	MAPLE
W	WILLOW
C	CEDAR
F	FIR
L	LAUREL
FND	FOUND
R/C	REBAR AND CAP AS NOTED
MON	SURVEY MONUMENT AS NOTED
CMP	CORRUGATED METAL PIPE
CPEP	CORRUGATED POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE

PROJECT INFORMATION

SITE ADDRESSES:	12860 136TH AVE NE, KIRKLAND, WA 98034 13034 136 AVE NE, KIRKLAND, WA 98034	
TAX PARCELS:	2726059039, 2726059032, 2726059038, 2726059073 AND 2726057083	
GROSS SITE AREA:	313,570 SF	8.58 AC (POST BLA)
CURRENT ZONING:	RSA-6	
ADJACENT DEVELOPMENT:	SINGLE FAMILY	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	
DENSITY:	5.59 DU/AC	
PROPOSED ROW AREA (ROADS A, B, C AND D):	57,596 SF	1.32 AC
NET SITE AREA (GROSS SITE AREA, LESS PROPOSED ROW AREA):	315,974 SF	7.25 AC
ACCESS/UTILITY TRACTS		
TRACT A:	1,383 SF	0.03 AC
TRACT C:	2,211 SF	0.05 AC
TRACT E:	3,157 SF	0.07 AC
TOTAL LOT AREA:	236,821 SF	5.44 AC
TOTAL LOTS:	48	
SMALLEST LOT SIZE:	4,126 SF (LOT 13)	
AVERAGE LOT SIZE:	4,936 SF	
SETBACKS:	20' FRONT (DRIVEWAY), 10' FRONT (LIVING AREA), 5' SIDE, 10' REAR	
WATER:	WOODINVILLE WATER DISTRICT	(425) 487-4100
SEWER:	NORTHSHORE UTILITY DISTRICT	(425) 398-4400
SCHOOL DISTRICT:	LAKE WASHINGTON	(425) 936-1200
FIRE DISTRICT:	CITY OF KIRKLAND	(425) 587-3600
TELEPHONE SERVICE PROVIDER:	FRONTIER	(877) 462-8188
POWER PROVIDER:	PUGET SOUND ENERGY	(888) 225-5773
CABLE TV PROVIDER:	COMCAST	(800) 934-6489
CITY OF KIRKLAND PW INSPECTIONS:		(425) 587-3805

IMPERVIOUS COVER

TOTAL NEW IMPERVIOUS COVER:	5.28 AC
TOTAL POS:	2.18 AC
IMPERVIOUS COVER (OFFSITE ROW):	0.04 AC
IMPERVIOUS COVER (ONSITE):	5.24 AC
DISTURBED AREA:	8.49 AC

TABLE OF CONTENTS

1	COVER SHEET
2-3	EXISTING CONDITIONS MAP
4-5	SITE PLAN
6-8	GRADING PLAN
9-10	COMPOSITE UTILITY PLAN
11	FRONTAGE PLAN AND PROFILE
12-13	ROAD AND STORM DRAINAGE PLAN
14	ROAD PROFILES AND SECTIONS
15-18	ROAD PROFILES
19	NOTES AND DETAILS
20-21	INTEGRATED DEVELOPMENT PLAN
22-23	INTEGRATED DEVELOPMENT NOTES AND DETAILS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS AND SCHEDULE

NOTES

1. THE CITY OF KIRKLAND PUBLIC WORKS INSPECTION REQUEST PHONE NUMBER IS (425) 587-3805.

CONTACT LIST

PROPERTY OWNERS:
BILL MOORE
12860 136TH AVE NE
KIRKLAND, WASHINGTON 98034

PATRICIA LANTZY
3232 198TH PL SE
SAMMAMISH, WASHINGTON 98075
PHONE: (425) 392-9834

APPLICANT:
CENTEX HOMES
3535 FACTORIA BLVD SE SUITE 110
BELLEVUE, WASHINGTON 98006
CONTACT: MIKE BEHN
PHONE: (425) 216-3488
EMAIL: mike.behn@lennargroup.com

SURVEYOR:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: VANCE BLUE, PLS
PHONE: (425) 806-1869
FAX: (425) 487-2893
EMAIL: vblue@ldccorp.com

ENGINEER:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: MARK VILLWOCK, PE
PHONE: (425) 806-1869
FAX: (425) 487-2893
EMAIL: mvillwock@ldccorp.com

GEOTECH:
TERRA ASSOCIATES, INC.
12525 WILLOWS RD
KIRKLAND, WA 98034
CONTACT: TED SCHEPPER, PE
PHONE: (425) 821-7777
EMAIL: tschepper@terra-associates.com

LANDSCAPE ARCHITECT:
WEGMAN DESIGN GROUP, INC.
2329 E MADISON ST
SEATTLE, WA 98112
CONTACT: NICK HAGAN
PHONE: (206) 322-1733
EMAIL: nick@wdginc.com

ARBORIST:
SHOFFNER CONSULTING
21329 4TH AVE W #C31
BOTHELL, WA 98021
CONTACT: TONY SHOFFNER
PHONE: (206) 755-2871
EMAIL: tony@tonyshoffner.com

SURVEY INFORMATION

LEGAL DESCRIPTION
FIRST AMERICAN TITLE INSURANCE COMPANY
(ORDER NO. NCS-649654-WA1 / DATED: JANUARY 28, 2014)

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION, DISTANT NORTH 89°41'27" EAST, 640.0 FEET FROM THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 0°22'05" WEST, 245.06 FEET;
THENCE NORTH 89°41'27" EAST, 33.0 FEET;
THENCE NORTH 0°22'05" WEST 403.51 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°00'30" EAST, 300.0 FEET;
THENCE NORTH 0°22'05" WEST, 536.14 FEET;
THENCE NORTH 89°00'30" WEST, 200.0 FEET;
THENCE SOUTH 0°22'05" EAST, 536.14 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL A

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND ROAD PURPOSES ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL A;
THENCE SOUTH 89°00'30" EAST 84.42 FEET;
THENCE SOUTH 0°22'05" EAST 64.42 FEET;
THENCE SOUTH 89°00'30" EAST 310.18 FEET;
THENCE SOUTH 13°19'40" WEST, 60.54 FEET;
THENCE NORTH 89°00'30" WEST, 294.78 FEET;
THENCE SOUTH 0°22'05" EAST 134.15 FEET;
THENCE NORTH 89°00'30" WEST, 84.42 FEET;
THENCE NORTH 0°22'05" WEST, 263.00 FEET TO THE POINT OF BEGINNING.

VERTICAL DATUM
NORTH AMERICAN VERTICAL DATUM-1988

HORIZONTAL DATUM:
NAD 83/91
WASHINGTON STATE COORDINATES-SOUTH ZONE

BENCHMARK
PROJECT BENCHMARK:
CITY OF KIRKLAND SURVEY MONUMENT DESIGNATION NUMBER 53.

FOUND TACK IN LEAD IN 3"x3" CONCRETE MONUMENT IN CASE, DOWN 0.3', LOCATED AT THE INTERSECTION OF NE 132ND ST AND 132ND AVE NE.

PUBLISHED ELEVATION = 310.156 FEET.

BASIS OF BEARING
NAD83/91 FROM GPS OBSERVATION
FROM THE MONUMENTED NORTHWEST QUARTER CORNER TO THE WEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY;
(BEARING = N 01°32'32" E)

EQUIPMENT & PROCEDURES
METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE.
INSTRUMENTATION:
TOPCON OPT-9025A ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND TOPCON GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SURVEY NOTES
1. EVIDENCE HAS BEEN OBSERVED OF WATER RUNOFF FROM THE ADJACENT PARCELS ONTO AND THOUGH THE SUBJECT PARCEL IN VARIOUS LOCATIONS ALONG THE SOUTH PROPERTY LINE.
2. THE EXISTING GRADIENT ALONG THE SOUTHWEST CORNER OF THE SUBJECT PARCEL APPEARS TO HAVE BEEN HISTORICALLY ALTERED.
3. NO PHYSICAL ACCESS TO A PUBLIC WAY WAS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.
4. NO BUILDINGS EXISTED ON THE SURVEYED PROPERTY.
5. NO ADDRESS HAS BEEN ASSIGNED TO THIS PROPERTY.

BOUNDARY NOTES
THERE IS A DISCREPANCY BETWEEN TITLE REPORT AND THE LEGAL DESCRIPTION OF THE ADJOINING SOUTHERLY PROPERTY PER QUIT CLAIM DEED (REC. NO. 20130725000873) AND QUIT CLAIM DEED (REC. NO. 20051003001211). SEE DIMENSION ON MAP.

SURVEY DISCLAIMER
TOPOGRAPHIC SURVEY INFORMATION ON TAX LOTS 2726059032, 2726059038 AND 2726059029 AS SHOWN ON THESE PLANS HAS BEEN PROVIDED BY CORE DESIGN, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

NO.	DATE	REVISIONS DESCRIPTION	BY

LDC
THE CIVIL ENGINEERING GROUP
Engineering
Structural
Planning
Survey
14201 NE 200th St, #100
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.487.2893
www.LDCcorp.com

PULTE GROUP
MARINWOOD
COVER SHEET

JOB NUMBER:	13-176
DRAWING NAME:	13176C-CS01
DESIGNER:	MEV
DRAFTING BY:	RCS
DATE:	9-29-14
SCALE:	AS NOTED
JURISDICTION:	KIRKLAND

CS-01
SHEET 1 OF 23

Tony Leavitt

From: Mark Hamburg <mhamburg.pub@gmail.com>
Sent: Friday, February 27, 2015 12:12 PM
To: Tony Leavitt
Subject: In regards to Permit # SUB14-01891

I am writing to provide public comment on Marinwood Plat and PUD SUB14-01891.

I own one of the houses in Vintners Ridge backing up — or partially backing up — to the easternmost portion of this proposed development. The position of my house gives me a clear sense of the area proposed for development and I see multiple concerns that I believe merit further review at least with regard to how houses are situated on the Marinwood property.

The key issue for any development here is that this back portion of the proposed development falls away relatively sharply as it goes down the hill toward the Eastside rail corridor. In particular, in the area backing up to my house and my neighbor's house, there is a natural gully that collects much of the run off from both Vintners Ridge and from the proposed Marinwood development. What is the plan regarding development around this natural drainage system? How close does the Marinwood developer plan to get to it? What effect will that development have on water runoff in the area? I've seen the proposed lot lines posted by the side of the road on 136th Ave NE and they do not seem to account for these natural issues.

As a related matter, because of this topography, my neighbors and I share a retaining wall near the property line that raises our houses above the falloff on the hillside. This raises questions about how the Marinwood development proposes to interact with this retaining wall. Is the plan to build at the lower level at the base of the wall and if so what will happen with respect to hillside erosion in the areas where they need to dig further down to level out the land? Is the plan to fill in further and raise the level up for construction?

Essentially, the proposed Marinwood development seems to be encroaching into areas that would seem unfriendly to development because of the topography of the land and the potential impacts on drainage and erosion from modifications to that topography and consideration of these issues would seem to call for pulling away from the property lines and focusing on the more construction friendly portions of the land.

Finally, knowing the concern in Kirkland for preserving trees, I note that while much of the land in question contains relatively unremarkable scrub, it also contains several sizable trees. Is the plan to preserve these trees or to cut them down? Cutting them down could again effect the drainage and erosion on the hillside but would also cost Kirkland some older growth vegetation.

Thank you for taking these concerns into account in reviewing not just the basic proposal but also the particular lot lines and other choices made within the proposed development.

Mark Hamburg
13204 137th Pl NE
Kirkland, WA 98034

(206) 250-3223

mhamburg.pub@gmail.com

Rabbi Arthur A. Jacobovitz Institute

PO Box 9386 | Seattle WA 98109 | 206.285.0100

Trustees: Ty Alhadeff | David Brock | Steve Hemmat | Herb Pruzan | Joe Weinstein

RECEIVED
FEB 26 2015
_____ AM _____ PM
PLANNING DEPARTMENT
BY_____

February 24, 2015

City of Kirkland
Attn: Tony Leavitt, Project Planner
123-5th Avenue
Kirkland, WA 98033

RE: Marinwood Plat and PUD, SUB14-01891

Dear Mr. Leavitt;

I am the president of the Jacobovitz Institute which is the owner of Tax Parcel #272605-9034-05 which is located immediately to the East and downhill from the proposed Marinwood Plat and PUD. We are extremely concerned that development of the proposed 48 lots in Marinwood would result in significant water run-off further exacerbating the wetland and wetland buffer zones found on our property. These zones extend into the Lantzy/Marchand parcel which is part of the proposed development and inasmuch as our parcel is down-slope from that development, we can envision significant encroachment of wetland conditions should that property be developed as proposed. The encroachment of additional wetlands onto our parcel would further prevent us from utilization of our property.

I am attaching a map which we had prepared several years ago and which shows the extent of wetlands on our property as well as on the Lantzy/Marchand parcel which is part of the proposed PUD. Expansion of the wetland areas could make it impossible to utilize our property at all, and this is the concern we are expressing.

We also note, however, that the current easement area across our parcel, which had been granted for access to the Lantzy/Marchand property, would not be useable under the proposed PUD inasmuch as access to those lots, if approved, would be only from 136th NE and 137th NE.

We believe the proposed PUD requires further review because of the potential negative effects on our parcel should the 48-lot development be allowed to proceed.

Rabbi Arthur A. Jacobovitz Institute

Herbert Pruzan, President

Figure 1. Jacobovitz site development wetland regulations.

Tony Leavitt

From: Christopher Kringel <ckringel@me.com>
Sent: Friday, February 27, 2015 11:06 AM
To: Tony Leavitt
Subject: Re: SUB14-01891

I am writing to express my concerns regarding SUB14-01891, Marinwood Plat.

My name is Chris Kringel and my wife and I purchased a lot in the neighboring development, Vintner's Ridge. We live in lot 8, which is in the SE corner and adjacent to two of the parcels that this PUD plans to develop.

We have several concerns about the proposed plat. First and foremost, we are strongly opposed to allowing the development of the four proposed lots on the east parcel (lots 25-28 and Tract C on 2726059073). The development of these lots would have a significant negative impact on our home and the value of our property. We selected our lot specifically because it backed up to undeveloped land. We spoke with surveyors and developers prior to purchase and every one was of the opinion that behind us was undevelopable because it was too steep and too wet. Had we known that a home could have been built directly behind us, we would not have purchased this lot. This plat not only places the front of these new homes directly in our view from the rear of our house but also the road leading to their homes. It essentially sandwiches our home between two roads completely and dramatically changing the feel of our property. Removing the vegetation and placing homes there will completely change the view from our house and destroys our privacy, which was the main reason we selected this lot. As I'm sure you are aware, buyers place significant value on views and privacy so diminishing those aspects of our home will diminish its value considerably. In addition, this green space provides valuable habitat to the area wildlife. We have seen hawks and eagles using it as feeding and nesting areas. We have also seen woodpeckers using the dead trees that this developer proposes to take down and we were told by an arborist that it was important to leave those trees as places for the woodpeckers so they don't start pecking on our homes. The stability of the hill is another concern. We have noticed several problems with erosion and water runoff in the short time we've been living there and are very concerned that building additional structures below us will contribute to destabilizing this hillside.

The extension of 137th Pl NE will also result in a negative and unnecessary impact to our neighborhood, especially to our home. Given the lack of a signal light at the intersection of NE 132nd St and 136th Ave NE, many drivers may find it more convenient to go through one development to get to the other and this would obviously result in a dramatic increase in traffic in front of our home. Again, drastically changing the feeling of our property and negatively affecting the value of our home.

We are also concerned that this proposed development is too dense. Although I don't oppose the development of these properties in general, the proposed plat has too many houses in too small of an area and they are too close to each other. Personally, I feel that our neighborhood is too dense and this new development is even more dense. People need a little space between them and their neighbors. It also places an undue burden on the infrastructure (roads, utilities, etc.). I am not opposed to growth and development but taking a 9 acre area that had no homes and putting 48 homes on it without improvements to the infrastructure supporting the area is only asking for problems. Especially considering the development that we live in that was only recently built and nearing completion as well as the two other developments underway approximately 1 block to the south.

Thank you for considering our concerns when making your decision regarding this proposed development.

Sincerely,

Chris Kringel and Trina Bruchal

Sent from my iPad

Lake Washington School District

Support Services Center
15212 NE 95TH Street • Redmond, WA 98052
Office: (425) 936-1100 •Fax: (425) 883-8387
www.lwsd.org

February 24, 2015

VIA EMAIL: tleavitt@kirlklandwa.gov

Tony Leavitt
City of Kirkland Planning Department
123 Fifth Avenue
Kirkland, WA 98033

RE: Marinwood Plat and Planned Unit Development, Case No. SUB14-01891

Dear Mr. Leavitt:

The Lake Washington School District submits the following comments regarding the above-referenced project. We understand from our discussions with the project proponent that they plan to install sidewalks along 136th Ave NE to create an uninterrupted and continuous sidewalk along that street between the existing developments located to the north and south of the Marinwood project. The District concurs with this proposal. A full sidewalk connection will provide a developed path to Muir Elementary and Kamiakin Middle School and will meet the requirements in RCW 58.17.110(2) for safe walking conditions to schools. The District respectfully requests that this proposal be made a condition of project approval.

Please let me know if you have any questions. Thank you.

Sincerely,

Forrest Miller
Director of Support Services

Tony Leavitt

From: Larry Miller <larry.m.miller@gmail.com>
Sent: Friday, February 27, 2015 8:48 AM
To: Tony Leavitt
Cc: Larry Miller
Subject: SUB14-01891

Tony Leavitt, Associate Planner
City of Kirkland Planning and Community Development
Tleavitt@kirklandwa.gov

RE: permit number SUB14-01891

Dear Sir,

I'm writing to give my comments on the proposed Marinwood development.
I'm opposed to opening 137th PL NE to connect the Marinwood development with the Vintners Ridge development.

I feel it will open our community to be a bypass for Marinwood homeowners (specifically lots 18-36) to use our streets to get to either 136th Ave NE instead of using their own Road A to reach 136th Ave NE.

We have our own community park on 137th PL NE and Marinwood traffic will increase traffic next to our private community park. We have many small children in Vintners Ridge who will be put at additional risk with the new traffic where practically none exists today.

There is also no positive benefit to Vintners Ridge residents with this opening. Vintners Ridge residents would never have a need to use Road A to get to 136th Ave NE. All Vintners Ridge residents already have good egress using NE 132nd Pl.

The need of emergency vehicle egress is not diminished using Road A to reach Marinwood or using NE 132nd Pl to reach Vintners Ridge.

Our HOA bylaws restrict parking on our streets and opening up 137th PL NE would make it impossible to enforce our community bylaws and standards.

Opening up 137th PL NE would also create additional liability to the Vintners Ridge HOA. Our private community park would now be more accessible to non-residents. If non-residents use our private park and become injured this will add additional monetary risk to Vintners Ridge Homeowners.

There is also a planned pedestrian path NE 131st Way that will border our eastern boundary. I feel this will become a magnet for people to park in our development and use it as a way to reach the Eastside Corridor trail. Also, a planned marijuana dispensary near the Eastside Corridor trail and Willows road is sure to bring unwanted traffic .

Lastly, I would like know what landslide remediation is planned for the homes in Tract C. The land there is always wet since it is at the bottom of a hill. I'm also concerned these homes will block the views of homeowners directly west of Tract C.

Sincerely,

Larry Miller

13612 NE 132nd Pl

Kirkland WA 98034

Tony Leavitt

From: Matthew Tillman <matthewdtillman@yahoo.com>
Sent: Thursday, February 26, 2015 5:45 PM
To: Tony Leavitt
Cc: Vintners Ridge Home Owners Association
Subject: Comment for MARINWOOD PLAT AND PUD SUB14-01891

Dear Mr. Leavitt,

I write today to express my opinion on the proposed Marinwood project (permit number SUB14-01891) that's currently under review with your department.

I'm both a homeowner within the nearby Vintner's Ridge development, and a member of the HOA board.

While I support the idea of new developments in the general area, I do want to point out a few factors that will impact the immediate area:

1. The main road in the area: 136th Ave NE, is simple 2 lane road that already is heavily trafficked during rush hour. Mainly as a route for people heading to Willows Road while trying to avoid the traffic on 124th. This road is often heavily backed up by this non resident traffic.
2. Because of this, the intersection of NE 132nd St and 136th Ave NE is already dangerous. With several blind spots and only a single stop sign, cars whip around this corner and cause traffic accidents due to unsafe speeds.
3. There are already 2 developments on this road (listed below), which will effectively **Double** the number of homes on the immediate area and add a hundred plus cars to the above traffic. This is before taking into account the 48 new lots from Marinwood.
    1. The 26 home in construction at Willows Bluff
    2. The 36 homes in preliminary construction at Meritage Ridge
4. The new inroads created by the 3 communities in development (the above 2 and Marinwood) would further encourage traffic in the area to converge onto 136th Ave NE and 139th Ave NE - 2 road which can't handle the existing level of traffic. After the curve into Willows Rd NE, the backup is usually 4-6 blocks (1/3 of a mile) long anytime between 7-10AM. This section doesn't need more traffic, when it can't handle the current volume of cars.
5. This further stressed traffic would lead to longer traffic waits, higher number of traffic accidents and hundreds of very unhappy community owners (both current and new)
6. If 136th Ave NE is backed up, people will look for alternate ways to skip the wait, through back streets - namely through Vintner's Ridge. Which would make our community become more of arterial than a community. Obviously, this wouldn't be appreciated by residents.

We have faith that your department will take these factors into heavy consideration as you consider the Marinwood development.
Further development is great for Kirkland and it's residents, but only if the infrastructure is also upgraded to support it.

Thank you,

E-Page 635

Matthew Tillman
Vintners Ridge HOA Board Member

Owner of 13628 NE 132nd Pl, Vintner's Ridge
Email: matthewdtillman@yahoo.com

Tony Leavitt

From: Karlie Valdez <karlie@vdzlaw.com>
Sent: Thursday, February 26, 2015 3:30 PM
To: Tony Leavitt
Subject: Permit number SUB14-01891

Dear Mr. Leavitt,

I write today to express some concerns I have with opening roads around our housing development, Vintner's Ridge, in Kirkland.

My husband and I have been homeowner's at Vintner's Ridge since April of last year. I have been a practicing traffic lawyer in Kirkland for eleven years.

A primary reason for purchasing our home at Vintner's Ridge is we enjoy the quiet, protected and safe environment it provides for children and pets.

The following is a list of my concerns regarding opening the road at 137th Place NE:

1. A private park with children's play equipment is owned by Vintner's Ridge and is the main attraction on 137th Pl NE. If the road is opened the volume of cars driving by our private park will inevitably increase.
2. If the volume of cars increases next to that park the incidents of speeding & other traffic infractions will also increase.
3. If the incidents of speeding & infractions increase next to our private park the children and pets that reside in this neighborhood will be at a greater risk for injury or fatality.
4. Opening the road will inevitably lead to the public parking their vehicles in front of the homes in Vintner's Ridge and taking up valuable parking space that should belong to the homeowners within Vintner's Ridge.
5. Environmentally, opening this road would expose the residents of Vintner's Ridge to increased air pollution & debris from vehicles travelling through the neighborhood.
6. Emergency vehicles will not need this proposed road to properly service the residents in this neighborhood or any surrounding neighborhoods.

Thank you for making my concerns a part of the public record. Do not hesitate to contact me at the address below for further input regarding this proposal.

Regards,

Karlie M. Valdez, J.D.
Valdez Law PLLC
5400 Carillon Point
Building 5000 Floor 4
Kirkland, WA 98033

Ph: 206.718.4498

Fx: 425.823.1199
Email: karlie@vdzlaw.com

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

DETERMINATION OF NON-SIGNIFICANCE (DNS)

CASE #: SEP14-01890 **DATE ISSUED:** APRIL 7, 2015

Project Name: MARINWOOD PRELIMINARY SUBDIVISION AND PUD

Project Location: 12860 136TH AVE NE

Project Description: PROCESS IIB PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY SUBDIVISION ZONING PERMIT TO SUBDIVIDE FIVE EXISTING PARCELS INTO 48 SEPARATE LOTS IN A RSA 6 ZONE. ACCESS TO THE LOTS WILL BE PROVIDED VIA A NEW ACCESS ROAD OFF OF 136TH AVENUE NE. A CONNECTION TO THE EXISTING 137TH PLACE NE RIGHT-OF-WAY, TO THE NORTH OF THE PLAT, IS ALSO PROPOSED.

Proponent: STEVE ANDERSON OF LDC REPRESENTING THE PULTE GROUP

Project Planner: TONY LEAVITT, ASSOCIATE PLANNER

Lead agency is the City of Kirkland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

☒ This DNS is issued after using the Optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible official: 4/2/2015

Eric R. Shields, AICP, Planning Director Date
City of Kirkland
Planning & Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3225

☒ You may appeal this determination to the Planning & Community Development Department at City of Kirkland, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 PM on April 21, 2015 by a Written Notice of Appeal. You should be prepared to make specific factual objections and reference case number SEP14-01890. Contact Tony Leavitt, project planner in the Planning & Community Development Department at (425) 587-3253 to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

Publish in The Seattle Times on: APRIL 9, 2015

Distribute this notice with a copy of the Environmental Checklist to:

GENERAL NOTICING

- Department of Ecology - Environmental Review
- Muckleshoot Tribal Council - Environmental Division, Tribal Archeologist
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat
- Cascade Water Alliance – Director of Planning
- Evergreen Hill Neighborhood Association
- Lake Washington School District No. 414: Budget Manager and Director of Support Services

AGENCIES WITH JURISDICTION, AFFECTED AGENCIES, AND/OR INTERESTED PARTIES

- Department of Natural Resources – SEPA Center
- Woodinville Water District - General Manager
- Parties of Record
- Interested Citizens

cc: Applicant
Planning & Community Development File, Case No. SUB14-01891
Public Works Department Transportation Engineer

Distributed by: _____ 4/7/15
Date

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225 - www.kirklandwa.gov

MEMORANDUM

To: Eric R. Shields, AICP, SEPA Responsible Official

From: Tony Leavitt, Associate Planner

Date: March 30, 2015

File: SEP14-01890, SUB14-01891

Subject: **ENVIRONMENTAL DETERMINATION FOR MARINWOOD PRELIMINARY SUBDIVISION AND PLANNED UNIT DEVELOPMENT**

PROPOSAL

Steve Anderson of LDC Inc. representing the Pulte Group, the applicant, is requesting approval of a Process IIB Planned Unit Development (PUD) and Preliminary Subdivision zoning permit to subdivide five existing parcels (totaling 8.5 acres) into 48 separate lots in a RSA 6 Zone (see Enclosure 1 and 2). Access to the lots will be provided via a new access road off of 136th Avenue NE. A connection to the existing 137th Place NE right-of-way, to the north of the plat, is also proposed.

ENVIRONMENTAL ISSUES

I have had an opportunity to visit the site, review the environmental checklist (Enclosure 3), the Traffic Impact Analysis (Enclosure 4) prepared by the applicant's consultant, and the Traffic Impact Analysis Review Memo prepared by the City's Transportation Engineer (Enclosure 5). Based on a review of these materials, the main environmental issue related to the project is potential traffic impacts.

Additionally, during the initial comment period for the zoning permit application, the City received a total of 9 letters from neighboring property owners. Most of the issues raised in the comment letters (including 137th Place road connection, trees, storm water retention, soils impacts, etc.) will be addressed during Staff's review of the zoning permit application. Existing and future traffic on 136th Avenue NE was also raised in the letters.

TRAFFIC IMPACTS

The Public Works Department has reviewed the Traffic Studies for the proposed development (see Enclosure 4) and concluded that the project will not have a significant adverse traffic impact on existing facilities. Public Works recommends approval of the project subject to the following conditions:

- Pay road impact fees
- Installation of a stop sign at the new intersection of Road A and 136th Avenue NE.
- Comply with site distance requirements at the project entrance from 136th Avenue NE.

The City has the authority to require these conditions as part of the future land surface modification and building permit applications.

RECOMMENDATION

It will be necessary to further analyze certain aspects of the proposal to determine if the project complies with all the applicable City codes and policies. That analysis is most appropriately addressed within the review of the zoning permit application. In contrast, State law specifies that this environmental review under the State Environmental Policy Act (SEPA) is to focus only on potential significant impacts to the environment that could not be adequately mitigated through the Kirkland regulations and Comprehensive Plan.[1]

Based on my review of the submitted information, I have not identified any significant adverse environmental impacts. Therefore, I recommend that a Determination of Non-Significance be issued for this proposed action.

SEPA ENCLOSURES

1. Vicinity Map
2. Site Plan
3. Environmental Checklist
4. Traffic Impact Analysis prepared by TENW dated December 18, 2014
5. Traffic Impact Analysis Review Memo prepared by Thang Nguyen

---

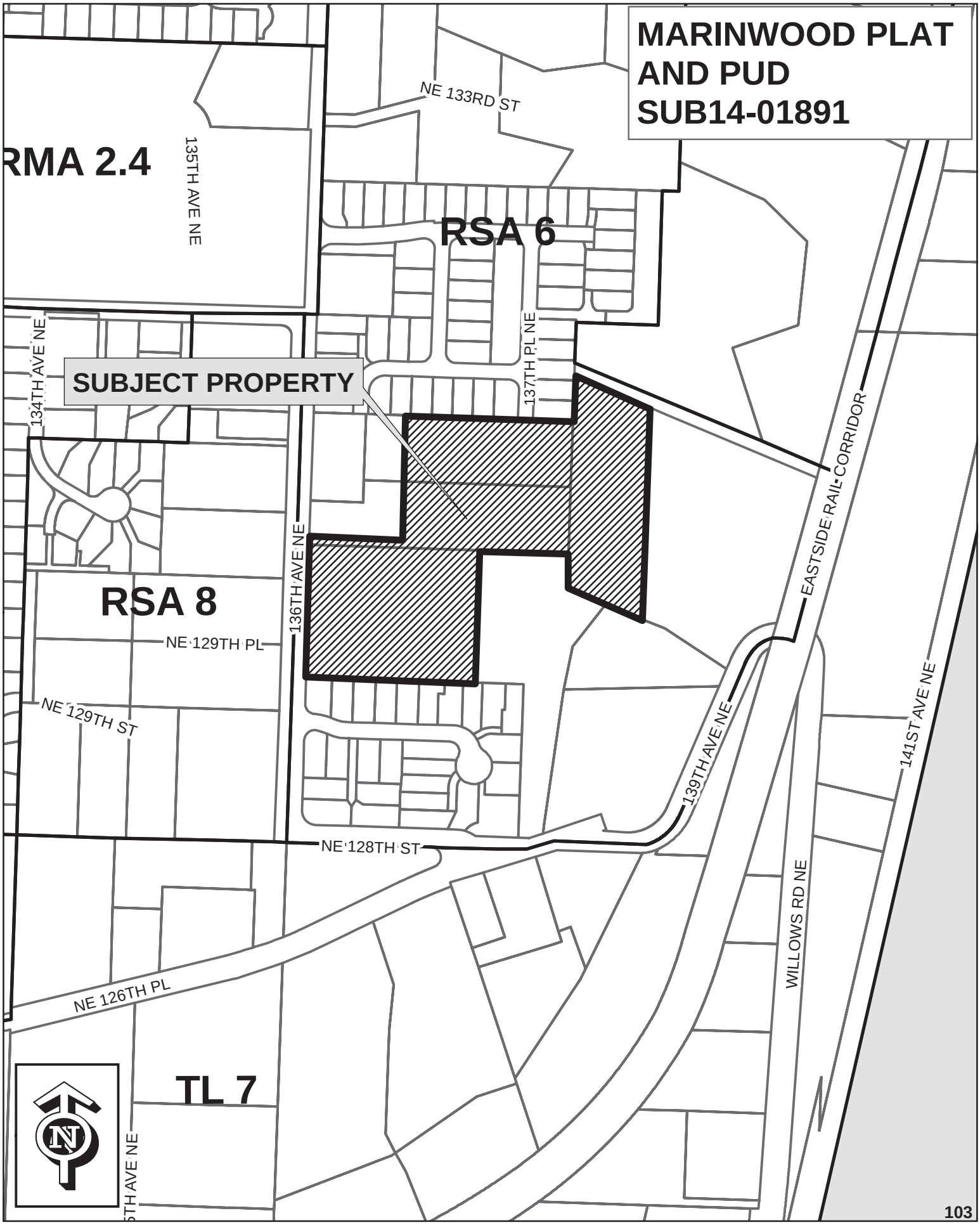
Review by Responsible Official:

_____x_____ I concur _____ I do not concur

April 2, 2015

Eric R. Shields, Planning Director Date

[1]ESHB 1724, adopted April 23, 1995


MARINWOOD PLAT
AND PUD
SUB14-01891
RMA 2.4
135TH AVE NE
NE 133RD ST
RSA 6
137TH PL NE
134TH AVE NE
SUBJECT PROPERTY
EASTSIDE RAIL CORRIDOR
136TH AVE NE
RSA 8
NE 129TH PL
NE 129TH ST
139TH AVE NE
141ST AVE NE
NE 128TH ST
WILLOWS RD NE
NE 126TH PL
TL 7
N

SUB14-0189 Preliminary Plans
Attachment 6

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

MARINWOOD
PRELIMINARY PLANS

LEGEND AND ABBREVIATIONS

PROJECT INFORMATION

IMPERVIOUS COVER

TABLE OF CONTENTS

1	COVER SHEET
2-3	EXISTING CONDITIONS MAP
4-5	SITE PLAN
6-8	GRADING PLAN
9-10	COMPOSITE UTILITY PLAN
11	FRONTAGE PLAN AND PROFILE
12-13	ROAD AND STORM DRAINAGE PLAN
14	ROAD PROFILES AND SECTIONS
15-18	ROAD PROFILES
19	NOTES AND DETAILS
20-21	INTEGRATED DEVELOPMENT PLAN
22-23	INTEGRATED DEVELOPMENT NOTES AND DETAILS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS AND SCHEDULE

CONTACT LIST

NOTES

VICINITY MAP

SURVEY INFORMATION

LEGAL DESCRIPTION

VERTICAL DATUM

HORIZONTAL DATUM

BENCHMARK

BASIS OF BEARING

EQUIPMENT & PROCEDURES

SURVEY NOTES

BOUNDARY NOTES

SURVEY DISCLAIMER

Call 8 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

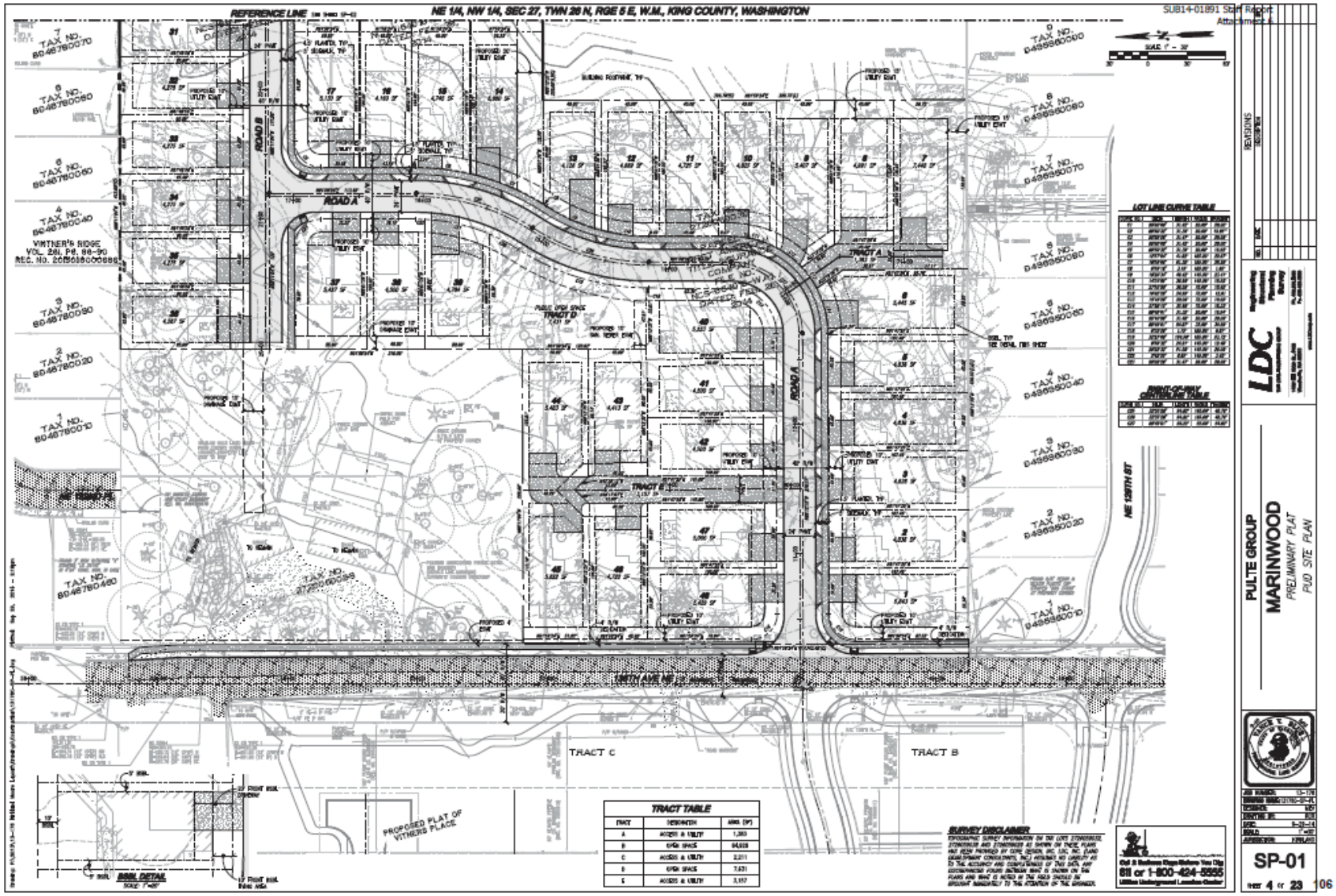
REVISIONS

LDC

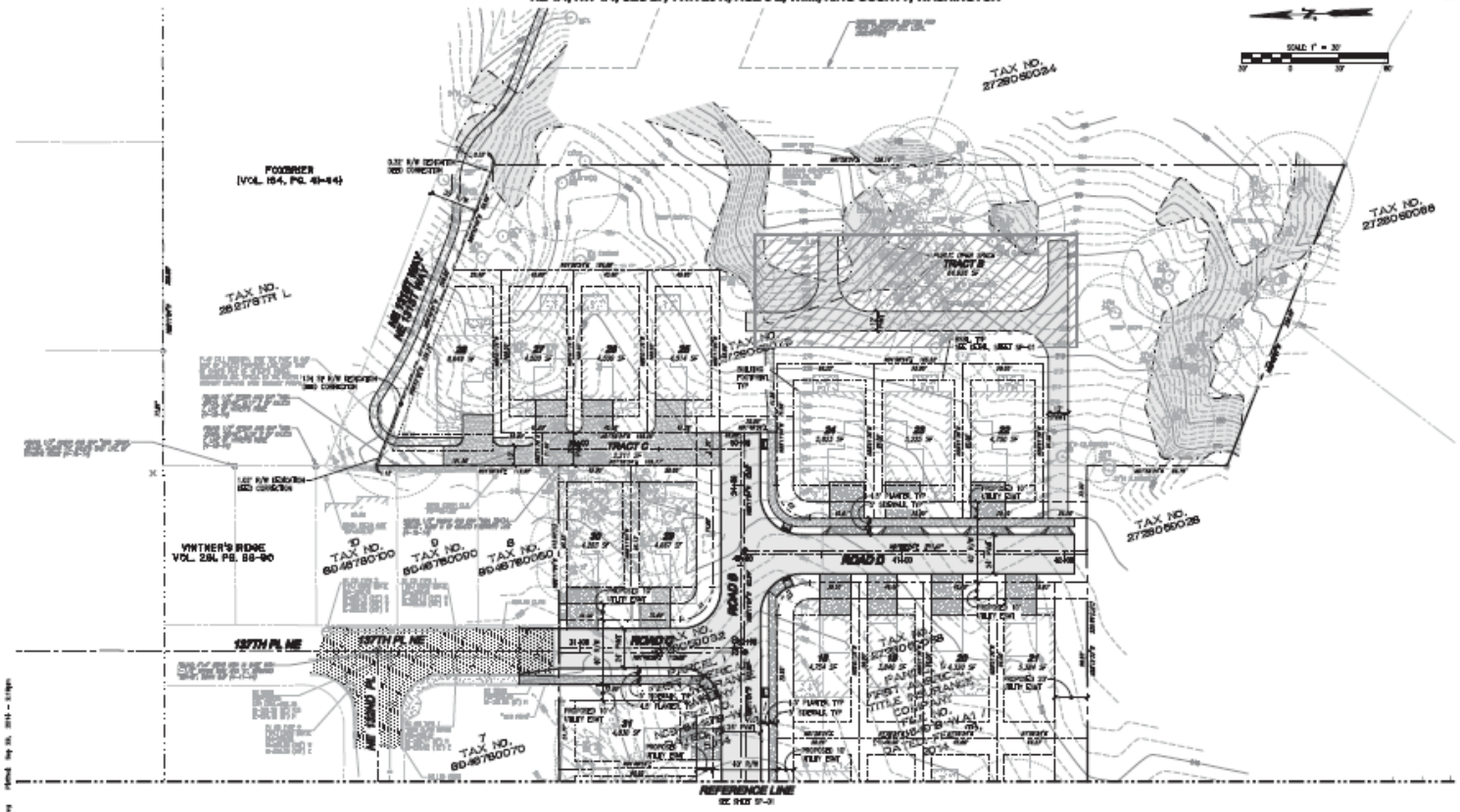
PULTE GROUP
MARINWOOD
COVER SHEET

CS-01

SHEET 1 OF 23


REFERENCE LINE
NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON
SUB14-01891 Staff Report
Attachment A
ROAD A
ROAD B
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
NE 159TH ST
LOT LINE CURVE TABLE
PRINT-OF-WAY CURVE/LINE TABLE
TRACT TABLE
SURVEY DISCLAIMER
PROPOSED PLAT OF VITMERS PLACE
BIKE DETAIL
LDC
PULTE GROUP
MARINWOOD
PRELIMINARY PLAT
PUD SITE PLAN
SP-01
SHEET 4 OF 23

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



TRACT TABLE		
TRACT	DESIGNATION	AREA (SF)
A	ACCESS & UTILITY	1,350
B	OPEN SPACE	84,928
C	ACCESS & UTILITY	2,211
D	OPEN SPACE	7,431
E	ACCESS & UTILITY	2,157

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION ON THE LOTS STORMWATER, STORMWATER AND STORTWATER AS SHOWN ON THESE PLANS HAS BEEN PROVIDED BY CORE DESIGN, INC. LDC, INC. PLANS GRADE/DRAINAGE CONSULTANTS, INC.) HOWEVER, NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA AND ESTOMPHICHER FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

LDC

PULTE GROUP
MARINWOOD
PRELIMINARY PLAT
PUD SITE PLAN

SP-02

SHEET 5 OF 23

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:** [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [help]

1. Name of proposed project, if applicable: [help]
   Moore property
2. Name of applicant: [help]
   Pulte Group
3. Address and phone number of applicant and contact person: [help]
   3535 Factoria Blvd. SE, Ste. 110 Bellevue, WA 98006 (425) 931-6530
4. Date checklist prepared: [help]
   September 2014
5. Agency requesting checklist: [help]
   City of Kirkland Planning and Development Services
6. Proposed timing or schedule (including phasing, if applicable): [help]
   Construction is anticipated to start in the Spring of 2015

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

A Geotechnical Engineering Study has been prepared by Terra Associates, Inc.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

A Boundary Line Adjustment is currently in for review at the city. The project boundaries as shown are based on approval of the subject BLA?

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

Road, Storm, Grading, Building Permits, Right of way use permit, Sewer & Water plan approval, NPDES, and FPA

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

The proposal is for the subdivision of 4 parcels totaling 9.87 acres into 48 single family lots.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

The property includes parcel numbers 2726059029,2726059032,2726059038,2726059073
NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M.
12860 136th Ave NE, Kirkland, WA 98034, 13034 136th Ave NE, Kirkland, WA, 98034
See attached Preliminary plat for Site Plan and Vicinity Map

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? [help]

The steepest slope on the site is approximately 50%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

Alderwood gravelly sandy loam, 15 to 30 percent slopes.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

No?

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

Road and building sites would be cleared, graded, and compacted as necessary to acheive proper grade transition, drainage, and stability. A balance between cut and fill will be sought.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help] During construction, the potential for increased erosion would be present. Following construction erosion potential would decrease when drainage is controlled and cleared areas re-vegetated.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

Temporary measures to control erosion could include sedimentation ponds, filter fences and diversion swales; permanent measures could include landscaping, piping and armoring of outfall areas.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help] Dust and emissions from construction equipment during construction, and auto emissions from residents, would likely be the only emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help] Vehicular emissions from traffic on nearby roadways would be the primary off-site source of air pollution that could affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

If construction activities occur during dry months of the year, dust emissions will be controlled through the application of water as appropriate.

3. **Water**

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]

No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

N/A

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help] No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]
Post development storm water runoff containing some pollutants, along with water-soluble household products, would be collected by the storm drainage system.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help] Any alteration to the direction or rate of flow of ground water due to grading operations should be localized on site. Water onto adjoining properties would not vary from the present condition.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]
The project would be on sewers; therefore, there would be no major sources of waste material which could be discharged to the ground

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help] During construction the existing runoff pattern would be locally modified. Runoff would be generated from building and the water would be collected by the storm drainage system.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
Refer to Surface Water Response #6 and Ground Water Response #2

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No?

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Temporary erosion control devices would be installed during construction. After construction, storm water runoff will be collected and directed to detention/ retention facilities by the storm drainage system.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

_X_deciduous tree: alder, maple, aspen, other
_X_evergreen tree: fir, cedar, pine, other
_X_shrubs
_X_grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]
Existing vegetation will be removed as necessary for the road, utilities and home construction.

c. List threatened and endangered species known to be on or near the site. [help]
None Known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help] Development would reduce existing vegetation. Cleared and graded areas would be re-vegetated with some native species and species common to urban areas. Landscaping will be provided.

e. List all noxious weeds and invasive species known to be on or near the site.
None known.

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [help]
None Known

c. Is the site part of a migration route? If so, explain. [help]
Pacific Flyway Migration Route

d. Proposed measures to preserve or enhance wildlife, if any: [help]
Retention of as many existing trees as is compatible with road, utility and home construction will preserve wildlife habitat.

e. List any invasive animal species known to be on or near the site.
None Known

6. **Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help] Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating and other household purposes. Wood burning and passive solar gain would be used for secondary sources.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
No the project will not affect the potential use of solar energy.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]
None

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]

None known

1) Describe any known or possible contamination at the site from present or past uses.
None Known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
The Olympic Pipeline is located on the West side. 136th Ave NE.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
None Known

4) Describe special emergency services that might be required.
No special emergency services would be required by the proposed project.

5) Proposed measures to reduce or control environmental health hazards, if any:
None required or proposed

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
Minor traffic on surrounding roadways could have a minimal impact on the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help] Short term construction noise would be intermittently high and will occur during City of Kirkland work hours. There will be no long term noise.

3) Proposed measures to reduce or control noise impacts, if any: [help]
Standard soundproofing materials would be used in the construction of residences. Use of proper muffling devices and limitation of construction to normal waking hours would minimize noise.

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help] Current use of the site and adjacent properties are single family residences and vacant. The proposal will not affect current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help] No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No

c. Describe any structures on the site. [help]
There are currently 3 homes on the site.

d. Will any structures be demolished? If so, what? [help]
All 3 existing homes will be demolished

e. What is the current zoning classification of the site? [help]
RSA-6

f. What is the current comprehensive plan designation of the site? [help]
Urban Residential 4-12 du/ac

g. If applicable, what is the current shoreline master program designation of the site? [help]
N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

No

i. Approximately how many people would reside or work in the completed project? [help]

Approximately 149 people would reside at the completed project (48 lots x 3.1 residents per lot)

j. Approximately how many people would the completed project displace? [help]

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

N/A

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

Compliance with existing regulatory codes and standards.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Compliance with existing regulatory codes and standards.

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

48 Units will be provided for middle income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]

Three middle income homes will be eliminated.

c. Proposed measures to reduce or control housing impacts, if any: [help]

None

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help] The tallest height of any structure would be per the building code. Exterior building materials are expected to be of wood.

b. What views in the immediate vicinity would be altered or obstructed? [help]

None

c. Proposed measures to reduce or control aesthetic impacts, if any: [help] The observance of building setbacks, retention of as much native vegetation as practical during construction and provision of ornamental and native landscaping would reduce aesthetic impacts of the project.

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help] The proposal would produce light from automobile headlights, street lighting and home lighting, primarily at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

Not to our knowledge. Night lighting would actually promote safety.

c. What existing off-site sources of light or glare may affect your proposal? [help]

Surrounding residences and traffic.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

Shielding of street lighting as necessary.

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
132nd Square Park is approximately .5 miles away. Northshore Athletic Fields are approximately 2.3 miles away. Willows Run Golf Complex is approximately 2 miles away.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
Payment of park mitigation fees as required by code and usable open space on site as required by code.

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]
Not to our knowledge

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]
Not to our knowledge

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help] Should any archeological evidence be revealed during construction, activity would be temporarily halted in order to review and evaluate the situation in accordance with state laws.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
Compliance with state regulatory codes and best practices will be utilized.

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help] The site will be served by 137th PL NE and 136th Ave NE

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help] Yes there is s transit stop approximately .4 miles away at 132nd Ave NE and NE 132nd St.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help] Off-street parking would be accomodated in resident's driveways and garages. No parking would be eliminated.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help] Internal roadways will be constructed on site. Frontage improvements are anticipated along 136th Ave NE. See Plan set.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
The project should not generate any extraordinary use of water, rail or air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help] The proposal would generate approximately 472 ADT (9.85x48), the majority of which would occur during morning and evening peak periods.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No

h. Proposed measures to reduce or control transportation impacts, if any: [help]
Mitigation measures will include payment of mitigation fees in accordance with City Code.

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]
The project would place additional demands on public services; however, facilities are in place to handle these demands.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
Mitigation measures will include payment of mitigation fees in accordance with City Code.

16. **Utilities**

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help] See preliminary plat map for list of utilities and purveyors.

C. SIGNATURE [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Steve Anderson

Position and Agency/Organization Senior Project Manager / Planner

Date Submitted: _____

TENW
Transportation Engineering NorthWest

MEMORANDUM

DATE: December 18, 2014

TO: Thang Nguyen
City of Kirkland

FROM: Jeff Schramm, Curtis Chin, P.E.
TENW

SUBJECT: Traffic Impact Analysis
Marinwood Preliminary Plat
TENW Project No. 4903

CURTIS F CHIN
STATE OF WASHINGTON
36014
REGISTERED
PROFESSIONAL ENGINEER
12/18/14

This memorandum documents the Traffic Impact Analysis for the proposed Marinwood residential project. The analysis includes a project description, review of collision histories in the project vicinity, trip generation estimate, concurrency assessment, proportional share calculations, level of service analysis, and site access analysis.

Approach

The scope and approach of this Traffic Impact Analysis (TIA) is consistent with the City's TIA Guidelines (adopted August 2012). The project has more than 20 residential units proposed, which triggers the SEPA threshold and road concurrency review. The project was formerly called the Moore Property and received transportation concurrency approval on August 18, 2014 and a concurrency extension was approved on November 20, 2014.

The following off-site intersections were determined to be Significant Intersections based on City guidelines and the proportional share impact worksheet:

- Slater Ave / NE 124th St
- NE 126th Pl / NE 128th St

In addition, our analysis evaluated traffic impacts at the off-site intersection of 124th Ave NE/NE 116th Street and the proposed site access on 136th Ave NE.

Project Description

The project site is located on the east side of 136th Avenue NE south of NE 132nd Street in the City of Kirkland. The proposed project includes 48 new single-family detached residential dwelling units. The existing site is currently vacant. The project is anticipated to be built out in year 2017. A vicinity map showing the location of the project site is shown in Figure 1. A preliminary project site plan concept is provided in Figure 2.

Vehicle access is proposed onto 136th Avenue NE in alignment with a future access to the Vintners West residential development. The access is approximately 230 feet north of the access to the Momco Development which would also align with the Vineyards project site access. A secondary access connection is also proposed to the north via 137th Pl NE.

Figure 1: Site Vicinity Map

NOT TO SCALE

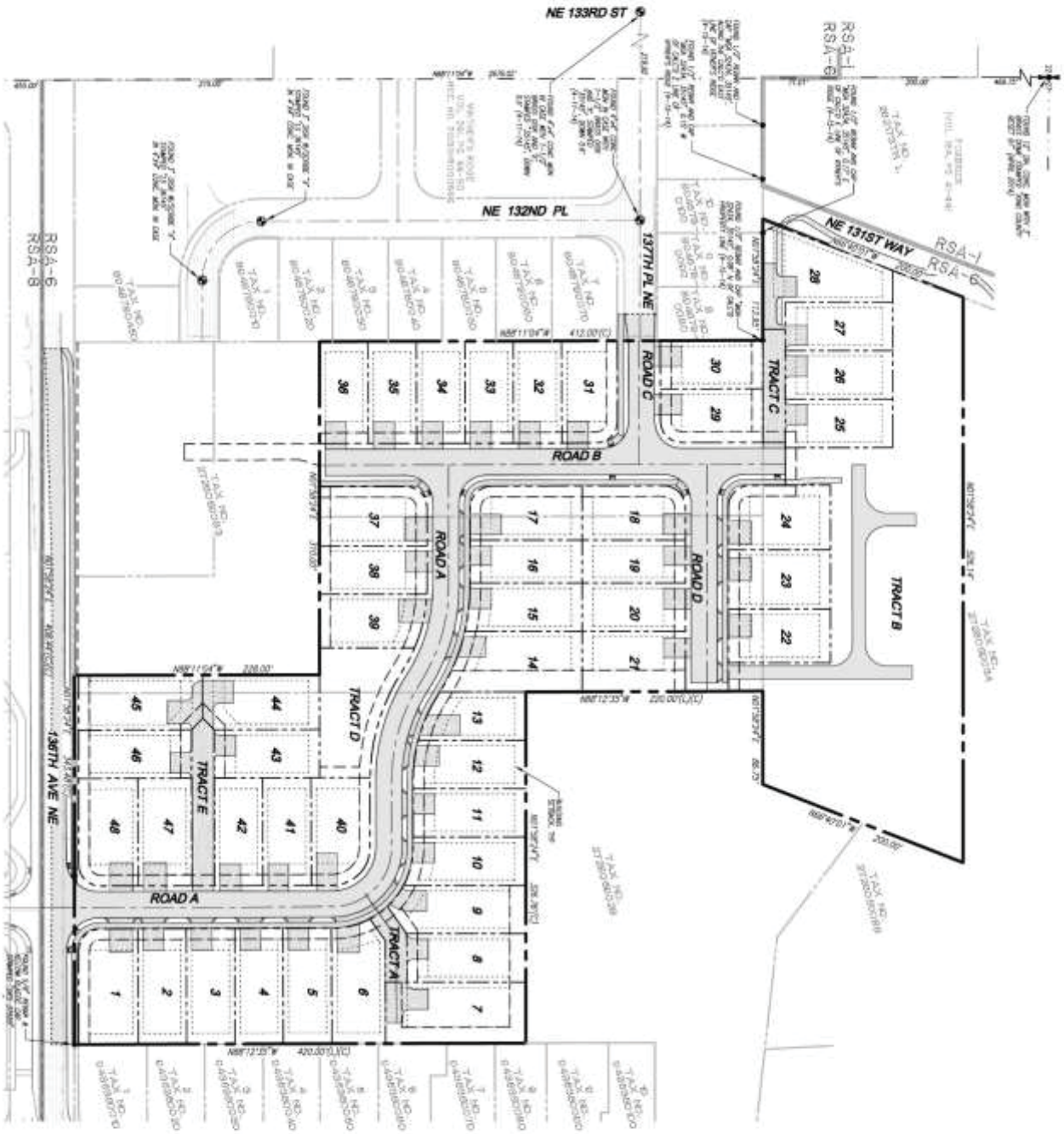


Figure 2: Preliminary Site Plan

N
NOT TO SCALE

Collision History

Collisions at the study intersections and on the 136th Avenue NE corridor (from NE 128th Street to NE 132nd Street) were documented for the five-year period January 1, 2009 to December 31, 2013. Collision data was provided by the WSDOT. Summaries of the total and yearly average collisions at the study intersections during this period are provided in Table 1. Summaries of the 5-year collision history for the 136th Avenue NE corridor are provided in Table 2.

Table 1
5-Year Collision Data Summary at Study Intersections

	5-Year Total Collisions			Average Annual Collisions		
Study Intersection	Total	Personal Injury	Property Damage Only	Total	Personal Injury	Property Damage Only
1. NE 128th St/NE 126th Pl	0	0	0	0.00	0.00	0.00
2. Slater Ave NE/NE 124th St	22	8	14	4.40	1.60	2.80
3. 124th Ave NE/NE 116th St	49	13	36	9.80	2.60	7.20

Source: WSDOT (1/1/2009 - 12/31/2013).

Table 2
5-Year Collision Data Summary at Mid-Block Sections

	5-Year Total Collisions			Average Annual Collisions		
Mid-block Sections	Total	Personal Injury	Property Damage Only	Total	Personal Injury	Property Damage Only
136th Avenue NE						
NE 128th St and NE 132nd St	3	0	3	0.60	0.00	0.60

Source: WSDOT (1/1/2009 - 12/31/2013).

Trip Generation

The weekday daily, AM, and PM peak hour trip generation estimate for the proposed Marinwood residential project were based on methodology from the Institute of Transportation Engineers (ITE) *Trip Generation* manual, 9th edition for Land Use Code (LUC) 210, Single-Family Detached Housing. The resulting net new trips are summarized in Table 3.

Table 3
Marinwood Residential – Trip Generation Summary

	Net Trips Generated		
Time Period	In	Out	Total
Weekday Daily	267	268	535
Weekday AM Peak Hour	11	32	43
Weekday PM Peak Hour	34	20	54

As shown in Table 3, the proposed 48-unit residential development is estimated to generate 535 new weekday daily trips, with 43 new trips occurring during the weekday AM peak hour (11 entering, 32 exiting), and 54 trips occurring during the weekday PM peak hour (34 entering, 20 exiting). A detailed trip generation estimate is included in Attachment A.

Transportation Concurrency

The project was tested for transportation concurrency by the City of Kirkland in August 2014. Based on the results of the test, the City has determined the proposed project meets the City's transportation concurrency requirements. Therefore, no short-term transportation mitigation was required to obtain concurrency in the City of Kirkland. A Concurrency Test Notice was issued for the project (formerly called the Moore Property) on August 18, 2014 and is included as Attachment B. A concurrency extension for the project was approved on November 20, 2014.

Project Traffic Distribution & Assignment

Traffic generated by the proposed Marinwood residential plat was assigned to the vicinity street system for both daily and PM peak hour conditions based on the distribution provided in the City's concurrency model. The resulting daily and PM peak hour project trip assignment is illustrated in Figure 3.

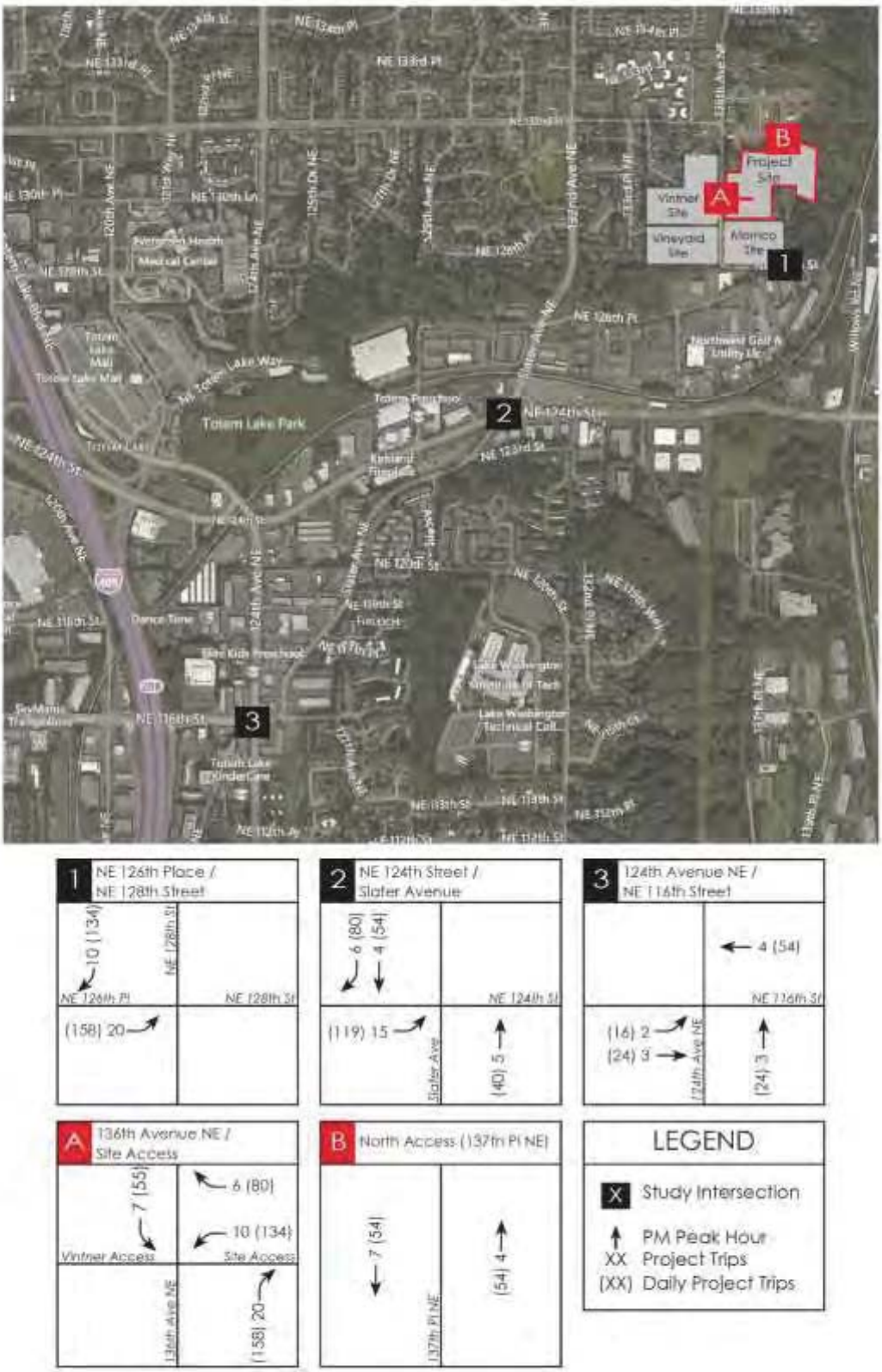


Figure 3: Daily and PM Peak Hour Trip Assignment

Proportional Share Impact

City *Traffic Impact Analysis Guidelines* (SEPA Review section, Step 9) require new development projects to prepare trip distribution and assignment of project-generated trips to determine proportional share impacts to intersections in the project vicinity. Any intersection that has a proportional share impact of greater than 1 percent is considered a "significant intersection" and requires SEPA review and potential mitigation for roadway, intersection, and safety impacts.

Step 10 in the City's *TIA Guidelines* identifies the analysis requirement at the site access and significant intersections. Proportional share impact was evaluated for the proposed Marinwood residential project at several City intersections in the site vicinity. The following two locations were determined to have a calculated proportional share greater than 1 percent:

- NE 124th Street / Slater Ave NE (1.94%)
- NE 126th Place / NE 128th Street (1.66%)

The calculated intersection proportional share was less than 1 percent at other remaining intersections. However, the intersection of 124th Ave NE/NE 116th Street has a proportional share of 0.99% so it was included as a study intersection based on direction provided by City staff.

The City's Proportional Share Impact Worksheets for both of these intersections, as well as several others in the site vicinity are provided in Attachment B.

Traffic Volumes Forecasts

Year 2017 without-project baseline traffic volumes were provided by the City of Kirkland at the two signalized study intersection. The future baseline traffic volumes were based on the City's traffic model forecasts which account for pipeline development and background growth.

Model forecast volumes were not available at the stop controlled study intersection of NE 128th Street/NE 126th Place. Future 2017 without-project baseline traffic volumes at NE 128th Street/NE 126th Place were estimated based on an existing 2014 count with a 2 percent annual traffic growth rate applied plus pipeline trips. PM peak hour traffic generated by the following 3 pipeline developments were included in the future 2017 baseline traffic volumes:

1. Vineyard residential
2. Momco residential
3. Vintners West residential

The future 2017 without-project baseline traffic volumes at the study intersections are illustrated in Figure 4.

Future 2017 with-project traffic volumes were estimated by adding the trip assignment from the proposed project (Figure 3) to the year 2017 without-project volumes (Figure 4). The resulting 2017 with-project PM peak hour traffic volumes at the study intersection and the site driveway on 136th Avenue NE are shown in Figure 5.

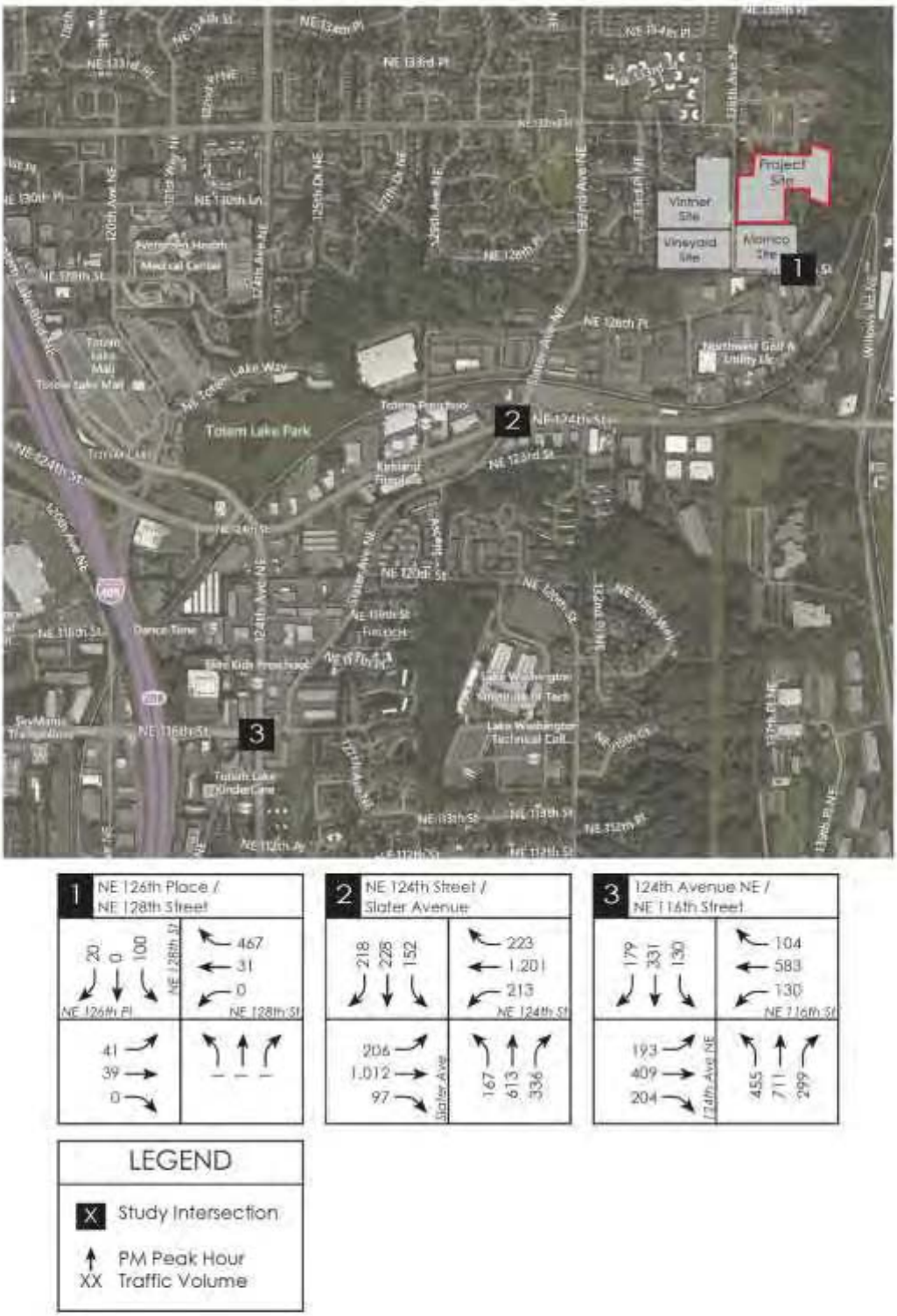


Figure 4: 2017 Without Project PM Peak Hour Traffic Volumes

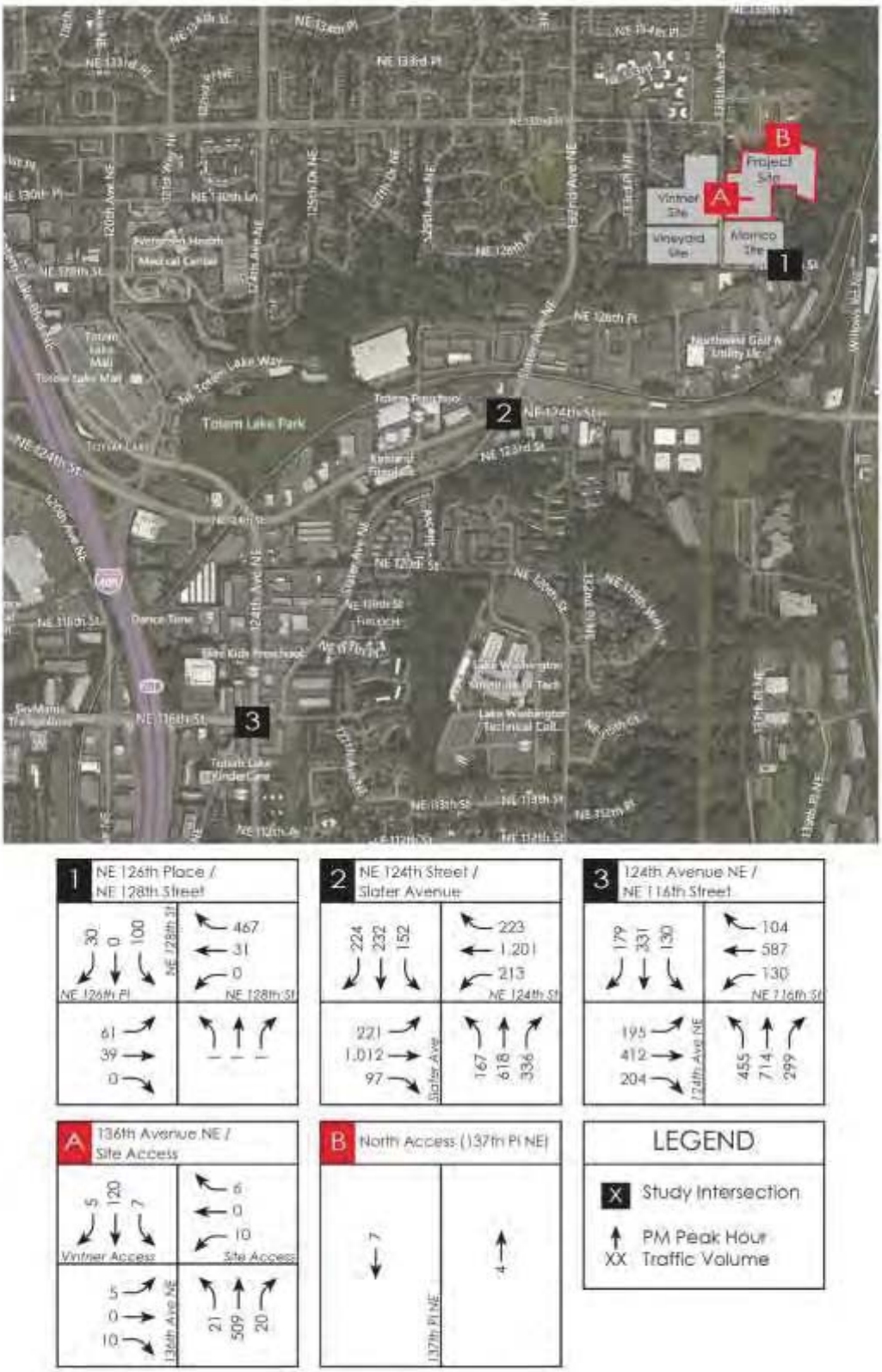


Figure 5: 2017 With Project PM Peak Hour Traffic Volumes

Level of Service Analysis

Weekday PM peak hour LOS were evaluated at the three study intersections. LOS was calculated for future year 2017 conditions without and with the Marinwood residential project.

LOS generally refers to the degree of congestion on a roadway or intersection. It is a measure of vehicle operating speed, travel time, travel delays, and driving comfort. A letter scale from A to F generally describes intersection LOS. At signalized intersections, LOS A represents free-flow conditions (motorists experience little or no delays), and LOS F represents forced-flow conditions where motorists experience an average delay in excess of 80 seconds per vehicle.

The LOS reported for signalized intersections represents the average control delay (sec/veh) and can be reported for the overall intersection, for each approach, and for each lane group (additional v/c ratio criteria apply to lane group LOS only). The LOS reported at stop-controlled intersections is based on the average control delay and can be reported for each controlled minor approach, controlled minor lane group, and controlled major-street movement (and for the overall intersection at all-way stop controlled intersections. Additional v/c ratio criteria apply to lane group or movement LOS only).

Table 4 outlines the current HCM 2010 LOS criteria for signalized and stop-controlled intersections based on these methodologies.

Table 4
LOS Criteria for Signalized and Stop-Controlled Intersections[1]

SIGNALIZED INTERSECTIONS			STOP-CONTROLLED INTERSECTIONS		
	LOS by Volume-to Capacity (V/C) Ratio[2]			LOS by Volume-to Capacity (V/C) Ratio[3]	
Control Delay (sec/veh)	≤ 1.0	> 1.0	Control Delay (sec/veh)	≤ 1.0	> 1.0
≤ 10	A	F	≤ 10	A	F
> 10 to ≤ 20	B	F	> 10 to ≤ 15	B	F
> 20 to ≤ 35	C	F	> 15 to ≤ 25	C	F
> 35 to ≤ 55	D	F	> 25 to ≤ 35	D	F
> 55 to ≤ 80	E	F	> 35 to ≤ 50	E	F
> 80	F	F	> 50	F	F

[1] Source: HCM2010 Highway Capacity Manual, Transportation Research Board, 2010.

[2] For approach-based and intersection-wide assessments at signals, LOS is defined solely by control delay.

[3] For two-way stop controlled intersections, the LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection as a whole at two-way stop controlled intersections. For approach-based and intersection-wide assessments at all-way stop controlled intersections, LOS is solely defined by control delay.

Level of service calculations for intersections were based on methodology and procedures outlined in the 2010 update of the *Highway Capacity Manual*, Transportation Research Board (HCM 2010) using *Synchro 8.0* traffic analysis software.

The PM peak hour LOS analysis results at the study intersections are summarized in Table 5. The LOS worksheets are included in Attachment C.

Table 5
Marinwood Residential – Future 2017 LOS Summary

Study Intersection	Without-Project LOS	Without-Project Delay	With-Project LOS	With-Project Delay
Signalized Intersections				
#2 NE 124th Street / Slater Ave NE [1]	E	73.6	E	74.7
#3 NE 116th Street / 124th Ave NE	D	44.1	D	44.7
Stop Controlled Intersections				
#1 NE 128th St / NE 126th Place				
EB Shared Left-Thru	A	8.5	A	8.6
SB Shared Lt-Thru-Rt (stop controlled)	B	12.9	B	13.6

1. Green splits were optimized for future LOS analyses.

As shown in Table 5, the study intersection of NE 124th Street/Slater Ave NE is expected to operate at LOS E in 2017 without or with the proposed project.

The need for site specific improvements under SEPA is primarily determined by the results of both the proportional share analysis and the LOS analysis at the study intersections. Table 6 is used as a guide by the City of Kirkland in determining when mitigation under SEPA is required.

Table 6
Guidelines for Installation of Improvements under SEPA

Peak Hour Intersection LOS with Project Traffic	Install Improvements?
A thru D	No
E	If intersection proportional share > 15%
F	If intersection proportional share > 5%

Based on the results of the LOS analysis, the intersection of NE 124th St/Slater Ave NE is estimated to operate at LOS E with the project however the intersection proportional share (1.94%) is less than 15%. Therefore, the installation of improvements under SEPA would not be required.

Site Access Analysis

The level of service (LOS) and queue analysis at the site driveway on 136th Ave NE were conducted using the methodology and procedures outlined in the HCM 2010. The *Synchro* software package was used to determine the reported LOS. Table 7 summarizes the results of the LOS and queue analysis for future 2017 with project conditions at the site driveway on 136th Ave NE. The LOS and queue calculation sheets are included in Attachment C.

Table 7
Future 2017 PM Peak Hour Site Access LOS Summary

Site Driveway	2017 With Project LOS[1]	Delay (sec)	Queue (ft)[2]
136th Ave NE / Site Driveway			
WB Shared Lt-Rt (exiting)	B	14.9	<25'
SB Shared Lt-Thru (entering)	A	8.6	<25'

[1] LOS = Level of Service, reported by movement for unsignalized intersections.
[2] Queues are 95th Percentile queues. <25' indicates 95th Percentile queue statistically less than 1 vehicle.

The results of the unsignalized HCM LOS and queue analysis shown in Table 7 show that the controlled movements at the site driveway are expected to operate at acceptable levels (LOS B or better) in 2017 with the proposed project. The HCM results show 95th percentile queues that are all statistically less than 1 vehicle (25 feet).

Findings and Conclusions

This Traffic Impact Analysis summarizes the traffic impacts of the proposed 48-unit Marinwood residential plat with the following findings and conclusions.

- The Marinwood residential project site is located on the east side of 136th Avenue NE south of NE 132nd Street, with site access in alignment with a future access to the Vinters West property and approximately 230 feet north of the access to the Momco Development which aligns with the Vineyards development access.
- The proposed 48-unit Marinwood residential development is estimated to generate 535 new weekday daily trips, with 43 new trips occurring during the weekday AM peak hour (11 entering, 32 exiting), and 54 trips occurring during the weekday PM peak hour (34 entering, 20 exiting).
- All turn movements at the proposed site access intersection onto 136th Avenue NE are anticipated to operate at LOS B or better during the weekday PM peak hour.
- Payment of the City's required Road Impact Fee of $3,942 per unit would adequately mitigate the anticipated traffic impacts of the proposed Marinwood residential project.

If you have any questions with the above information, please contact me at (425) 250-0581 or schramm@tenw.com.

cc: Mike Behn, Pulte Group
Jeff Haynie, P.E., Principal - TENW

Attachments:

ATTACHMENT A

Trip Generation Summary

Land Use	Area	Units [1]	ITE LUC [2]	Directional Distribution In	Directional Distribution Out	Trip Rate	Trips Generated In	Trips Generated Out	Trips Generated Total
Daily									
Proposed Use:									
Single Family	48	DU	210	50%	50%	equation	267	268	535
						New Daily Trips =	**267**	**268**	**535**
AM Peak Hour									
Proposed Use:									
Single Family	48	DU	210	25%	75%	equation	11	32	43
						New AM Peak Hour Trips =	**11**	**32**	**43**
PM Peak Hour									
Proposed Use:									
Single Family	48	DU	210	63%	37%	equation	34	20	54
						New PM Peak Hour Trips =	**34**	**20**	**54**

Notes:

[1] DU = Dwelling Units

[2] Institute of Transportation Engineers, Trip Generation Manual, 9th edition Land Use Code.

ATTACHMENT B

Concurrency Test Notice and

Proportional Share Spreadsheets

CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.kirklandwa.gov

MEMORANDUM

To: Tony Leavitt, Planner

From: Thang Nguyen, Transportation Engineer

Date: August 18, 2014

Subject: Moore Single-Family Subdivision Development Traffic Concurrency Test Notice, Tran14-01115.

The purpose of this memo is to inform you that the proposed Moore single family subdivision development has passed traffic concurrency.

Project Description
The applicant proposed to construct 49 single-family homes on a vacant property located off 136th Avenue NE across from NE 129th Place. A new street will provide access to the project site from 136th Avenue NE. There will be two street connections to the property that will be developed north of the project site. The proposed project is anticipated to be completely built and occupied by 2017.

The proposed project passed traffic concurrency. This memo will serve as the concurrency test notice for the proposed project. Per *Section 25.10.020 Procedures* of the KMC (Kirkland Municipal Code), this Concurrency Test Notice will expire in one year (August 18, 2015) unless a development permit and certificate of concurrency are issued or an extension is granted.

EXPIRATION
The concurrency test notice shall expire and a new concurrency test application is required unless:

1. A complete SEPA checklist, traffic impact analysis and all required documentation are submitted to the City within 90 calendar days of the concurrency test notice.

2. A Certificate of Concurrency is issued or an extension is requested and granted by the Public Works Department within one year of issuance of the concurrency test notice. (A Certificate of Concurrency is issued at the same time a development permit or building permit is issued if the applicant holds a valid concurrency test notice.)

3. A Certificate of Concurrency shall expire six years from the date of issuance of the concurrency test notice unless all building permits are issued for buildings approved under the concurrency test notice.

APPEALS

The concurrency test notice may be appealed by the public or agency with jurisdiction. The concurrency test notice is subject to an appeal until the SEPA review process is complete and the appeal deadline has passed. Concurrency appeals are heard before the Hearing Examiner along with any applicable SEPA appeal. For more information, refer to the Kirkland Municipal Code, Title 25. If you have any questions, please call me at x3869.

cc: Jeff Schramm, TENW
Rob Jammerman, Development Engineer Manager
John Burkhalter, Senior Development Engineer

1) Project ID:	Moore Sub-division SF development	4) Transportation Concurrency Status	6) Transportation Concurrency Certificate Date:
2) Project Description:	Construct 49 single family units on vacant land	PASS	
	Gross Trips: Enter Exit Enter Exit	5) Transportation Concurrency Test Date	7) Certificate of Occupancy Date
3) Build-out Year:	2017 factor = 1	August 18, 2014	

SUMMARY OF TRAFFIC IMPACTS

8) Daily Trips	545 net new	PM Peak Trips:	55 (35, 20) net new	Impacted Subarea(s):	NE	TAZ: 305	Case # TRAN14-01115

Signalized Intersection PM Peak Traffic Impact

Code	Intersection	Project PM Peak Turning Volumes: Eastbound LT	Eastbound TH	Eastbound RT	Westbound LT	Westbound TH	Westbound RT	Northbound LT	Northbound TH	Northbound RT	Southbound LT	Southbound TH	Southbound RT	PM Peak	Daily Trips	Sum of	Vol.
														0			
	SEE Project Trip spreadsheet													0			
														0			
														0			
														0			
														0			
														0			
														0			
														0			
														0			
														0			
														0			
														0			
														0			
														0			
														0			
														0			
														0			
														0			
														0			
														0			
														0			

Subarea No	2017 LOS Standards: A= Max. Intersection LOS	B=Average 2015 V/C	LOS with Project Impacts: a=No. exceeding 1.4	b=Average V/C	a <= A?	b<= B?
Southwest (1xx)	1.4	0.91	0	0.78	yes	yes
Northwest (2xx)	1.4	0.95	0	0.83	yes	yes
Northeast (3xx)	1.4	0.93	0	0.77	yes	yes
East(4xx)	1.4	1.07	0	0.93	yes	yes
Annex(5xx)	1.4	n/a	0	n/a	yes	n/a

TEST RESULTS

Result: PASS

* Based on Critical Movement, Planning Method TRC #212.
1. Number of intersection exceeding Average V/C LOS Standard
1. Sixth Year Target Average V/C ratio, see step 6, part 1 of the guidelines

2017	Moore Subdivision 49 SF	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
101	Lake WA Blvd/NE 38th Pl												
102	Lake WA Blvd/Lakeview Dr												
103	NE 68th St/State St												
104	NE 68th St/108th Ave NE												
105	Central Way/6th St												
106	Central Way/3rd St S												
107	Central Way/Lake St												
108	Lake St/Kirkland Ave												
109	NE 85th St/114th Ave NE												
110	6th St S/4th St												
111	Kirkland Ave/3rd Street												
112	Kirkland Way/6th Street												
201	NE 116th St/98th Ave NE												
202	NE 124th St/100th Ave NE				1		1			1			
203	NE 132nd St/100th Ave NE												
204	NE 132nd St/116th Way NE												
205	Forbes Creek Dr/Market St												
206	NE 120th Pl/100th Ave NE												
207	Juanita Dr/93rd Ave NE												
208	Juanita Dr/97th Ave NE												
209	n/a												
211	n/a												
301	NE 132nd St/120th Ave NE												
302	NE 130th St/120th Ave NE												
303	NE 128th St/120th Ave NE												
304	NE 132nd St/124th Ave NE												
306	NE 124th St/Slater Ave NE	15							5			4	6
307	Totem Lake Blvd/120th Ave NE												
310	NE 116th St/120th Ave NE		2			1							
311	NE 116th St/124th Ave NE	2	3			4			3				
312	NE 124th St/116th Way NE		2			2							
313	NE 124th St/113th Ave NE		7			4							
314	NE 120th St/Slater Ave NE	2							3			4	
315	NE 124th St/124th Ave NE		7		1	4	1			3	4		
316	NE 132nd St/Totem Lake Blvd												
317	NE 124th St/SB I-405 off Ramp		2			2					4		
318	NE 124th St/NB I-405 on/off Ramp		6							1			
319	n/a												
320	NE 116th St/NB I-405 off Ramp		2			4				3			
323	NE 128th St/116th Way NE												
325	NE 124th St/128th Lane NE		15			6							
401	NE 85th St/132nd Ave NE												
402	NE 85th St/124th Ave NE	1					1						
403	NE 85th St/120th Ave NE												
404	NE 100th St/124th Ave NE												
406	NE 70th St/132nd Ave NE												
407	NE 70th St/116th Ave NE												
408	NE 90th St/124th Ave NE												
409	NE 85th St/122nd Ave NE												
410	116th Ave NE/I-405 NB off Ramp												
411	NE 70th St/I-405 SB off Ramp												
412	NE 85th St/128th Ave NE												
416	NE 80th St/132nd Ave NE												
999	Project Driveway				10		6			20	7		
501	North Holmes Pt Dr NE/Juanita Dr NE												
502	South Holmes Pt Dr NE/Juanita Dr NE												
503	NE 141st Street/Juanita Dr NE												
504	Juanita-Woodinville Way/100th Ave NE												
505	NE 137th Street/100th Avenue NE												
506	Simonds Road/100th Avenue NE												
507	NE 145th street/100th Avenue NE												
508	NE 145th Street/Juanita-Woodinville Way												
509	NE 140th Street/132nd Avenue NE												
510	NE 132nd Street/132nd Avenue NE												
511	NE 144th Street/124th Avenue NE												
512	NE 124th Street/Willows Road NE												
	NE 126th Pl/NE 128th Street	20											10

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	100th Ave NE	# of Lanes*=	2
Minor Street[1]	NE 124th St	# of Lanes*=	1

DATE:
11/19/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	4	8	0	*Major*
(Total of both approaches divided by two)	Minor Street Volume V_2 =	13	26	0	*Minor*

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
1	***1***	***1***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	0.04%
$P_2=V_2/(5{,}000 \times f_2)$ =	0.26%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.03%
$P_4=V_2/(2{,}500 \times f_4)$ =	0.52%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	0.15%
$S_2=(P_3+P_4)/2$=	0.27%

Intersection Proportional Share = Maximum of S1 and S2 = 0.27%

Significant Intersection? **no**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By: CFC
Company: TENW

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	NE 124th St	# of Lanes*=	2
Minor Street[1]	Slater Ave NE	# of Lanes*=	1

DATE:
11/19/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	59.5	119	0	*Major*
(Total of both approaches divided by two)	Minor Street Volume V_2 =	87	40	134	*Minor*

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
1	***1***	***1***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	0.60%
$P_2=V_2/(5{,}000 \times f_2)$ =	1.74%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.40%
$P_4=V_2/(2{,}500 \times f_4)$ =	3.48%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	1.17%
$S_2=(P_3+P_4)/2$=	1.94%

Intersection Proportional Share = Maximum of S1 and S2 = 1.94%

Significant Intersection? **yes**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By:	CFC
Company:	TENW

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	NE 116th St	# of Lanes*=	1
Minor Street[1]	120th Ave NE	# of Lanes*=	1

DATE:
11/19/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	14.5	16	13	*Major*
(Total of both approaches divided by two)	Minor Street Volume V_2 =	0	0	0	*Minor*

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
0.833	***1***	***0.833***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	0.17%
$P_2=V_2/(5{,}000 \times f_2)$ =	0.00%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.12%
$P_4=V_2/(2{,}500 \times f_4)$ =	0.00%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	0.09%
$S_2=(P_3+P_4)/2$=	0.06%

Intersection Proportional Share = Maximum of S1 and S2 = 0.09%

Significant Intersection? **no**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By: CFC
Company: TENW

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	124th Ave NE	# of Lanes*=	1
Minor Street[1]	NE 116th St	# of Lanes*=	1

DATE:
11/19/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	12	24	0	*Major*
(Total of both approaches divided by two)	Minor Street Volume V_2 =	47	40	54	*Minor*

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
0.833	***1***	***0.833***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	0.14%
$P_2=V_2/(5{,}000 \times f_2)$ =	0.94%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.10%
$P_4=V_2/(2{,}500 \times f_4)$ =	1.88%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	0.54%
$S_2=(P_3+P_4)/2$=	0.99%

Intersection Proportional Share = Maximum of S1 and S2 = 0.99%

Significant Intersection? **no**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By: CFC
Company: TENW

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	NE 124th St	# of Lanes*=	2
Minor Street[1]	116th Ave NE	# of Lanes*=	1

DATE:
11/19/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	21.5	16	27	*Major*
(Total of both approaches divided by two)	Minor Street Volume V_2 =	0	0	0	*Minor*

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
1	***1***	***1***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	0.22%
$P_2=V_2/(5{,}000 \times f_2)$ =	0.00%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.14%
$P_4=V_2/(2{,}500 \times f_4)$ =	0.00%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	0.11%
$S_2=(P_3+P_4)/2$=	0.07%

Intersection Proportional Share = Maximum of S1 and S2 = 0.11%

Significant Intersection? **no**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By: CFC
Company: TENW

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	NE 124th St	# of Lanes*=	2
Minor Street[1]	113th Pl Ne	# of Lanes*=	1

DATE:
11/19/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	54.5	55	54	*Major*
(Total of both approaches divided by two)	Minor Street Volume V_2 =	0	0	0	*Minor*

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
1	***1***	***1***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	0.55%
$P_2=V_2/(5{,}000 \times f_2)$ =	0.00%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.36%
$P_4=V_2/(2{,}500 \times f_4)$ =	0.00%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	0.27%
$S_2=(P_3+P_4)/2$=	0.18%

Intersection Proportional Share = Maximum of S1 and S2 = 0.27%

Significant Intersection? **no**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By: CFC
Company: TENW

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	Slater Ave NE	# of Lanes*=	1
Minor Street[1]	NE 120th St	# of Lanes*=	1

DATE:
11/19/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	39	24	54	*Major*
(Total of both approaches divided by two)	Minor Street Volume V_2 =	8	16	0	*Minor*

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
0.833	***1***	***0.833***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	0.47%
$P_2=V_2/(5{,}000 \times f_2)$ =	0.16%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.31%
$P_4=V_2/(2{,}500 \times f_4)$ =	0.32%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	0.31%
$S_2=(P_3+P_4)/2$=	0.32%

Intersection Proportional Share = Maximum of S1 and S2 = 0.32%

Significant Intersection? **no**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By: CFC
Company: TENW

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	NE 124th St	# of Lanes*=	2
Minor Street[1]	Totem Lk Blvd (124th Ave NE)	# of Lanes*=	1

DATE:
11/19/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	67.5	55	80	*Major*
(Total of both approaches divided by two)	Minor Street Volume V_2 =	28	24	32	*Minor*

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
1	***1***	***1***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	0.68%
$P_2=V_2/(5{,}000 \times f_2)$ =	0.56%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.45%
$P_4=V_2/(2{,}500 \times f_4)$ =	1.12%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	0.62%
$S_2=(P_3+P_4)/2$=	0.79%

Intersection Proportional Share = Maximum of S1 and S2 = 0.79%

Significant Intersection? **no**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By: CFC
Company: TENW

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	NE 124th St	# of Lanes*=	2
Minor Street[1]	I-405 SB	# of Lanes*=	1

DATE:
11/19/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	21.5	16	27	*Major*
(Total of both approaches divided by two)	Minor Street Volume V_2 =	16	32	0	*Minor*

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
1	***1***	***1***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	0.22%
$P_2=V_2/(5{,}000 \times f_2)$ =	0.32%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.14%
$P_4=V_2/(2{,}500 \times f_4)$ =	0.64%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	0.27%
$S_2=(P_3+P_4)/2$=	0.39%

Intersection Proportional Share = Maximum of S1 and S2 = 0.39%

Significant Intersection? **no**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By: CFC
Company: TENW

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	NE 124th St	# of Lanes*=	2
Minor Street[1]	I-405 NB	# of Lanes*=	1

DATE:
11/19/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	13.5	27	0	*Major*
(Total of both approaches divided by two)	Minor Street Volume V_2 =	4	8	0	*Minor*

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
1	***1***	***1***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	0.14%
$P_2=V_2/(5{,}000 \times f_2)$ =	0.08%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.09%
$P_4=V_2/(2{,}500 \times f_4)$ =	0.16%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	0.11%
$S_2=(P_3+P_4)/2$=	0.13%

Intersection Proportional Share = Maximum of S1 and S2 = 0.13%

Significant Intersection? **no**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By: CFC
Company: TENW

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	NE 116th St	# of Lanes*=	1
Minor Street[1]	I-405 NB	# of Lanes*=	1

DATE:
11/19/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	35	16	54	*Major*
(Total of both approaches divided by two)	Minor Street Volume V_2 =	12	24	0	*Minor*

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
0.833	***1***	***0.833***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	0.42%
$P_2=V_2/(5{,}000 \times f_2)$ =	0.24%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.28%
$P_4=V_2/(2{,}500 \times f_4)$ =	0.48%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	0.33%
$S_2=(P_3+P_4)/2$=	0.38%

Intersection Proportional Share = Maximum of S1 and S2 = 0.38%

Significant Intersection? **no**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By: CFC
Company: TENW

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	NE 124th St	# of Lanes*=	2
Minor Street[1]	128th Ln NE	# of Lanes*=	1

DATE:
11/19/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	99.5	119	80	*Major*
(Total of both approaches divided by two)	Minor Street Volume V_2 =	0	0	0	*Minor*

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
1	***1***	***1***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	1.00%
$P_2=V_2/(5{,}000 \times f_2)$ =	0.00%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.66%
$P_4=V_2/(2{,}500 \times f_4)$ =	0.00%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	0.50%
$S_2=(P_3+P_4)/2$=	0.33%

Intersection Proportional Share = Maximum of S1 and S2 = 0.50%

Significant Intersection? **no**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By: CFC
Company: TENW

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	NE 85th St	# of Lanes*=	2
Minor Street[1]	124th Ave NE	# of Lanes*=	1

DATE:
11/19/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	8	8	8	*Major*
(Total of both approaches divided by two)	Minor Street Volume V_2 =	0	0	0	*Minor*

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
1	***1***	***1***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	0.08%
$P_2=V_2/(5{,}000 \times f_2)$ =	0.00%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.05%
$P_4=V_2/(2{,}500 \times f_4)$ =	0.00%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	0.04%
$S_2=(P_3+P_4)/2$=	0.03%

Intersection Proportional Share = Maximum of S1 and S2 = 0.04%

Significant Intersection? **no**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By: CFC
Company: TENW

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	NE 126th Pl	# of Lanes*=	1
Minor Street[1]	Ne 128th St	# of Lanes*=	1

DATE:
11/19/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	79	158	0	***Major***
(Total of both approaches divided by two)	Minor Street Volume V_2 =	67	134	0	***Minor***

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
0.833	***1***	***0.833***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	0.95%
$P_2=V_2/(5{,}000 \times f_2)$ =	1.34%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.63%
$P_4=V_2/(2{,}500 \times f_4)$ =	2.68%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	1.14%
$S_2=(P_3+P_4)/2$=	1.66%

Intersection Proportional Share = Maximum of S1 and S2 = 1.66%

Significant Intersection? **yes**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By:	CFC
Company:	TENW

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	NE 132nd Street	# of Lanes*=	1
Minor Street[1]	136th Ave NE	# of Lanes*=	1

DATE:
12/16/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	0	0	0	*Major*
(Total of both approaches divided by two)	Minor Street Volume V_2 =	40	80	0	*Minor*

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
0.833	***1***	***0.833***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	0.00%
$P_2=V_2/(5{,}000 \times f_2)$ =	0.80%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.00%
$P_4=V_2/(2{,}500 \times f_4)$ =	1.60%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	0.40%
$S_2=(P_3+P_4)/2$=	0.80%

Intersection Proportional Share = Maximum of S1 and S2 = 0.80%

Significant Intersection? **no**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By: WMJ
Company: TENW

Proportional Share Impact Worksheet

Input appropriate information in green cells

[1] See "*Intersection Description*" worksheet for descriptions

1. May Change without notice, call Thang Nguyen 425-587-3869 with questions

			Through Lanes[1]
Project Name:	Marinwood Residential		
Major Street[1]	NE 132nd Street	# of Lanes*=	1
Minor Street[1]	132nd Ave NE	# of Lanes*=	1

DATE:
12/16/2014

Daily Project Traffic Entering the Intersection

		Daily Volumes	*Entering Leg Volumes* *		
(Total of both approaches divided by two)	Major Street Volume V_1 =	40	0	80	*Major*
(Total of both approaches divided by two)	Minor Street Volume V_2 =	0	0	0	*Minor*

***Do not leave cell empty for zero volume**

Determine Geometric Factors

Number of Lanes		Geometric Factors			
Major Street	Minor Street	f_1	f_2	f_3	f_4
2	2	1.000	1.330	1.000	1.330
2	1	1.000	1.000	1.000	1.000
1	2	0.833	1.330	0.833	1.330
1	1	0.833	1.000	0.833	1.000

f_1	f_2	f_3	f_4
0.833	***1***	***0.833***	***1***

Calculate Base Percentages

$P_1=V_1/(10{,}000 \times f_1)$ =	0.48%
$P_2=V_2/(5{,}000 \times f_2)$ =	0.00%
$P_3=V_1/(15{,}000 \times f_3)$ =	0.32%
$P_4=V_2/(2{,}500 \times f_4)$ =	0.00%

Calculate Proportional Share

$S_1=(P_1+P_2)/2$=	0.24%
$S_2=(P_3+P_4)/2$=	0.16%

Intersection Proportional Share = Maximum of S1 and S2 = 0.24%

Significant Intersection? **no**

1. Number of through lanes. Do not count exclusive turn lanes. Use the smaller number of lanes if the number of lanes is unequal on two legs. For Example, if one minor leg has two lanes and one minor leg has one lane, the number of lanes on the minor leg is one.

Computed By: WMJ
Company: TENW

ATTACHMENT C

Level of Service Worksheets

2017 Future Without-Project LOS Results

Lanes, Volumes, Timings
1: Dwy/128th St NE & 126th Pl NE/NE 128th St

12/16/2014

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	41	39	0	0	31	467	1	1	1	100	0	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Link Speed (mph)		25			25			25			30	
Link Distance (ft)		360			440			435			355	
Travel Time (s)		9.8			12.0			11.9			8.1	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Heavy Vehicles (%)	0%	0%	0%	1%	1%	1%	0%	0%	0%	1%	1%	1%
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

HCM 2010 TWSC
1: Dwy/128th St NE & 126th Pl NE/NE 128th St

12/16/2014

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	41	39	0	0	31	467	1	1	1	100	0	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	0	0	0	1	1	1	0	0	0	1	1	1
Mvmt Flow	42	40	0	0	32	477	1	1	1	102	0	20

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	508	0	0	40	0	0	403	631	40	394	393	270
Stage 1	-	-	-	-	-	-	123	123	-	270	270	-
Stage 2	-	-	-	-	-	-	280	508	-	124	123	-
Critical Hdwy	4.1	-	-	4.11	-	-	7.1	6.5	6.2	7.11	6.51	6.21
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.11	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.11	5.51	-
Follow-up Hdwy	2.2	-	-	2.209	-	-	3.5	4	3.3	3.509	4.009	3.309
Pot Cap-1 Maneuver	1067	-	-	1576	-	-	562	401	1037	567	545	771
Stage 1	-	-	-	-	-	-	886	798	-	738	688	-
Stage 2	-	-	-	-	-	-	731	542	-	882	796	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1067	-	-	1576	-	-	530	385	1037	548	523	771
Mov Cap-2 Maneuver	-	-	-	-	-	-	530	385	-	548	523	-
Stage 1	-	-	-	-	-	-	851	766	-	708	688	-
Stage 2	-	-	-	-	-	-	712	542	-	845	764	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	4.4	0	11.6	12.9
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	551	1067	-	-	1576	-	-	576
HCM Lane V/C Ratio	0.006	0.039	-	-	-	-	-	0.213
HCM Control Delay (s)	11.6	8.5	0	-	0	-	-	12.9
HCM Lane LOS	B	A	A	-	A	-	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.8

Lanes, Volumes, Timings
2: Slater Ave NE/132 Ave NE & NE 124th St

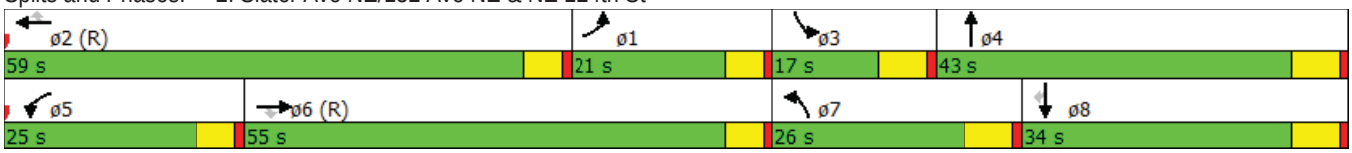
12/16/2014

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	206	1012	97	213	1201	223	167	613	336	152	228	218
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	11	11	11	11	11	11	11	11	11
Grade (%)		0%			0%			-3%			0%	
Storage Length (ft)	300		50	440		160	160		315	250		240
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			35			25	
Link Distance (ft)		756			1188			835			1204	
Travel Time (s)		14.7			23.1			16.3			32.8	
Confl. Peds. (#/hr)			4			10			3			2
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Shared Lane Traffic (%)												
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6			2						8
Detector Phase	1	6	6	5	2	2	7	4		3	8	8
Switch Phase												
Minimum Initial (s)	5.0	7.0	7.0	5.0	7.0	7.0	5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	10.0	35.0	35.0	15.0	41.0	41.0	15.0	41.0		11.0	33.0	33.0
Total Split (s)	21.0	55.0	55.0	25.0	59.0	59.0	26.0	43.0		17.0	34.0	34.0
Total Split (%)	15.0%	39.3%	39.3%	17.9%	42.1%	42.1%	18.6%	30.7%		12.1%	24.3%	24.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	5.0	5.0		5.0	5.0	5.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-3.0	-3.0		-3.0	-3.0	-3.0
Total Lost Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Lead/Lag	Lag	Lag	Lag	Lead	Lead	Lead	Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?												
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None		None	None	None

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 3 (2%), Referenced to phase 2:WBT and 6:EBT, Start of 1st Green
Natural Cycle: 115
Control Type: Actuated-Coordinated

Splits and Phases: 2: Slater Ave NE/132 Ave NE & NE 124th St



HCM 2010 Signalized Intersection Summary
2: Slater Ave NE/132 Ave NE & NE 124th St

12/16/2014

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	206	1012	97	213	1201	223	167	613	336	152	228	218
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863	1891	1891	1928	1863	1863	1863
Adj Flow Rate, veh/h	217	1065	0	224	1264	0	176	645	354	160	240	0
Adj No. of Lanes	1	2	1	1	2	1	1	2	0	1	1	1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	228	1326	593	273	1416	633	236	639	351	177	475	404
Arrive On Green	0.04	0.12	0.00	0.05	0.13	0.00	0.13	0.29	0.27	0.10	0.25	0.00
Sat Flow, veh/h	1774	3539	1583	1774	3539	1583	1801	2237	1228	1774	1863	1583
Grp Volume(v), veh/h	217	1065	0	224	1264	0	176	518	481	160	240	0
Grp Sat Flow(s),veh/h/ln	1774	1770	1583	1774	1770	1583	1801	1796	1669	1774	1863	1583
Q Serve(g_s), s	17.1	41.0	0.0	17.5	49.2	0.0	13.2	40.0	40.0	12.5	15.4	0.0
Cycle Q Clear(g_c), s	17.1	41.0	0.0	17.5	49.2	0.0	13.2	40.0	40.0	12.5	15.4	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.74	1.00		1.00
Lane Grp Cap(c), veh/h	228	1326	593	273	1416	633	236	513	477	177	475	404
V/C Ratio(X)	0.95	0.80	0.00	0.82	0.89	0.00	0.75	1.01	1.01	0.90	0.51	0.00
Avail Cap(c_a), veh/h	228	1326	593	279	1416	633	296	513	477	177	475	404
HCM Platoon Ratio	0.33	0.33	0.33	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.88	0.88	0.00	0.79	0.79	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	66.6	56.3	0.0	64.5	57.8	0.0	58.6	50.0	50.7	62.3	44.6	0.0
Incr Delay (d2), s/veh	42.7	4.6	0.0	14.0	7.3	0.0	5.5	42.0	43.5	40.1	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	11.1	21.0	0.0	9.7	25.6	0.0	6.9	25.8	24.2	8.1	8.0	0.0
LnGrp Delay(d),s/veh	109.3	60.9	0.0	78.6	65.1	0.0	64.1	92.0	94.2	102.4	45.0	0.0
LnGrp LOS	F	E		E	E		E	F	F	F	D	
Approach Vol, veh/h		1282			1488			1175			400	
Approach Delay, s/veh		69.1			67.1			88.7			67.9	
Approach LOS		E			E			F			E	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	21.0	59.0	17.0	43.0	24.5	55.5	21.3	38.7
Change Period (Y+Rc), s	5.0	5.0	6.0	6.0	5.0	5.0	6.0	6.0
Max Green Setting (Gmax), s	16.0	54.0	11.0	37.0	20.0	50.0	20.0	28.0
Max Q Clear Time (g_c+I1), s	19.1	51.2	14.5	42.0	19.5	43.0	15.2	17.4
Green Ext Time (p_c), s	0.0	2.3	0.0	0.0	0.0	5.6	0.1	6.8

Intersection Summary	
HCM 2010 Ctrl Delay	73.6
HCM 2010 LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

Lanes, Volumes, Timings
3: 124th Ave NE & NE 116th St

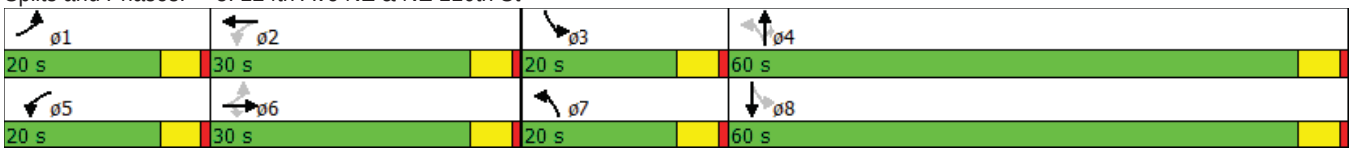
12/16/2014

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	193	409	204	130	583	104	455	711	299	130	331	179
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	11	11	11	11	11	11	11	11	11
Storage Length (ft)	200		0	150		225	240		250	125		175
Storage Lanes	1		1	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		25			35			35			35	
Link Distance (ft)		464			573			367			885	
Travel Time (s)		12.7			11.2			7.1			44.1	
Confl. Peds. (#/hr)	11		11	11		11	8		12	12		8
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	1%	1%	1%	2%	2%	2%
Shared Lane Traffic (%)												
Turn Type	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases	6		6	2			4		4	8		
Detector Phase	1	6	6	5	2		7	4	4	3	8	
Switch Phase												
Minimum Initial (s)	6.0	10.0	10.0	6.0	10.0		6.0	10.0	10.0	6.0	10.0	
Minimum Split (s)	12.0	27.0	27.0	12.0	27.0		12.5	27.0	27.0	12.0	27.0	
Total Split (s)	20.0	30.0	30.0	20.0	30.0		20.0	60.0	60.0	20.0	60.0	
Total Split (%)	15.4%	23.1%	23.1%	15.4%	23.1%		15.4%	46.2%	46.2%	15.4%	46.2%	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0		4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	None		None	None	None	None	None	

Intersection Summary

Area Type: Other
Cycle Length: 130
Actuated Cycle Length: 122.5
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 3: 124th Ave NE & NE 116th St



HCM 2010 Signalized Intersection Summary
3: 124th Ave NE & NE 116th St

12/16/2014

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	193	409	204	130	583	104	455	711	299	130	331	179
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.97	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1881	1881	1900	1881	1881	1881	1863	1863	1900
Adj Flow Rate, veh/h	197	417	0	133	595	106	464	726	169	133	338	183
Adj No. of Lanes	1	1	1	1	2	0	1	1	1	1	2	0
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	1	1	1	1	1	1	2	2	2
Cap, veh/h	266	457	388	226	653	116	527	821	688	230	817	433
Arrive On Green	0.10	0.25	0.00	0.07	0.22	0.22	0.13	0.44	0.44	0.06	0.37	0.37
Sat Flow, veh/h	1774	1863	1583	1792	3020	537	1792	1881	1577	1774	2228	1182
Grp Volume(v), veh/h	197	417	0	133	351	350	464	726	169	133	267	254
Grp Sat Flow(s),veh/h/ln	1774	1863	1583	1792	1787	1770	1792	1881	1577	1774	1770	1640
Q Serve(g_s), s	9.5	24.3	0.0	6.3	21.4	21.5	15.0	39.6	7.6	5.1	12.6	13.0
Cycle Q Clear(g_c), s	9.5	24.3	0.0	6.3	21.4	21.5	15.0	39.6	7.6	5.1	12.6	13.0
Prop In Lane	1.00		1.00	1.00		0.30	1.00		1.00	1.00		0.72
Lane Grp Cap(c), veh/h	266	457	388	226	386	383	527	821	688	230	649	601
V/C Ratio(X)	0.74	0.91	0.00	0.59	0.91	0.91	0.88	0.88	0.25	0.58	0.41	0.42
Avail Cap(c_a), veh/h	320	457	388	332	400	396	527	926	777	353	871	808
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.4	41.0	0.0	32.6	42.7	42.8	23.0	28.9	19.9	25.3	26.4	26.5
Incr Delay (d2), s/veh	7.2	22.6	0.0	2.4	23.9	24.8	15.9	9.4	0.2	2.3	0.4	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.1	15.4	0.0	3.3	13.1	13.1	9.1	22.5	3.3	2.6	6.2	5.9
LnGrp Delay(d),s/veh	38.6	63.6	0.0	35.1	66.6	67.6	38.9	38.3	20.1	27.6	26.8	27.0
LnGrp LOS	D	E		D	E	E	D	D	C	C	C	C
Approach Vol, veh/h		614			834			1359			654	
Approach Delay, s/veh		55.6			62.0			36.2			27.0	
Approach LOS		E			E			D			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.6	29.1	12.2	53.7	13.4	32.4	20.0	45.9
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	15.0	25.0	15.0	55.0	15.0	25.0	15.0	55.0
Max Q Clear Time (g_c+I1), s	11.5	23.5	7.1	41.6	8.3	26.3	17.0	15.0
Green Ext Time (p_c), s	0.2	0.6	0.2	7.1	0.2	0.0	0.0	11.5

Intersection Summary	
HCM 2010 Ctrl Delay	44.1
HCM 2010 LOS	D

2017 Future With-Project LOS Results

Lanes, Volumes, Timings
1: Dwy/128th St NE & 126th Pl NE/NE 128th St

12/16/2014

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	61	39	0	0	31	467	1	1	1	100	0	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Link Speed (mph)		25			25			25			30	
Link Distance (ft)		360			440			435			355	
Travel Time (s)		9.8			12.0			11.9			8.1	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Heavy Vehicles (%)	0%	0%	0%	1%	1%	1%	0%	0%	0%	1%	1%	1%
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

HCM 2010 TWSC
1: Dwy/128th St NE & 126th Pl NE/NE 128th St

12/16/2014

Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	61	39	0	0	31	467	1	1	1	100	0	30
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	0	0	0	1	1	1	0	0	0	1	1	1
Mvmt Flow	62	40	0	0	32	477	1	1	1	102	0	31

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	508	0	0	40	0	0	449	672	40	435	434	270
Stage 1	-	-	-	-	-	-	164	164	-	270	270	-
Stage 2	-	-	-	-	-	-	285	508	-	165	164	-
Critical Hdwy	4.1	-	-	4.11	-	-	7.1	6.5	6.2	7.11	6.51	6.21
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.11	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.11	5.51	-
Follow-up Hdwy	2.2	-	-	2.209	-	-	3.5	4	3.3	3.509	4.009	3.309
Pot Cap-1 Maneuver	1067	-	-	1576	-	-	524	380	1037	533	517	771
Stage 1	-	-	-	-	-	-	843	766	-	738	688	-
Stage 2	-	-	-	-	-	-	727	542	-	839	764	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1067	-	-	1576	-	-	481	358	1037	507	486	771
Mov Cap-2 Maneuver	-	-	-	-	-	-	481	358	-	507	486	-
Stage 1	-	-	-	-	-	-	793	721	-	694	688	-
Stage 2	-	-	-	-	-	-	698	542	-	788	719	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	5.2	0	12	13.6
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	514	1067	-	-	1576	-	-	550
HCM Lane V/C Ratio	0.006	0.058	-	-	-	-	-	0.241
HCM Control Delay (s)	12	8.6	0	-	0	-	-	13.6
HCM Lane LOS	B	A	A	-	A	-	-	B
HCM 95th %tile Q(veh)	0	0.2	-	-	0	-	-	0.9

Lanes, Volumes, Timings
2: Slater Ave NE/132 Ave NE & NE 124th St

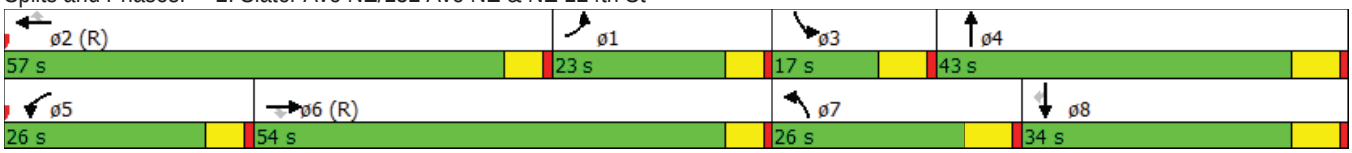
12/16/2014

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	221	1012	97	213	1201	223	167	618	336	152	232	224
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	11	11	11	11	11	11	11	11	11
Grade (%)		0%			0%			-3%			0%	
Storage Length (ft)	300		50	440		160	160		315	250		240
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		35			35			35			25	
Link Distance (ft)		756			1188			835			1204	
Travel Time (s)		14.7			23.1			16.3			32.8	
Confl. Peds. (#/hr)			4			10			3			2
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Shared Lane Traffic (%)												
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6			2						8
Detector Phase	1	6	6	5	2	2	7	4		3	8	8
Switch Phase												
Minimum Initial (s)	5.0	7.0	7.0	5.0	7.0	7.0	5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	10.0	35.0	35.0	15.0	41.0	41.0	15.0	41.0		11.0	33.0	33.0
Total Split (s)	23.0	54.0	54.0	26.0	57.0	57.0	26.0	43.0		17.0	34.0	34.0
Total Split (%)	16.4%	38.6%	38.6%	18.6%	40.7%	40.7%	18.6%	30.7%		12.1%	24.3%	24.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	5.0	5.0		5.0	5.0	5.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-3.0	-3.0		-3.0	-3.0	-3.0
Total Lost Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Lead/Lag	Lag	Lag	Lag	Lead	Lead	Lead	Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?												
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None		None	None	None

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 3 (2%), Referenced to phase 2:WBT and 6:EBT, Start of 1st Green
Natural Cycle: 115
Control Type: Actuated-Coordinated

Splits and Phases: 2: Slater Ave NE/132 Ave NE & NE 124th St



HCM 2010 Signalized Intersection Summary
2: Slater Ave NE/132 Ave NE & NE 124th St

12/16/2014

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	221	1012	97	213	1201	223	167	618	336	152	232	224
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863	1891	1891	1928	1863	1863	1863
Adj Flow Rate, veh/h	233	1065	0	224	1264	0	176	651	354	160	244	0
Adj No. of Lanes	1	2	1	1	2	1	1	2	0	1	1	1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	253	1324	592	274	1365	611	236	642	349	177	475	404
Arrive On Green	0.05	0.12	0.00	0.05	0.13	0.00	0.13	0.29	0.27	0.10	0.25	0.00
Sat Flow, veh/h	1774	3539	1583	1774	3539	1583	1801	2246	1221	1774	1863	1583
Grp Volume(v), veh/h	233	1065	0	224	1264	0	176	521	484	160	244	0
Grp Sat Flow(s),veh/h/ln	1774	1770	1583	1774	1770	1583	1801	1796	1670	1774	1863	1583
Q Serve(g_s), s	18.3	41.0	0.0	17.5	49.5	0.0	13.2	40.0	40.0	12.5	15.7	0.0
Cycle Q Clear(g_c), s	18.3	41.0	0.0	17.5	49.5	0.0	13.2	40.0	40.0	12.5	15.7	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.73	1.00		1.00
Lane Grp Cap(c), veh/h	253	1324	592	274	1365	611	236	513	477	177	475	404
V/C Ratio(X)	0.92	0.80	0.00	0.82	0.93	0.00	0.75	1.01	1.01	0.90	0.51	0.00
Avail Cap(c_a), veh/h	253	1324	592	291	1365	611	296	513	477	177	475	404
HCM Platoon Ratio	0.33	0.33	0.33	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.88	0.88	0.00	0.79	0.79	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	65.9	56.4	0.0	64.5	59.1	0.0	58.6	50.0	50.7	62.3	44.7	0.0
Incr Delay (d2), s/veh	33.0	4.6	0.0	12.8	10.0	0.0	5.5	43.4	45.0	40.1	0.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	11.3	21.0	0.0	9.6	26.2	0.0	6.9	26.0	24.4	8.1	8.1	0.0
LnGrp Delay(d),s/veh	98.9	61.0	0.0	77.3	69.1	0.0	64.1	93.5	95.7	102.4	45.1	0.0
LnGrp LOS	F	E		E	E		E	F	F	F	D	
Approach Vol, veh/h		1298			1488			1181			404	
Approach Delay, s/veh		67.8			70.4			90.0			67.8	
Approach LOS		E			E			F			E	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	23.0	57.0	17.0	43.0	24.6	55.4	21.3	38.7
Change Period (Y+Rc), s	5.0	5.0	6.0	6.0	5.0	5.0	6.0	6.0
Max Green Setting (Gmax), s	18.0	52.0	11.0	37.0	21.0	49.0	20.0	28.0
Max Q Clear Time (g_c+I1), s	20.3	51.5	14.5	42.0	19.5	43.0	15.2	17.7
Green Ext Time (p_c), s	0.0	0.5	0.0	0.0	0.1	4.9	0.1	6.7

Intersection Summary	
HCM 2010 Ctrl Delay	74.7
HCM 2010 LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

Lanes, Volumes, Timings
3: 124th Ave NE & NE 116th St

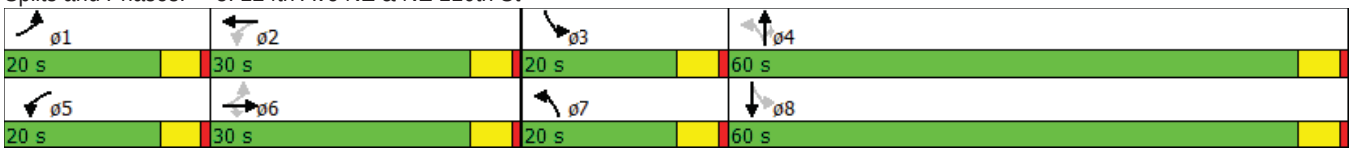
12/16/2014

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	195	412	204	130	587	104	455	714	299	130	331	179
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	11	11	11	11	11	11	11	11	11
Storage Length (ft)	200		0	150		225	240		250	125		175
Storage Lanes	1		1	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		25			35			35			35	
Link Distance (ft)		464			573			367			885	
Travel Time (s)		12.7			11.2			7.1			44.1	
Confl. Peds. (#/hr)	11		11	11		11	8		12	12		8
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Heavy Vehicles (%)	2%	2%	2%	1%	1%	1%	1%	1%	1%	2%	2%	2%
Shared Lane Traffic (%)												
Turn Type	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases	6		6	2			4		4	8		
Detector Phase	1	6	6	5	2		7	4	4	3	8	
Switch Phase												
Minimum Initial (s)	6.0	10.0	10.0	6.0	10.0		6.0	10.0	10.0	6.0	10.0	
Minimum Split (s)	12.0	27.0	27.0	12.0	27.0		12.5	27.0	27.0	12.0	27.0	
Total Split (s)	20.0	30.0	30.0	20.0	30.0		20.0	60.0	60.0	20.0	60.0	
Total Split (%)	15.4%	23.1%	23.1%	15.4%	23.1%		15.4%	46.2%	46.2%	15.4%	46.2%	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0		4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	None		None	None	None	None	None	

Intersection Summary

Area Type: Other
Cycle Length: 130
Actuated Cycle Length: 122.8
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 3: 124th Ave NE & NE 116th St



HCM 2010 Signalized Intersection Summary
3: 124th Ave NE & NE 116th St

12/16/2014

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	195	412	204	130	587	104	455	714	299	130	331	179
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.97	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1881	1881	1900	1881	1881	1881	1863	1863	1900
Adj Flow Rate, veh/h	199	420	0	133	599	106	464	729	169	133	338	183
Adj No. of Lanes	1	1	1	1	2	0	1	1	1	1	2	0
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	1	1	1	1	1	1	2	2	2
Cap, veh/h	266	458	390	224	654	115	526	821	689	228	819	434
Arrive On Green	0.10	0.25	0.00	0.07	0.22	0.22	0.13	0.44	0.44	0.06	0.37	0.37
Sat Flow, veh/h	1774	1863	1583	1792	3024	534	1792	1881	1577	1774	2228	1182
Grp Volume(v), veh/h	199	420	0	133	353	352	464	729	169	133	267	254
Grp Sat Flow(s),veh/h/ln	1774	1863	1583	1792	1787	1771	1792	1881	1577	1774	1770	1640
Q Serve(g_s), s	9.6	24.7	0.0	6.4	21.7	21.8	15.0	40.0	7.6	5.2	12.6	13.0
Cycle Q Clear(g_c), s	9.6	24.7	0.0	6.4	21.7	21.8	15.0	40.0	7.6	5.2	12.6	13.0
Prop In Lane	1.00		1.00	1.00		0.30	1.00		1.00	1.00		0.72
Lane Grp Cap(c), veh/h	266	458	390	224	387	383	526	821	689	228	650	603
V/C Ratio(X)	0.75	0.92	0.00	0.59	0.91	0.92	0.88	0.89	0.25	0.58	0.41	0.42
Avail Cap(c_a), veh/h	317	458	390	329	398	394	526	921	772	350	866	803
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.5	41.2	0.0	32.8	43.0	43.0	23.2	29.1	20.0	25.5	26.5	26.6
Incr Delay (d2), s/veh	7.8	23.1	0.0	2.5	24.8	25.7	16.0	9.8	0.2	2.4	0.4	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.3	15.7	0.0	3.3	13.4	13.4	9.2	22.9	3.3	2.7	6.2	5.9
LnGrp Delay(d),s/veh	39.3	64.3	0.0	35.3	67.8	68.8	39.3	38.9	20.2	27.9	26.9	27.1
LnGrp LOS	D	E		D	E	E	D	D	C	C	C	C
Approach Vol, veh/h		619			838			1362			654	
Approach Delay, s/veh		56.3			63.1			36.7			27.2	
Approach LOS		E			E			D			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.7	29.3	12.2	54.0	13.4	32.6	20.0	46.3
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	15.0	25.0	15.0	55.0	15.0	25.0	15.0	55.0
Max Q Clear Time (g_c+I1), s	11.6	23.8	7.2	42.0	8.4	26.7	17.0	15.0
Green Ext Time (p_c), s	0.2	0.5	0.2	7.0	0.2	0.0	0.0	11.6

Intersection Summary	
HCM 2010 Ctrl Delay	44.7
HCM 2010 LOS	D

Lanes, Volumes, Timings
4: 136th Ave NE & Dwy

12/16/2014

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	5	0	10	10	0	6	21	509	20	7	120	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		474			406			608			532	
Travel Time (s)		10.8			9.2			13.8			12.1	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	2%	0%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

HCM 2010 TWSC
4: 136th Ave NE & Dwy

12/16/2014

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	5	0	10	10	0	6	21	509	20	7	120	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	0	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	0	11	11	0	6	22	536	21	7	126	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	738	745	129	740	737	546	132	0	0	557	0	0
Stage 1	144	144	-	591	591	-	-	-	-	-	-	-
Stage 2	594	601	-	149	146	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.2	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.3	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	336	342	926	333	346	538	1453	-	-	1014	-	-
Stage 1	864	778	-	493	494	-	-	-	-	-	-	-
Stage 2	495	489	-	854	776	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	325	332	926	322	336	538	1453	-	-	1014	-	-
Mov Cap-2 Maneuver	325	332	-	322	336	-	-	-	-	-	-	-
Stage 1	845	773	-	482	483	-	-	-	-	-	-	-
Stage 2	478	478	-	838	771	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.5	14.9	0.3	0.5
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1453	-	-	573	379	1014	-	-
HCM Lane V/C Ratio	0.015	-	-	0.028	0.044	0.007	-	-
HCM Control Delay (s)	7.5	0	-	11.5	14.9	8.6	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.1	0	-	-

CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.kirklandwa.gov

MEMORANDUM

To: Tony Leavitt, Planner

From: Thang Nguyen, Transportation Engineer

Date: February 24, 2015

Subject: Marinwood Residential Development Traffic Analysis Review, TRAN14-01115, SEP14-01890

This memo is a summary of Public Works staff review of the Traffic Impact Analysis (TIA) report for the proposed Marinwood (Moore) Residential Development.

FINDINGS AND RECOMMENDATIONS

Public Works staff has reviewed the traffic impact analysis report for the proposed project and concluded that the project will not create significant traffic impact that will require specific off-site transportation mitigation. Based on the traffic impacts and mitigation documented in the traffic report dated December 18, 2014 prepared by TENW, staff recommends approval of the proposed project with the following conditions:

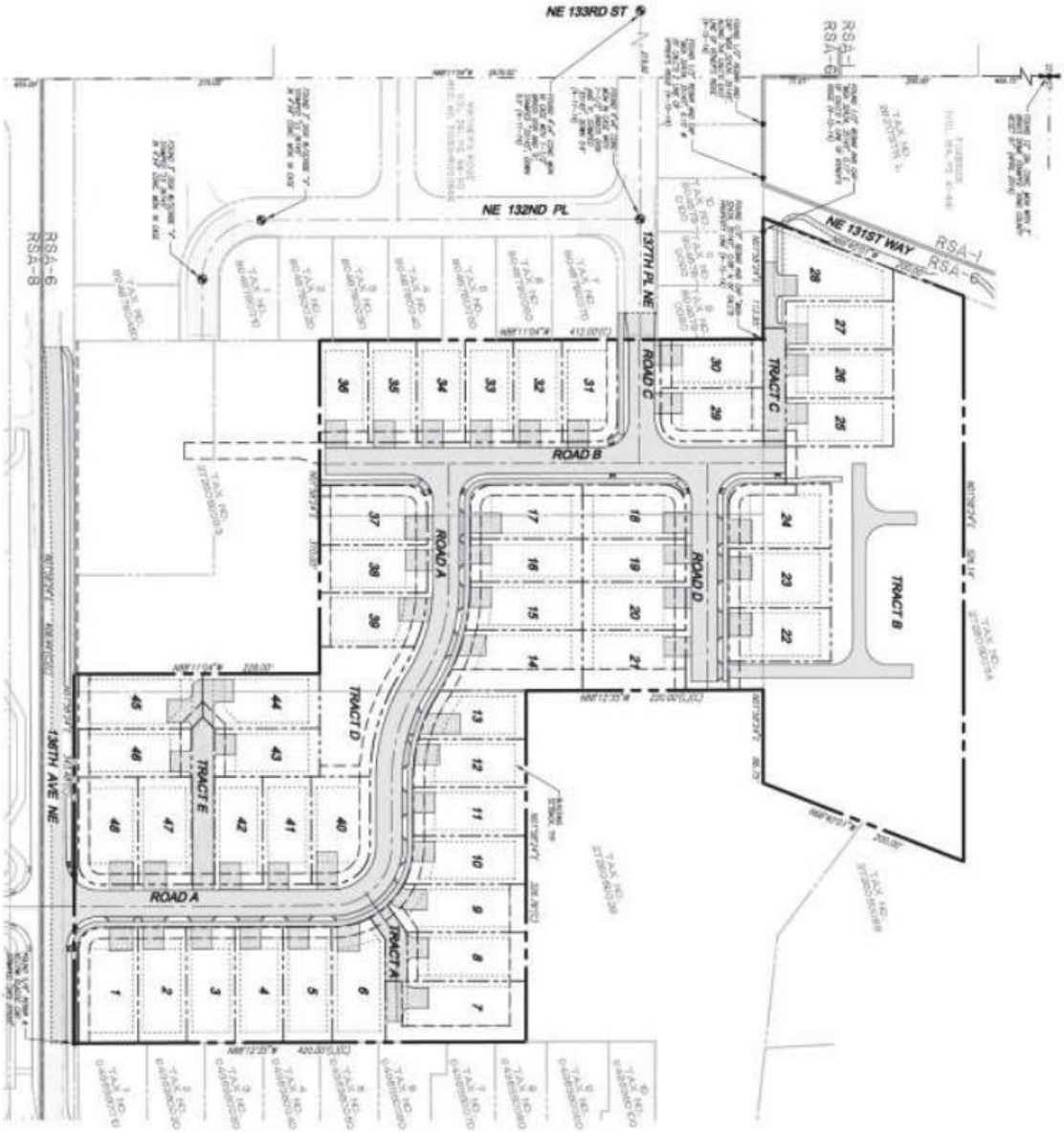
- Pay road impact fee per the current Transportation Impact Fee schedule.
- Install a STOP sign at the project entrance (Road A on plans) connecting to 136th Avenue NE.
- The developer shall design the project entrance to meet Public Works sight distance requirements. A sight distance analysis shall be provided to Public Works for review and approval prior to final paving of the project entrance.

STAFF REVIEWS

Project Description-
The applicant proposed to construct 48 single-family homes on a vacant property located off 136th Avenue NE across from NE 129th Place. A new street will provide access to the project site from 136th Avenue NE. There will be one street connection to the existing 137th Place NE to the north of the subject property.. The proposed project is anticipated to be completely built and occupied by 2017. The project is calculated to generate a net new of 535 daily, 43 AM Peak Hour and 54 PM Peak Hour trips. Figure 1 illustrates the proposed site plan. The site driveway will align with the Vineyards

development driveway across the street on the west side of 136th Avenue NE. The project's interior street will connect to the development to the north via 137th Place NE

Figure 1. Proposed Site Plan



Traffic Concurrency - The full build out of the proposed project was tested for traffic concurrency and passed. A concurrency test notice of approval, valid for one year, was issued on August 18, 2014. If a complete building permit is not submitted or a development permit is not issued by August 18, 2015 then the applicant may request an one-year extension prior to the expiration of the concurrency test notice or resubmit for traffic concurrency testing.

Traffic Concurrency Appeal- The concurrency test notice may be appealed by the public or by an agency with jurisdiction. The concurrency test notice is subject to an appeal until the SEPA review process is complete and the appeal deadline has passed. Concurrency appeals are heard before the Hearing Examiner along with any applicable SEPA appeal. For more information, refer to the Kirkland Municipal Code, Title 25.

TRAFFIC IMPACTS & MITIGATIONS

The traffic report was completed following the City of Kirkland TIA guidelines. The scope of the traffic analysis was approved by the City of Kirkland transportation engineer. The traffic analysis included impacts from all pipeline development projects that have received traffic concurrency approval such as the Vineyard Residential, Momco Residential, and Vintners West Residential.

The City's Traffic Impact Analysis Guidelines (TIAG) requires a level of service (LOS) analysis using the Highway Capacity Manual Operational Method for intersections that have a proportionate share greater than 1% as calculated using the method in the TIAG.

Mitigation Threshold- For intersections that have more than 1% proportionate share impact, the City requires developers to mitigate traffic impacts when one of the following two conditions is met:

1. An intersection level of service is at E and the project has a proportional share of 15% or more at the intersection.
2. An intersection level of service is at F and the project has a proportional share of 5% or more at the intersection.

Based on the proportionate share calculation for the full build-out of the proposed project, three intersections are impacted by the proposed development with more than 1% proportional share:

1. NE 124th Street/Slater Avenue NE
2. NE 116th Street/124th Avenue NE
3. NE 128th Street/NE 126th Place

However, none of the intersections has impacts of 5% proportional share or more, and the level of services at those intersections are calculated to be LOS-E or better; therefore, off-site intersection mitigation is not warranted.

The site driveway will be control with a STOP sign. The project site's driveway is forecasted to operate at LOS-B or better; thus not warranting additional mitigation for level of service. The driveway shall be designed to meet intersection sight distance per the Department of Public Works 2015 Pre-Approved Plan Policy R-13. A sight distance analysis shall be provided to Public Works for review and approval prior to final paving of the site driveway.

Transportation Impact Fees- Per City's Ordinance 3685, Transportation Impact Fees is required for all developments. Transportation impact fees are used to construct transportation improvements throughout the City. The transportation impact fee for single family is $3,942 per single-family unit. The proposed project will have 48 net new single-family units. The calculated transportation impact fee is $189,216 (48 x $3,942). Transportation impact fee is paid at building permit issuance. Final transportation impact fee will be determined at building permit issuance.

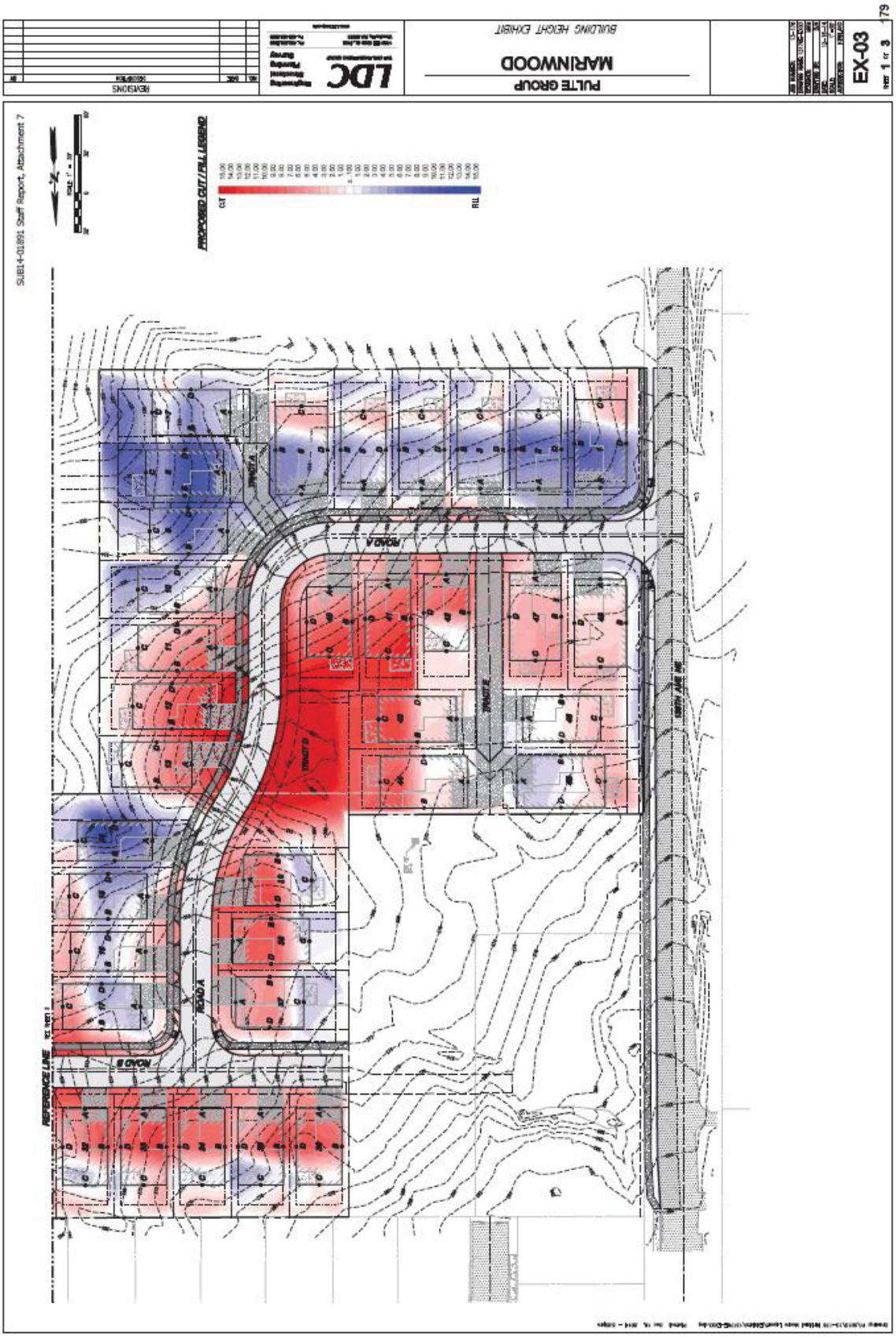
Frontage Improvements- The project will be required to construct half-street frontage improvements on 136th Avenue NE in accordance to the City of Kirkland standards including curb, gutter and sidewalk.

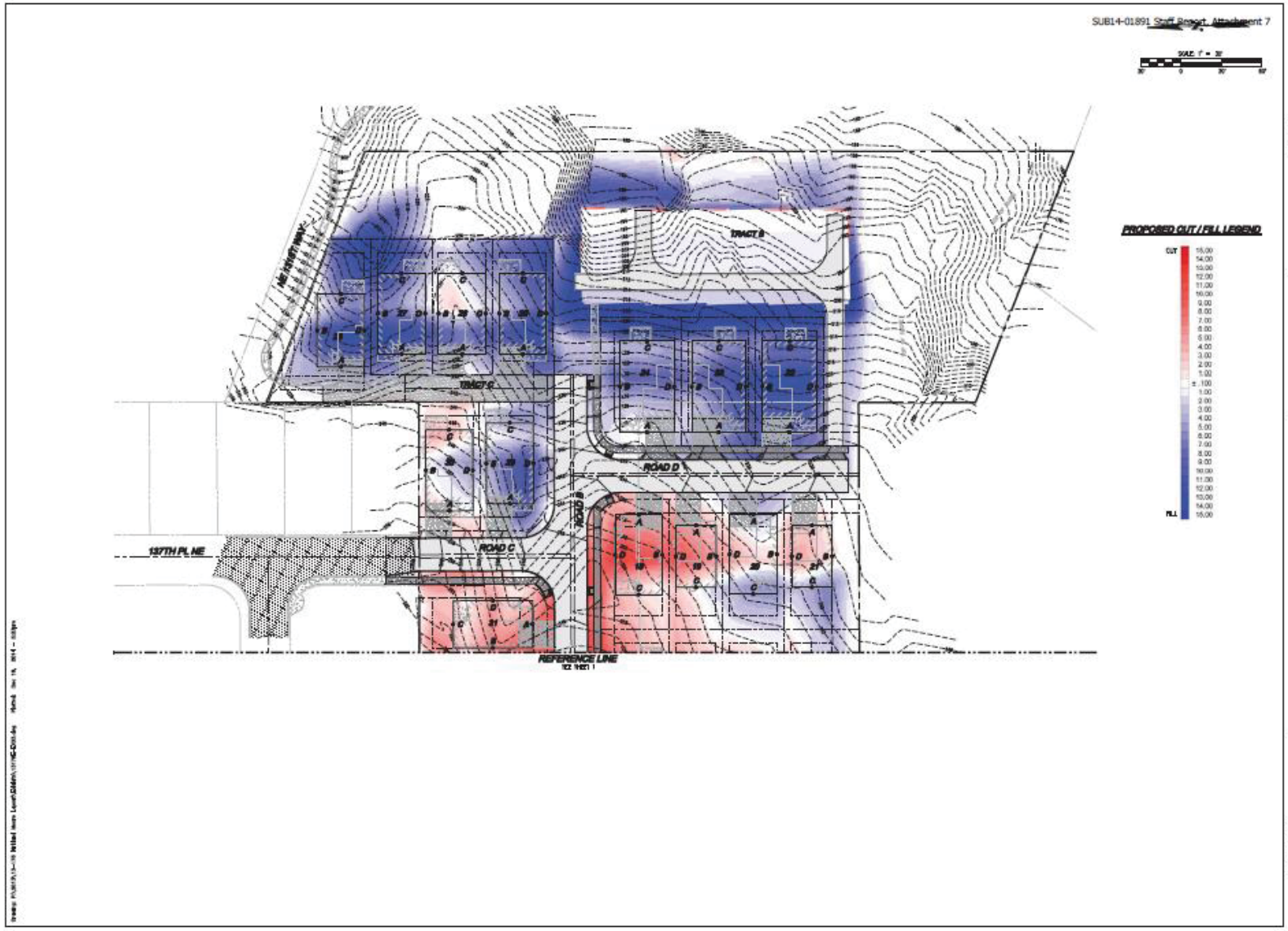
Staff Recommendations- Public Works staff recommends approval of the proposed development project with the following conditions:

- Pay road impact fee per the current Transportation Impact Fee schedule.
- Install a STOP sign at the project entrance (Road A on plans) connecting to 136th Avenue NE.
- The developer shall design the project entrance to meet Public Works sight distance requirements. A sight distance analysis shall be provided to Public Works for review and approval prior to final paving of the project entrance.

cc: Energov
Rob Jammerman, Development Engineer Manager

O-4488
Exhibit A




SUB14-01891 Staff Report, Attachment 7
SCALE: 1" = 30'
PROPOSED CUT / FILL LEGEND
CUT
FILL
TRACT B
TRACT C
ROAD D
ROAD B
ROAD C
127TH PL NE
REFERENCE LINE
REVISIONS
LDC
PULTE GROUP
MARINWOOD
BUILDING HEIGHT EXHIBIT
EX-03
SHEET 2 OF 3

BUILDING HEIGHT TABLE

LOT#		LENGTH (FT)	BLDG.	AVG. BLDG. ELEV.	HEIGHT @ TOC	TOC BLDG. FRONT	SE ELEV. (FROM)	MAX BLDG HT	PROP. BLDG HT	PROPOSED BLDG HT ABOVE MAX HT SUBJECT TO
1	A	40	300.04							
	B	60	300.00							
	C	60	299.99							
	D	60	300.01							
				= 299.3	300.70	307.00	307.00	299.3	300.0	0.7
						-40.00	(front-rear)			
2	A	30	299.22							
	B	60	299.11							
	C	30	299.00							
	D	60	297.10							
				= 298.8	299.39	304.00	304.00	298.8	299.3	0.5
						-40.00	(front-rear)			
3	A	30	299.10							
	B	60	299.13							
	C	30	299.24							
	D	60	299.00							
				= 299.4	299.21	309.00	299.00	299.4	299.3	0.0
						-40.00	(front-rear)			
4	A	30	299.00							
	B	60	298.87							
	C	30	298.90							
	D	60	299.00							
				= 299.4	299.47	309.00	309.00	299.4	299.3	0.1
						-40.00	(front-rear)			
5	A	30	298.10							
	B	60	298.07							
	C	30	298.00							
	D	60	299.00							
				= 298.8	299.03	309.00	309.00	298.8	299.0	0.2
						-40.00	(front-rear)			
6	A	60	298.10							
	B	60	298.00							
	C	60	298.20							
	D	60	298.10							
				= 298.3	298.73	308.00	308.00	298.3	298.0	0.0
						-40.00	(front-rear)			
7	A	30	298.00							
	B	60	298.00							
	C	30	297.94							
	D	60	298.00							
				= 298.0	298.72	308.00	308.00	298.0	297.7	0.7
						-40.00	(front-rear)			
8	A	30	299.00							
	B	60	297.97							
	C	30	298.00							
	D	60	297.00							
				= 298.4	298.01	308.00	308.00	298.4	297.0	1.1
						-40.00	(front-rear)			
9	A	30	298.10							
	B	60	297.00							
	C	30	299.00							
	D	60	299.00							
				= 298.3	298.00	308.00	308.00	298.3	299.0	0.7
						-40.00	(front-rear)			
10	A	30	298.00							
	B	60	299.00							
	C	30	298.00							
	D	60	298.00							
				= 297.7	298.07	308.00	--	297.7	298.0	0.3
							(front-rear)			
11	A	30	302.00							
	B	60	301.97							
	C	30	301.71							
	D	60	300.00							
				= 300.0	300.70	308.00	--	300.0	299.0	-0.4
							(front-rear)			
12	A	30	299.00							
	B	60	299.00							
	C	30	299.00							
	D	60	299.00							
				= 299.0	298.00	308.00	--	299.0	299.0	-0.4
							(front-rear)			
13	A	30	298.00							
	B	60	298.00							
	C	30	298.00							
	D	60	298.00							
				= 298.7	298.07	308.00	--	298.7	299.0	0.0
							(front-rear)			
14	A	30	298.00							
	B	60	298.00							
	C	30	298.00							
	D	60	298.00							
				= 298.7	300.04	309.00	309.00	298.7	299.0	0.3
						-40.00	(front-rear)			
15	A	30	297.71							
	B	60	299.22							
	C	30	299.21							
	D	60	297.20							
				= 298.4	299.00	309.00	309.00	298.4	299.0	0.6
						-40.00	(front-rear)			
16	A	30	298.00							
	B	60	297.17							
	C	30	299.19							
	D	60	299.00							
				= 298.7	299.13	309.00	309.00	298.7	299.0	0.3
						-40.00	(front-rear)			
17	A	30	299.17							
	B	60	299.00							
	C	30	299.00							
	D	60	297.00							
				= 298.8	299.00	309.00	309.00	298.8	299.0	0.2
						-40.00	(front-rear)			
18	A	30	299.00							
	B	60	299.00							
	C	30	297.70							
	D	60	299.00							
				= 299.3	299.30	309.00	309.00	299.3	297.0	-2.3
						-40.00	(front-rear)			
19	A	30	299.00							
	B	60	299.00							
	C	30	299.00							
	D	60	299.00							
				= 299.2	299.30	309.00	309.00	299.2	299.0	0.0
						-40.00	(front-rear)			
20	A	30	299.07							
	B	60	299.13							
	C	30	299.00							
	D	60	299.00							
				= 299.3	299.00	309.00	309.00	299.3	299.0	-0.3
						-40.00	(front-rear)			
21	A	30	297.94							
	B	60	298.00							
	C	30	300.00							
	D	60	299.94							
				= 299.3	299.00	309.00	309.00	299.3	299.0	-0.3
						-40.00	(front-rear)			
22	A	60	299.00							
	B	60	299.07							
	C	60	299.00							
	D	60	299.00							
				= 299.8	297.94	309.00	309.00	299.8	299.0	0.2
						-40.00	(front-rear)			
23	A	60	299.00							
	B	60	299.70							
	C	60	299.00							
	D	60	299.00							
				= 297.3	298.70	307.00	307.00	297.3	298.0	0.7
						-40.00	(front-rear)			
24	A	60	299.00							
	B	60	299.00							
	C	60	299.00							
	D	60	299.00							
				= 299.8	299.00	309.00	309.00	299.8	299.0	0.2
						-40.00	(front-rear)			
25	A	30	299.00							
	B	60	297.97							
	C	30	299.00							
	D	60	297.00							
				= 299.3	299.00	309.00	309.00	299.3	297.0	2.3
						-40.00	(front-rear)			
26	A	30	299.00							
	B	60	299.00							
	C	30	299.00							
	D	60	297.00							
				= 299.3	299.00	309.00	309.00	299.3	299.0	0.0
						-40.00	(front-rear)			
27	A	30	299.00							
	B	60	299.00							
	C	30	299.00							
	D	60	297.17							
				= 299.1	299.71	307.00	307.00	299.1	299.0	0.0
						-40.00	(front-rear)			
28	A	30	299.77							
	B	60	299.00							
	C	30	299.00							
	D	60	297.10							
				= 299.8	299.30	307.00	307.00	299.8	299.0	0.2
						-40.00	(front-rear)			
29	A	30	299.11							
	B	60	299.00							
	C	30	299.00							
	D	60	299.00							
				= 299.7	299.04	309.00	309.00	299.7	299.0	0.3
						-40.00	(front-rear)			
30	A	30	299.00							
	B	60	299.17							
	C	30	299.30							
	D	60	299.20							
				= 299.4	299.00	309.00	--	299.4	299.0	-0.4
							(front-rear)			
31	A	30	299.20							
	B	60	299.00							
	C	30	299.00							
	D	60	299.00							
				= 299.8	299.00	309.00	--	299.8	299.0	-0.8
							(front-rear)			
32	A	30	299.20							
	B	60	299.00							
	C	30	299.00							
	D	60	299.20							
				= 299.2	299.00	309.00	309.00	299.2	299.0	-0.2
						-10.00	(front-rear)			
33	A	30	297.00							
	B	60	298.07							
	C	30	298.20							
	D	60	298.00							
				= 298.7	297.00	309.00	309.00	298.7	298.0	-0.7
						-10.00	(front-rear)			
34	A	30	298.00							
	B	60	297.00							
	C	30	298.00							
	D	60	297.10							
				= 297.7	298.00	309.00	309.00	297.7	298.0	-0.3
						-10.00	(front-rear)			
35	A	30	298.00							
	B	60	298.00							
	C	30	298.00							
	D	60	297.00							
				= 298.8	298.00	309.00	309.00	298.8	298.0	-0.3
						-10.00	(front-rear)			
36	A	30	297.70							
	B	60	298.00							
	C	30	297.70							
	D	60	298.70							
				= 298.8	298.00	307.00	309.00	298.8	298.0	-0.3
						-10.00	(front-rear)			
37	A	30	298.30							
	B	60	298.00							
	C	30	298.00							
	D	60	297.17							
				= 297.1	298.71	307.00	307.00	297.1	298.0	-0.9
						-10.00	(front-rear)			
38	A	30	298.77							
	B	60	298.00							
	C	30	298.00							
	D	60	297.10							
				= 298.8	298.30	307.00	307.00	298.8	298.0	-0.8
						-10.00	(front-rear)			
39	A	30	298.11							
	B	60	298.00							
	C	30	297.00							
	D	60	298.30							
				= 298.7	298.04	304.00	304.00	298.7	298.0	-0.3
						-10.00	(front-rear)			
40	A	30	297.02							
	B	60	298.17							
	C	30	298.30							
	D	60	298.20							
				= 298.4	298.00	308.00	--	298.4	298.0	-0.0
							(front-rear)			
41	A	30	298.20							
	B	60	298.07							
	C	30	298.20							
	D	60	298.00							
				= 298.8	298.00	308.00	--	298.8	298.0	-0.1
							(front-rear)			
42	A	30	298.20							
	B	60	298.00							
	C	30	298.70							
	D	60	298.00							
				= 298.7	297.07	308.00	308.00	298.7	297.0	-0.3
						-10.00	(front-rear)			
43	A	30	297.00							
	B	60	297.00							
	C	30	298.00							
	D	60	298.00							
				= 297.0	298.00	308.00	308.00	297.0	298.0	0.3
						-10.00	(front-rear)			
44	A	60	298.13							
	B	60	298.00							
	C	60	297.30							
	D	60	298.00							
				= 298.0	297.00	308.00	308.00	298.0	299.0	1.0
						-10.00	(front-rear)			
45	A	60	298.00							
	B	60	299.00							
	C	60	298.00							
	D	60	298.00							
				= 298.7	299.00	307.00	--	298.7	299.0	1.0
							(front-rear)			
46	A	30	297.70							
	B	60	298.00							
	C	30	297.00							
	D	60	298.00							
				= 298.3	297.07	308.00	--	298.3	299.0	0.8
							(front-rear)			
47	A	60	298.00							
	B	60	298.00							
	C	60	297.00							
	D	60	298.00							
				= 298.3	298.00	308.00	--	298.3	298.0	-0.3
							(front-rear)			
48	A	60	298.10							
	B	60	298.00							
	C	60	298.00							
	D	60	297.00							
				= 298.8	298.00	308.00	--	298.8	298.0	-0.8
							(front-rear)			

NOTE
PROPOSED BUILDING HEIGHT EQUALS 39'

REVISIONS

NO.	DATE	DESCRIPTION	BY

LDC
Engineering
Structural
Planning
Survey
LAND DEVELOPMENT CONSULTANTS
1400 NW Gilman Blvd
Issaquah, WA 98027
Ph. 425.392.0250
Fax. 425.392.0251
www.ldcinc.com

PULTE GROUP
MARINWOOD
BUILDING HEIGHT EXHIBIT

JOB NUMBER: 13-174
DRAWING NAME: 13174C-EX03
CALCULATED: MRB
DRAWN BY: SJB
DATE: 12-16-14
SCALE: 1"=50'
JURISDICTION: KIRKLAND

EX-03

Sheet 3 of 3

SHOFFNER CONSULTING
21529 4TH AVE. W. #C31 BOTHELL, WA 98021 MOBILE:(206)755-2871

September 24, 2014

Mick Cermack
Pulte Group
3535 Factoria Blvd. SE
Bellevue, WA
98006

Re: Tree Plan Report – Marinwood property.

Mick:

This report is provided to address the City of Kirkland's requirements for a Tree Retention Plan for developing properties as described in the Kirkland Zoning Code. The purpose of this report is to provide an assessment of existing features and trees, to discuss impacts requiring removal of trees and to specify protection measures for those retained through the development plan proposes.

This report and the accompanying tree evaluation data spreadsheet include the following:

- A tree inventory spreadsheet containing a numbering system of the trees on the subject property with numbers corresponding to the tags on the trees limits of disturbance of all existing significant trees on-site and off-site with overhanging driplines, size (dbh), brief general health condition rating of the trees, and tree type or species.
- An arborist report containing a complete description of each tree's health, condition and viability, a description of the method(s) used to determine the limits of disturbance and special instructions specifically outlining any work proposed within the limits of disturbance protection area.

I visited the subject property recently to assess the significant trees on the subject property as well as those on the adjacent properties with driplines that extend onto the subject property. All of the tree locations were gathered during the property survey.

1.0 Site Conditions

The project site is in northeast Kirkland and located on theh top of a hill and much of the property is on steep slopes with an eastern aspect It's developed with two houses. In addition to the trees in the overstory, the vegetation in the understory includes a mixture of native species and large amouts of Himalayan blackberry across much of the site and turfgrass around the home in the southern parcel.

2.0 Tree Inventory and Required Density Credits

There are 240 significant trees on the subject property. The accompanying tree evaluation data form provides information specific to each tree. The measurements for driplines (Spd) are diameters and LOD (maximum) are radial distances. The dripline and LOD distance for the off-site tree is the distance from the property line/ fence. Limits of Disturbance quadrant recommendations are provided in the Tree Evaluation Data Form. This form specifies which trees are to be retained and which are to be removed.

A total of 9 trees were found to be non-viable based upon their condition and/or health. These trees are removed from the total.

The City of Kirkland requires the maintenance of 30 tree credits per acre on developing properties. At 8.58 acres in size, this project site is required to maintain 257 tree credits either through retention or replacement or a combination of each. Of the viable, significant trees on site, there are 918 tree credits on site.

3.0 Tree Density Credits Provided and Required Replacement

The current development plan proposes to retain 24 significant trees. These trees are shown on the Tree Retention plans. The combined density credits for these trees provide a total of 97 density credits. With the required amount to be provided of 257, a total of 160 are required to be provided through tree replacement.

Replacement trees are to be 2 inches caliper for deciduous specie trees and 6 feet tall for evergreen trees. One density credit is provided per replacement tree, therefore 160 trees are needed to satisfy the required density credits.

4.0 Limits of Disturbance Discussion

The limits of development for all retained trees on site and those off-site with driplines that extend onto the project site are in most cases set beyond the dripline edge which provides full protection for the crowns and is sufficient to provide adequate protection for their roots in the event that grading or excavation is proposed as close as the LOD edge. For trees with broad and high crowns, primarily big-leaf maples, the LODs are set within the dripline at a distance from the tree far enough to provide adequate protection for the roots.

5.0 Tree Protection Measures

The following tree protection measures are specified in chapter 95.34, titled Tree Protection and Development Activity, of the Kirkland Zoning Code:

Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities pursuant to the following standards:

1. Placing Materials near Trees. No person may conduct any activity within the protected area of any tree designated to remain, including, but not limited to,

operating or parking equipment, placing solvents, storing building material or soil deposits, or dumping concrete washout or other chemicals. During construction, no person shall attach any object to any tree designated for protection.

2. Protective Barrier. Before development, land clearing, filling or any land alteration, the applicant shall:

   a. Erect and maintain readily visible temporary protective tree fencing along the limits of disturbance which completely surrounds the protected area of all retained trees or groups of trees. Fences shall be constructed of chain link and be at least six (6) feet high, unless other type of fencing is authorized by the Planning Official.
   b. Install highly visible signs spaced no further than 15 feet along the entirety of the protective tree fence. Said sign must be approved by the Planning Official and shall state at a minimum “Tree Protection Area, Entrance Prohibited” and provide the City phone number for code enforcement to report violations. Include on signs:

      “For questions regarding work within Tree Protection Zone or to report damage to retained trees, call Tony Shoffner, project consulting arborist, at (206)755-2871.”

   c. Prohibit excavation or compaction of earth or other potentially damaging activities within the barriers; provided, that the Planning Official may allow such activities approved by a qualified professional and under the supervision of a qualified professional retained and paid for by the applicant.
   d. Maintain the protective barriers in place for the duration of the project until the Planning Official authorizes their removal.
   e. Ensure that any approved landscaping done in the protected zone subsequent to the removal of the barriers shall be accomplished with light machinery or hand labor.
   f. In addition to the above, the Planning Official may require the following:
      1) If equipment is authorized to operate within the critical root zone, cover the areas adjoining the critical root zone of a tree with mulch to a depth of at least six (6) inches or with plywood or similar material in order to protect roots from damage caused by heavy equipment.
      2) Minimize root damage by excavating a 2-foot-deep trench, at edge of critical root zone, to cleanly sever the roots of trees to be retained.
      3) Corrective pruning performed on protected trees in order to avoid damage from machinery or building activity.
      4) Maintenance of trees throughout construction period by watering and fertilizing.
3. Grade.

   a. The grade shall not be elevated or reduced within the critical root zone of trees to be preserved without the Planning Official’s authorization based on recommendations from a qualified professional. The Planning Official may allow coverage of up to one-half (1/2) of the area of the tree’s critical root zone with light soils (no clay) to the minimum depth necessary to carry out

grading or landscaping plans, if it will not imperil the survival of the tree. Aeration devices may be required to ensure the tree's survival.

b. If the grade adjacent to a preserved tree is raised such that it could slough or erode into the tree's critical root zone, it shall be permanently stabilized to prevent suffocation of the roots.

c. The applicant shall not install an impervious surface within the critical root zone of any tree to be retained without the authorization of the Planning Official. The Planning Official may require specific construction methods and/ or use of aeration devices to ensure the tree's survival and to minimize the potential for root-induced damage to the impervious surface.

d. To the greatest extent practical, utility trenches shall be located outside of the critical root zone of trees to be retained. The Planning Official may require that utilities be tunneled under the roots of trees to be retained if the Planning Official determines that trenching would significantly reduce the chances of the tree's survival.

e. Trees and other vegetation to be retained shall be protected from erosion and sedimentation. Clearing operations shall be conducted so as to expose the smallest practical area of soil to erosion for the least possible time. To control erosion, it is encouraged that shrubs, ground cover and stumps be maintained on the individual lots, where feasible.

4. Directional Felling. Directional felling of trees shall be used to avoid damage to trees designated for retention.

5. Additional Requirements. The Planning Official may require additional tree protection measures that are consistent with accepted urban forestry industry practices.

6.0 Special Instructions for Work within the Limits of Disturbance

The LOD recommendations are meant to protect the trees given their current size, form and crown spread. In some situations, work within the limits of development may be proposed to accommodate the development plan. Considering the extent of proposed impact within the LOD is acceptable, the following recommendations for any work to be conducted within the specified Limits of Disturbance (LOD) and Tree Protection Zone (TPZ) are to be followed.

1. Prior to beginning work on the property, the protection fencing is to be installed at the specified TPZ (at the location of the recommended LOD) per the type, size and location specified on the site plan.
2. Any work conducted within LOD and TPZ is to be conducted by hand and monitored by the project consulting arborist;
3. During work within the LOD and TPZ, the protection fencing is to either be moved as far toward the tree(s) as necessary to allow for room to conduct the work. Fencing is to be replaced to the required location immediately following completion of the work.
4. Work within the LOD and TPZ is to be limited to ground surface preparation and no structures requiring excavation of the ground are to be placed within the LOD and TPZ unless determined to be a reasonable and minor impact.

5. As an additional measure of protection not necessarily within the LOD, during clearing the contractor will be required to employ participation of the project arborist to inspect and cut any severed or damaged roots.
6. If necessary, an exception to #2 above is permissible to remove the trunk for trees to be removed within the LOD of retained trees. In order to protect the roots of retained trees, any stumps within LODs are to be ground out, down to just below the soil surface, and not pulled.

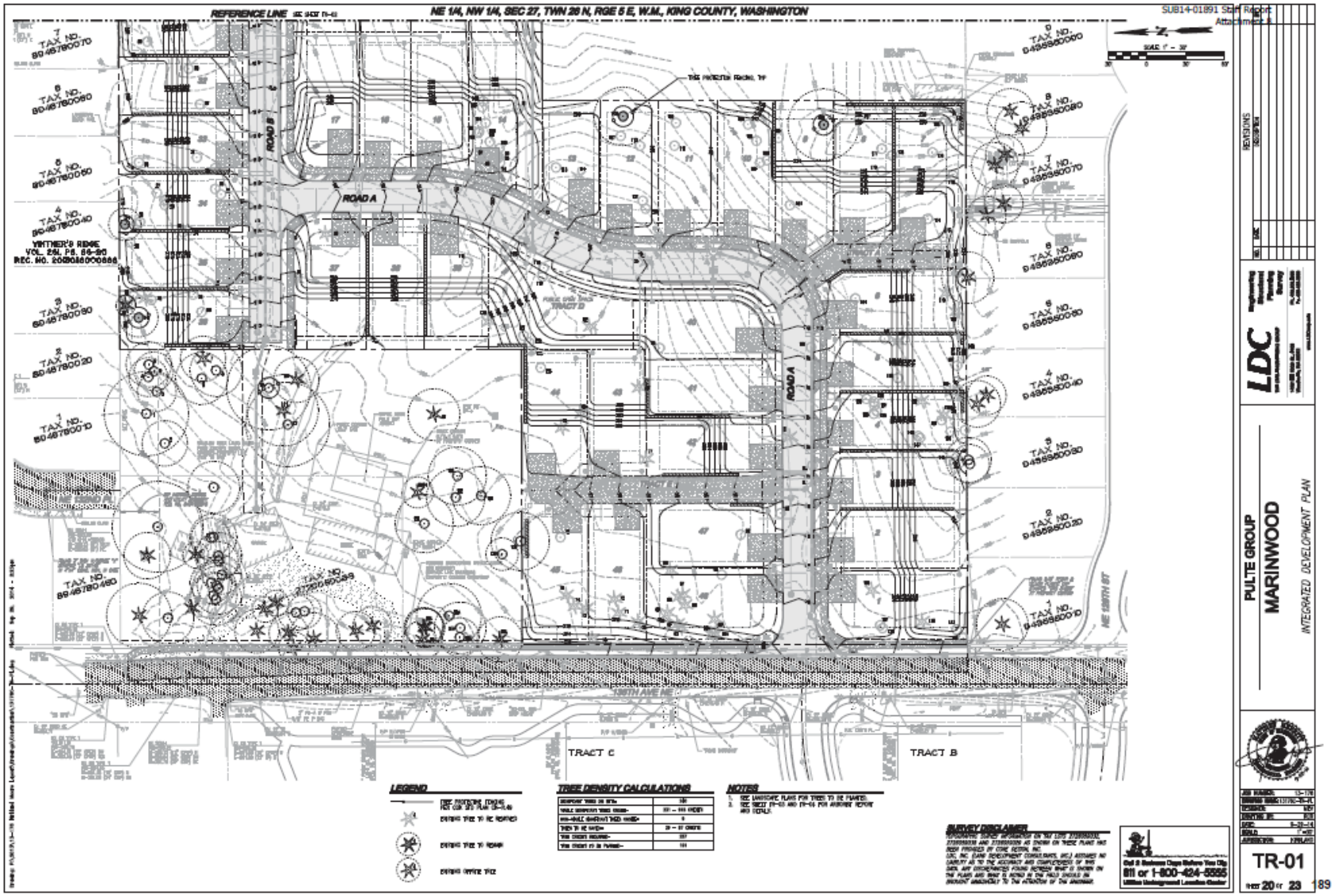
7.0 Use of This Report

This report is provided to Pulte Group, for the purpose of addressing the City of Kirkland's requirements for a tree plan, to report on the conditions of the existing trees on the Marinwood project site and those located just off-site with driplines that extend onto the subject site, to make recommendations for Limits of Development and to specify recommendations for work performed within the LODs. This information is the property of Pulte Group and cannot be amended by anyone other than Shoffner Consulting. This report doesn't guarantee against damaged caused by the failure of any tree, nor does it guarantee that trees not recommended for removal will live long into the future.

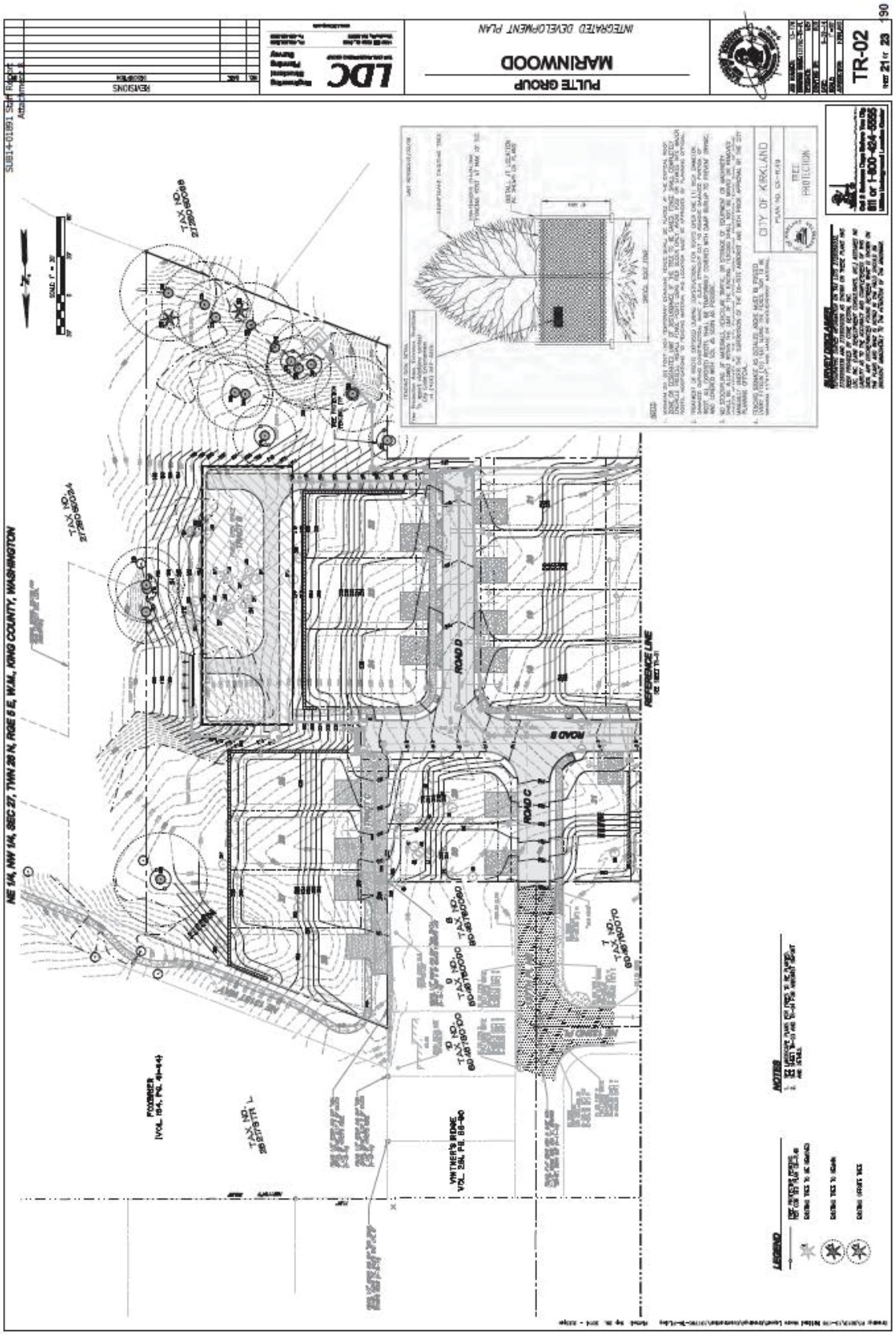
If you have any questions regarding this report, please feel free to call me directly.

Cordially,

Tony Shoffner
ISA Certified Arborist #PN-0909A
CTRA #1759


REFERENCE LINE
NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON
SUB14-01891 Staff Report
Attachment A
ROAD A
ROAD B
TRACT C
TRACT B
TRACT D
NE 195TH ST
LEGEND
TREE DENSITY CALCULATIONS
NOTES
SURVEY DISCLAIMER
Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utility Underground Location Center
REVISIONS
LDC
PULTE GROUP
MARINWOOD
INTEGRATED DEVELOPMENT PLAN
TR-01
SHEET 20 OF 23

O-4488
Exhibit A



NE 1/4, NW 1/4, SEC 27, TWN 29 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

SUB14-01891 Staff Report
Attachment B

1	2	3	4	5	6—Limits of Inspection				7	8	9	10	11	12	13	14	15	16	17	18
TREE #	SPECIES	DBH	TREE HEIGHT	CROWN SPREAD	NORTH	SOUTH	EAST	WEST	LIVE	CONDITION	PARENT	CROWN CONDITION	TRUNK	ROOT FLARE	WITH	COMMENTS	SIGNIFICANCE	CANOPY COVER WITHIN LIMITS	GOALS	TREATMENT / RECOMMENDATION
1	8.0/Ash	27.0	50 ft 40-60	30	N/A	N/A	N/A	N/A	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE - SEE NOTE
2	8.0/Ash	14	50 ft 40-60	20	N/A	N/A	N/A	N/A	dead	N/A	dead	dead	dead	dead	dead	Alder brush dominant	Significant	2	Hazard	REMOVE - SEE NOTE
3	8.0/Ash	8	50 ft 40-60	20	N/A	N/A	N/A	N/A	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE - SEE NOTE
4	8.0/Ash	8	50 ft 40-60	20	N/A	N/A	N/A	N/A	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE - SEE NOTE
5	8.0/Ash	14	50 ft 40-60	20	N/A	N/A	N/A	N/A	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE - SEE NOTE
6	8.0/Ash	14	50 ft 40-60	20	N/A	N/A	N/A	N/A	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE - SEE NOTE
7	8.0/Ash	20	50 ft 40-60	N/A	N/A	N/A	N/A	N/A	dead	N/A	Poor	Poor	Poor	dead	dead	Decline and dieback	Significant	2	Hazard	REMOVE - SEE NOTE
8	8.0/Ash	12	50 ft 40-60	20	N/A	N/A	N/A	N/A	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE - SEE NOTE
9	8.0/Ash	8	50 ft 40-60	20	N/A	N/A	N/A	N/A	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE - SEE NOTE
10	8.0/Ash	20	50 ft 40-60	20	N/A	N/A	N/A	N/A	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE - SEE NOTE
11	7.0/Ash	20	50 ft 40-60	N/A	N/A	N/A	N/A	N/A	low	N/A	dead	dead	dead	dead	dead	Decline, dieback	Significant	1	Hazard	REMOVE - SEE NOTE
12	8.0/Ash	12	50 ft 40-60	20	N/A	N/A	N/A	N/A	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE - SEE NOTE
13	8.0/Ash	8.0	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
14	8.0/Ash	8.0	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE
15	8.0/Ash	8	1.0	20	8	8	8	8	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE
16	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
17	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
18	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Alder brush dominant	Significant	2	Hazard	REMOVE — 1
19	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Alder BRUSH DOMINANT	Significant	2	Hazard	REMOVE — 1
20	8.0/Ash	8	1.0	20	14	10	14	10	dead	N/A	dead	dead	dead	dead	dead	Alder brush dominant	Significant	2	Hazard	REMOVE — 1
21	8.0/Ash	14	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Alder brush dominant	Significant	2	Hazard	REMOVE — 1
22	8.0/Ash	20	1.0	40	20	20	20	20	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
23	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
24	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
25	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
26	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
27	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
28	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
29	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
30	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
31	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
32	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
33	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
34	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
35	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
36	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
37	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
38	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
39	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
40	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
41	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
42	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
43	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
44	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
45	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
46	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
47	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
48	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
49	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
50	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
51	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
52	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
53	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
54	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
55	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
56	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
57	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
58	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
59	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
60	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
61	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
62	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
63	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
64	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
65	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
66	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
67	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
68	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
69	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
70	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
71	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
72	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
73	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
74	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
75	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
76	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
77	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
78	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
79	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
80	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
81	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
82	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
83	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
84	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
85	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
86	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
87	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
88	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
89	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
90	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
91	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
92	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
93	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
94	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
95	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
96	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
97	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
98	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
99	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1
100	8.0/Ash	8	1.0	20	10	10	10	10	dead	N/A	dead	dead	dead	dead	dead	Recently post-emblem and health	Significant	1	Hazard	REMOVE — 1

REVISIONS
NO. DATE DESCRIPTION

LDC
Engineering
Surveying
Planning
Planning

PULTE GROUP
MARINWOOD
INTEGRATED DEVELOPMENT NOTES AND DETAILS

JOB NUMBER: 13-176
DRAWING NAME: 13176C-TR-01
DESIGNED: RDP
DRAWN BY: RDP
DATE: 5-30-14
SCALE: AS NOTED
APPROVED: KRM/JMS

TR-03

SHEET 22 OF 23

O-4488
Exhibit A

E-Page 731

SUB14-01891 Staff Report
Attachment 8

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

1	2	3	4	5	6				7	8	9	10	11	12	13	14	15	16	17	18

1	2	3	4	5	6				7	8	9	10	11	12	13	14	15	16	17	18

OFFSITE TREES

1	2	3	4	5	6				7	8	9	10	11	12	13	14	15	16	17	18

REVISIONS

LDC

PULTE GROUP

MARINWOOD

INTEGRATED DEVELOPMENT NOTES AND DETAILS

TR-04

SHEET 23 OF 23

192

REFERENCE LINE

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

ROAD A

ROAD B

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

VINTNER'S RIDGE
VOL. 261, PG. 86-90
REC. NO. 20150800686

NE 195TH ST

SCALE 1" = 30'

LEGEND

TREE PROTECTION FENCING PER CDC STD PLAN SR-14.04

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

EXISTING WHITE TREE

TREE DENSITY CALCULATIONS

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

NOTES

1. SEE LANDSCAPE PLANS FOR TREES TO BE PLANTED.
2. SEE SHEET TR-03 AND TR-04 FOR ARBORIST REPORT AND DETAILS.

SURVEY DISCLAIMER

[illegible]

Call 8 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION
[illegible]	[illegible]	[illegible]

LDC

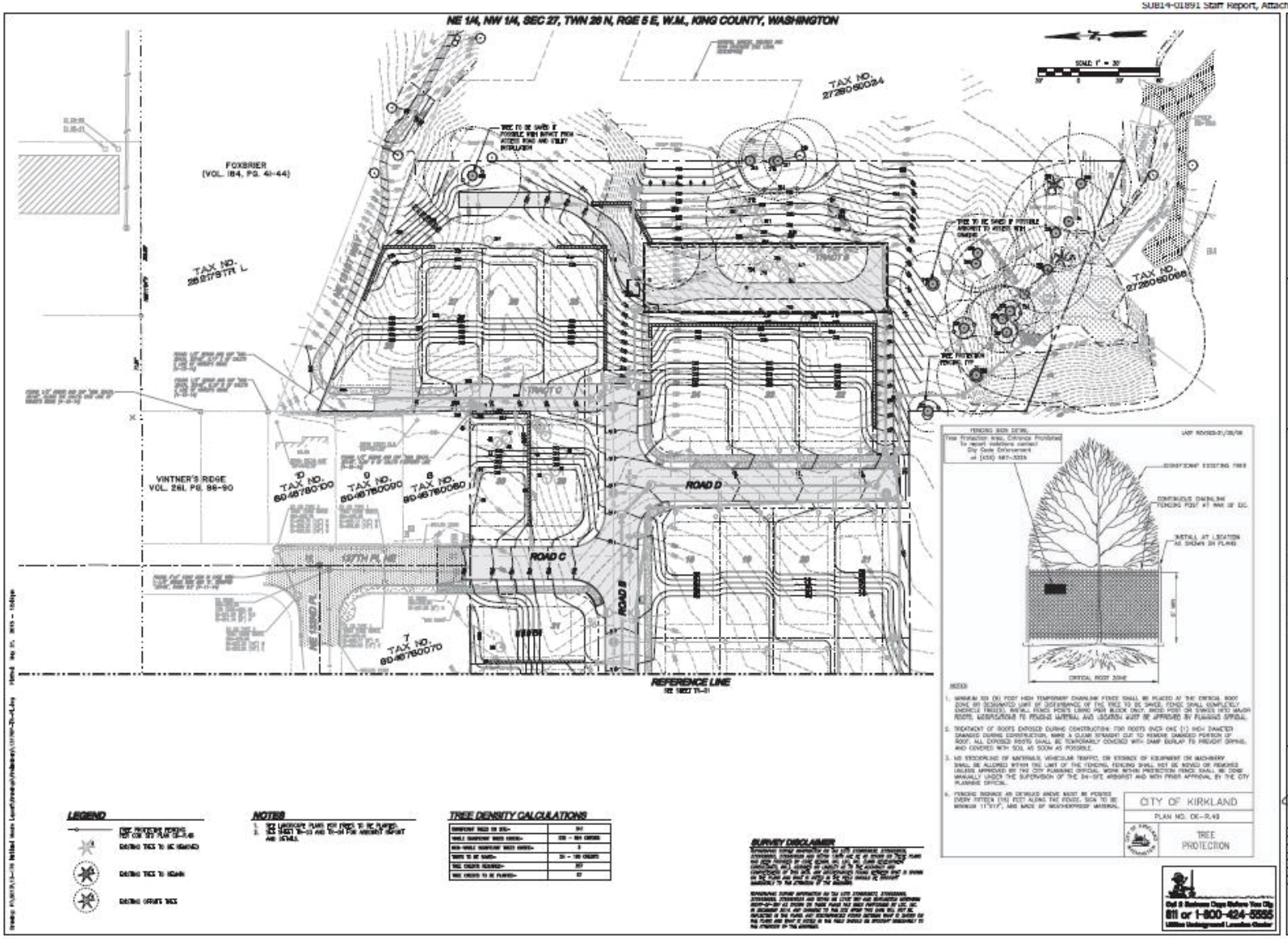
PULTE GROUP
MARINWOOD
INTEGRATED DEVELOPMENT PLAN

JOB NUMBER: 13-176
DRAWING NAME: 13176P-TR-01
DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: 3-26-15
SCALE: 1"=30'
APPROVED BY: [illegible]

TR-01

SHEET 33 OF 36

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



SUB14-01891 Staff Report, Attachment 9

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

ARBORIST REPORT (COMPILED BY): SHOFTHER CONSULTING

1	2	3	4	5	6—LIST OF DEFICIENCIES				7	8	9	10	11	12	13	14	15	16	17	18
TREE #	SPECIES	DBH	TREE CROWN	CRITICAL ROOT ZONE	ROOTS	TRUNK	CROWN	ROOT	LOCATION	STRUCTURE	PATHOGENS	CROWN DIAMETER	TRUNK	ROOT FLARE	WOUNDS	COMMENTS	SIGNIFICANCE	CANOPY COVER PERCENT	GOALS	TREATMENT / RECOMMENDATION
1	Douglas-fir	40.0	1.0	40	None	None	None	None	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
2	Douglas-fir	40.0	1.0	30	None	None	None	None	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
3	Douglas-fir	6	1.0	40	4	4	4	4	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
4	Douglas-fir	6	1.0	30	None	None	None	None	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
5	Douglas-fir	6	1.0	30	None	None	None	None	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
6	Douglas-fir	6	1.0	30	None	None	None	None	Edge	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Retain	MAINTAIN – 1
7	Douglas-fir	6	1.0	30	None	None	None	None	Edge	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Retain	MAINTAIN – 1
8	Douglas-fir	6	1.0	30	None	None	None	None	Edge	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Retain	MAINTAIN – 1
9	Douglas-fir	18	1.0	30	None	None	None	None	Edge	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Retain	MAINTAIN – 1
10	Douglas-fir	30	0.8	40	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
11	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
12	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
13	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
14	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
15	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
16	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
17	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
18	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
19	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
20	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
21	Douglas-fir	18	0.8	40	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Retain	MAINTAIN – 1
22	Douglas-fir	30	0.8	40	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
23	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
24	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
25	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
26	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
27	Douglas-fir	30	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
28	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
29	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
30	Douglas-fir	18	0.8	40	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Retain	MAINTAIN – 1
31	Douglas-fir	30	1.0	40	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
32	Douglas-fir	30	0.8	40	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
33	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
34	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Retain	REPRUNE
35	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
36	Douglas-fir	30	0.8	40	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
37	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
38	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
39	Douglas-fir	18	0.8	30	12	12	12	12	Edge	Low	N/A	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
40	Douglas-fir	30	0.8	40	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
41	Douglas-fir	18	0.8	N/A	N/A	N/A	N/A	N/A	Edge	N/A	Poor	Poor	Poor	Poor	N/A	Massive stubs	Significant	4	REMOVABLE	REMOVE
42	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
43	Douglas-fir	18	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
44	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
45	Douglas-fir	30	1.0	40	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
46	Douglas-fir	30	0.8	40	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
47	Douglas-fir	18	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
48	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
49	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
50	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
51	Douglas-fir	30	0.8	40	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
52	Douglas-fir	18	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
53	Douglas-fir	18	0.8	N/A	N/A	N/A	N/A	N/A	Edge	Low	N/A	Poor	Poor	Poor	N/A	Trunk decay and slow growth	Significant	4	REMOVABLE	REMOVE
54	Douglas-fir	18	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
55	Douglas-fir	18	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
56	Douglas-fir	18	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
57	Douglas-fir	18	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
58	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
59	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
60	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
61	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Retain	MAINTAIN – 1
62	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
63	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Retain	MAINTAIN – 1
64	Douglas-fir	30	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
65	Douglas-fir	18	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
66	Douglas-fir	30	0.8	40	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
67	Douglas-fir	18	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
68	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
69	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
70	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
71	Douglas-fir	30	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
72	Douglas-fir	30	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
73	Douglas-fir	30	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
74	Douglas-fir	30	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
75	Douglas-fir	30	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
76	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
77	Douglas-fir	30	0.8	40	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
78	Douglas-fir	30	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
79	Douglas-fir	30	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
80	Douglas-fir	30	N/A	N/A	N/A	N/A	N/A	N/A	Edge	N/A	Good	Poor	Good	Good	Good	Massive of Public or access and isolated tree	Significant	4	REMOVABLE	REMOVE
81	Douglas-fir	30	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
82	Douglas-fir	30	0.8	25.0	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Retain	MAINTAIN – 1
83	Douglas-fir	30	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
84	Douglas-fir	48	1.0	40	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Trunk decay	Significant	2	Retain	MAINTAIN – 1
85	Douglas-fir	18	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
86	Douglas-fir	48	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
87	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Retain	MAINTAIN – 1
88	Douglas-fir	30	0.8	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
89	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
90	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
91	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
92	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
93	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
94	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
95	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
96	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
97	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
98	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
99	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
100	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health, tip	Significant	1	Retain	MAINTAIN – 1
101	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
102	Douglas-fir	30	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
103	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
104	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
105	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
106	Douglas-fir	30	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Retain	MAINTAIN – 1
107	Douglas-fir	30	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
108	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
109	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
110	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
111	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
112	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
113	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
114	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
115	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
116	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
117	Douglas-fir	30	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
118	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
119	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
120	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
121	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
122	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
123	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
124	Douglas-fir	30	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
125	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
126	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
127	Douglas-fir	30	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
128	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
129	Douglas-fir	30	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
130	Douglas-fir	30	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
131	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
132	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
133	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
134	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
135	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
136	Douglas-fir	30	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
137	Douglas-fir	30	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
138	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
139	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
140	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
141	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
142	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
143	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
144	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
145	Douglas-fir	30	1.0	40	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
146	Douglas-fir	30	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
147	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
148	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
149	Douglas-fir	30	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
150	Douglas-fir	30	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
151	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
152	Douglas-fir	30	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Other branch dieback	Significant	2	Retain	MAINTAIN – 1
153	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
154	Douglas-fir	30	0.8	30	20	20	20	20	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
155	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Recently good condition and health	Significant	1	Retain	MAINTAIN – 1
156	Douglas-fir	6	1.0	30	12	12	12	12	Edge	N/A	Good	Good	Good	Good	Good	Crack in base of 10'	Significant	3	Retain	MAINTA

SUB14-01891 Staff Report, Attachment 9

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

ARBORIST REPORT (COMPILED BY: SHOFFNER CONSULTING)

1	2	3	4	5	6—LATE OF DEVIANCE				7	8	9	10	11	12	13	14	15	16	17	18
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL HOURS FOR ORDERS																				

OPPOSITE TREES

1	2	3	4	5	6—LATE OF DEVIANCE				7	8	9	10	11	12	13	14	15	16	17	18
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

REVISIONS

NO.	DATE	DESCRIPTION
[illegible]	[illegible]	[illegible]

LDC

PULTE GROUP

MARINWOOD

INTEGRATED DEVELOPMENT TREE DATA TABLE

JOB NUMBER: [illegible]
DRAWING NAME: [illegible]
DESIGNED: [illegible]
DRAWN BY: [illegible]
DATE: [illegible]
SCALE: AS NOTED
JURISDICTION: [illegible]

TR-04

SHEET 36 OF 36

IX. Transportation

Policy T-3.5: Implement the Commute Trip Reduction (CTR) Plan to reduce single occupancy vehicle (SOV) use and vehicle miles traveled (VMT) as set forth in Kirkland's CTR Plan.

The State of Washington Commute Trip Reduction Efficiency Law requires local jurisdictions to develop and implement a plan to reduce both single occupancy vehicle trips and reduce overall vehicle miles traveled. Kirkland's Commute Trip Reduction Plan is a collection of adopted goals and policies, facility and service improvements and strategies about how we will help make progress for reducing drive alone trips and vehicle miles traveled. These strategies will encourage multi-modal transportation in Kirkland. The Plan encourages partnership and coordination with other agencies and employers.

The CTR Plan goals set targets for reductions at affected work sites. The work site must contain 100 or more employees. At a minimum, the City of Kirkland works with CTR affected employers to establish transportation demand management programs to reduce SOV and VMT to meet CTR goals. Kirkland must work cooperatively with the State, Metro, and other local jurisdictions to promote the success of the CTR program.

As part of the CTR program, urban centers may be voluntarily designated to further reduce SOV and/or VMT beyond the basic CTR requirements through a Growth and Transportation Efficiency Center (GTEC) Plan. Totem Lake, as a State designated urban center, is recognized as a GTEC. The purpose of the GTEC is to increase access to the employment and residential centers while reducing the number of drive alone trips. Within the GTEC plan, the pool of affected employers may be expanded beyond CTR affected employers and may also include selected residential uses.

Maintaining Mobility

The Comprehensive Plan promotes a new balance among the various modes of travel through an expansion of transit, ridesharing, walking, and bicycling opportunities on or adjacent to the existing vehicular system.

The plan supports the maintenance and enhancement of vehicular capacity on the existing system and recognizes the continued importance of vehicular circulation to local mobility, but not at the expense of other modes of travel or community character. This strategy is likely to result in higher levels of roadway congestion in specific areas, but provides more travel options for those who choose to use alternative modes of travel.

Goal T-4: Establish and maintain a roadway network which will efficiently and safely provide for vehicular circulation.

Policy T-4.1: Promote efficient use of existing rights-of-way through measures such as:

- ***Intersection improvements;***
- ***Time-of-day parking restrictions along congested arterials;***
- ***Signal timing optimization;***
- ***Added center left-turn lanes; and***
- ***Limiting left turns along congested arterials.***

The existing vehicular circulation system in Kirkland is largely complete, and improvements to this system should focus on maximizing the use of existing vehicle lane capacity, rather than physically adding new lane capacity. Road widening solely for general purpose use is generally not preferred.

This policy supports the use of transportation system management strategies to maximize the use of existing rights-of-way. These are relatively low-cost expenditures – for intersection or signal improvements, for example – which increase the efficiency of the system.

IX. Transportation

Policy T-4.2: Consider improvements such as queue bypasses, time-of-day parking restrictions, transit signal priority and arterial transit lanes for transit or carpool use that will increase the people-carrying capacity of roadways.

When faced with a limited transportation system and financial resources, it becomes critical to make the best of what we have. One way the City can increase the people-carrying capacity of existing roadways and encourage alternative modes of transportation is by improving mobility for transit or carpools.

In Kirkland and most other cities, transit currently sits in traffic with other vehicles. The benefit of riding transit, consequently, is diminished considerably. Lanes on arterial streets dedicated to transit or carpools are not commonly found as yet. Before Kirkland can build arterial transit lanes or queue bypasses, study is needed to ensure that it is physically possible and will be safe. Another important consideration is the impact of these facilities on community character. Transit mobility will serve Kirkland residents, but the City will have to balance the desire for transit mobility with negative impacts when making the decision whether or not to proceed.

Policy T-4.3: Maintain a system of arterials, collectors, and local access streets that forms an interconnected network for vehicular circulation.

Traffic spread over a "grid" of streets, which is designed appropriate to neighborhood and system needs, flows smoothly. Kirkland has a number of existing cul-de-sacs, which help to create quiet and private residential areas. At the same time, however, cul-de-sacs and dead ends result in uneven traffic distribution and benefit some at the expense of others. Valuable emergency response time can also be lost when connections between arterials are missing. Pedestrian and bicycle traffic is also interrupted. Future street connections should be considered when the City reviews its Citywide road network system.

In addition, future street connections should be studied and determined with each neighborhood plan update. The neighborhood plan study should include looking at efficient and convenient road connections to schools, parks and other public facilities, and commercial centers. Adding bicycle, pedestrian and other nonmotorized connections should also be considered.

Policy T-4.4: Minimize bypass traffic and safety impacts on neighborhood streets.

Cut-through traffic onto neighborhood streets from nearby congested arterials or collectors does occur. The intent of this policy is to minimize the amount of cut-through traffic and the impacts of this traffic when it does occur by the use of various forms of traffic-calming techniques.

Policy T-4.5: Maintain and improve convenient access for emergency vehicles.

Emergency vehicles need to access sites using the shortest route possible. Providing an interconnected street network is the best way to achieve direct access.

One major barrier to direct access in Kirkland is I-405. Consideration should be given to providing for emergency vehicle access when new nonmotorized crossings of I-405 are planned.

Policy T-4.6: Ensure adequate access to commercial and industrial sites.

The transportation needs of commercial and industrial uses are important to Kirkland's future. For our economy to prosper, freight, employees, and customers must be able to move to and from businesses. This further supports the need to minimize congestion in the community.

Policy T-4.7: Maintain the road system in a safe and usable form for all modes of travel where possible.

A significant portion of the public's investment in City infrastructure resides in the pavement of City streets. The City must protect this investment through regular road maintenance. The Public Works Department has operated a Pavement Management Program since 1990. The pavement condition of each road has been inventoried to allow for the strategic investment of maintenance funds. Besides pavement mainte-

IX. Transportation

nance, Public Works has a regular program for pavement marking, storm drain cleaning, street sweeping, sign maintenance, and similar street maintenance.

With current funding levels and repair strategies, the overall condition of City streets is stable. If the level of funding does not stay constant or increase, the overall condition could fall off at a rate from which it would be impossible to recover without a very large investment. A higher level of funding would cause the overall condition to improve.

Policy T-4.8: Provide for local vehicular access to arterials, while minimizing conflicts with through traffic.

One problem along some arterials is the high number of driveways or places where vehicles can enter or leave traffic lanes. An excessive number of driveways is a safety concern for pedestrians on sidewalks. Also, traffic flow is unexpectedly interrupted when vehicles turn between intersections. However, properly located and spaced driveways can benefit traffic flow.

The intent of this policy is to permit the minimum number of curb cuts needed to adequately serve abutting uses. The end result will be minimizing conflicts with pedestrian and vehicular traffic.

Goal T-5: Establish level of service standards that encourage development of a multimodal transportation system.

Policy T-5.1: Develop an approach for measuring level of service based on the standards described below in Policies T-5.2, T-5.3 and T-5.5.

Developing level of service standards for a transportation system is a difficult task. After much study and discussion, the City decided that an intersection capacity technique was the best choice for Kirkland.

Mode split (the percentage of single-occupant vehicle use and transit or other mode use) is used as the level of service standard for transit (Policy T-5.2). For vehicular level of service, the City has developed an aggregated roadway level of service measure that averages the capacity of signalized intersections within a geographic area (Policy T-5.3). Nonmotorized level of service is expressed in terms of miles of completed bicycle and pedestrian facilities and number of complete corridors and reflects the desire to create an interconnected system of bicycle and pedestrian routes (Policy T-5.5).

Policy T-5.2: By the year 2022, strive to achieve a mode split of 65 percent single-occupant vehicle (SOV) and 35 percent transit/other mode.

The mode splits described in this policy are the level of service standard for transit. They represent a long-term goal for the City to achieve through providing improved transit accessibility, transportation demand management programs, efficient nonmotorized systems, locating shops and services close to home, and other strategies to get people out of single-occupant vehicles. The standard is expressed in terms of a desired percentage of peak-hour home to work trips by single-occupant vehicles and transit/other mode.

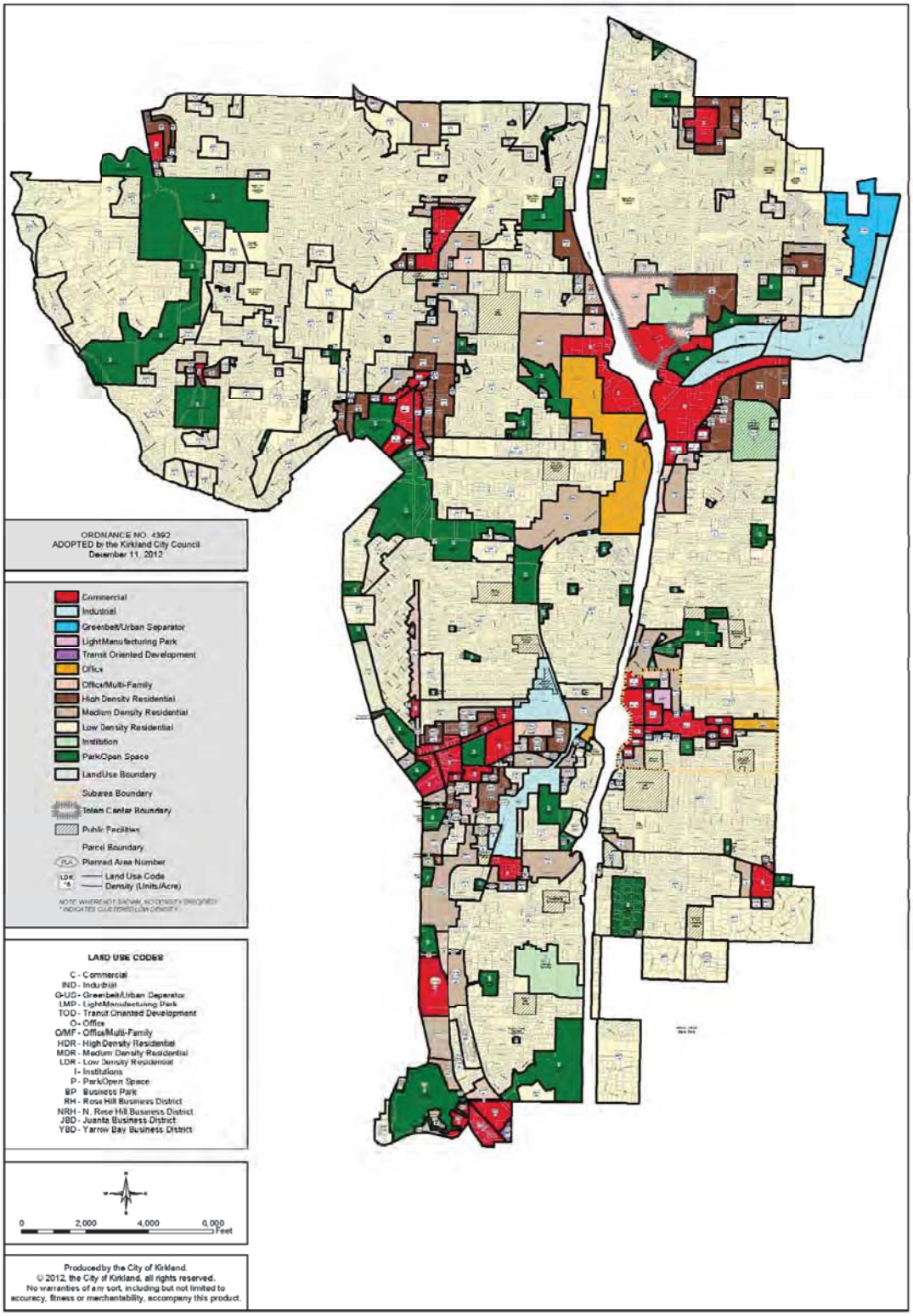
Policy T-5.3: Utilize the peak-hour vehicular level of service standards shown in Table T-2 – a two-part standard for the transportation subareas and for individual system intersections.

This policy establishes a peak-hour level of service (LOS) standard for vehicular traffic based on 2022 land use and road network. It is a two-part standard, based on the ratio of traffic volume to intersection capacity (V/C) for signalized system intersections. Volume to capacity ratios were determined using the planning method from *Transportation Research Circular 212.*

The two standards are as follows:

(1) Maximum allowed subarea average V/C for signalized system intersections in each subarea may not exceed the values listed in Table T-2.

(2) No signalized system intersection may have a V/C greater than 1.40.



LU-1 Comprehensive Land Use Map

Tony Leavitt

From: Sara Bray <bray.sara@gmail.com>
Sent: Tuesday, June 02, 2015 1:12 PM
To: Tony Leavitt
Subject: File No. SUB14-01891

Mr. Leavitt,

I am a resident of Vintner's Ridge, address 13612 NE 132nd Place, and I am writing with regard to the plat of land that is scheduled for development just South of our subdivision. Please include this letter for consideration at the hearing scheduled for June 22.

Specifically, there is a plan to connect Vintner's Ridge to this new development by extending 137th Place NE from Vintner's Ridge in to the new proposed neighborhood. **It is my request that this plan be reviewed and modified to be only a pedestrian path vs. a street.**

There is already a tremendous amount of traffic on 136th Avenue NE as commuters use this street to by-pass NE 124th Avenue NE. By connecting our two neighborhoods, another alternative would be created. This alternative would not add any real increase in convenience to the residents of either development, nor would it have any incremental value in supporting neighborly interaction. Instead the result would be increased traffic, safety hazards and noise for our families, many with young children and pets.

A pedestrian path would allow the positive neighborly connection between our two developments, while protecting our families from the traffic, safety risks and noise.

Related to this, and I am not sure if this is the forum, I would like to further request that the city consider plans for 136th Avenue NE. For example, speed bumps and/or a traffic circle at 136th Ave. NE and NE 132nd would slow the traffic down, and hopefully deter non-residents from even taking this route.

Please do not hesitate to reach out to me directly if you have any questions regarding my request.

Thank you for your consideration. I look forward to meeting you at the hearing.

Kind regards,

Sara Bray
13612 NE 132nd Place
Kirkland, WA 98034

206-890-4349
bray.sara@gmail.com

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant _____
Department _____
Public ✓
B
FILE #SUB14-01891, ZON14-01888

Tony Leavitt

From: S Sato <7krazykats@gmail.com>
Sent: Thursday, May 28, 2015 3:44 PM
To: Tony Leavitt
Subject: MARINWOOD DEVELOPMENT

I would like to be put on the mailing list for updates for the above mentioned project. I oppose the project due to the existing development, development being currently built and most recently completed development and the amount of traffic that is already on the street that runs in front of the development.

I suggest a car counter to count the cars currently going up the hill, in front of existing development. I think you will see how much traffic already is a problem.

Thank you!

Sharon Sato
12010 NE 136th Place
Kirkland, WA. 98034-2125

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ____
Department ____
Public ✓
C
FILE # SUB14-01891, ZON14-01888

Tony Leavitt

From: Mark Hamburg <mhamburg.pub@gmail.com>
Sent: Friday, June 19, 2015 4:34 PM
To: Tony Leavitt
Subject: Marinwood comments

Sadly I will be out of town and unable to attend the hearing on Monday. Most of my concerns were covered in my previous communication (replicated below). Having reviewed the more detailed plans, I have two specific concerns to raise:

1. The proposed removal of tree #254 on the northwest corner of lot 28 represents the removal of one of the larger trees in the area as reflected on the arborists report and furthermore would appear to be in a location where it must necessarily be away from the actual house construction. Retaining this tree would both preserve a tree that will take years to replace and will provide some privacy between lot 28 and the houses in Vintners Ridge.

2. The proposed pathway along the proposed route for 131st makes little sense given that if the connection through to 137th goes through there is already a route to the rail trail that could be further improved a bit further up the 137th into Vintners Ridge. Having two paths makes little sense.

Thank you.

Mark Hamburg
13204 137th Pl NE
Kirkland, WA 98034

I am writing to provide public comment on Marinwood Plat and PUD SUB14-01891.

I own one of the houses in Vintners Ridge backing up — or partially backing up — to the easternmost portion of this proposed development. The position of my house gives me a clear sense of the area proposed for development and I see multiple concerns that I believe merit further review at least with regard to how houses are situated on the Marinwood property.

The key issue for any development here is that this back portion of the proposed development falls away relatively sharply as it goes down the hill toward the Eastside rail corridor. In particular, in the area backing up to my house and my neighbor's house, there is a natural gully that collects much of the run off from both Vintners Ridge and from the proposed Marinwood development. What is the plan regarding development around this natural drainage system? How close does the Marinwood developer plan to get to it? What effect will that development have on water runoff in the area? I've seen the proposed lot lines posted by the side of the road on 136th Ave NE and they do not seem to account for these natural issues.

As a related matter, because of this topography, my neighbors and I share a retaining wall near the property line that raises our houses above the falloff on the hillside. This raises questions about how the Marinwood development proposes to interact with this retaining wall. Is the plan to build at the lower level at the base of the wall and if so what will happen with respect to hillside erosion in the areas where they need to dig further down to level out the land? Is the plan to fill in further and raise the level up for construction?

Essentially, the proposed Marinwood development seems to be encroaching into areas that would seem unfriendly to development because of the topography of the land and the potential impacts on drainage and erosion from modifications to that topography and consideration of these issues would seem to call for pulling away from the property lines and focusing on the more construction friendly portions of the land.

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ____
Department ____
Public ✓
D
FILE # SUB14-01891, ZON14-0888

Finally, knowing the concern in Kirkland for preserving trees, I note that while much of the land in question contains relatively unremarkable scrub, it also contains several sizable trees. Is the plan to preserve these trees or to cut them down? Cutting them down could again effect the drainage and erosion on the hillside but would also cost Kirkland some older growth vegetation.

Thank you for taking these concerns into account in reviewing not just the basic proposal but also the particular lot lines and other choices made within the proposed development.

Mark Hamburg
13204 137th Pl NE
Kirkland, WA 98034

(206) 250-3223

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ✓
Department ___
Public ___
FILE # SUBM-01849-2014/2015

PulteGroup®

Proposed Marinwood Preliminary Plat
City of Kirkland

Public Hearing
June 22, 2015

PulteGroup – Who We Are

- One of America's leading homebuilding companies
- Able to meet the needs of multiple homebuyer groups and respond to changing consumer demand
- PulteGroup conducts extensive research to provide homebuyers with innovative solutions and consumer inspired homes and communities that provide the best quality of life
- Life Tested Home Designs® with an unwavering commitment to quality and attention to detail

PulteGroup®

Marinwood Home Designs

PulteGroup

Marinwood Home Designs

PulteGroup

Marinwood Site Plan

PulteGroup

Key Features of Marinwood Site Plan

- 48 Lots and 2 Open Space Tracts
- Two road connections are proposed to existing City Right-of-Way
- Key Site Plan Data:
  - Total Site Area: 8.6 acres
  - Total Lot Area: 5.4 acres
  - Total Open Space Area: 1.7 acres
  - Density: Allowed - 6 units per acre; Proposed – 5.6 units per acre
- Planned Unit Development
  - PUD will provide additional flexibility to fit the site development plan to the existing, natural constraints, such as topography.
  - PUD provides public benefits both within and external to the plat

PulteGroup

Marinwood Neighborhood Park Improvements

- Two public parks are proposed and will be built by developer
- Eastern Park
  - Located in large, 1.5-acre open space area on east side of project, designed for a wide range of user ages
  - Amenities will include
    - Bocce lawn
    - Benches for spectators and for enjoying territorial views
    - Stepping stone path meandering through landscaping

PulteGroup

Marinwood Neighborhood Park Improvements

- Central Park
  - Located in the middle of the site with play equipment suitable for young children
  - Amenities will include
    - Play structure surrounded by a seat wall
    - Picnic table in overlook viewing area
    - Play lawn surrounded by walking path and perimeter landscaping
    - Natural recreation features, including stepping boulders

PulteGroup

Mitigation of Project Impacts

- The Marinwood neighborhood has been designed by professional engineers and planners with special expertise in the analysis and design of roads, stormwater facilities, utilities, traffic impacts and critical areas.

- PulteGroup has carefully reviewed all of the comments that the City has received from concerned citizens. We take the concerns of the public very seriously, since often the neighbors of our developments have the best pulse for what is important for the community.

- Some of the key issues that were raised include:
  - Connection of proposed road to existing public road in recently built Vintner's Ridge plat to north
  - Responsible stormwater management
  - Traffic impacts
  - Building heights

- Proposed mitigation measures include:
  - Road connection is supported by the City of Kirkland for many reasons, including neighborhood connectivity and improved emergency vehicle access both to Vintner's Ridge and Marinwood
  - Stormwater management system has been designed by professional engineers with the specific intent of being good stewards of the environment and protecting downstream properties
  - Impacts of traffic have been analyzed by professional engineers, including City staff, to ensure that existing road system has adequate capacity
  - Building heights are proposed to be calculated in a manner similar to the Vintner's Ridge project, based on the average grade of the finished lots
  - Mitigation fees and GFC's will be paid for each proposed home, as established by the City Council and the Woodinville Water District, to address impacts to the transportation infrastructure, schools, parks, fire and utilities. Mitigation fees will fund improvements identified in the City's Comprehensive Plans, including road improvements where the City Council prioritize the need. Fees are approximately $8,000 to the City and $6,300 to the School District.

PulteGroup

Legend

- Address
- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Place Names
- Buildings
- Lakes
- Parks
- Schools

1: 1,230

0.0 0 0.02 0.0 Miles

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

Produced by the City of Kirkland. © 2014 City of Kirkland, all rights reserved. No warranties of any sort, including but not limited to accuracy, fitness, or merchantability, accompany this product.

Rectangular Rapid Flash Beacon (RRFB) Location

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ✓
Department
Public
FILE #SUB14-01891, ZON14-01888

F

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ✓
Department
Public
FILE #SUB14-01891, ZON14-01888
O-4488
Exhibit A
G

Marinwood PUD

Rectangular Rapid Flash Beacon (RRFB)

Typical Example between Kamiakin Middle School and John Muir Elementary School

June 22, 2015

NE 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

MARINWOOD
PRELIMINARY PLANS

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS

SYMBOL	DESCRIPTION
	IRON PIPE FOUND
	IRON PIPE SET
	MONUMENT FOUND
	REBAR & CAP
	FOUND REBAR
	SECTION CORNER FOUND
	SECTION QTR CORNER FOUND
	MAILBOX
	SIGN
	ROCKERY
	TREE CONIFEROUS
	TREE DECIDUOUS
	CATCH BASIN TYPE 1
	CATCH BASIN TYPE 2
	STORM MANHOLE
	STORM DRAIN CLEANOUT
	IRRIGATION VALVE
	FIRE HYDRANT
	GAS VALVE
	GAS METER
	GUY ANCHOR
	SEWER MANHOLE
	POWER POLE
	WATER METER
	WATER VALVE
	TELEPHONE VAULT
	TELEPHONE PEDESTAL
	JUNCTION BOX
	POWER METER
	TRANSFORMER

PROPOSED STORM SYMBOLS

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	BEEHIVE MANHOLE COVER
	SQUARE YARD DRAIN
	ROUND YARD DRAIN
	STORM CLEAN OUT
	STORM PIPE

PROPOSED SEWER SYMBOLS

SYMBOL	DESCRIPTION
	SEWER CAP
	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE

PROPOSED WATER SYMBOLS

SYMBOL	DESCRIPTION
	WATER CAP
	CONCRETE BLOCKING
	BUTTERFLY VALVE
	11' BEND
	45' BEND
	90' BEND
	22' BEND
	VALVE
	HYDRANT ASSEMBLY
	BLOW-OFF VALVE
	REDUCER
	AIR-VAC ASSEMBLY
	WATER METER
	WATER PIPE

PROPOSED SURVEY SYMBOLS

SYMBOL	DESCRIPTION
	SURVEY MONUMENT W/ PROPOSED ROAD

PROPOSED WALL SYMBOLS

SYMBOL	DESCRIPTION
	RETAINING WALL

ABBREVIATIONS

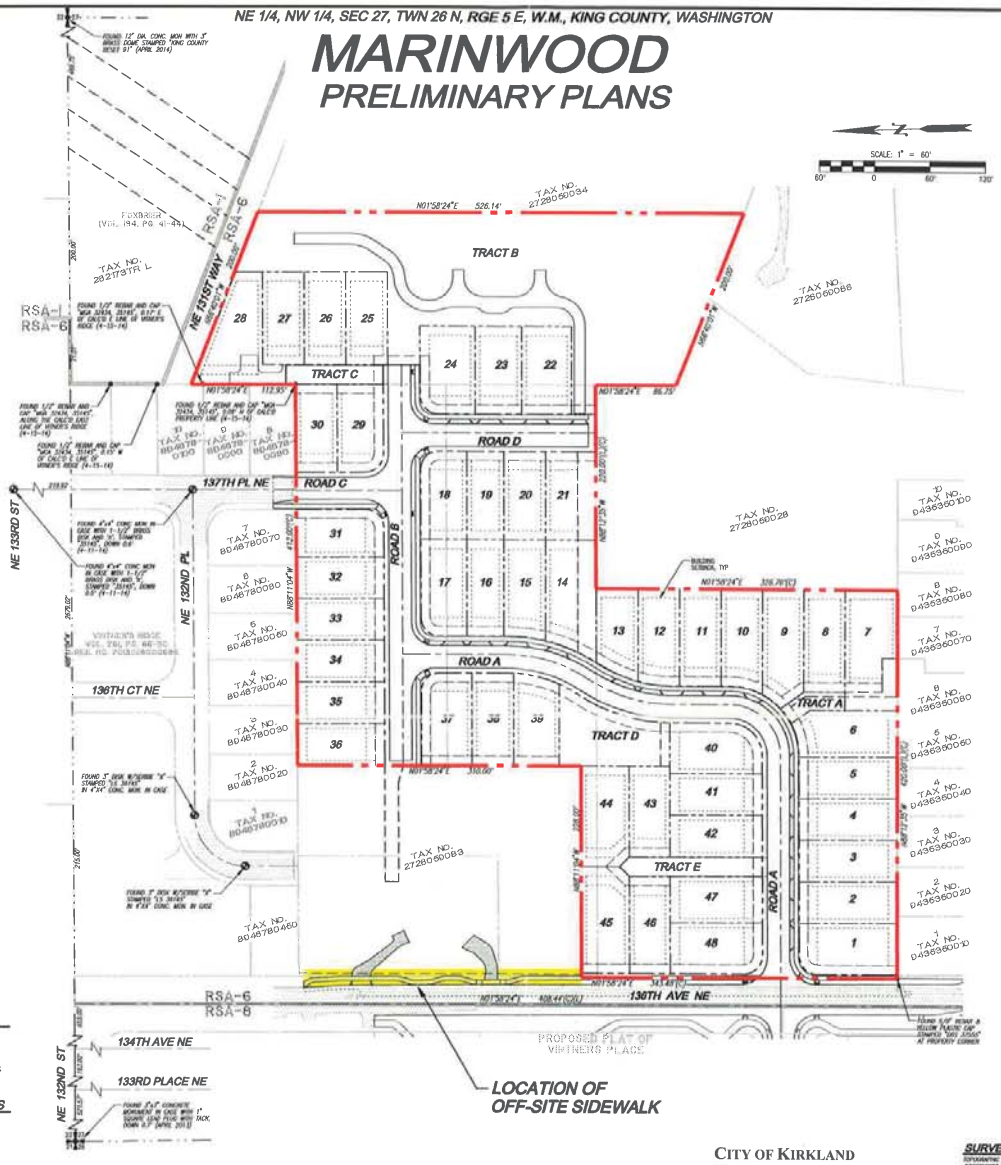
CB	CATCH BASIN
℄	CENTERLINE
CALC'D	CALCULATED
(C)	CALCULATED
(M)	MEASURED
CONC	CONCRETE
EL	ELEVATION
EXIST.	EXISTING
℄	FLOWLINE
IE	INVERT ELEVATION
PVR	PLAT OF VINTNER'S RIDGE (VOL. 261, PG 86-90)
℄	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL
TBR	TO BE REMOVED
WDF	WOOD FENCE
HWF	HORIZONTAL WOOD FENCE
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
SRF	SPLIT RAIL FENCE
P/A	PLANTED AREA
MT	MULTIPLE TRUNK
DEC	UNSPECIFIED DECIDUOUS
A	ALDER
CA	CASCARA
CH	CHERRY
CW	COTTONWOOD
DW	DOGWOOD
M	MAPLE
C	CEDAR
F	FIR
L	LAUREL
FND	FOUND
R/C	REBAR AND CAP AS NOTED
MON	SURVEY MONUMENT AS NOTED
CMP	CORRUGATED METAL PIPE
CPEP	CORRUGATED POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE

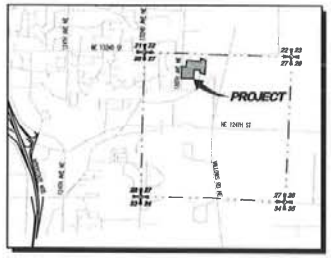
NOTES

1. SEE SHEET CS-02 FOR HORIZONTAL DATUM, VERTICAL DATUM, LEGAL DESCRIPTION AND SURVEY INFORMATION.
2. THE CITY OF KIRKLAND PUBLIC WORKS INSPECTION REQUEST PHONE NUMBER IS (425) 587-3805.

EARTHWORK QUANTITIES

CUT:	40,000 CY
FILL:	26,500 CY
NET:	13,500 CY (CUT)





VICINITY MAP
SCALE: 1"=2000'

PROJECT INFORMATION

SITE ADDRESSES:	12860 136TH AVE NE, KIRKLAND, WA 98034 13034 136TH AVE NE, KIRKLAND, WA 98034	
TAX PARCELS:	2726059029, 2726059032, 2726059038, 2726059073 AND 2726057063	
GROSS SITE AREA:	373,570 SF	8.58 AC (POST BLA)
CURRENT ZONING:	RSA-6	
ADJACENT DEVELOPMENT:	SINGLE FAMILY	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	
DENSITY:	5.59 DU/AC	
PROPOSED ROW AREA (ROADS A, B, C AND D):	57,596 SF	1.32 AC
NET SITE AREA (GROSS SITE AREA, LESS PROPOSED ROW AREA):	315,974 SF	7.25 AC
ACCESS/UTILITY TRACTS		
TRACT A:	1,383 SF	0.03 AC
TRACT C:	2,211 SF	0.05 AC
TRACT E:	3,157 SF	0.07 AC
TOTAL LOT AREA:	236,931 SF	5.44 AC
TOTAL LOTS:	48	
SMALLEST LOT SIZE:	4,126 SF (LOT 13)	
AVERAGE LOT SIZE:	4,936 SF	
SETBACKS:	20' FRONT (DRIVEWAY), 10' FRONT (LIVING AREA), 5' SIDE, 10' REAR	
WATER:	WOODINVILLE WATER DISTRICT	(425) 487-4100
SEWER:	WOODINVILLE WATER DISTRICT	(425) 487-4100
SCHOOL DISTRICT:	LAKE WASHINGTON	(425) 936-1200
FIRE DISTRICT:	CITY OF KIRKLAND	(425) 587-3600
TELEPHONE SERVICE PROVIDER:	FRONTIER	(877) 462-8188
POWER PROVIDER:	PUGET SOUND ENERGY	(888) 225-5773
CABLE TV PROVIDER:	COMCAST	(800) 934-6489
CITY OF KIRKLAND PW INSPECTIONS:		(425) 587-3805

IMPERVIOUS COVER

TOTAL NEW IMPERVIOUS COVER:	5.50 AC
TOTAL PGIS:	2.32 AC
IMPERVIOUS COVER (OFFSITE ROW):	0.26 AC
IMPERVIOUS COVER (ONSITE):	5.33 AC
DISTURBED AREA (ONSITE):	8.52 AC
EXISTING CONDITIONS IMPERVIOUS COVER:	<35%

CONTACT LIST

PROPERTY OWNERS:
BILL MOORE
12860 136TH AVE NE
KIRKLAND, WASHINGTON 98034

PATRICIA LANTZY
3232 188TH PL SE
SAMMAMISH, WASHINGTON 98075
PHONE: (425) 392-9834

APPLICANT:
CENTEX HOMES
3535 FACTORIA BLVD SE SUITE 110
BELLEVUE, WASHINGTON 98006
CONTACT: MIKE BEHN
PHONE: (425) 216-3488
EMAIL: mike.behn@pultegroup.com

SURVEYOR:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: VANCE BLUE, PLS
PHONE: (425) 806-1869
FAX: (425) 487-2893
EMAIL: vblue@ldccorp.com

ENGINEER:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: MARK VILLWOCK, PE
PHONE: (425) 806-1869
FAX: (425) 487-2893
EMAIL: mvillwock@ldccorp.com

GEOTECH:
TERRA ASSOCIATES, INC.
12525 WILLOWS RD
KIRKLAND, WA 98034
CONTACT: TED SCHEPPER, PE
PHONE: (425) 821-7777
EMAIL: tschepper@terra-associates.com

LANDSCAPE ARCHITECT:
WEISMAN DESIGN GROUP, INC.
2329 E MADISON ST
SEATTLE, WA 98112
CONTACT: NICK HAGAN
PHONE: (206) 322-1733
EMAIL: nick@wdginc.com

ARBORIST:
SHOFFNER CONSULTING
21529 4TH AVE W #C31
BOTHELL, WA 98021
CONTACT: TONY SHOFFNER
PHONE: (206) 755-2871
EMAIL: tony@tonyshoffner.com

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION ON TAX LOTS 2726059073, 2726059038, 2726059029, 2726059032 AND WITHIN 136TH AVE NE AS SHOWN ON THESE PLANS HAS BEEN PROVIDED BY CORE DESIGN, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THE DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

TOPOGRAPHIC SURVEY INFORMATION ON TAX LOTS 2726059073, 2726059038, 2726059029, 2726059032 AND WITHIN NE 131ST WAY AND BURLINGTON NORTHERN RIGHT-OF-WAY AS SHOWN ON THESE PLANS HAS BEEN PERFORMED BY LDC, INC. IN DECEMBER 2014. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ✓
Department ____
Public ____
FILE # SUB14-01891, ZAN14-01888
H

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

NO.	DATE	REVISIONS DESCRIPTION

LDC
Engineering
Structural
Planning
Survey
THE CIVIL ENGINEERING GROUP
14201 NE 200th St., #100
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.487.2893
www.LDCcorp.com

PULTE GROUP
MARINWOOD
OFF-SITE SIDEWALK EXHIBIT

JOB NUMBER: 13-176
DRAWING NAME: 13176E-EX13
DESIGNER: MWM
DRAWING BY: BJN
DATE: 6-22-15
SCALE: AS NOTED
JURISDICTION: KIRKLAND

EX-01
SHEET 1 OF 1

Drawing: P:\2013\13-176 Kirkland Moore Layout\Exhibits\13176E-EX13.dwg Plotted: Jun 22, 2015 - 10:36am

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant ✓
Department
Public
FILE #SUB14-01891, ZON14-01889

Q-4488
Exhibit A
I

Universal Land
CONSTRUCTION COMPANY
SINCE 1962
CLEARING GRADING UTILITIES STREETS
P.O. BOX 329 - 20306 144TH AVE. N.E. - WOODINVILLE, WA 98072
PHONE (425) 483-6200 FAX (425) 485-3186
UNIVELC159RL

COST ESTIMATE FORM

Project Name:	Moore Frontage Improvements	Date:	May 19, 2015
Street Location:	136th Ave Ne	No. of Lots:	0
Municipality:	Kirkland	Acreage:	NA
Developer:	Pulte Group	Sales Tax Rate:	9.50%
Engineer:	LDC	Our Job No.:	NA
Contractor:	Universal Land Construction Company		

HARD COSTS

ITEM DESCRIPTION	ESTIMATED BUDGET
MOBILIZATION	$5,475
CLEARING/GRADING/EARTHWORK (PUBLIC)	$26,658
EROSION CONTROL	$6,187
PUBLIC ROADWAY IMPROVEMENTS	$52,480
PRIVATE DRIVEWAY IMPROVEMENTS	$5,806
Subtotal Hard Costs	$96,605

.US CONTINGENCY	5%	$4,830

GRAND TOTAL HARD COSTS + CONTINGENCY	$101,436

HARD COSTS

MOBILIZATION

DESCRIPTION	UNIT	UNIT COST	BUDGET QTY	BUDGET TOTAL
Mobilization	LS	$5,000.00	1	$5,000
SUBTOTAL: GENERAL CONDITIONS (PRIVATE)				$5,000
PLUS TAX	9.5%			$475
TOTAL: GENERAL CONDITIONS (PRIVATE)				$5,475

CLEARING/GRADING/EARTHWORK (PUBLIC)

DESCRIPTION	UNIT	UNIT COST	BUDGET QTY	BUDGET TOTAL
Clear/Grub	SF	$2.25	4000	$9,000
Strip Topsoil	BCY	$8.00	150	$1,200
Traffic Control (per 2 person crew)	HR	$110.00	20	$2,200
Import Gravel Borrow - includes placement	TON	$25.25	390	$9,848
Dispose of Excess Topsoil Off Site	TCY	$21.00	210	$4,410
SUBTOTAL: CLEARING/GRADING/EARTHWORK (PUBLIC)				$26,658
US TAX	9.5%			N/A
TOTAL: CLEARING/GRADING/EARTHWORK (PUBLIC)				$26,658

EROSION CONTROL

DESCRIPTION	UNIT	UNIT COST	BUDGET	
			QTY	TOTAL
afi Silt Fence - install & remove	LF	$6.50	300	$1,950
Hydroseeding/Erosion Protection	LS	$1,450.00	1	$1,450
Straw Bales Hand Spread	EA	$35.00	25	$875
Temporary Catch Basin Protection (silt-sacs)	EA	$125.00	1	$125
Street Cleaning (budgeted hours)	HR	$125.00	10	$1,250
SUBTOTAL: EROSION CONTROL (ON SITE)				**$5,650**
PLUS TAX	**9.5%**			**$537**
TOTAL: EROSION CONTROL (ON SITE)				**$6,187**
PUBLIC ROADWAY IMPROVEMENTS				
DESCRIPTION	**UNIT**	**UNIT COST**	**BUDGET**	
			QTY	**TOTAL**
Fine Grade Curbs and Backfill	LF	$5.00	300	$1,500
18" Concrete Curb and Gutter (vertical)	LF	$15.25	300	$4,575
Fine Grade Sidewalk and Backfill	SY	$5.85	200	$1,170
Concrete Sidewalk (4-inch thick)	SY	$33.00	200	$6,600
Driveways (6-inch thick) (include sidewalk and planter strip in measurement)	SY	$46.00	40	$1,840
Saw cutting and Removal	LF	$5.00	310	$1,550
Compact and Fine Grade Road Subgrade (to back of curbs)	SY	$3.25	175	$569
Import Gravel Borrow - includes placement	TON	$25.25	330	$8,333
3" HMA Paving (Class B)	SY	$20.50	175	$3,588
3" Asphalt Treated Base (ATB)	SY	$17.85	175	$3,124
2" HMA - AC Overlay with Edge Grinding	SY	$31.95	350	$11,183
Backfill Planter	SF	$0.60	1500	$900
Striping/Channelization Marking	LS	$2,000.00	1	$2,000
locate Street Signs	LS	$200.00	1	$200
affic Control (per 2 person crew)	HR	$110.00	40	$4,400
Raise Existing Sewer Casting to ATB Grade	EA	$475.00	1	$475
Raise Existing Sewer Casting to FINAL Grade	EA	$475.00	1	$475
SUBTOTAL: PUBLIC ROADWAY IMPROVEMENTS (ON SITE)				**$52,480**
PLUS TAX	**9.5%**			**N/A**
TOTAL: PUBLIC ROADWAY IMPROVEMENTS (ON SITE)				**$52,480**
PRIVATE DRIVEWAY IMPROVEMENTS				
DESCRIPTION	**UNIT**	**UNIT COST**	**BUDGET**	
			QTY	**TOTAL**
Import Crushed Rock - includes placement	TON	$25.25	210	$5,303
SUBTOTAL: PRIVATE ROADWAY IMPROVEMENTS (ON SITE)				**$5,303**
PLUS TAX	**9.5%**			**$504**
TOTAL: PRIVATE ROADWAY IMPROVEMENTS (ON SITE)				**$5,806**
TERMS AND CONDITIONS				

STAKING AND SOILS TESTING: All survey and soils compaction testing by owner.

PERMITS, FEES AND BONDS: All permits fees and bonds by owner.

EXISTING UTILITIES: No costs have been included herein for relocating any existing utilities (overhead power, signal, buried gas, phone, cable, water services, etc.) along project limits. Costs to relocate existing utilities by owner.

ATER QUALITY: Universal Land has included customary costs associated with installing and maintaining erosion BMP's shown on the drawings for up to 2 months from notice to proceed. Costs associated with chemical treatment, pumping, etc. to satisfy DOE standards are not included.

WATER QUALITY MONITORING/REPORTING: All erosion monitoring/reporting to satisfy DOE reporting requirements is excluded.

ATIVE SOILS: This estimate is based on utilizing native soils and does not include import/export beyond quantities extended herein.

IMPORT / EXPORT: Grading estimate is based on 12" stripping depth. Soil conditions may require a combination of over-excavation, soil conditioning, import or export beyond the quantities extended in this proposal.

ROCK EXCAVATION: Costs associated with rock excavation or required processing are not included.

HAZARDOUS MATERIALS: No costs have been included in our estimate for handling and/or disposing of any hazardous materials.

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid

Date	Bid #
5/13/2015	4133

Pulte Group - 1022
PO BOX 3660
Portland, OR 97208

Project

Moore Property (MARINWOOD)

Description	Qty	Rate	Total
Moore Property - Kirkland WA - Plans dated 9/29			
Parks, and Common Spaces -			
Autumn Brilliance Serviceberry - 1" cal / 8-10'	25	225.00	5,625.00T
Hogan Cedar - 6-8'	4	90.00	360.00T
Douglas Fir - 6-8'	66	90.00	5,940.00T
Pacific Wax Myrtle - 30"	48	28.50	1,368.00T
Compact Strawberry Tree - 30"	14	28.50	399.00T
Arctic Fire Redtwig Dogwood - 18-24"	47	28.50	1,339.50T
Red Flowering Currant - 30"	23	28.50	655.50T
Compact Oregon Grape - 18-24"	19	28.50	541.50T
Snowberry - 15-18"	107	18.50	1,979.50T
Blue Oat Grass - 2 gal	84	18.50	1,554.00T
Flame Grass - 2 gal	8	18.50	148.00T
Emerald Green Arborvitae - 5-6'	14	75.00	1,050.00T
~ Shown on plans but not on plant legend - type and size are assumed			
Autumn Joy Stone Crop - 1 gal @ 18" oc *185 sf	28	9.75	273.00T
Native Planting Mix *7940 sf	675	9.00	6,075.00T
~ Kinnikinnick - 1 gal @ 18" oc			
~ Creeping Mahonia - 1 gal @ 24" oc			
~ Salal - 1 gal @ 24" oc			
Sod (per square foot)	7,997	0.58	4,638.26T
Topsoil (per yard) @ 4" *7997 sf	99	34.50	3,415.50T

Sales Tax (9.5%)	
Total	

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid

Date	Bid #
5/13/2015	4133

Pulte Group - 1022
PO BOX 3660
Portland, OR 97208

Project
Moore Property

Description	Qty	Rate	Total
Topsoil (per yard) @ 6" *9172 sf	170	34.50	5,865.00T
Bark - (per yard) @ 3" *9172 sf	85	48.00	4,080.00T
Topsoil (per yard) Hydroseed Area 45,519 sf	562	34.50	19,389.00T
Hydroseed (per square foot)	45,519	0.15	6,827.85T
Bocce Lawn *2436 sf		24,136.00	24,136.00T
Bench	3	1,200.00	3,600.00T
Picnic Table	3	2,200.00	6,600.00T
Play Structure	1	25,000.00	25,000.00T
Play Chips (per yard) @ 12" compacted	26	62.00	1,612.00T
~ Assumes concrete curbing around play area - done by others			
Ledgstone Steps (per step)	19	1,200.00	22,800.00T
Decomposed Gravel (per yard) @ 6" compacted to 4" (assumed) *Total of 647 sf		2,000.00	2,000.00T
~ Pathway to Bocce Lawn - 398 sf			
~ Overlook Seating Area - 249 sf			
Tree Stakes & Fertilizer - 3 stakes per tree	480	5.25	2,520.00T
Concrete Path in Tot lot area park	900	13.50	12,150.00T
Concrete steps		8,000.00	8,000.00T
Concrete Seat Wall		3,500.00	3,500.00T
Concrete curbing by Overlook Seating Areas	30	33.50	1,005.00T
4' Chain Link Fence (per lineal foot) at park with Play structure (not shown on plan, but budgeting)	263	31.63	8,318.69T
Trellis (not shown on plan, but budgeting)	2	8,500.00	17,000.00T
Dog waste station	2	2,255.00	4,510.00T
Irrigation	1	45,000.00	45,000.00T

Sales Tax (9.5%)	
Total	

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid

Date	Bid #
5/13/2015	4133

Pulte Group - 1022
PO BOX 3660
Portland, OR 97208

Project
Moore Property

Description	Qty	Rate	Total
Exclusions- - 42" Fence / Guardrail - ROW - Terraced Rockery - Any Retaining Walls and/or Rockeries - Monuments - Maintenance & Removal of Invasive Species (can be performed at a rate of $35/hr+ Dump Fees) - Watering - Any deviation of quantities on this bid can be billed at its per unit cost as listed - Rock Raking, Straw Removal, or Trash Pick up for prep of site is billed out at $35 per hour. - All Grades must provide adequate drainage prior to installation of landscaping. - All subgrades must be clear of vegetation and rocks prior to installation. - French Drains or Catch Basins - This estimate was provided for budget purposes. Prices are subject to change. - All prices valid for 30 days.			0.00

Sales Tax (9.5%)	$24,631.15
Total	**$283,906.45**

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance _____

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid

Date	Bid #
5/13/2015	4132

Pulte Group - 1022
PO BOX 3660
Portland, OR 97208

Project
Vintner Place

Description	Qty	Rate	Total
Vintners Place - Draft Landscape Plans dated 1/9/15			
Parks, and Common Spaces -			
Shrubs, perennials and groundcover (per sf) (No centers listed, assuming plantings every 24" at $8.50 a plant	25,195	2.16	54,421.20T
Low growing berry bushes and other edible shrubs - 6' max	14	42.00	588.00T
Sod (per square foot)	40,432	0.58	23,450.56T
Topsoil (per yard) @ 6" for planting areas	467	34.50	16,111.50T
Topsoil (per yard) @ 4" for lawn areas	502	34.50	17,319.00T
Bark - (per yard) @ 2"	250	48.00	12,000.00T
Gravel Path (per yard) @ 4"	19	58.00	1,102.00T
Bocce Court (per sf) 987 sq ft		8,500.00	8,500.00T
6' x 10' Raised Planter Beds	10	3,500.00	35,000.00T
Compost Bins	3	350.00	1,050.00T
Timber Edging for Play Area (per lineal foot) ~ Assumes 4"x12" PT	106	25.00	2,650.00T
Play Chips (per yard) @ 12" compacted	40	62.00	2,480.00T
Play Station	1	22,000.00	22,000.00T
Swing Set	1	9,500.00	9,500.00T
Picnic Table	3	2,200.00	6,600.00T
Bench	12	1,600.00	19,200.00T
Trellis	2	8,500.00	17,000.00T
Public Access Sign	8	180.00	1,440.00T
Dog Waste Sign	2	225.00	450.00T

Sales Tax (9.5%)	
Total	

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid

Date	Bid #
5/13/2015	4132

Pulte Group - 1022
PO BOX 3660
Portland, OR 97208

Project
Vintner Place

Description	Qty	Rate	Total
4' Horizontal Wooden Fence (per lineal foot)	170	66.24	11,260.80T
4' Chain Link Fence (per lineal foot)	660	31.63	20,875.80T
4' Chain Link Gate	4	258.75	1,035.00T
Tree Stakes & Fertilizer ~ Assumes 2 stakes per tree	140	7.50	1,050.00T
Irrigation		35,000.00	35,000.00T
Sub-Total of Parks and Common Spaces			320,083.86

Sales Tax (9.5%)	
Total	

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid

Date	Bid #
5/13/2015	4132

Pulte Group - 1022
PO BOX 3660
Portland, OR 97208

Project
Vintner Place

Description	Qty	Rate	Total
Exclusions-			0.00
- Hose Bib by Raised Beds			
- ROW Landscaping			
- Concrete Pathways			
- Temporary Shed			
- Water Meter			
- Power to Irrigation Controller			
- Monuments			
- Maintenance & Removal of Invasive Species (can be performed at a rate of $35/hr+ Dump Fees)			
- Watering			
- Any deviation of quantities on this bid can be billed at its per unit cost as listed			
- Rock Raking, Straw Removal, or Trash Pick up for prep of site is billed out at $35 per hour.			
- All Grades must provide adequate drainage prior to installation of landscaping.			
- All subgrades must be clear of vegetation and rocks prior to installation.			
- French Drains or Catch Basins			
- This bid was created for budgeting purpose, and pricing is subject to change.			
- All prices valid for 30 days.			

Sales Tax (9.5%)	$30,407.97
Total	**$350,491.83**

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance _____

PUBLICATION SUMMARY
OF ORDINANCE O-4488

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE; APPROVAL OF A PRELIMINARY (AND FINAL) PUD AND PRELIMINARY SUBDIVISION AS APPLIED FOR BY STEVE ANDERSON FOR THE PULTE GROUP IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. SUB14-01891 AND ZON14-01888; AND SETTING FORTH CONDITIONS OF APPROVAL.

Section 1. Adopts the Findings, Conclusions, and Recommendations of the Kirkland Hearing Examiner with certain clarifications and modifications.

Section 2. Approves the application for a preliminary and final Planned Unit Development and a preliminary subdivision subject to certain clarifications and modifications.

Section 3. Provides that after completion of final review of the PUD, the Process IIB Permit shall be issued and subject to the adopted Recommendations, as modified in Section 1 of the ordinance.

Section 4. Provides that the applicant is not excused from compliance with any federal, state or local statutes, ordinances or regulations applicable to the project, other than as expressly set forth in the ordinance.

Section 5. Provide grounds for revocation of the Process IIB Permit.

Section 6. 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.

Section 7. Establishes requirement for certification of the Ordinance by City Clerk and notification of King County Department of Assessments.

Section 8. Provides that the certified ordinance and adopted Findings, Conclusions and Recommendations are part of the Process IIB Permit and shall be provided to the applicant.

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 _____, 2014.

I certify that the foregoing is a summary of Ordinance _____ approved by the Kirkland City Council for summary publication.

_____
City Clerk