CITY OF KIRKLAND

CITY COUNCIL

James Lauinger, Mayor • Joan McBride, Deputy Mayor • Dave Asher • Mary-Alyce Burleigh
Jessica Greenway • Tom Hodgson • Bob Sternoff • David Ramsay, City Manager

123 Fifth Avenue • Kirkland, Washington 98033-6189 • 425.587.3000 • TTY 425.587.3111 • www.ci.kirkland.wa.us

AGENDA
KIRKLAND CITY COUNCIL MEETING
City Council Chamber
Tuesday, May 15, 2007
6:00 p.m. – Study Session
7:30 p.m. – Regular Meeting

COUNCIL AGENDA materials are available on the City of Kirkland website www.ci.kirkland.wa.us, at the Public Resource Area at City Hall or at the Kirkland Library on the Friday afternoon prior to the City Council meeting. 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 (587-3190) or the City Manager's Office (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 587-3190, or for TTY service call 587-3111 (by noon on Monday) if we can be of assistance. 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 to discuss matters where confidentiality is required for the public interest, including buying and selling property, certain personnel issues, and lawsuits. An executive session is the only type of Council meeting permitted by law to be closed to the public and news media

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.

P - denotes a presentation from staff or consultant

1. *CALL TO ORDER*
2. *ROLL CALL*
3. *STUDY SESSION*
   - *a.* Council Technology and Wireless in the Parks
4. *EXECUTIVE SESSION*
   - *a.* To Discuss Pending Litigation
   - *b.* To Discuss Potential Litigation
5. *SPECIAL PRESENTATIONS*
   - *a.* Honoring the Youth Council Class of 2007
   - *b.* 2007 Eileen Trentman Memorial Scholarship Recipients
   - *c.* May 13-19, 2007 Police Week Proclamation
   - *d.* May 20-26, 2007 Public Works Week Proclamation
6. *REPORTS*
   - *a.* *City Council*
     - (1) Regional Issues
   - *b.* *City Manager*
     - (1) Investment Policy Award

(2) Calendar Update

7. COMMUNICATIONS

a. Items from the Audience

b. Petitions

8. CONSENT CALENDAR

a. Approval of Minutes: May 1, 2007

b. Audit of Accounts:

Payroll $

Bills $

c. General Correspondence

d. Claims

(1) Melanie S. Ito

(2) Tiara DeLago Condominium Association

e. Authorization to Call for Bids

f. Award of Bids

(1) Juanita Creek Building Demolition at Juanita Beach Park, RK Construction Inc.

g. Acceptance of Public Improvements and Establishing Lien Period

(1) 2006 Sidewalk Maintenance Project

(2) 116th Avenue NE Watermain Replacement Project

h. Approval of Agreements

(1) Resolution R-4643, Approving the Memorandum of Agreement for Transportation Management Plan Services Between the City of Kirkland and King County

(2) Resolution R-4644, Approving a Storm Facility Agreement with Tracy Rex and Authorizing the City Manager to Sign Said Agreement on Behalf of the City of Kirkland

i. Other Items of Business

9. PUBLIC HEARINGS

CONSENT CALENDAR consists of those items which are considered routine, for which a staff recommendation has been prepared, and for items which Council has previously discussed and no further discussion is required. The entire Consent Calendar is normally approved with one vote. Any Council Member may ask questions about items on the Consent Calendar before a vote is taken, or request that an item be removed from the Consent Calendar and placed on the regular agenda for more detailed discussion.

GENERAL CORRESPONDENCE Letters of a general nature (complaints, requests for service, etc.) are submitted to the Council with a staff recommendation. Letters relating to quasi-judicial matters (including land use public hearings) are also listed on the agenda. Copies of the letters are placed in the hearing file and then presented to the Council at the time the matter is officially brought to the Council for a decision.

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

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

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

P - denotes a presentation from staff or consultant

10. UNFINISHED BUSINESS

* *a.* Ordinance No. 4096, Relating to Land Use, Approval of a Preliminary (and Final) Planned Unit Development as Applied for by Dennis Riebe Representing City Ministries in Department of Planning and Community Development and Setting Forth Conditions of Said Approval

b. Follow-Up on Impact Fee Update

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.

11. NEW BUSINESS

a. Authorizing Additional Funds for 2007 Pavement Marking Project and Awarding Bid to Stripe Rite, Inc.

b. City Hall Space Options

12. ANNOUNCEMENTS

13. ADJOURNMENT

P - denotes a presentation from staff or consultant

CITY OF KIRKLAND
Information Technology Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3050
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay

From: Brenda Cooper

Date: May 3, 2007

Subject: Council Technology and Wireless in the Parks Study Session

RECOMMENDATION

We expect to spend about one third of the study session on the wireless project. To prepare, we are requesting that Council read this memorandum and be prepared to discuss and provide guidance on the Kirkland Free Wireless program so that we can build the level of support Council would like into the upcoming CIP process.

During the study session, we also plan to provide Council with an update on the IT Strategic Plan progress, provide a demonstration of technology we are about to deploy for workers in the field, and give you a few minutes to ask any questions you might have about technology.

The rest of this memo is devoted to the wireless project since we wanted you to have time to absorb the data that we have.

POLICY IMPLICATIONS

Generally, there are no significant policy implications unless Council directs us to build a citywide network or directs us to partner with a private provider. We are not recommending either option at this time. The wireless network does support Council goals around livability and economic development.

BACKGROUND DISCUSSION

Project History

During the 2005/6 budget process, City Council approved a wireless pilot project primarily aimed at providing wireless in selected city parks. The goals of the project were to run a pilot program for about eighteen months and use that time to gather usage information and community reaction to the project. It was decided to run the pilot in Peter Kirk and Marina Parks, and in parts of downtown, creating a sort of wireless corridor from the lake up almost to Park Place. The network is free, unlimited use, and doesn't require a password or user authentication, although users are required to agree that they understand the network is unsecured and that they will be responsible users before they can access the internet through it. Although the project started out being referred to as "Wireless in the Parks," we now generally refer to it as "Kirkland Free Wireless" since it is also available downtown.

For the 2007/8 budget process, City Council funded a service package to keep the current configuration of Kirkland Free Wireless operating through the end of 2008.

Network Costs and Support

We encountered more difficulties than expected initially getting the network set up, and it took about three months to stabilize. Since then, we spend five to eight hours a week testing and supporting the network as configured.

Initial CIP budget:	$115,600
Current Balance	4,447

We are still under budget, although barely. Implementing the recommendations of the re-engineering study we are performing now may cause us to be slightly over budget. We should have those recommendations by late May in time to do some network tuning before the summer.

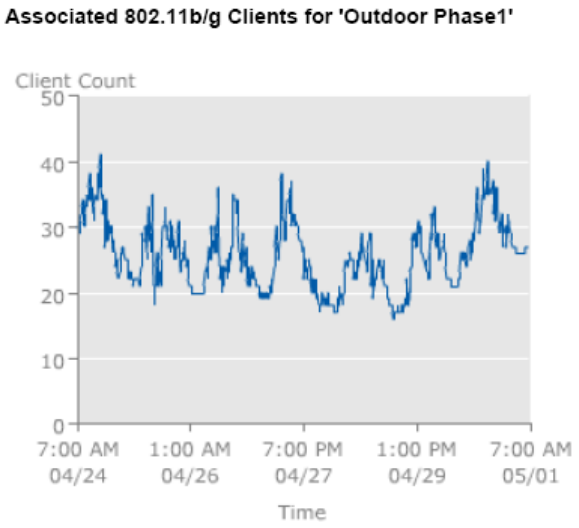
Service package approved for 2007/8 budget $29,049

The service package includes true one-time costs and about $13,000 a year in what will be ongoing costs for repairs and maintenance, and communications to continue using the network through 2008.

Note that the cost of implementing and supporting wireless zones is sensitive to location. The area that we chose has been fairly low-cost since we already had fiber there to hook the network routers to, and because to provide troubleshooting, testing, or support, we can easily walk down to the pilot area from our desks. Council should assume that other areas will require more staff time and perhaps more infrastructure investment should they desire to expand the network (areas near our fiber network will be significantly less expensive than areas which are not near existing city-owned fiber).

Network Usage

The graph to the right shows usage from the last week of April. As you can see, there were between twenty and forty people connected all the time. We assume that some of the overnight connections are persistent (that is connected devices that are not in active use and are not turned off). Daily usage in January was around fifteen to thirty people at any given time. We assume the increase usage is due to a combination of better weather and the opening of the Starbucks.



Challenges and Lessons Learned

In general, the experience with this network has been very positive, and it has good acceptance from people downtown and in the parks. But nothing this complex is free of challenges:

Technical challenges:

- We've had complaints from some people who had trouble connecting to their workplace from the wireless network. We're looking into that.
- We did learn that we have to physically test the network. It can appear to be working great from City Hall, and yet the user experience can be problematic.
- Customer expectations for reliability need to be managed. Outdoor networks can be affected by environmental factors and are less reliable than indoor wireless networks like the ones in our conference room. Trucks do not drive between the computer and the access point in our conference rooms very often, but that is a typical occurrence downtown.
- Customer expectations for coverage also need to be managed. Our network was designed to provide coverage in public locations like the streets and parks, but people typically want to use it inside coffee houses. It is usually useable inside the front windows of coffee shops, but loses clarity and reliability the further customers go from the street.

Design challenges:

- Access points are not connecting to each other in the ways they were originally supposed to, but rather one of the two fiber-connected nodes is carrying almost all of the network traffic. We are doing a small touch-up engineering study to determine why and see how we might better optimize the network.
- We forgot to design shade into the parks except under trees, and laptop screens are really hard to read in beautiful direct sunlight.

Customer Feedback

We posted a user questionnaire in January of 2007. By the end of April, we had fifty customer responses. Note that because of the time frame (largely winter) that we have collected results, the answers are probably skewed heavily toward downtown users. We will continue to run the survey through the end of the summer. Survey responses have been collated for you in the following table:

Wireless in the Parks Questionnaire

Results as of March 1st, 2007 50 users.

Note: Winter survey. Will be skewed to downtown users

Question	Responses		Notes
Live or work in Kirkland?			
Do not live or work in Kirkland	15		
Do not live but work in Kirkland	9		
Live but do not work in Kirkland	17		
Live and work in Kirkland	9		
	Yes	No	
Have you used the network?	26	5	Note: Everyone answered the next question as if they have used the network
Frequency of Use			
I've only used it once or twice	12		
Periodic User - once a week or less	12		
Regular User - once every few days	26		
What do you use the network for?			
Primarily personal	12		
Primarily business	24		
A mix that's at least 25% of each	14		
How reliable has the network been for you?			
I have not found it be reliable	1		
It sometimes works	3		
It usually works, but I've had problems more than once	17		
It almost always works well when I try to use it	29		
The pilot will end near the end of the summer of 2007. When the pilot is finished, would you like to see the wireless network:			
No answer	2		
Same Service, Same Place: Same level of service (free and unsecured, taxpayer funded), and same location (Peter Kirk Park, Marina Park, and part of downtown).	8		Very satisfied with the service available;

Same service, a few more places: Same level of services, and add a location or two a year as funding is available.	23		
Same service, a lot more places: Same as above, but we might need to increase taxes or charge fees to fund the expansion.	10		I'm torn between "add locations as funding is available" and "add locations but charge a small fee". I'm open to both, or a combination????? Maybe businesses in the area would be willing to pay a fee to the city rather than to their current DSL or wireless provider if they could use the network as well. THANK YOU. I LOVE THIS!!!!!
Different service, a lot more places: Partner with a service provider, provide as close to city-wide coverage as we can. Create a more secure and "professional" network that would probably cost money to use in most cases.	5		
Other	1		blanket the entire city
If the network is expanded, where would you like to see it go (choose all that apply, or none)?			
No answer	8		
Citywide	22		
Juanita Beach and Juanita Bay parks	11		Lots of people go to Juanita Beaches and Park and Totem Lake neighborhood could benefit from this too.
Totem Lake	9		
More Business Districts	16		
More Neighborhood Parks	13		
Other	3		Redmond. Park Place. Everywhere.
How did you find out about the network?			
No Answer	3		
I opened my laptop and found it	30		
Kirkland Courier	4		
Kirkland website	2		
Someone told me about it	9		
Other	2	50	Saw sign in area; A small leaflet found in one of the Kirkland Shops

Comments
Great service. Thank you. Don't let it end as I can take my "office" almost any where in town.
Wonderful! Makes me come to Kirkland more often because I know I can finish any business I may have.
This service is awesome....Plz don't discontinue it...!!!!!!!!!!!!!!!!
Expand it with a Service Provider. It's great asset to have.
Since the City of Kirkland insists on turning this into a "pedestrian? community, then free wireless access should be available to those who wish to wander and use their computer along the way.
I currently have a t-mobile account and it would be helpful to partner with a service that was partnered with multiple service providers to eliminate the need to sign up for another service. I think Boingo does this.
Allow for not having to click "access" each time I try logging on after having been logged off for a while; allow Kirkland residents higher bandwidth; discontinue censoring/filtering of non-"family" sites.
I just tried to send the following message via your link to "wireless@ci.kirkland.wa.us" and it bounced back with "The message reached the recipient's e-mail system, but delivery was refused." Your efforts to pilot a free community wireless are appreciated and I hope it grows into more comprehensive, stronger coverage. I have a boat moored in the KYC Marina just south of the Kirkland Marina. I have been using my Verizon cellular broadband for the last year or so for Internet access from the boat but I saw your splash page come up today so I thought I'd try to log on. I don't know where you access point(s) are placed but the signal strength in front of Anthony's Homeport is minimal. Our boat is actually toward the north end of our marina…we're probably only 100 yards directly south of where the Kirkland Marina dock meets the shoreline. I get an alternating one to two bar signal (of five) and it's not strong enough to hold a VPN connection to my office. I'll keep trying to log on periodically to see whether I can get a little stronger signal over the next few months. Are you planning to add more access points in the near future? I needed to bring up my cellular broadband to be able to send this email but hopefully that will change in the future. Again, thanks for the efforts to provide wireless service and I hope it's a first step in a larger effort.
Would be great to see more advertising on home pages1. www.kirklanddowntown.org2. www.explorekirkland.comIt is especially poor inside Lakeshore Veggie House (www.bestveggiehouse.com). Perhaps this could be bolstered inexpensively by adding paid (funded by the businesses) access points inside the frequently used locations for example restaurant, cafes and bakeries.
Something is not correctly configured to allow for VPN connectivity which is critical if people are to use it for casual business connectivity. In this case I am not able to connect to the MSFT VPN. This is a nice service to have but not essential for me as I use my cell phone for broadband and VPN connectivity in public places.
I think this is a really great idea, and that if more people know about it, they will use it. Everybody loves free internet and Kirkland is the kind of place where people will enjoy this service.

We have an email address setup specifically for the wireless project. Since we have already shared some of the email with you, I won't duplicate it all here, but a representative example is below:

- Very nice surprise to have wireless on the dock, my wife and I are over-nighting for the first time and love the waterfront here in Kirkland. Please pass on our thanks to the planning team involved with making this pilot wireless project possible. Keep up the great service!

- This is a great idea. Don't pull the plug on this project.
  Citywide wireless from the big companies is a few years off, but it would be very cool to have a few more hotspots like this that have free wi-fi. It would be good to advertise to visitors and on the site.
  I'm about to head over to the FAQ and read up on it and I will test this out once it gets a little warmer out.
  You should make sure people know how easy this is to do from their PDAs and phones versus going to a Tully's (free) or a Starbuck's (premium).

- I know that you can make wireless possible. I am one of the owners at Kingsgate Ridge Condo
  This is what I found out about the wireless in Kirkland Area today.
  http://www.ci.kirkland.wa.us/depart/Information_Technology/Kirkland_Free_Wireless/Frequently_Asked_Questions.htm.
  Could you see if you can extend wireless to our complex with over 200 families at no additional cost to us?
  We have a lot of low income or fixed income family living here.

- Hi, I have happily connected to your wireless service in Kirkland, but it doesn't work, and it says re-open your browser.
  Never works.
  How come people are so unable to do a task so simple as setting up a wireless system like this? Kirkland! Wireless! Great service, way to go Kirkland!
  Oh, but just one thing.....
  .... it doesn't work

- Getting some work done here in downtown over a cup of coffee.....
  (contact info snipped) (Let's get wi-fi to Houghton!)

- Definitely a strong reason to visit, shop, and spend time in the Kirkland downtown area.
- I wanted to thank you for the free wi-fi project. I'm a real estate appraiser who is constantly in the field. I have a laptop so that I can keep my work moving even when I'm away from my home office, but I often need to do research on the internet and am constantly on the look out for a wi-fi connection. I was very excited when I discovered that I can work anywhere in/around your downtown area. It definitely saved the day today, when I needed to put some finishing touches on a report and get it emailed out to the client on-time.
  On a side note, however, I parked in a 2hr spot at 4pm and arrived to a ticket on my call when I returned just before six. The ticket was time stamped 5:49 and stated that I was 20 minutes over! Unfortunately, the office was closed by the time I discovered the errant ticket, so I have not yet been able to remedy the situation. I plan to call during business hours tomorrow and am looking forward to a quick resolution.
  Before receiving the ticket, I was thinking that I want to try to get more work in this area as it's a pleasant place to do business as well as shop and eat! But, after getting a ticket for legitimately parking downtown, I'm not so sure.....
  Best of luck to you on this trial project. I hope it becomes permanent and sets the bar for other cities in the Puget Sound area.

Possible Future Choices

Choice	Survey Numbers	Comments
Discontinue service	Not given as option on survey	Would require taking down the equipment and signs. There would be little to no residua value in the equipment at this time.
Same Service, Same Place: Same level of service (free and unsecured, taxpayer funded), and same location (Peter Kirk Park, Marina Park, and part of downtown).	8	We would like to continue optimizing this option, including some network re-design and the design of some benches that would make the network easier to use on sunny days
Same service, a few more places: Same level of services, and add a location or two a year as funding is available.	23	We agree with the majority of our survey respondents, and feel that new locations should be slowly added as funding can be worked into major park development efforts or becomes available from one-time sources.
Same service, a lot more places: Same as above, but we might need to increase taxes or charge fees to fund the expansion.	10	It is much less expensive to administer a network that we own and don't place restrictions on or take money for. We don't believe that city wifi is a money-making proposition for us because we have a number of local businesses that provide paid access, some of which can even be accessed from the public locations that fit our current business model. We are not in a position to compete effectively with them, and have no business driver to do that (rather, we would like to see them succeed).
Different service, a lot more places: Partner with a service provider, provide as close to city-wide coverage as we can. Create a more secure and "professional" network that would probably cost money to use in most cases.	5	This is an untested business model that we have been watching. Currently, major municipal wifi providers like EarthLink are not expanding into new markets but are trying to get their current markets to work. We think this should still be watched in case it becomes a good idea in the future.

Recommendation

We'd like to stay the course on this project through the end of 2008, keeping the network where it is and continuing to improve our existing service. We may request funding for enhancement in the downtown area and for benches with shade as part of the CIP process. We are also pretty busy and don't have any way to add staff at this juncture. We will also need to start budgeting for equipment upgrades and/or replacement in 2009 or 2010, which will part of this CIP process. We'd also like to advertise more, since most people found it by accident.

In the longer term, we'd like to slowly add network locations as the cost becomes feasible. We consider prime locations for expansion to be Juanita Bay and Beach Parks and the associated close-by business district, McAuliffe Park, and other business districts like Houghton and Totem Lake. If we can also get staff help, we could add two or three locations in the 2009/10 time frame. We'd be happy to do so sooner if the funding is available.

CITY OF KIRKLAND
Department of Parks & Community Services
505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300
www.ci.kirkland.wa.us

MEMORANDUM

To: Mayor and Members of City Council

From: Regi Schubiger, Youth Services Coordinator

Date: May 7, 2007

Subject: Honoring the Youth Council Class of 2007

This year has been another busy and successful year for the 2006-07 Youth Council. As the school year comes to a rapid close, we would like to have the Kirkland City Council recognize our graduating Seniors for all their hard work and dedication to the Youth Council and the City of Kirkland. As in previous years, the names of our graduating Seniors have been engraved on a plaque that hangs at the Parks and Community Services Offices at 505 Market. We would like to ask that the Mayor and the City Council present this plaque to our graduating Seniors at the May 15th Council meeting.
The following 12 KYC members are a part of the Class of 2007:

Farah Ahmed, Forrest Ridge

Sydney Atkinson, Juanita High School

Caitlin Bruce, Lake Washington High School

Tracie Byrne, Juanita High School

Hailee Greenberg, Lake Washington High School

Adrienne Krefft, Lake Washington High School

Charles Li, Lake Washington High School

Olga Rocheeva, BEST High

Cheyenne Sanders, Lake Washington High School

Kristen Shimabukuro, Lake Washington High School

Zarek Simonson, Juanita High School

Jayson Wagner, Juanita High School

Council Meeting: 05/15/2007
Agenda: Special Presentations
Item #: 5. b.

CITY OF KIRKLAND
Department of Parks & Community Services
505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300
www.ci.kirkland.wa.us

MEMORANDUM

To: Dave Ramsay, City Manager

From: Youth Services Team

Date: May 7, 2007

Subject: 2007 Eileen Trentman Memorial Scholarship Recipients

Recommendation
City Council join staff in recognizing City of Kirkland's outstanding youth volunteers.

Background
The Youth Services Team, formed in early 2000, is an interdepartmental team of City employees whose mission it is to serve youth within the Kirkland community and the City of Kirkland. In an effort to support elements of this mission, the Team introduced a scholarship program for teens in 2005 who have served the City as volunteers.

Up until this past year, the scholarship had been known as the Teens Honored and Appreciated for Notable Kirkland Service (THANKS). In September, the Youth Services Team decided to rename the scholarship after the City's former Volunteer Coordinator, Eileen Trentman. Eileen played an integral role in not only the creation and implementation of this scholarship program, but as a member of the Youth Services Team as well.

The Youth Services Team has developed the following eligibility guidelines for possible candidates:

- Teens must have served the City in a volunteer capacity. This would include, but is not limited to, Kirkland Youth Council, Boards and Commissions, and Police Explorers.
- Teens must have graduated or be on track to graduate from High School the following June.
- Teens must be attending or have plans to attend college, university, or technical school after graduating from high school.
- Candidates must be high school senior through age 21

Funding for the Scholarship Program was generated through voluntary employee contributions during the 2006 Giving Campaign. The Kirkland Fire Fighters Benevolence Association (KFFBA) was gracious enough to hold the funds through their status as a 501.c.3. $2,000 was raised through employee donations and a gift from the KFFBA.

Awards

On April 9, 2007, members of the Youth Services Team along with a representative from the KFFBA met to discuss and review the applications received. The following applicants were each selected to receive a $1,000 scholarship for their volunteer service to the City of Kirkland:

Ryan Cain – Juanita High School, IT Department

Adrienne Krefft –Lake Washington High School, Kirkland Youth Council

CITY OF KIRKLAND

123 FIFTH AVENUE • KIRKLAND, WASHINGTON 98033-6189 • (425) 587-3400

POLICE DEPARTMENT
MEMORANDUM

To: David Ramsay, City Manager

From: Stan Aston, Chief of Police

Date: May 1, 2007

Subject: Police Week Proclamation

RECOMMENDATION**:**

That Mayor Lauinger sign the proclamation designating Tuesday May 15, 2007 as Peace Officers' Memorial Day and the week of May 13 through 19, 2007 as Police Week.

POLICY IMPLICATIONS:

None.

BACKGROUND DISCUSSION:

None.

A PROCLAMATION OF THE CITY OF KIRKLAND

Designating Sunday, May 13, 2007 through Saturday May 19, 2007 as "Police Week" in the City of Kirkland

WHEREAS, The Congress and President of the United States have designated May 15 as *Peace Officers' Memorial Day,* and the week in which it falls as *National Police Week*; and

WHEREAS, the members of the law enforcement agency of the City of Kirkland play an essential role in safeguarding the rights and freedoms of the citizens of Kirkland; and

WHEREAS, it is important that all citizens know and understand the problems, duties, and responsibilities of their police department, and that members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, the police department of the City of Kirkland has grown to be a modern and scientific law enforcement agency which unceasingly provides a vital public service;

NOW, THEREFORE, I, Mayor James L. Lauinger, call upon all citizens of the City of Kirkland and upon all patriotic, civic and educational organizations to observe the week of May 13 through 19, 2007 as *Police Week* with appropriate ceremonies in which all of our people may join in commemorating police officers, past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to their communities and, in doing so, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

I FURTHER call upon all citizens of the City of Kirkland to observe Tuesday, May 15, 2007 as *Peace Officers' Memorial Day* in honor of those peace officers who, through their courageous deeds, have lost their lives or have become disabled in the performance of duty.

Signed this 15th day of May 2007

_____

James L. Lauinger, Mayor

CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.ci.kirkland.wa.us

MEMORANDUM

To: Dave Ramsay, City Manager

From: Daryl Grigsby, Public Works Director

Date: April 25, 2007

Subject: Public Works Week, May 20-26, 2007

Each year the American Public Works Association promotes Public Works Week throughout the nation. Each city or county can choose to what extent they celebrate and acknowledge Public Works Week. The purpose of the week is to educate the public on the benefits provided to the community through the physical infrastructure and the efforts of public works professionals. In addition, a significant portion of the education efforts are to inform the public of the role they play in making good choices to help maintain the physical infrastructure and natural environment. Specifically, solid waste recycling, water conservation, travel by alternative modes, promoting natural runoff, enhancing water quality and reporting problems with the infrastructure are some ways citizens participate in managing and protecting both the public works system and the natural environment. In addition, another element of Public Works week is to inform the citizens of the value they receive for their investment in the public works infrastructure. Citizens pay a variety of rates, fees, charges and taxes for a host of public works services. Another purpose of the week is to educate the public on the value they receive, including a transportation network, solid waste disposal and recycling, water quality, reduced flooding and erosion, clean water, wastewater collection and treatment, and other services.

This week in the City of Kirkland will include displays on Wednesday, May 23 at the Wednesday Market on Park Lane. Public Works staff will be on hand in separate booths to answer questions and display equipment. There will be handouts for children, educational information about conservation, surface water management, pedestrian safety, alternative fuel equipment and recycling. In addition the Public Works video will be shown. On Thursday, May 24, there will be a meeting with all public works staff to thank them for their efforts. Finally, enclosed in this packet is a resolution proclaiming May 20-26 as Public Works Week.

A PROCLAMATION OF THE CITY OF KIRKLAND

Designating May 20-26, 2007 as "Public Works Week" in the City of Kirkland

WHEREAS, Public Works is an essential fabric of the quality of life in modern society, and

WHEREAS, many of the benefits we take for granted, clean water, drainage, safe roads, solid waste pick up, bike lanes, safe walk routes, wastewater collection, and other elements are built or inspected by, and maintained by our Public Works Department, and

WHEREAS, the citizens, businesses, and visitors are served by the public infrastructure of the City, and

WHEREAS, among the inventory maintained by Public Works includes, 310 lane miles of roads, 29 lighted crosswalks, 202 vehicles, 168 miles of water mains, 141 miles of storm pipe, 114 miles of sewer main, 200,000 square feet of buildings and grounds, and

WHEREAS, the 102 employees of the Kirkland Public Works Department are among the most efficient, talented, dedicated and caring workers anywhere, and

WHEREAS, the City of Kirkland Public Works Department is known around the state for being innovative and professional, and

WHEREAS, every month we the City receives phone calls, emails, letters and comments regarding excellent customer service and responsiveness from Public Works staff

WHEREAS, the American Public Works Association is celebrating the contributions of public works departments across the United States this month,

NOW, THEREFORE, I, James L. Lauinger, Mayor of Kirkland, do hereby proclaim the week of May 20-26, 2007, as Public Works Week in the City of Kirkland, and call upon all citizens to join me in appreciating both the staff of the Kirkland Public Works Department; and the infrastructure they maintain on our behalf. Whenever you drive, walk, drink, recycle, bike, flush; or almost anything else you do in the City of Kirkland, appreciate the quality of the infrastructure, and the professionalism of the people who deliver it to all of us.

Signed this 15th day of May, 2007

_____

James L. Lauinger, Mayor

KIRKLAND CITY COUNCIL REGULAR MEETING MINUTES
May 01, 2007

1. CALL TO ORDER

2. ROLL CALL

ROLL CALL:
Members Present: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.
Members Absent: None.

3. STUDY SESSION

a. Green Kirkland - Environmental Stewardship and Sustainability

Joining Councilmembers for this discussion in addition to City Manager Dave Ramsay were members and participants of Kirkland's Green Team: Planning and Community Development Deputy Director Paul Stewart, Parks and Community Services Director Jennifer Schroder, and City staff members Patrice Tovar, Erin Leonhart, Jenny Gaus, Stacy Clauson and David Barnes. City staff members Ray Steiger and Vandana Ingram Lock also responded to Council's questions. Additional Green Team members were recognized for their participation: City staff members Michael Cogle, Jason Filan, Stacey Ray, Bobbi Wallace, Wendy Kremer, Scott Guter, Tom Jensen and Ellen Miller-Wolfe.

4. EXECUTIVE SESSION

a. To Discuss Labor Negotiations

b. To Discuss Property Acquisition

c. To Discuss Pending Litigation

5. SPECIAL PRESENTATIONS

a. Relay for Life Proclamation

b. Crop Hunger Walk Day Proclamation

c. myparksandrecreation.com

Parks and Community Services Deputy Director Carrie Hite provided an overview of the site.

d. Green Tips

Fleet supervisor Tim Llewellyn offered tips on environmentally friendly vehicles and related resources.

6. REPORTS

a. City Council

(1) Regional Issues

Councilmembers shared information regarding Hopelink; Neighborhood U; Volunteer Appreciation Dinner; Cascade Bicycle Club Education Foundation Breakfast; ARCH (A Regional Coalition for Housing) Housing Strategy Workshop; Grand Opening of the new Evergreen Hospital Medical Center Emergency facilities; Sound Transit Board meeting; Downtown Spring Clean volunteer efforts; Kirkland Wednesday Market opening; and the Season opener of the Over 55 Coed Softball Team, "Kirkland Classics." In addition, Mayor Lauinger announced that the Alliance of Eastside Agencies had selected Deputy Mayor Joan McBride for recognition as their Elected Official of the year.

b. City Manager

(1) Moss Bay Neighborhood Meeting Assignments

(2) 2007 Legislative Status Report

(3) Calendar Update

7. COMMUNICATIONS

a. Items from the Audience

Bob Burke, Kirkland Heritage Society, 1032 4th Street, Kirkland, WA
Tad Dodge, 12822 NE 68th Street, Kirkland, WA
Jill Albinger, 11819 103rd Avenue NE, Kirkland, WA

b. Petitions

8. CONSENT CALENDAR

a. Approval of Minutes:

(1) April 17, 2007

(2) April 17, 2007 Special Meeting

(3) April 23, 2007 Special Meeting

b. Audit of Accounts:
Payroll $ 1,825,023.45
Bills $ 1,465,714.87
run # 668 checks # 487859 - 488023
run # 669 checks # 488024 - 488074
run # 670 checks # 488080 - 488245

c. General Correspondence

(1) Moss Bay Neighborhood Association, Regarding Traffic Signal at 3rd Street and Kirkland Avenue

d. Claims

e. Authorization to Call for Bids

(1) 2007 Street Preservation Project

f. Award of Bids

g. Acceptance of Public Improvements and Establishing Lien Period

h. Approval of Agreements

i. Other Items of Business

(1) Approving Surplus Equipment Rental Vehicles/Equipment for Sale

Fleet #	Year	Make	VIN/Serial Number	License #	Mileage
C-04	1999	Ford Taurus SE	1FAFP52U4XG247029	26138D	22,109
D99-08	1999	Ford Taurus SE	1FAFP52UXXG253823	28044D	54,810
L-01	1989	Case Loader W14B	JAK0018240	08763D	7,532 hr.
P03-02	2004	Chevrolet Tahoe	1GNEK13Z53J289463	36235D	91,546
PU-25	1999	GMC Sierra 3/4 Ton Pickup	1GTGC24R7XF093651	28050D	47,657
T-03	1996	Ford E350 Aerotech 240 Bus	1FDLE40F1THA98394	22136D	141,056
T99-02	1999	Ford Expedition	1FMPU18L2XLB78889	26135D	101,146
U-01	1991	Ford F700 - Versalift Truck	1FDWK74P2MVA08397	08772D	97,348

(2) Resolution R-4640, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RELINQUISHING ANY INTEREST THE CITY MAY HAVE IN AN UNOPENED ALLEY AS DESCRIBED HEREIN AND REQUESTED BY PROPERTY OWNERS SUNG CHEN OUYANG AND CHIA HO LIN."

(3) Resolution R-4641, 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 PETER AND PAULA CHRISTIANSEN."

(4) Resolution R-4642, 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 KAREN E. CRENSHAW."

(5) Acknowledging Human Services Advisory Committee Resignation

Committee member Robin Holcomb's resignation was acknowledged and the draft response authorized.

Motion to Approve the Consent Calendar.
Moved by Councilmember Mary-Alyce Burleigh, seconded by Councilmember Jessica Greenway
Vote: Motion carried 7-0
Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

9. PUBLIC HEARINGS

a. Impact Fees Update

Finance and Administration Director Tracey Dunlap provided Council with a review of the updated rate studies, preliminary recommendations and the direction requested by staff. Planning and Community Development Director Eric Shields provided additional background information. Mayor Lauinger then opened the public hearing. Testimony was offered by:
Jim McElwee, Kirkland Alliance of Neighborhoods, 12907 NE 78th Place, Kirkland, WA
Norm Storme, 10010 NE 120th Street, #B-2, Kirkland, WA
David Hoffman, Seattle Master Builders Association, 335 116th Avenue SE, Bellevue, WA
Tad Dodge, 12822 NE 68th Street, Kirkland, WA
Karen Tennyson, 12617 NE 87th Place, Kirkland, WA
Jeff Peterson, 1112 1st Street, Kirkland, WA
Mike Nykreim, 101 10th Avenue, Kirkland, WA
Bill Vadino, Kirkland Chamber of Commerce, 12 Skagit Cay, Bellevue, WA
No further testimony was offered and the Mayor closed the hearing.
Council recessed for a short break at 9:40 p.m.; the meeting resumed at 9:50 p.m..
Council comments and questions followed.

10. UNFINISHED BUSINESS

a. Allocating 2007/2008 Human Services Funding for the Assistance League of East King County - Operation School Bell Program

Motion to Approve the allocation of $15,000 from Council's Special Projects Reserve for 2007/2008 human services funding to the Assistance League of East King County's Operation School Bell Program.
Moved by Deputy Mayor Joan McBride, seconded by Councilmember Jessica Greenway
Vote: Motion carried 7-0
Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

b. Ordinance No. 4093, Relating to Air Guns and Amending Sections 11.41.140, 11.41.150 and 11.41.160 of the Kirkland Municipal Code

Motion to Approve Ordinance No. 4093, entitled "AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO AIR GUNS AND AMENDING SECTIONS 11.41.140, 11.41.150 AND 11.41.160 OF THE KIRKLAND MUNICIPAL CODE."
Moved by Councilmember Dave Asher, seconded by Councilmember Mary-Alyce Burleigh
Vote: Motion carried 7-0
Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

11. NEW BUSINESS

a. Authorizing Call for Bids and Approving Additional Funds for Juanita Creek Channel Enhancements at Juanita Beach Park

Motion to authorize staff to advertise for bids for the Juanita Creek Channel Enhancements at Juanita Beach Park.
Moved by Councilmember Dave Asher, seconded by Councilmember Jessica Greenway
Vote: Motion carried 7-0
Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

b. Authorizing Correspondence Supporting the Cascade Agenda Cities Program

Motion to authorize correspondence supporting the Cascade Agenda Cities

Program.
Moved by Councilmember Mary-Alyce Burleigh, seconded by Deputy Mayor Joan McBride
Vote: Motion carried 7-0
Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

12. ANNOUNCEMENTS

13. ADJOURNMENT

The Kirkland City Council Special Study Session and Meeting was adjourned at 10:25 p.m.

City Clerk Mayor

Council Meeting: 05/15/2007
Agenda: Claims
Item #: 8. d.

CITY OF KIRKLAND
Department of Finance and Administration
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Kathi Anderson, City Clerk

Date: May 9, 2007

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) Melanie S. Ito
5000 26th Avenue S.
Seattle, WA 98108

Amount: $27.20

Nature of Claim: Claimant states damage to vehicle resulted from being struck by City vehicle.

(2) Tiara DeLago Condominium Association
c/o Kappes Miller Management
210 Market Street
Kirkland. WA 98033

Amount: $33,668,61

Nature of Claim: Claimant states damage to property resulted from clogged city drain.

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

MEMORANDUM

To: David Ramsay, City Manager

From: Daryl Grigsby, Public Works Director
Ray Steiger, P.E., Capital Projects Manager

Date: May 3, 2007

Subject: JUANITA CREEK MAINTENANCE BUILDING DEMOLITION AT JUANITA BEACH PARK – AWARD CONTRACT

RECOMMENDATION:

It is recommended that the City Council award the construction contract for the Juanita Creek Maintenance Building Demolition at Juanita Beach Park to RK Construction Inc. of Snohomish, WA in the amount of $63,826.29.

BACKGROUND AND DISCUSSION:

This project involves the demolition and removal of a concrete block building located within the Juanita Creek stream buffer at Juanita Beach Park (Attachment A). The removal of the building allows for future stream channel improvements where Juanita Creek flows into Lake Washington as identified in the Juanita Park Master Plan.

The building demolition was added to the scope of work for the Juanita Creek Channel Enhancement at Juanita Beach Park project (CSD-0057) as a condition of a $500,000 State of Washington (CTED) grant. Due to the difference in scope of work between the building demolition and the stream restoration, two separate components were established: component 1) The Juanita Creek Maintenance Building Demolition at Juanita Beach Park, and component 2) The Juanita Creek Restoration at Juanita Beach Park. City Council authorized staff to go to bid on the creek restoration component of this project at their meeting of May 1, 2007 and staff anticipates returning to Council for award in June.

Plans and specifications for each component of the Project were prepared and the demolition component of the Project was bid separately through the Small Works Roster. On April 26, 2007 nine bids were received with the results as follows:

Contractor	**Total Bid**
RK Construction Inc.	**$ 63,826.29**
Northend Excavating Inc.	$67,866.48
ESE Corp.	$80,095.95
Global Diving and Salvage	$80,923.62
3 Kings Envirionmental	$94,562.82
J. Harper Contractors Inc.	$102,692.70
Engineers Estimate	***$102,691.61***
Anderson Env. Cont. LLC	$103,513.53
Wyser Construction Inc.	$108,219.38
Westek Forest LTD	$120,449.93

The approved budget for the whole Project, including the demolition element is $550,000. At their regular meeting on May 1, 2007 staff requested Council's authorization to advertise for contractor bids on the Juanita Creek Restoration at Juanita Beach Park component. At that time, bids for the Juanita Creek Maintenance Building Demolition at Juanita Beach Park element were not known but based on the engineer's estimate for both projects a total project budget deficit of $239,000 was identified. With the engineer's estimate for the demolition work at $103,000 and the low bid at $64,000 the anticipated overall project deficit is now reduced from $239,000 to $200,000 (Attachment B). The bids for the next phase of the Project, the Juanita Creek Restoration at Juanita Beach Park, will be opened on May 17, 2007 and staff will report back to Council with those bid results and a recommendation for awarding that portion of the work.

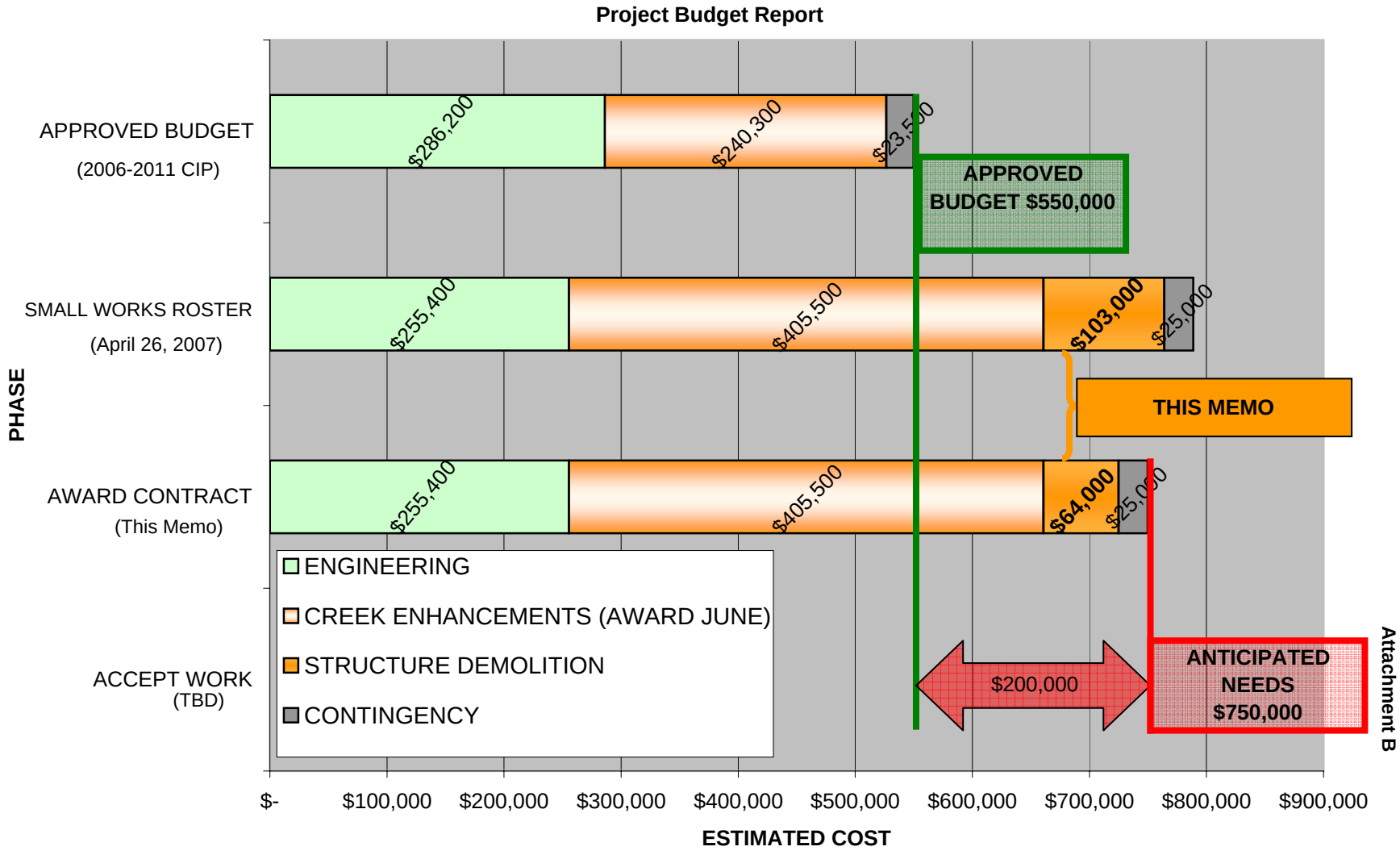
With Council award for the Juanita Creek Maintenance Building Demolition at Juanita Beach Park work, construction is anticipated to begin in early June with substantial completion expected by early July, 2007.

Attachments: (2)

Attachment A

JUANITA CREEK MAINTENANCE BUILDING DEMOLITION AT JUANITA BEACH PARK (SD-0057)

JUANITA CREEK MAINTENANCE BUILDING DEMOLITION AT JUANITA BEACH PARK
(SD-0057)



Attachment B

Council Meeting: 05/15/2007
Agenda: Establishing Lien Period
Item #: 8. g. (1).

CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Ray Steiger, P.E., Capital Projects Manager
Daryl Grigsby., Public Works Director

Date: May 3, 2007

Subject: 2006 SIDEWALK MAINTENANCE PROGRAM – ACCEPT WORK

RECOMMENDATION:

It is recommended that the City Council accept the construction work for the 2006 Sidewalk Maintenance Project, as completed by Taggart Construction, Inc. of Bothell, Washington and establish the statutory 45-day lien period.

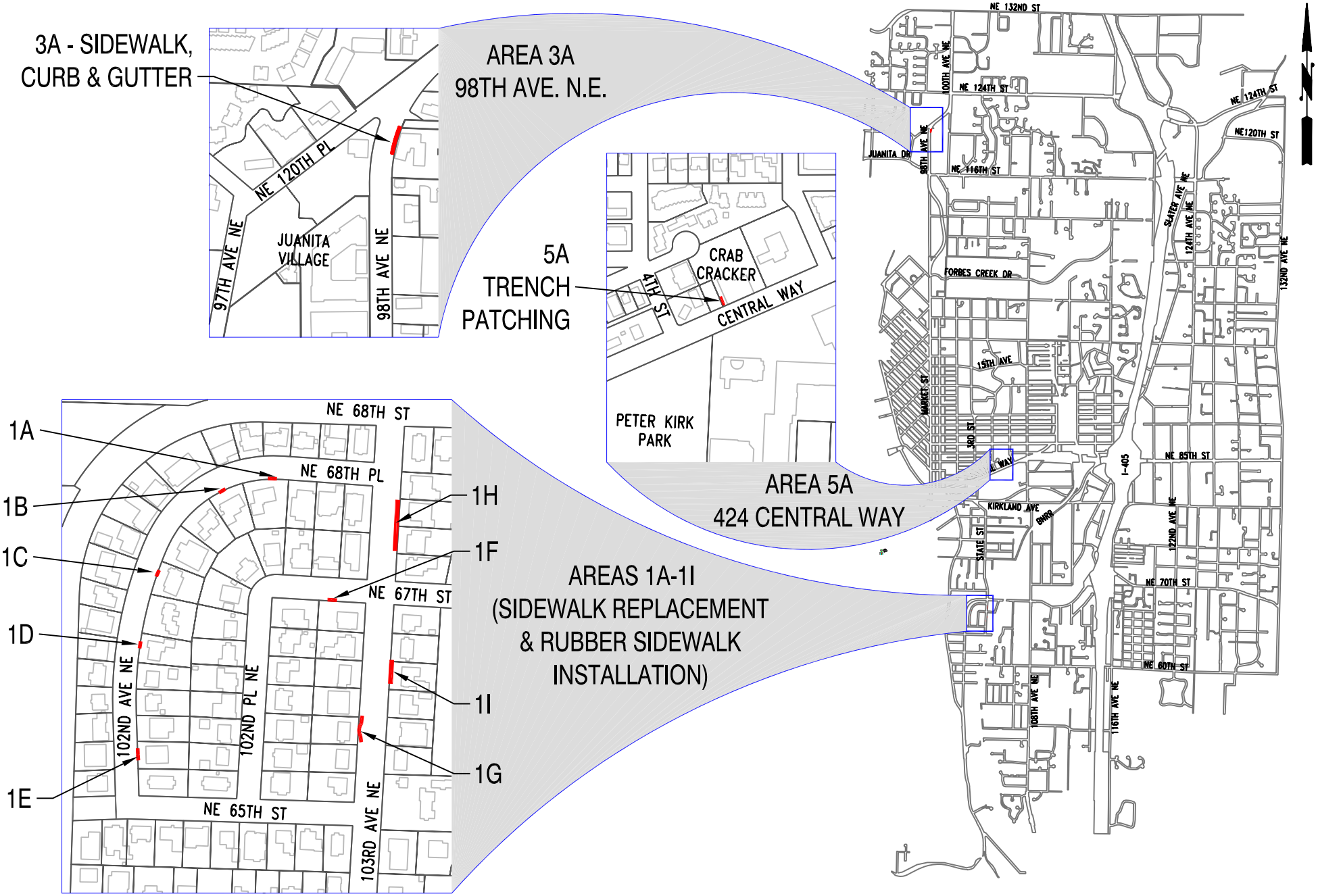
BACKGROUND DISCUSSION:

The Annual Sidewalk Maintenance Program project consists of removing and replacing broken or damaged segments of cement concrete sidewalk at various locations throughout the City. The 2006 project resulted in the repair of sidewalk segments in the South Juanita, Lakeview and Moss Bay neighborhoods (Attachment A).

A unique element of the 2006 Sidewalk Maintenance Project was the pilot installation of rubber sidewalks in the Lakeview Neighborhood. A summary of the rubber sidewalk background and pilot installation was presented to Council in a reading file memo dated February 1, 2007. As a cost savings measure, the City pre-purchased rubber sidewalk panels which were provided to the successful contractor. Rubber sidewalks, which are made of recycled tires, were constructed in four locations along 103rd Ave. NE and in one location on 102nd Ave. NE (Attachment B.) After the old concrete sidewalks were removed, the City's field arborist came out to the site, evaluated the exposed roots and performed a minimal amount of root trimming. In most of the locations, the contractor was able to gently ramp the rubber sidewalks over the existing roots. The City will continue to monitor these locations to see if the rubber sidewalks prove to be a viable option for sidewalk maintenance in the future.

The Sidewalk Maintenance Program has an annual budget of $200,000. Approximately $42,000 of the 2006 budget will be used for miscellaneous sidewalk construction work performed by City crews as well as for City a contribution on sidewalk extension constructed through a developer agreement. At their regular meeting of March 6, 2006, Council awarded the contract for the 2006 Sidewalk Maintenance Program Project to Taggart Construction, Inc. in the amount of $103,925.00. The construction began on March 27, 2007, and was completed on April 17, 2007. Due to a reduction of material quantities and bid items which were not needed, the total payment to the contractor was $79,448 (Attachment C). Due to the shortened construction schedule, there were additional cost savings in engineering and construction administration which resulted in a total project surplus of $27,500 which will be applied to the 2007 Sidewalk Maintenance Project.

Attachments (3)



CITY OF KIRKLAND
DEPARTMENT OF PUBLIC WORKS
123 FIFTH AVE KIRKLAND, WA 98033
(425) 587-3800 www.ci.kirkland.wa.us

DATE	BY	APPR.	REVISION

AFM 01/24/2007
DWG BY: DATE
CHK BY: DATE
CHECKED BY: DATE

2006 SIDEWALK MAINTENANCE PROGRAM
OVERALL PROJECT AREAS

1 OF 8
SCALE: N.T.S.
FILENAME: SW06-D-D02.DWG

Attachment A

Attachment B

6526 103RD Ave NE

6716 & 6708 103RD Ave NE

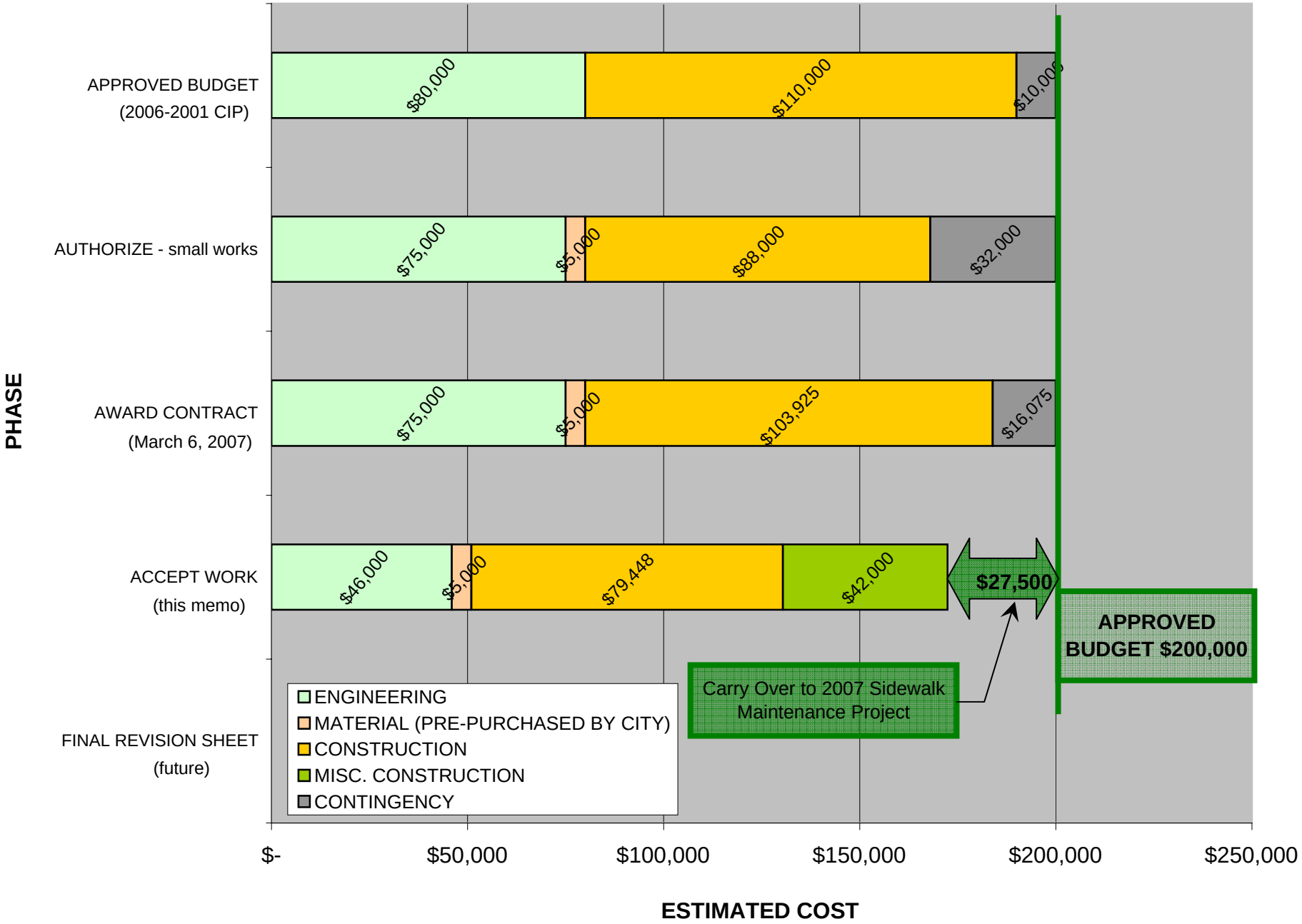
6508 102RD Ave NE

6513 103RD Ave NE

2006 SIDEWALK MAINTENANCE PROJECT
RUBBER SIDEWALK INSTALLATIONS

2006 SIDEWALK MAINTENANCE PROJECT (CNM 0657)

PROJECT BUDGET REPORT



Attachment C

CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3000
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Daryl Grigsby, Public Works Director
Ray Steiger, P.E., Capital Projects Manager

Date: May 3, 2007

Subject: 116TH AVENUE NE WATERMAIN REPLACEMENT - ACCEPT WORK

RECOMMENDATION:

It is recommended that the City Council accept the 116th Avenue NE Watermain Replacement as constructed by D & G Backhoe, Inc. of Lake Stevens, Washington, and establish the required 45-day lien period.

BACKGROUND DISCUSSION:

The 116th Avenue NE Watermain Replacement Project consisted of replacing 1,100 lineal feet of 8" AC watermain with 12" ductile iron pipe between NE 60th Street and NE 65th Street (Attachment A). The watermain work included the replacement of eighteen individual water services and one fire hydrant in the project area.

At their regular meeting of November 8, 2006, Council awarded the construction contract to D & G Backhoe in the amount of $272,313.34. The project was substantially complete on March 5, 2007, with total payments to the contractor being $261,355.35. During construction, staff was able to work with the contractor to develop construction alternatives that reduced construction time, as well as reducing material quantities resulting in overall savings to the project. The total cost of the project was $318,110 (Attachment B); the remaining funds will be returned to the Water/Sewer Utility Capital Contingency Fund.

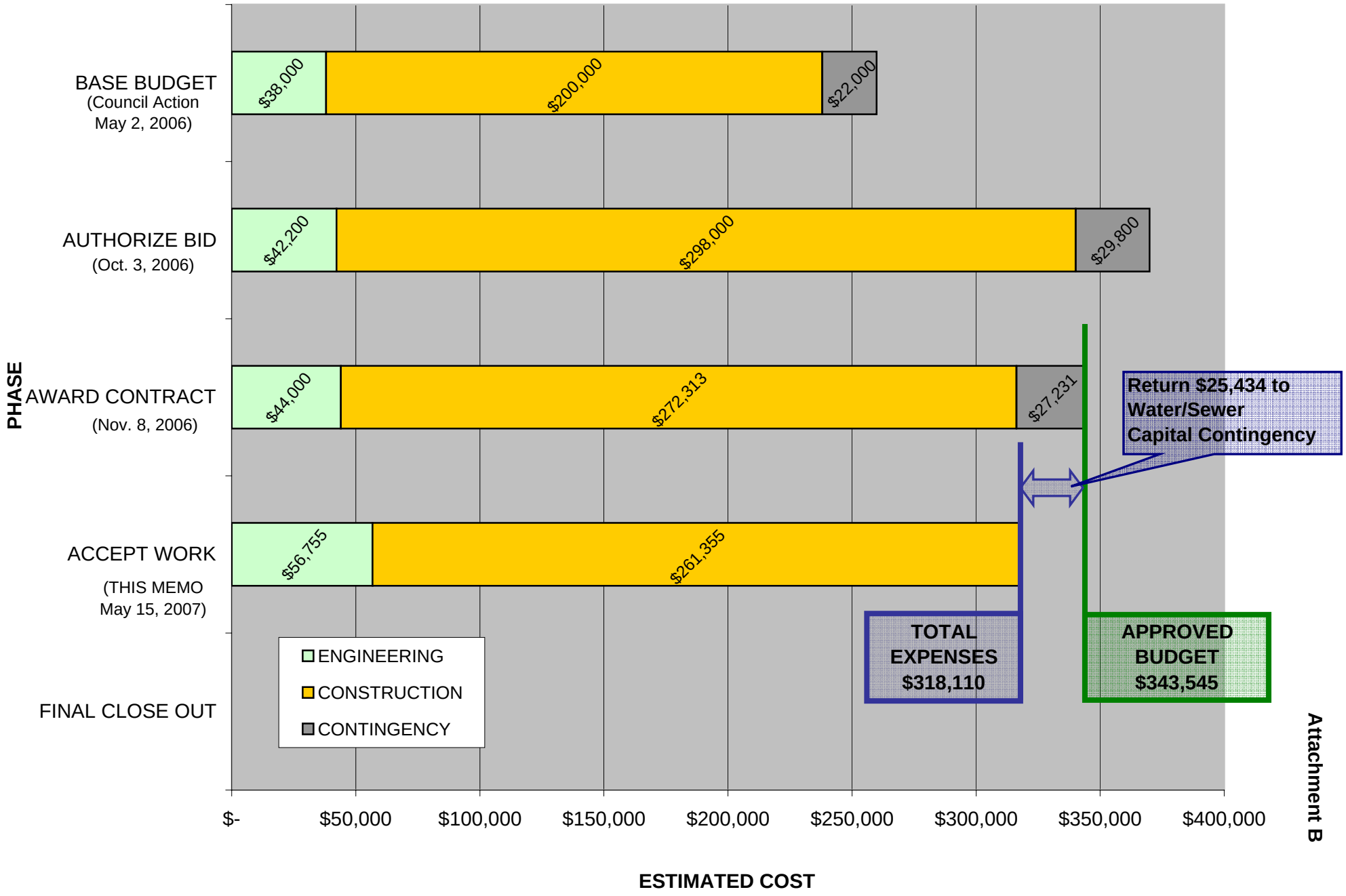
This watermain was replaced and upsized to a location along the roadway that will minimize the conflicts with the upcoming 116th Avenue NE (North Section) Non-Motorized Facilities Project that is anticipated to go to bid later this spring.

Attachments (2)

Vicinity Map
NE 116th Ave NE Watermain Replacement

(116TH AVENUE NE WATERMAIN REPLACEMENT -- CWA 114)

PROJECT BUDGET REPORT



Attachment B

Council Meeting: 05/15/2007
Agenda: Approval of Agreements
Item #: 8. h. (1)

CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.ci.kirkland.wa.us

MEMORANDUM

To: Dave Ramsay, City Manager

From: Daryl Grigsby, Public Works Director
Thang Nguyen, Transportation Engineer

Date: April 25, 2007

Subject: Memorandum of Agreement for Transportation Management Plan Services

RECOMMENDATION**:**
It is recommended that the City Council pass the attached Resolution authorizing the City Manager to execute a Memorandum of Agreement between the City of Kirkland and King County Metro for provision of Transportation Management Programs (TMP) services from January 2007 through December 2007. These services would be funded through the 2007 budget service package approved by Council.

BACKGROUND DISCUSSION:
Kirkland has sites that have entered into Transportation Management Plans with the City as a part of their SEPA mitigation at the time of development; such sites are known as TMP sites. These plans usually include making alternative commuting promotional materials available to employees and in some cases offering a subsidy to employees who do not commute in single occupant vehicles. Historically, Kirkland has contracted with King County Metro to provide monitoring and support services to TMP sites. The purpose of contracting with Metro is to encourage TMP sites to meet the requirements of their agreements. Metro is particularly well suited to working with TMP sites because of the range of resources they have developed to promote a range of services such as flexpass, vanpool, carpool as well as transit. The agreement being proposed is very similar to the agreements that have been used for the past few years.

The estimated cost of monitoring the TMP sites for 2007 is $8,864. We recommend that the program be funded with funds allocated in a 2007 service package. The service package amount is $10,000.

RESOLUTION R-4643

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE MEMORANDUM OF AGREEMENT FOR TRANSPORTATION MANAGEMENT PLAN SERVICES BETWEEN THE CITY OF KIRKLAND AND KING COUNTY

WHEREAS, this Memorandum of Agreement is entered into by and between King County, acting through its Department of Transportation, and the City of Kirkland ("City"), both of which entities may be referred to hereinafter as "Parties," for the purpose of providing education and outreach services on transportation issues to certain sites within the City of Kirkland.

WHEREAS, the City of Kirkland desires to limit automobile-related air pollution and traffic congestion as well as develop and implement plans to reduce vehicle miles traveled per employee and single occupant vehicle commute trips; and

WHEREAS, the City has within its boundaries work sites that have agreed to implement Transportation Management Plans ("TMP"); and

WHEREAS, the King County Code 28.94.110 authorizes the execution and administration of Agreements with state and local agencies for assistance in implementing the Commute Trip Reduction Act; and

WHEREAS, local jurisdiction commute trip reduction plans are required to be coordinated and consistent with plans of adjacent jurisdictions and applicable regional plans; and

WHEREAS, the City and King County desire to implement TMP in a manner which is consistent with King County and other cities within the county; and

WHEREAS, the City can achieve cost efficiencies and administrative consistency by contracting with King County for TMP implementation;

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

Section 1. The City Manager of the City of Kirkland is hereby authorized to execute on behalf of the City a Memorandum of Agreement substantially similar to that attached as Attachment 1.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2007.

Signed in authentication thereof this _____ day of _____, 2007.

_____
MAYOR

Attest:

_____
City Clerk

Attachment 1
MEMORANDUM OF AGREEMENT
KING COUNTY COMMUTE TRIP REDUCTION SERVICES AND CITY OF KIRKLAND

This Memorandum of Agreement is entered into between King County Transportation Department Commute Trip Reduction Services ("County") and the City of Kirkland ("City") to implement specific tasks related to Transportation Management Plan (TMP) conditioned sites within the City.

1.0 Scope of Work: The scope of work to be completed by King County and the City in accordance with this Agreement is described in "Exhibit A: Scope of Work", which by reference is made a part of this Agreement. Funds provided by the City to King County under this Agreement shall be used solely for activities undertaken to fulfill the provisions of the scope of work as provided in Exhibit A. Specific task assignments among contract-funded staff will be approved by the City.

2.0 Administrative Representatives: King County shall be represented by the Manager of Metro Transit Sales & Customer Service or his designee. The City shall be represented by the City Manager or his/her designee. This Agreement may be amended, altered, clarified or extended only by written agreement of these designated administrative representative of the City and King County.

3.0 Budget: The budget for work to be performed through December 31, 2007 is specified in Exhibit B.

4.0 Reporting and Invoicing: King County shall submit an invoice and quarterly progress report to the City per the following schedule. The City shall make payment to King County within 30 days of receipt of the invoice.

Payment	Invoice Submitted No Earlier Than
1st payment	March 31, 2007
2nd payment	June 30, 2007
3rd payment	September 30, 2007
4th payment	December 31, 2007

The TMP survey expenses shall be as follows:

- $426.00 per site for up to 20 TMP sites to be surveyed under this contract.
- Final billing will be based on actual surveys performed.

5.0 Payment Amounts: The County will bill the City for completed TMP surveys and training in the quarter that the activity occurred. The workshop expenses identified in Exhibit B refer only to the fixed labor element. King County will treat any additional workshop expenses as contingency expenses under Section 5.1 of this agreement.

5.1 Contingency reimbursement of expenditures. In addition to the cost of training and surveying TMP sites the City agrees to reimburse King County for any additional costs, special projects or incentives, provided they are approved in advance and in writing by the City.

6.0 Auditing of Records, Documents, and Reports: The State Auditor and any of its representatives shall have full access to and the right to examine during normal business hours and as often as the state Auditor may deem necessary, all the records of the City and King County with respect to all matters covered in this Agreement. Each Party to the Agreement shall have similar access and rights with respect to the records of the other Party. Such representatives shall be permitted to audit, examine, and make excerpts or transcripts from such records and to make audits of all contracts, invoices, materials, payrolls, and records of matters covered by this Agreement. Such rights last for three (3) years from the date final payment is made hereunder.

7.0 Indemnification and Hold Harmless: It is understood and agreed that this Agreement is solely for the benefit of the Parties hereto and gives no right to any other party. No joint venture or partnership is formed as a result of this agreement. Each party hereto agrees to be responsible and assumes liability for its own negligent acts or omissions, and those of its officers, agents or employees, while performing work pursuant to this Agreement, to the fullest extent required by law, and agrees to save, indemnify, defend, and hold the other Parties harmless from any such liability. In the case of negligence of multiple Parties, any damages allowed shall be assessed in proportion to the percentage of negligence attributable to each party, and each party shall have the right to seek contribution from the other Parties in proportion to the percentage of negligence attributable to the other Parties.

8.0 Agreement Period: This Agreement is effective from January 1, 2007. The expiration date for purposes of performing substantive work as described in Exhibit A Scope of Work and for incurring costs is December 31, 2007, and for final accounting purposes is January 31, 2008, unless the parties agree to an extension. Termination of this Agreement does not relieve any of the parties from any obligations incurred through the date of termination as a result of this Agreement.

9.0 Agreement Modifications: This Agreement may be amended, altered, clarified or extended only by written agreement of the designated administrative representative of the City and King County.

10.0 Termination: Either party to this Agreement may terminate the Agreement, in whole or in part, upon thirty (30) days advance written notice of the termination of the other party. If this Agreement is so terminated prior to fulfillment of the terms stated herein, King County shall be reimbursed for all actual direct and related indirect expenses and noncancellable obligations incurred to date of termination.

Dated this _____day of _____, 2007

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day first above mentioned.

King County:

By _____
Kevin Desmond
General Manager
King County Metro Transit

City of Kirkland

By _____

_____

City of Kirkland – Exhibit A
Commute Trip Reduction Services Contract for TMP Sites
Scope of Work
Period: January 1, 2007, through December 31, 2007

Scope of Work	Schedule
1. Survey of up to 20 TMP conditioned sites • Notify site of survey • Coordinate survey timeline with building manager • Distribute surveys • Provide technical survey assistance to site • Collect and process survey data • Mail survey results to property managers • Compile results and send summary to City • Maintain master file records on all sites	Annual
2. Training • Provide one survey briefing for TMP managers & staff • Monitor attendance and report to City	March 2007
3. Contingency expenses as approved by the City • Assist TMP buildings to develop a transportation program • Monitor and identify site elements not implemented • Identify and apply Metro resources to assist sites with requirements • Additional work as approved	As needed

CITY OF Kirkland **Exhibit B**

Commute Trip Reduction Services
Period: January 1, 2007 through December 31, 2007

NUMBER OF SITES **20**

TMP SERVICES CONTRACT

	Total Cost
1. Survey of TMP conditioned buildings	$ 8,520
2. Training	$ 344
3. Contingency Expenses	$ -
CONTRACT TOTAL	**$ 8,864**

CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587-3800
www.ci.kirkland.wa.us

MEMORANDUM

To: Dave Ramsay, City Manager

From: Bill Reed, Senior Development Plans Examiner
Rob Jammerman, Development Engineering Manager
Daryl Grigsby Public Works Director

Date: April 18, 2007

Subject: CITY COUNCIL RESOLUTION APPROVING A STORM FACILITY AGREEMENT WITH TRACY REX.

RECOMMENDATION:

It is recommended that the City Council approve the attached resolution authorizing the City Manager to execute a Storm Facility Agreement with Tracy Rex.

POLICY IMPLICATIONS:

The City of Kirkland is authorized pursuant to Chapter 35.91 RCW to enter into a Storm Facility Agreement (also known as a Storm Latecomers' Agreement) allowing developers to receive compensation for the installation of public storm main line extensions, i.e. persons connecting to the extensions are required to pay a portion of the construction costs as a condition of connection. These latecomers' fees are calculated based on the area of the property being served: dividing the benefit area into the total cost of the storm extensions yields the latecomers' charge. Fifteen percent (15%) of the storm latecomers' fee is retained by the City of Kirkland for administering the agreement and eighty-five percent (85%) of the fee is returned to the developer. The agreement is valid for 15 years and is administered by the Department of Public Works.

BACKGROUND DISCUSSION:

Tracy Rex. installed approximately 200 lineal feet of storm drainage extension along 13th Ave W. This public storm drainage extension provides storm service to various parcels. A Storm Facility Agreement has been filed with the Department of Public Works to receive reimbursement for the storm. Any property owner applying for connection to the storm drainage extension will be required to pay approximately $1.43 per square foot for the direct benefit area and approximately $.25 per square foot for the general benefit area plus normal City of Kirkland sewer connection fees.

Upon Approval of the resolution and subsequent signing by the City Manager, the agreement will be sent to King County for recording. Finally, notice of latecomers' connection charges will be sent to each property owner included in the agreement.

CC: City Attorney

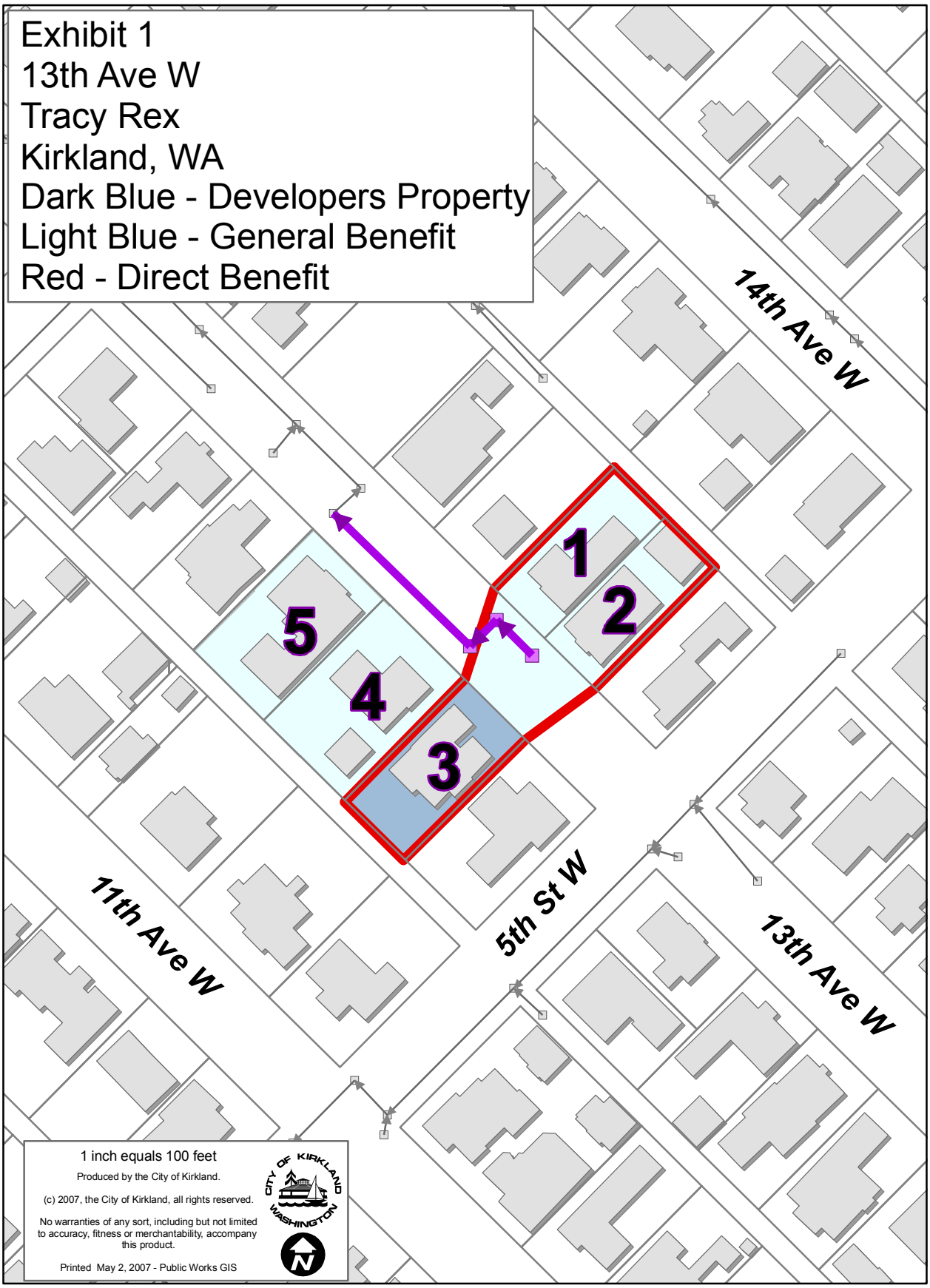


Exhibit 1
13th Ave W
Tracy Rex
Kirkland, WA
Dark Blue - Developers Property
Light Blue - General Benefit
Red - Direct Benefit
14th Ave W
11th Ave W
5th St W
13th Ave W
1
2
3
4
5
1 inch equals 100 feet
Produced by the City of Kirkland.
(c) 2007, the City of Kirkland, all rights reserved.
No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.
Printed May 2, 2007 - Public Works GIS
CITY OF KIRKLAND WASHINGTON
N

Tracy Rex Latecomer's Assessment Roll

EXHIBIT 3

Ref No.	Tax/Parcel No.	Owner/Address	Abbreviated Legal Description	Total Area (SF)	Direct Benefit Area (SF)	General Benefit Area (SF)	Direct Benefit Cost	General Benefit Cost	Total Cost	Reimburse Developer @ 85%	Reimburse City @ 15%
1	388580-2635	James Scullen, 510 13th Ave W, Kirkland WA 98033	Lots 28 & 29, Blk 35, Kirkland Addition, All of 28 & nwly 20 ft of 29	6,000	6,000	6,000	$8,572.66	$1,474.87	$10,047.52	$8,540.39	$1,507.13
4	388580-2360	Keith Wilbur, 515 13th Ave W, Kirkland, WA 98033	Lots 5 - 7, Blk 29, Kirkland Add	9,600	0	9,600	$0.00	$2,359.79	$2,359.79	$2,005.82	$353.97
5	388580-2370	Andrew Sharp, 523 13th Ave W, Kirkland, WA 98033	Lot 7 - 9, Kirkland Add	8,400	0	8,400	$0.00	$2,064.81	$2,064.81	$1,755.09	$309.72
			TOTALS	**24,000**	**6,000**	**24,000**	**$8,572.66**	**$5,899.46**	**$14,472.12**	**$12,301.30**	**$2,170.82**

Cost Per Square Foot of Sewer Construction	
Adimistration Costs	$3,325.52
Engineering Cost	$1,160.00
Construction Cost	$32,091.15
Total	$36,576.67

Calculation of the Cost Per Square Foot of Sewer Construction	
75% of Total Cost Shall be borne by the Total Direct Benefit Area (TDBA)	
25% of Total Cost Shall be borne by the Total General Benefit Area (TGBA)	
Therefore the following are cost per squeste foot for each bendfit area:	
((75%)x(Total Cost/TDBA)) = .75x$36,576.67/19,200	1.428776
((25%)x(Total Cost/TGBA)) = .25x$36,576.67/37,200	0.245811

Tracy Rex Developer's Assessment Roll

EXHIBIT 4

Ref No.	Tax/Parcel No.	Owner/Address	Abbreviated Legal Description	Total Area (SF)	Direct Benefit Area (SF)	General Benefit Area (SF)	Total Cost
2	388580-2640	Jeffery Flinn, 506 13th Ave W, Kirkland, WA 98033	Lots 29 - 31, Blk 35, Kirkland Add, sely 10ft of 29, all of 30, & nwly 10 ft of 31	6,000	6,000	6,000	$10,047.52
3	388580-2350	Tracy Rex, 511 13th Ave W, Kirkland, WA 98033	Lots 3 & 4, Blk 29, Kirkland Add	7,200	7,200	7,200	$12,057.03
			TOTALS	**13,200**	**13,200**	**13,200**	**$22,104.55**

RESOLUTION R-4644

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING A STORM FACILITY AGREEMENT WITH TRACY REX AND AUTHORIZING THE CITY MANAGER TO SIGN SAID AGREEMENT ON BEHALF OF THE CITY OF KIRKLAND.

WHEREAS, the improvement of public health is furthered by the development of adequate Storm Drainage systems; and

WHEREAS, the Washington State Legislature enacted the Municipal Water ,Storm and Sewer Facilities Act, (Chapter 35.91 RCW,) in furtherance of this goal and authorized municipalities to enter into agreements with property owners for the construction of storm drainage facilities and the reimbursement of such owners by "latecomers"; and

WHEREAS, The City of Kirkland concludes entering into this agreement will promote the goal of the improvement of public health;

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

Section 1. The City Manager is hereby authorized and directed to execute, on behalf of the City, the Storm Facility Agreement between the City and A copy of this Agreement is attached as Exhibit A.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2007.

Signed in authentication thereof this _____ day of _____, 2007.

_____
MAYOR

Attest:

_____
City Clerk

EXHIBIT A

STORM FACILITIES AGREEMENT PURSUANT TO CHAPTER 35.91 REVISED CODE OF WASHINGTON

THIS AGREEMENT made and entered into this day, pursuant to RCW Chapter 35.91, between the City of Kirkland, a non-charter optional code city, hereinafter referred to as "City" and Tracy Rex hereinafter referred to as "Developer":

WITNESSETH

Section 1. Developer does hereby agree to construct, at its sole expense, the STORM FACILITIES described in EXHIBIT 1, attached hereto and by this reference incorporated herein, all in accordance with the specifications and standards of the City of Kirkland pertaining to STORM construction and installation.

Section 2. Upon completion of said storm facilities to the satisfaction of the Kirkland Director of Public Works, and acceptance thereof by the City of Kirkland, said facility shall become the property of the City of Kirkland and a part of its storm system with full power of the City of Kirkland to charge for its use such storm connection and service rates and charges as the City of Kirkland may be authorized by law to establish, and all further maintenance operation costs of said facility shall be borne by the City of Kirkland.

Section 3. The benefit area to be served by said facility is described and designated on EXHIBIT 1 attached to this agreement and by this reference incorporated herein. Said Exhibit is a map showing the total benefit area and delineating thereon that portion of the benefit area owned by Developer. EXHIBIT 2 attached to this agreement and by this reference incorporated herein is a listing of each lot or parcel within the benefit area including the lot or parcel legal description and the lot of parcel's "pro rata share" of the cost of construction of the storm facilities. EXHIBIT 3 identifies those lots or parcels owned by Developer and not subject to the provisions of Section 4 of this agreement.

Section 4. Any owner of any real property located within the benefit area (other than those properties designated in EXHIBIT 1 as Developer's properties) who shall hereafter tap into or use said storm facility (including not only connecting directly into, but also to users connecting laterals or branches connected thereto) shall, prior to such tap in or use, pay to the City of Kirkland, in addition to any connection or other change required by the ordinances of the City of Kirkland to be paid upon connecting to a storm facility, their fair pro rata share of the cost of construction of said facility.

Section 5. For the purposes of determining such "fair pro rata share" the cost of construction of said facility shall be considered to be $36,576.67, provided, however, the City may adjust said cost to reflect the true and final cost of construction of said facility. The "FAIR PRO RATA SHARE" of the cost of construction as designated on EXHIBIT 2, and is hereby approved by the City of Kirkland.

Section 6. Within sixty (60) days after receipt by the City of any "fair pro rata share," the City shall disburse said sum, less fifteen (15) percent thereof to be retained by the City of Kirkland to cover costs of administering the provisions of this agreement, to Developer at PO Box 344 Kirkland WA 98083 until such time as Developer shall have received the total sum of $12,301.30, or the expiration of fifteen (15) years from the date of this agreement, whichever event shall first occur. Thereafter, any amount of charge made or received by the City to tap into or use said facility shall be retained by the City. It shall be the duty of the Developer to advise the City of any change in the Developer's mailing address.

Section 7. The provisions of this agreement shall not be effective as to any owner of real property designated in EXHIBIT 2, other than Developer, until such time as this agreement shall have been recorded in the Office of the King County Department of Elections and Records and then only as to such real property owners as tap into or connect into said facility subsequent to such recording. City shall not be required to disburse any "fair pro rata share" to Developer which may not be lawfully collected from such real property owner at the time said real property taps into or connects to said facility.

Section 8. In the event the cost, or any part thereof, of a or storm improvement, whether local or general, is or will be assessed against the owners of real property and such improvement will be connected into or will make use of the facility constructed pursuant to this agreement and the cost thereof was not contributed to by the owners of said real property, there shall be included in the Engineer's estimate for the hearing or any such improvement, separately itemized, and in such assessments, a sum equal to the amount provided for in this agreement as a fair pro rata share due from such owners in accordance with the provisions of this agreement.

Section 9. No person, firm, or corporation, other than Developer's, as to the real property identified as owned by Developer in EXHIBIT 3 hereto, shall be granted a permit or authorized to tap into or use said facility or extensions thereof without first paying their fair pro rata share as herein provided.

DATED at Kirkland, Washington, this _____ day of _____, _____.

CITY OF KIRKLAND:	DEVELOPER:
_____	_____
CITY MANAGER FOR THE City of Kirkland KIRKLAND WHO IS AUTHORIZED TO EXECUTE THIS AGREEMENT ON BEHALF OF SAID CITY BY VIRTUE OF RESOLUTION NO. _____	By: _____
	By: _____

(Sign in blue ink)

(Individuals Only)

OWNER(S) OF REAL PROPERTY (INCLUDING SPOUSE)

_____

_____

_____

(Individuals Only)

STATE OF WASHINGTON)
) SS.
County of King)

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____ to me known to be the individual(s) described herein and who executed the Storm Facilities Agreement and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

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

_____
Notary's Signature

_____
Print Notary's Name
Notary Public in and for the State of Washington, Residing at: _____

My commission expires: _____

(Partnerships Only)

OWNER(S) OF REAL PROPERTY

_____
(Name of Partnership or Joint Venture)

_____
By General Partner

_____
By General Partner

_____
By General Partner

(Partnerships Only)

STATE OF WASHINGTON)
) SS.
County of King)

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____ to me, known to be general partners of _____, the partnership that executed the Storm Facilities Agreement and acknowledged the said instrument to be the free and voluntary act and deed of each personally and of said partnership, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument.

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

_____
Notary's Signature

_____
Print Notary's Name
Notary Public in and for the State of Washington, Residing at: _____

My commission expires: _____

(Corporations Only)

OWNER(S) OF REAL PROPERTY

_____
(Name of Corporation)

_____
By President

_____
By Secretary

(Corporations Only)

STATE OF WASHINGTON)
) SS.
County of King)

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____ to me, known to be the President and Secretary, respectively, of _____, the corporation that executed the Storm Facilities Agreement and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument and that the seal affixed is the corporate seal of said corporation.

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

_____
Notary's Signature

_____
Print Notary's Name
Notary Public in and for the State of Washington, Residing at: _____

My commission expires: _____

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager QUASI JUDICIAL

From: Eric Shields, AICP, Planning Director
Tony Leavitt, Planner

Date: May 3, 2007

Subject: CITY MINISTRIES PLANNED UNIT DEVELOPMENT (PUD), ZON06-00021

RECOMMENDATION

Consider the City Ministries Planned Unit Development application and either:

a. Grant the application as recommended by the Hearing Examiner; or
b. Modify and grant the application; or
c. Deny the application.

In the alternative, direct that the application be considered at a reopening of the hearing before the Hearing Examiner and specify the issues to be considered at the hearing.

An ordinance reflecting the recommendation of the Hearing Examiner is enclosed.

RULES FOR CITY COUNCIL CONSIDERATION

The City Council shall consider the PUD application based on the record before the Hearing Examiner, and the recommendation of the Hearing Examiner. The Process IIB permit process does not provide for testimony and oral arguments before the City Council. However, the City Council, in its discretion, may ask questions of the applicant, and the staff regarding facts in the record, and may request oral argument on legal issues.

REQUESTED FOLLOW-UP ITEMS

The City Ministries PUD Application was originally brought before the City Council at the April 17th Meeting. At the meeting, the City Council requested that Staff bring a finalized tree retention plan and pervious surface material plan to a future City Council Meeting for consideration.

In response to the City Council's request to finalize a tree retention plan, the applicant has submitted a revised tree retention plan that incorporates a majority of the suggestions of the City's Urban Forester (see Enclosures 3). The applicant has shifted 6 of the proposed residences and revised the sidewalk along 132nd Avenue NE to save additional viable trees on the site.

In order to address the request for a pervious surface material plan, the applicant has submitted a Low Impact Development Methods Analysis (see Enclosure 4). In order to minimize the use of pervious materials, the applicant agrees to the incorporate the following elements into their site design:

- As an alternate to paving, use "Grasspave 2" material to cover the Emergency Vehicle Access Area near 88th Street.
- Limited use of patios and use of spaced wood decking where feasible.
- Use of "Gravelpave 2" or other pervious material for onsite sidewalks.

The applicant explored the use of pervious materials for onsite parking areas and roadways, but the onsite soil types are not suitable for their use. Additionally the applicant looked into the use of rain gardens, but there is not enough area onsite to provide for an acceptable rain garden system.

In addition to these items, City Ministries Board Member Troy Anderson sent an email to Staff regarding his response to City Council questions at the last meeting (see Enclosure 5).

BACKGROUND DISCUSSION

The applicant, Dennis Riebe of Riebe and Associates, requests approval of a Process IIB zoning permit for a Preliminary and Final Planned Unit Development (PUD) to allow construction of 13 detached dwelling units (3 units will be Affordable Housing Units) and associated onsite infrastructure on a 1.59 acres (69,451 square foot) parcel zoned RSX 7.2 (see Enclosure 1). The applicant will be required to install public improvements (curb, gutter, sidewalk, etc.) within the 132nd Avenue, NE 88th Street, and NE 90th Street right-of-ways.

Through the PUD process, the applicant is requesting the following modifications from the Kirkland Zoning Code:

- Increased Density: The applicant is proposing to increase the density from the existing 6 dwelling units per acre, the maximum allowed by the use zone and the Comprehensive Plan to approximately 8 units per acre. A total 13 detached dwelling units are being proposed on the project site, with 3 of the units being designated as affordable housing units.

- Multiple Detached Dwelling Units on a Single Parcel: The applicant is proposing to construct multiple detached dwelling units on a single parcel. The Kirkland Zoning Code only allows for one detached dwelling unit per parcel in the RSX 7.2 zone.

- Front Yard Setback Reduction: The applicant is proposing to locate one of the residences approximately 17 feet from the NE 90th Street property line. This property line is considered a front property line that requires a 20 foot setback yard.

The applicant is proposing the following benefits to the City as part of the proposed PUD:

- Three Affordable Housing Units
- Superior Circulation Patterns
- Superior Landscaping
- Superior Orientation of Structures
- Minimum Use of Impervious Surfaces.

These benefits could not be required by the City if the parcels were simply subdivided and developed using current code standards.

The Hearing Examiner conducted a public hearing for the proposed project on March 1, 2007 (see Enclosure 2). Staff recommended that the application be approved subject to conditions outlined in the Staff Advisory Report (see Enclosure 1, Exhibit A). At the hearing, Planning Department Staff requested that the Hearing Examiner leave the record open in order to consult with the Public Works and Fire Departments concerning items that were brought up during the hearing. At the request of Staff, the applicant submitted a revised site plan that addressed these items. The Public Works and Fire Departments reviewed the revised site plan and their comments can be found as part of Enclosure 1, Exhibit B. The written record was left open thru March 8th, 2007 to accommodate these items.

Based on the record established at the hearing and the testimony by parties at the hearing, the Hearing Examiner recommended approval of the application with conditions on March 13th, 2007 (see Enclosure 1).

During the review of a previous PUD proposed by the applicant (PD-03-73), the issue of leasing or renting of the affordable housing units was discussed. As part of the ordinance approving that project, the City Council included the following condition to address this issue:

> *The applicant (City Ministries), the Generation Intern School or the City Church, and their successors (collectively, the "City Church"), shall not consider membership in or affiliation with the City Church in leasing or renting the three affordable units to income qualified households or persons.*

As part of this application, the applicant has agreed to this same condition. The enclosed ordinance includes the above language in Section 2.

Additional materials pertaining to this application are available in the official file in the Planning Department.

ENCLOSURES

1. Hearing Examiner Recommendation and Exhibits
2. Hearing Examiner Meeting Minutes (March 1st, 2007)
3. Final Tree Retention Plan
4. Low Impact Development Methods Analysis prepared by the applicant
5. Email from Troy Anderson, City Ministries Board Member

CITY OF KIRKLAND
HEARING EXAMINER FINDINGS, CONCLUSIONS AND RECOMMENDATION

APPLICANT: Dennis Riebe of Riebe and Associates for City Ministries

FILE NO.: ZON06-00021

SITE LOCATION: 8807 & 8819 132nd Avenue NE

APPLICATION: Application for a Preliminary and Final Planned Unit Development (PUD) to allow construction of 13 detached dwelling units (3 units will be Affordable Housing Units) and associated onsite infrastructure on a 1.59 acres (69,451 square foot) parcel zoned RSX 7.2 (see Advisory Report, Attachment 2). The applicant will be required to install public improvements (curb, gutter, sidewalk, etc.) within the 132nd Avenue and NE 90th Street right-of-ways. Through the PUD process, the applicant is requesting the following modifications from the Kirkland Zoning Code:

Increased Density: The applicant is proposing to increase the density from the existing 6 dwelling units per acre, the maximum allowed by the use zone and the Comprehensive Plan to approximately 8 units per acre. A total 13 detached dwelling units are being proposed on the project site, with 3 of the units being designated as affordable housing units.

Multiple Detached Dwelling Units on a Single Parcel: The applicant is proposing to construct multiple detached dwelling units on a single parcel. The Kirkland Zoning Code only allows for one detached dwelling unit per parcel in the RSX 7.2 zone.

Front Yard Setback Reduction: The applicant is proposing to locate one of the residences approximately 17 feet from the NE 90th Street property line. This property line is considered a front property line that requires a 20 foot setback yard.

REVIEW PROCESS: Process IIB, Hearing Examiner conducts public hearing and makes recommendation; City Council makes final decision.

SUMMARY OF MAJOR ISSUES: Compliance with PUD Approval Criteria

Compliance with Applicable Development Regulations

ENCLOSURE 1

City Min PUD - CC Memo

SUMMARY OF RECOMMENDATIONS:

Department of Planning and Community Development:	Approve with conditions
Hearing Examiner:	Approve with conditions

PUBLIC HEARING:

The Hearing Examiner conducted a public hearing on the application commencing at 7 p.m. on March 1, 2007, in City Council Chambers, City Hall, 123 Fifth Avenue, Kirkland, Washington. A verbatim recording of the hearing is available in the City Clerk's Office. The minutes of the hearing are generally available from the Department of Planning and Community Development within 10 working days after the hearing.

The Department requested that the record be held open so that the Department could consult with the Public Works and Fire & Building Departments concerning (1) limiting the NE 88th Street access to emergency access only; (2) prohibiting parking on the site's frontage along NE 88th Street; and (3) prohibiting construction vehicle parking on NE 88th Street. This information was received on March 8, 2007 and was added to the record on this matter.

The following persons spoke at the public hearing:

From the City:
Tony Leavitt, Project Planner

From the Applicant:
Dennis Riebe, Riebe & Associates

From the Community:
Shelly George
Dana Brewer
Robert Brewer
Mary Kooistra
Betty Lou Crampton
John Qualsund

CORRESPONDENCE:

The following persons submitted written comments on this application:

Bill Andrews
Rosalio Briseno
Dana Brewer
Robert Brewer (several other people signed Mr. Brewer's letter; please see letter in file)
Mary Kooistra
Carol Nielson

John and Lyn Qualsund
Jan A. Rucker

FINDINGS, CONCLUSIONS AND RECOMMENDATION

After considering the evidence in the record and inspecting the site, the Hearing Examiner enters the following findings of fact and conclusions:

A. Findings:

1. The Findings of Fact set forth at pages 1-15 of the Department's Advisory Report are adopted by reference herein, except as noted in Finding 2 below.

2. As noted by the Department at the hearing, the table on page 6 of the February 23, 2007 Advisory Report should be amended to reflect that the proposed PUD would have lot coverage of 38.93 percent; a floor area ratio of 31 percent; and an average height (above average building elevation) of 24.34 feet.

3. The proposed 13 units include three units of affordable housing, as defined in the Code. Such units include owner-occupied units reserved for households with annual household incomes that do not exceed 70 percent of the King County median income, or rental units reserved for households with annual household incomes that do not exceed 50 percent of the King County median income.

4. The three affordable housing units will be made available to the general public through ARCH. The remainder of the units will be used to house interns of the applicant, City Ministries, or other people associated with City Ministries' programs. City Ministries plans to have an on-site manager residing in one of the units.

5. The site plan includes access from NE 88th Street and from NE 90th Street. The Fire Department required the applicant to provide access from NE 88th Street to the site. The applicant stated at hearing that it would be willing to designate the NE 88th Street access as emergency-access only, provided the City agreed.

6. There are 148 trees on the site, including 78 trees that are considered significant under the Code (see Advisory Report, pages 13-14, and Attachment 10). The applicant has submitted a Tree Plan II. The City's Urban Forester has reviewed the applicant's tree plan and has recommended changes to the site plan to save additional trees, including "Tree 449" (see Attachment 10), which is a Type I tree. The proposed changes include shifting some of the proposed houses a few feet to avoid certain trees, or re-orienting some of the houses. The applicant has agreed to explore the recommended changes, and the Department has recommended that it be authorized to approve the identified minor plan changes.

7. Several people submitted written comments and/or testimony on the proposed PUD. The comments included concerns about the impacts to wildlife at the site, the traffic and parking impacts (particularly on NE 88th) from residents and guests at the new units; previous negative experiences with the applicant's renters at the "Twogood property," the number of units being permitted; impacts to property values, noise, the parking of construction vehicles on NE 88th; and the adverse impacts on a neighbor of "flipping" houses 9 and 10 to save trees. Two persons sent a letter in favor of the proposal, citing the extension of sanitary sewer service to the area, pedestrian improvements (sidewalks, curbs, street trees) and increased safety because of the development.

8. The applicant indicated at hearing that it was willing to change the plans to reflect emergency-vehicle access only for the NE 88th Street access, install "no parking" signs, and adhere to a prohibition on construction parking along NE 88th Street.

9. On March 8, 2007, the Department submitted additional information concerning the applicant's revised site plan showing access to NE 88th Street as emergency-access only; adding "no parking anytime" signs along 132nd Avenue NE and NE 88th Street; and adding a "no-construction parking" note to the plans. The Fire Department has reviewed and approved the revised site plan, and the Public Works Department submitted revised Development Standards that reflect the changes to the site plan.

B. Conclusions:

1. The conclusions set forth in the Department's Advisory Report at pages 3-15 are adopted by reference herein.

2. The proposed PUD would meet the criteria set forth in KZC 125.35 for PUD approval.

3. The proposed PUD would meet the requirements of Criterion 1, i.e., meeting the requirements of Chapter 125. The review process, uses and proposed modifications to Code standards (increased density, multiple detached dwelling units on a single parcel, and front yard setback reduction) are consistent with the chapter. As discussed at pages 11-14 of the Advisory Report, all other applicable development regulations would be met.

4. Criterion 2 requires that any adverse or undesirable impacts of the proposed PUD be clearly outweighed by the PUD's benefits to residents of the City. The proposed PUD meets this criterion. It would create benefits in the form of three affordable housing units and a design that is superior to a nine-lot subdivision development. The impacts, including traffic and parking demand, bulk, height and scale, and loss of open space, as noted below, would clearly be outweighed by the proposed PUD's benefits.

5. The environmental and concurrency reviews for the proposal do not disclose substantial traffic or parking demand impacts, but neighbors are concerned about such impacts, particularly on NE 88th. The proposed PUD utilizes two communal parking areas with shared access, which would tend to have fewer impacts on traffic and pedestrian circulation than would the creation of individual driveways and curbcuts for each unit. In addition, the recommended conditions, prohibiting parking along NE 88th Street and 132nd, and limiting the NE 88th Street access to emergency vehicles, will reduce the impacts of the new development on the surrounding neighborhood.

6. The PUD's impacts in the form of bulk, height, scale, and lot coverage, are less than what could occur in a nine-lot subdivision (see pages 6-7 of Advisory Report). One house in the PUD would have a reduced setback from the NE 90th Street property line (17 feet instead of 20) but the slight reduction would have little impact on the streetscape, and would allow the retention of two significant trees.

7. Development of the vacant site would result in the loss of open space, and concerns were expressed by several residents about impacts to wildlife. While this is an understandable concern, the record does not show that the site is designated as habitat area, or that any other Codes or regulations would authorize reduction of the number of units on account of this concern. It also appears that the proposed PUD would have less impacts on wildlife and open space than would a nine-unit subdivision with development, because of the PUD's smaller lot coverage percentages, its use of pervious surfaces, and the proposed tree retention and landscape plan,

8. Some public comments complained about City Ministries' tenants at a former City Ministries house, but the potential future behavior of the Ministries' tenants is not within the scope of the criteria that apply to a PUD application. (The applicant has indicated it will provide an on-site manager, and it is hoped that this will help to prevent problems in the future.)

9. Under Criterion 3, a PUD applicant must provide a benefit listed in KZC 125.35.3. The proposed PUD meets this requirement, as it would provide several benefits: three affordable housing units, superior circulation patterns and landscaping, superior orientation of structures, and minimization of impervious surfaces. None of these benefits could be required by the City, if the parcels were simply subdivided and developed under Code standards.

10. Finally, the proposed PUD meets Criterion 4, which considers proximity to services. The three affordable housing units would have good access to public transit, parks and schools, and commercial services, and the City Ministries church is located next to the site.

11. The site plan changes recommended by the City's Urban Forester to save additional trees are minor site plan changes that may be approved by staff pursuant to KZC 125.60 and KZC 95.35.

12. The proposed PUD is consistent with all of the applicable development regulations, and is consistent with the City's Comprehensive Plan policies and goals which encourage the creation of affordable housing and a variety of housing styles at appropriate density levels. The proposed PUD is also consistent with the public health, safety and welfare.

13. The proposed PUD, with the recommended conditions set forth below, would meet the applicable criteria of Chapters 125 and 152 KZC, and should be approved.

C. Recommendation:

Based upon the foregoing findings of fact and conclusions, the Hearing Examiner recommends approval of the application for Preliminary and Final PUD, 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 3 to the Advisory Report, Development Standards (as amended by the March 8, 2007 revised Public Works Conditions for this proposal), has been provided to the applicant 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 3, the condition of approval shall be followed.

2. Prior to submittal of grading or building permit applications for the project, the applicant shall explore the use of pervious surface materials (for walkways, driveways, parking areas, etc.) and other Low Impact Development (LID) methods (see Advisory Report, Conclusion II.F.4).

3. Prior to issuance of any development permits the applicant shall:

a. Prepare and submit a document, to be approved by the City Attorney, stating that the PUD will become void and use and occupancy must cease if the development is used for any purpose other than that for which it was specifically approved. This document, which will run with the subject property, must be recorded in the King County Department of Elections and Records. Additionally, the applicant should submit a copy of the agreement with ARCH for the Affordable Housing element of the project (see Advisory Report, Conclusion II.G.2).

b. Explore site plan changes to save additional trees as identified by the City's Urban Forester. Staff shall be authorized to approve minor site plan

changes as identified in the City's Urban Forester's comments (see Advisory Report, Conclusion II.G.3).

EXHIBITS

The following exhibits were offered and entered into the record:

A. Planning and Community Development Staff Advisory Report

Attachments:

1. Vicinity Map
2. Development Plans
3. Development Standards
4. SEPA Determination and Enclosures
5. Applicant's Response to PUD Criteria
6. Morales Short Plat Vicinity Map
7. RSX 7.2 Use Zone Chart
8. Letter from Applicant dated September 29, 2006
9. Kirkland Zoning Code Section 125.30
10. Tree Plan Map and Comments
11. North Rose Hill Neighborhood Land Use Map
12. Comprehensive Plan Housing Goals and Policies

B. Memorandum and enclosures dated March 8, 2007, from Tony Leavitt to Hearing Examiner

C. Letters received at March 1, 2007 hearing: (1) Bill Andrews/Rosalio Briseno, (2) Dana Brewer, (3) Robert Brewer (and other signatories)

PARTIES OF RECORD

Bill Andrews, 8529 132nd Avenue NE, Kirkland, WA 98033
Rosalio Briseno, 8547 132nd Avenue NE, Kirkland, WA 98033
Dennis Riebe, Riebe and Associates, 2112 116th Avenue NE, Bellevue, WA 98004
Eston Catlett, The City Ministries, 9051 132nd Avenue NE, Kirkland, WA 98033
Betty Lou Crampton, 12647 NE 87th Street, Kirkland, WA 98033
Dana Brewer, 13046 NE 88th Street, Kirkland, WA 98033
Robert Brewer, 13046 NE 88th Street, Kirkland, WA 98033
Shelly George, 13021 NE 88th Street, Kirkland, WA 98033
Mary Kooistra, 13022 NE 88th Street, Kirkland, WA 98033
Carol Nielson, 12915 NE 94th Street, Kirkland, WA 98033
John and Lyn Qualsund, 13038 NE 88th Street, Kirkland, WA 98033
Jan A Rucker, 8563 132nd Avenue NE, Kirkland, WA 98033
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services

Entered this 13th day of March, 2007, per authority granted by KZC 152.70. A final decision on this application will be made by the City Council.

Anne Watanabe
Hearing Examiner

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

ADVISORY REPORT
FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

To: Kirkland Hearing Examiner

From: Tony Leavitt, Project Planner

FOR Eric R. Shields, AICP, Planning Director

Date: February 23, 2007

File: CITY MINISTRIES PLANNED UNIT DEVELOPMENT, ZON06-00021

Hearing Date and Place: March 1, 2007, 7:00 P.M.
City Hall Council Chamber
123 Fifth Avenue, Kirkland

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EXHIBIT A
ZON06-00021

I. INTRODUCTION

A. APPLICATION

1. Applicant: Dennis Riebe of Riebe & Associates for City Ministries, Property Owner

2. Site Location: 8807 & 8819 132nd Avenue NE (see Attachment 1)

3. Request: An application for a Preliminary and Final Planned Unit Development (PUD) to allow construction of 13 detached dwelling units (3 units will be Affordable Housing Units) and associated onsite infrastructure on a 1.59 acres (69,451 square foot) parcel zoned RSX 7.2 (see Attachment 2). The applicant will be required to install public improvements (curb, gutter, sidewalk, etc.) within the 132nd Avenue and NE 90th Street right-of-ways. Through the PUD process, the applicant is requesting the following modifications from the Kirkland Zoning Code:

   - Increased Density: The applicant is proposing to increase the density from the existing 6 dwelling units per acre, the maximum allowed by the use zone and the Comprehensive Plan to approximately 8 units per acre. A total 13 detached dwelling units are being proposed on the project site, with 3 of the units being designated as affordable housing units.

   - Multiple Detached Dwelling Units on a Single Parcel: The applicant is proposing to construct multiple detached dwelling units on a single parcel. The Kirkland Zoning Code only allows for one detached dwelling unit per parcel in the RSX 7.2 zone.

   - Front Yard Setback Reduction: The applicant is proposing to locate one of the residences approximately 17 feet from the NE 90th Street property line. This property line is considered a front property line that requires a 20 foot setback yard.

4. Review Process: Process IIB, Hearing Examiner conducts public hearing and makes recommendation; City Council makes final decision.

5. Summary of Major Issues and Recommendations

   - Compliance with PUD Approval Criteria (see Section II.F)

   - Compliance with Applicable Development Regulations (see Section II.G)

B. RECOMMENDATIONS

Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, we recommend approval of this application for Preliminary and Final PUD 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 3, 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 3, the condition of approval shall be followed.

2. Prior to submittal of grading or building permit applications for the project, the applicant shall explore the use of pervious surface materials (for walkways, driveways, parking areas, etc.) and other Low Impact Development (LID) methods (see Conclusion II.F.4).

3. Prior to issuance of any development permits the applicant shall:

   a. Prepare and submit a document, to be approved by the City Attorney, stating that the PUD will become void and use and occupancy must cease if the development is used for any purpose other than that for which it was specifically approved. This document, which will run with the subject property, must be recorded in the King County Department of Elections and Records. Additionally, the applicant should submit a copy of the agreement with ARCH for the Affordable Housing element of the project (see Conclusion II.G.2).

   b. Explore site plan changes to save additional trees as identified by the City's Urban Forester. Staff shall be authorized to approve minor site plan changes as identified in the City's Urban Forester's comments (see Conclusion II.G.3).

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

1. Site Development and Zoning:

   a. Facts:

      (1) Size: 1.59 acres (69,451 square foot)

      (2) Land Use: The subject property is currently vacant. The residences on the subject property were removed in 2005 and 2006.

      (3) Zoning: The subject property is zoned RSX 7.2. The RSX 7.2 zoning requires a minimum lot size of 7,200 square feet per unit and does not allow for multiple detached dwelling units on a single parcel, which the applicant is requesting.

      (4) Terrain: The subject property slopes gradually downward from the southwest corner of the property to the northeast corner. The property does not contain any identified environmentally sensitive areas.

      (5) Vegetation: According to an arborist report submitted by the applicant (see Attachment 4, Enclosure 10), the subject property contains a total of 148 trees. A total of 78 trees are defined as significant trees.

   b. Conclusions:

      (1) Size, land use, and terrain are not relevant factors in the review of this application.

      (2) Zoning is a relevant factor in the review of this application, due to the fact that the applicant's proposed development involves multiple detached dwelling units on a single parcel.

      (3) Tree protection and retention on the subject property are factors in the review of the proposed development (see Section II.G.3).

2. Neighboring Development and Zoning:

a. Facts: The neighboring properties are zoned as follows and contain the following uses:

North: Zoned RSX 7.2. Currently vacant, but construction is commencing on an approved 9-unit PUD.

West: Zoned RSX 7.2. A vacant property owned by City Church adjacent to the northwest corner of the subject property. Single-family residences are adjacent to the southwest corner of the subject property.

South: Zoned RSX 7.2. Single-family residences are located across NE 88th Street from site.

East: The properties to the east of the subject property are within the City of Redmond and are developed with single-family residences.

b. Conclusion: The neighboring development and zoning are factors in the review of the proposed Planned Unit Development.

B. HISTORY

Facts: In July of 2004, the City Council approved a 9 unit Planned Unit Development for the property to the north of the subject property. A grading (LSM) permit and building permits have been approved by the City and work on the project should commence in the next month or so.

C. PUBLIC COMMENT

Facts: The public comment period ran from August 3rd to August 25, 2006. The Planning Department received a total of 5 comment e-mails and letters (see Attachment, Enclosures 5 thru 9) during this comment period. Additionally the applicant has submitted a letter summarizing a Neighborhood Meeting that was held by the applicant of the project (see Attachment 8). The issues raised in the letters along with staff responses follow:

- Traffic Impacts

  Neighbors are concerned that the traffic from the proposed PUD will have a negative impact on the neighborhood.

  Staff Response: The Public Works Department has reviewed the Concurrency Management Review Application for the proposed PUD (see Attachment 4) and concluded that the project will not have a negative traffic impact on existing facilities. The proposed project will have a net trip generation increase of 105 daily trips and 11 PM Peak Trips. Based on this preliminary trip generation information, the proposed project passed concurrency on November 23, 2005 and an extension was approved on December 22, 2006. It should be noted that a typical 9 unit development (the current allowed density) would have a net trip generation increase of 67 daily trips and 7 PM Peak Trips.

- Increased Density of the Proposed PUD

  Neighbors have concerns about the density of the proposed project.

  Staff Response: Staff addresses the proposed increased density and potential impacts in Section II.F.

- Significant Tree Retention

  Neighbors are concerned about the removal of a significant number of trees on the *subject property.*

  Staff Response: Staff addresses the retention of significant trees in Section II.G.3.

D. STATE ENVIRONMENTAL POLICY ACT (SEPA)

1. Facts: A Determination of Nonsignificance (DNS) was issued on January 19, 2007. The Environmental Checklist, Determination, and additional environmental information are included as Attachment 4.

2. Conclusion: The applicant and the City have satisfied the requirements of SEPA.

E. CONCURRENCY

1. Facts: The Public Works Department has reviewed the application for concurrency. A concurrency test was passed for traffic on November 23, 2005 (see Attachment 4, Enclosure 3).

F. APPROVAL CRITERIA

1. 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 5. *Sections II.F.2 through II.F.5 contain the staff's findings of* fact and conclusions based on these four criteria.

   Conclusions: Based on the following analysis, the application meets the established criteria for a PUD.

2. PUD Criterion 1: The proposed PUD must meet the requirements of Zoning Code Chapter 125.

   a. Facts:

      (1) *Kirkland Zoning Code Chapter 125 sets forth the procedures by which a* PUD is to be reviewed, criteria for PUD approval, the Zoning Code provisions that may be modified through a PUD, and PUD density provisions.

      (2) The proposal is being reviewed through the process established by Chapter 125.

      (3) The proposal the meets the criteria for PUD approval (see the following sections).

      (4) *The proposed modifications are allowed through the PUD process.*

      (5) The proposal meets PUD density requirements (see Conclusion II.G.2).

   b. Conclusion: The proposed PUD is consistent with the requirements of KZC Chapter 125.

3. 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: The applicant is proposing three modifications (increased density, allowing multiple detached dwelling units on a single parcel, and reduction of a required front yard setback) as part of the PUD process. A summary of the modifications being requested and staff's analysis of the benefits follows.

- Increased Density

The applicant is proposing to increase the density from the existing 6 dwelling units per acre, the maximum allowed by the use zone and the Comprehensive Plan, to approximately 8 units per acre. A total 13 detached dwelling units are being proposed on the project site, with 3 of the units being designated as affordable housing units.

Staff Analysis: Potential undesirable or adverse effects of the increased density are the impacts associated with allowing the additional dwelling units (13 units rather than 9 units) on the subject property. Staff concludes that the following benefits clearly outweigh these potential impacts:

- The proposed PUD is providing for 3 affordable housing units, which would not be required if the subject property was subdivided and development with nine detached dwelling units. The creation of affordable housing units is supported by the Housing Diversity Element of the of the City's Comprehensive Plan to ensure that the needs of moderate-income and low-income persons are adequately served (see Attachment 12).

- The proposal is providing an alterative style of housing that is less intensive and smaller in scale than other developments in the area. To compare the proposed PUD's building scale and impact, staff looked at an approved 9 lot subdivision that was recently developed in the South Rose Hill Neighborhood in the 8100 block of 128th Avenue NE (see Attachment 6). The development, the Morales Short Plat, involves construction of 8 new detached dwelling units. The following table compares the proposed PUD and the Morales short plat.

	Morales SP (Per Lot Average)	**Proposed PUD**
Percent Lot Coverage	45.71%	38.93%
Floor Area Ratio	46.07%	31.0%
Average Height (above Average Building Elevation)	27.61 feet	24.34 feet

As outlined in this table, even with the increased density, the proposed PUD will provide detached dwelling units that are smaller in scale with less massing impact than other detached dwelling units being constructed in the area. The overall height, bulk, and impervious area impact will be less than what is currently being constructed in the vicinity of this property.

impact will be less than what is currently being constructed in the vicinity of this property.

- *Multiple Detached Dwelling Units on a Single Parcel*

The applicant is proposing to construct multiple detached dwelling units on a single parcel. The Kirkland Zoning Code only allows for one detached dwelling unit per parcel in the RSX 7.2 zone (see Attachment 7).

Staff Analysis: Potential undesirable or adverse effects of the allowing multiple dwelling units on a single parcel are development related impacts (including bulk of structures, height, etc.) and incompatibility with neighboring properties. Staff concludes that the following benefits clearly outweigh these potential impacts:

- The placement of multiple dwelling units on a single parcel allows for better overall site development, because there is more flexibility in placement of buildings and pavement. The applicant is proposing to consolidate the parking in larger parking areas with three right-of-way access points, instead of multiple driveways and curb cuts that would be needed for a typical subdivision. The applicant is also proposing a pedestrian friendly site design.

- The following table compares the proposed PUD impacts and impacts if the property was subdivided into nine separate parcels (the maximum *lots that could be created through the subdivision process).*

	SFR Subdivision Maximum Potential	**PUD Proposal**
Units	9	13
Total Floor Area (GFA in square feet)	34,433 (50% FAR)	21,359 (31%)
Lot Coverage (in square feet)	34,433 (50%)	26,810 (39%)
Height (maximum above ABE)	30 feet	22 to 25 feet

This table shows that even with the increased density, when compared *to the development potential of the site through the subdivision process,* the proposed PUD will result in less development related impacts including less total impervious area, smaller sized residences, lower Floor Area Ratio and a lower maximum structure height.

- Reduction of a Required Front Yard Setback

  The applicant is proposing to locate House #11 approximately 17 feet from the NE 90th Street property line. This property line is considered a front property line that requires a 20 foot setback yard.

  Staff Analysis: Potential undesirable or adverse effects of the allowing a reduction of a required front yard setback is the loss of open space along the right-of-way. Staff concludes that the following benefit clearly outweigh these potential impacts:

  - The setback reduction facilitates the retention of significant trees (trees 427 and 428 in the tree plan) that are located south of the house's proposed location. Allowing for a reduction of the front yard setback will provide for more open space on the subject property and retention of more significant trees.

  - A larger percentage of NE 90th Street is open space than would likely be open space with a typical subdivision development.

b. Conclusion: The adverse impacts or undesirable effects of the proposed PUD have been minimized by a site design that lessens potential development related impacts. To the extent that they remain, the adverse impacts and undesirable effects are outweighed by the PUD benefits, including the provision for affordable housing units, consolidated parking, minimizing vehicular access points, and retention of significant trees.

4. PUD Criterion 3: The applicant is providing one or more of the following benefits to the City as part of the proposed PUD:

- The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD.

- 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.

- The design of the PUD incorporates active or passive solar energy systems.

- 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:

  - Increased provision of open space or recreational facilities

  - Superior circulation patterns or location or screening of parking facilities

  - Superior landscaping, buffering, or screening in or around the proposed PUD

  - Superior architectural design, placement, relationship or orientation of structure(s)

  - Minimum use of impervious surfacing materials

a. Facts: The following benefits are provided by the proposed PUD:

(1) Superior Circulation Patterns or Location or Screening of Parking Facilities

The parking areas are consolidated into two larger parking areas, instead of nine separate areas that could be proposed through a typical subdivsion. A majority of the parking stalls are located away from the public right-of-ways. As a result of consolidating the parking areas and minimizing vehicular access points, the applicant has been able to create a very pedestrian friendly site by including pedestrian walkways throughout the site and by orienting the main entries to most of the residences towards the adjacent right-of-ways. It should be noted that the 20 foot wide driveway that runs through the site from NE 90th Street to NE 88TH Street is being required by the Fire Department. The alignment of the north side of the driveway is required to line up with the proposed driveway for the approved PUD across NE 90th Street. The alignment of the south side of the driveway is required to be as far west as possible on NE 88th Street.

(2) Superior Landscaping in the Proposed PUD

The applicant is proposing an extensive landscaping plan (see Attachment 2) that will incorporate existing significant trees, new deciduous and coniferous trees, a variety of shrubs, different varieties of perennial groundcover including lawns, and existing significant vegetation.

(3) Superior Relationship and Orientation of Structures

The proposed PUD orients the proposed single-family structures towards the NE 90th Street, 132nd Avenue NE, and NE 88TH Street. The entrances to nine of the homes face the adjacent right-of-ways. Three of the homes in the back of the development are oriented towards a common walkway and common area.

(4) Minimum Use of Impervious Surfacing Materials

The applicant is proposing a lot coverage total of approximately 39%. While this is less than the maximum lot coverage allowed in this zone, the use of pervious materials could reduce the lot coverage even more. This would increase the benefit by reducing impacts of surface water runoff by increasing on-site infiltration.

The applicant states in a letter to Staff that they will explore with their Civil Engineers the possibility of using pervious materials (see Attachment 8). Staff recommends that the applicant explore the use of pervious materials and other Low Impact Development (LID) methods prior to submittal of the building permit application.

b. Conclusion:

(1) The proposed PUD provides a sufficient number of benefits to the City. The PUD will benefit the city by providing a site with superior parking location, a site with superior landscape design, and structures that have superior relationship to each other and the public right-of-ways. None of these benefits could be required by the City for development of the subject property without a PUD.

(2) As noted in Section II.G.3, the applicant should explore the retention of additional viable trees to increase the overall tree retention for the site.

(3) Prior to submittal of grading or building permit applications for the project, the applicant should explore the use of pervious surface materials (for walkways, driveways, parking areas, etc.) and other Low Impact Development (LID) methods.

5. 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. Facts: The affordable (low and moderate income) housing component of this PUD is considered "special needs housing". The affordable housing units will be adjacent to 132nd Avenue NE, a minor arterial, which has public transit service. The subject property is approximately a quarter mile from the NE 85th Commercial Area, right next to an existing church, 1.5 miles from Lake Washington Technical College, and within a mile of multiple parks and schools.

b. Conclusion: The site is adequately served by public transit and is within close proximity to a variety of services.

6. Fact: Zoning Code section 152.70.3 states that a Process IIB application may be approved 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.

Conclusion: The proposal complies with the criteria in section 152.70.3. It is consistent with all applicable development regulations (see Sections II.G) and the Comprehensive Plan (see Section II.H). In addition, it is consistent with the public health, safety, and welfare because the project will provide the City with additional affordable housing units while meeting the goals of the Comprehensive Plan for this neighborhood (see section II.F).

G. DEVELOPMENT REGULATIONS

1. Development Regulations

a. Facts: The fundamental zoning regulations pertaining to detached dwelling units in the RSX 7.2 zone are established by KZC section 17.10.010 (see Attachment 7). The applicant seeks modifications, through this PUD application, of the required minimum lot size per dwelling unit (density) and allowing more than one dwelling unit per lot.

b. Conclusions: The proposal complies with the requirements of KZC section 17.10.010, except for the specific relief that is being sought through the PUD process.

2. Density

a. Facts:

(1) The subject property has a total lot area of 69,448 square feet. The Public Works Department is requiring a 2 foot dedication along NE 132nd Street which will deduct 582 square feet from the total lot area. This will result in a net lot area of 68,866 square feet. A typical subdivision of the site could yield a maximum of 9 lots through a normal subdivision process.

(2) KZC section 125.30.4 (see Attachment 9) requires that the if the PUD is proposed in an RSX 7.2 Zone, the City will subtract the area actually used for vehicular circulation and surface parking areas that serve more than one dwelling unit, before determining the maximum number of dwelling units potentially permitted under this section. Based on this requirement, the net site area for density calculations is 56,930 square feet.

(3) KZC section 125.30.1 states the maximum permitted residential density is the greater of that recommended by the Comprehensive Plan or 110 percent of that permitted in the zone in which the PUD is located. The Comprehensive Plan recommends 6 dwelling units per acre or 7.84 units for this subject property. Based on the net site area of 56,930 square feet, 110 percent of the permitted density in the RSX 7.2 zone works out to be 8.69 units.

(4) KZC section 125.30.2b states that housing for low or moderate income households may be permitted a maximum density above the density permitted under subsections (1) and (2)(a) of this section based upon the percentage of dwelling units which are low or moderate income units, using the following multipliers:

% of Low or Moderate Income Units	=	Multiplier
5 – 9%	=	1.1
10 – 14%	=	1.2
15 – 19%	=	1.3
20 – 24%	=	1.4
25% +	=	1.5

(5) The applicant is proposing to have 3 units of the base allowance of 8.69 units (34%) as low or moderate income units. As a result, the maximum project density for this PUD is 13 dwelling units (8.69 multiplied by 1.5). The applicant is proposing 13 dwelling units.

(6) KZC section 125.30.4 requires if a project consists of special needs housing, the applicant shall prepare a document, to be approved by the City Attorney, stating that the PUD will become void and use and occupancy must cease if the development is used for any purpose other than that for which it was specifically approved. This document, which will run with the subject property, must be recorded in the King County Department of Elections and Records.

b. Conclusions:

(1) The proposed density is allowed pursuant to Kirkland Zoning Code section 125.30 if the PUD is approved.

(2) Prior to issuance of any development permits the applicant should prepare and submit a document, to be approved by the City Attorney, stating that the PUD will become void and use and occupancy must cease if the development is used for any purpose other than that for which it was specifically approved. This document, which will run with the subject property, must be recorded in the King County Department of Elections and Records. Additionally, the applicant should submit a copy of the agreement with ARCH for the Affordable Housing element of the project.

3. Natural Features - Significant Vegetation

a. Facts:

(1) Kirkland Zoning Code Section 95.05 establishes the purpose of the tree regulations. The purposes include minimizing adverse impacts of land disturbing activities, improving air quality, reducing effects of noise pollution, providing protection from severe weather conditions, providing visual relief and screening, providing recreational benefits, providing habitat cover, food supply and corridors for a diversity of fish and wildlife, and providing economic benefit by enhancing property values and the region's natural beauty, aesthetic character, and livability of the community.

(2) Kirkland Zoning Code Section 95.35.1 states that it is the City's objective to retain as many viable trees as possible while still allowing the development proposal to move forward in a timely manner. Zoning Code provisions have been established to allow development standards to be modified in order to retain viable significant trees.

(3) Kirkland Zoning Code Section 95.35.2.b.2 requires that a Tree Plan II be submitted with a new residential development with three or more detached dwelling units.

(4) Kirkland Zoning Code Section 95.35.4 establishes the site design review standards for tree retention. Tree retention shall not reduce the applicant's development potential (lot coverage, floor area ratio, and density) allowed by the Kirkland Zoning Code. In order to retain trees, the applicant should pursue provisions in Kirkland's codes that allow development standards to be modified. In addition, the Planning Official is authorized to require site plan alterations to retain Type 1 trees. Such alterations include minor adjustments to the location of building footprints, adjustments to the location of driveways and access ways, or adjustment to the location of walkways easements or utilities.

(5) Kirkland Zoning Code Section 95.35.2.b.4 states that based on the tree plan information submitted by the applicant and the Planning Official's evaluation of the trees and proposed development on subject property, the Planning Official will designate each tree as:

- Type 1, a viable tree that meets at least one of the criteria set forth in subsection (4)(a)(1)(b) of this section;
- Type 2, a viable tree that is to be retained if feasible; or
- Type 3, a tree that is either (1) not viable or (2) is in an area where removal is unavoidable due to the anticipated development activity.

(6) Additionally KZC Section 95.35.2.b.4 states that tree retention efforts should be directed towards onsite tree groves and groves that extend off site.

(7) Kirkland Zoning Code Section 95.35 states that the Planning Official and the applicant shall work in good faith to find reasonable solutions for retention of viable trees.

(8) The applicant submitted a Tree Plan II with the PUD application that was reviewed by the City's Urban Forester. There are a total of 78 significant trees on the site. Of these 78 trees, the City's Urban Forester has determined that 43 of the trees are viable trees (see Attachment 10 for Site Plan and Urban Forester Comments). Four of the trees have been identified as Type I Trees. The applicant has proposed removal of all four Type I trees. While the City's Urban Forester agrees with the removal of three of those trees based on their locations, Staff is recommending that tree 449 be explored for retention.

b. Conclusions:

(1) The City's Urban Forester has reviewed the applicant's tree retention plan and proposed site plan. The City's Urban Forester that some of trees that were identified for retention are not viable trees, while some trees that were identified for removal are viable.

(2) Based on a review of the development plans and a site visit, the Urban Forester has made following recommendations for potential changes to the site plan to allow for retention of additional viable trees:

- Look to realign House #2 to retain trees 379, 380, and 381.
- Shift House #3 to the west to retain 392 and look to meander the sidewalk along 132nd Avenue to save trees 385, 386, 387, and 390.
- Shift House #12 south or east to retain trees 499, 500, and 601.
- Shift House #10 to retain small grove that includes trees 618, 620, 622, 623, and 624.
- Flip and shift House #8 west to retain 454, 455, and 456.
- Shift House #7 east to retain trees 442 and 443.

(3) Prior to issuance of any development permits, the applicant should explore site plan changes to save additional viable trees. Staff should be authorized to approve minor site plan changes as identified in the City's Urban Forester's comments (Attachment 10).

(4) The applicant should follow the arborist's recommendations contained in the Tree Plan II submitted with the PUD application during installation of the required public improvements and during development of all site improvements.

(5) The applicant should retain all of the viable trees on the site during the development of each residence except those trees required to be removed for the construction of the house and other associated site improvements.

4. Preliminary and Final PUD Review

a. Facts: Kirkland Zoning Code section 125.10 states that the applicant may request to have the preliminary and final PUD applications reviewed concurrently. The applicant has made this request.

b. Conclusions: Staff recommends that the preliminary and final PUD applications be approved as part of this application.

H. COMPREHENSIVE PLAN

1. Facts:

   a. The subject property is located within the North Rose Hill neighborhood. The *North Rose Hill Neighborhood Land Use Map on page XV.F-11* designates the subject property for low density residential use at a density of 6 dwelling units per acre (see Attachment 11). The proposed PUD reflects a density of approximately 8 units per acre. The applicant is requesting approval of additional density through the PUD process.

   b. North Rose Hill Neighborhood Land Use Policy NRH 8.1 encourages a variety of housing styles and types to serve a diverse population.

   c. North Rose Neighborhood Goal NRH 10 looks to maintain predominately detached single-family residential development at a density of six units per acre in low density areas and allow some density increase if specific public benefits are demonstrated as allowed by Citywide policies. Additionally. Policy NRH 10.1 considers densities that support public values if it results in less or equal development intensity as compared to traditional development.

2. Conclusions:

   a. The proposal must receive PUD approval in order to achieve the proposed density.

   b. The proposed PUD will create a unique style of housing that will be compatible, in terms of architectural and site design, with the adjacent single-family development. The project also involves the creation of 3 affordable housing units, which will help to serve a diverse population.

   c. The proposed PUD is providing public benefits to the neighborhood and the City as outlined in Section II.F of this report. Additionally, the proposed PUD will result in less or equal development intensity as compared to a traditional subdivision as outlined in Section II.F.3.

I. DEVELOPMENT STANDARDS

1. Fact: *Additional comments and requirements placed on the project are found on the* Development Standards, Attachment 3.

2. Conclusion: The applicant should follow the requirements set forth in Attachment 3.

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. Any person wishing to file or respond to a challenge should contact the Planning Department for further procedural information.

A. 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., _____, 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.

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

The applicant must submit to the City a complete building permit application approved under Chapter 125 within four (4) years after approval of the Final PUD, or the lapse provisions of Section 152.115 will apply. Furthermore, the applicant must substantially complete construction approved under Chapter 125 and complete the applicable conditions listed on the Notice of Approval within six (6) years after approval of the Final PUD, or the decision becomes void.

"Date of approval" means the date of approval by the City of Kirkland, or the termination of review proceedings if such proceedings were initiated pursuant to RCW 90.58.180 and WAC 173-27-220.

VI. APPENDICES

Attachments 1 through 11 are attached.

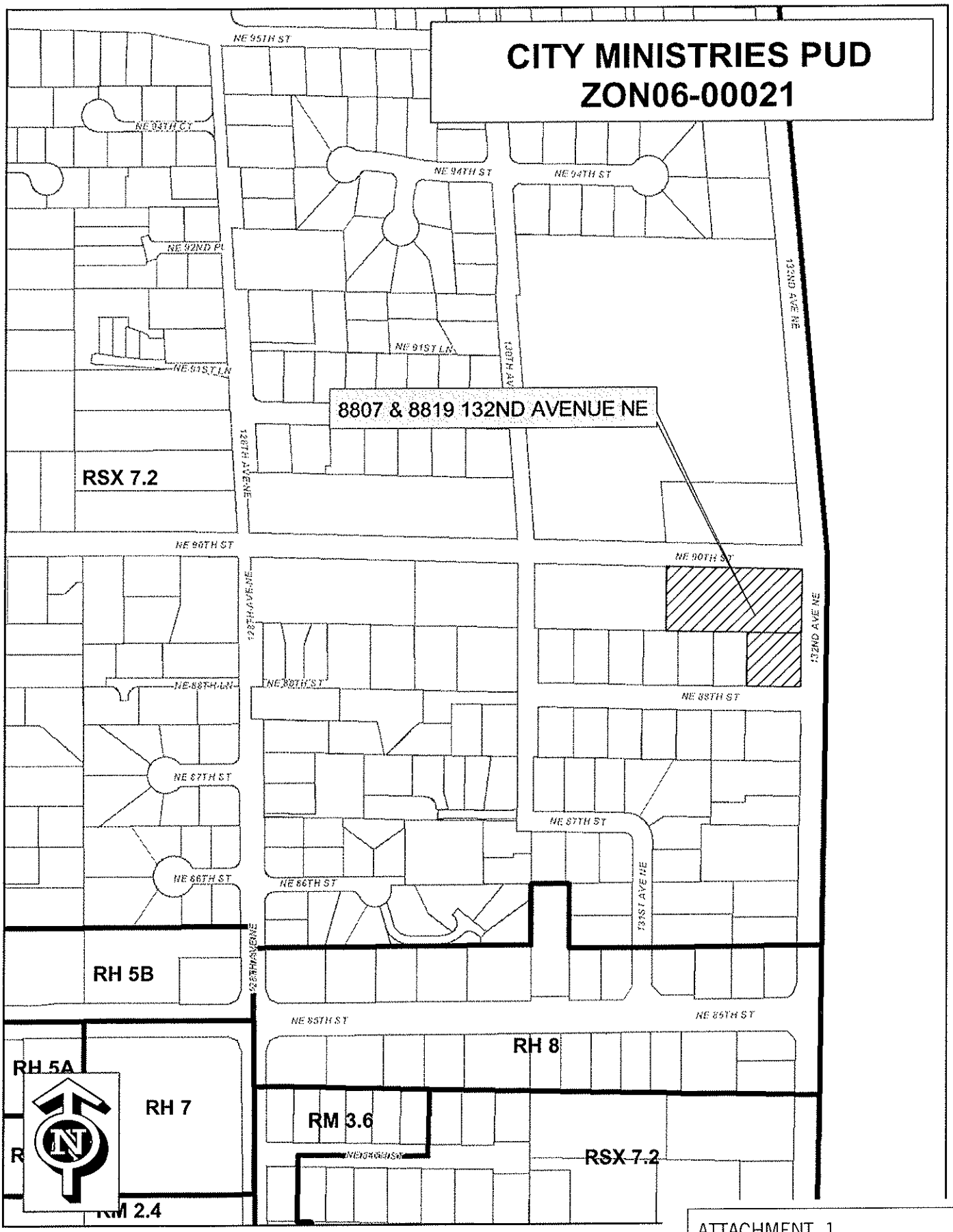
1. Vicinity Map
2. Development Plans
3. Development Standards
4. SEPA Determination and Enclosures
5. Applicant's Response to PUD Criteria
6. Morales Short Plat Vicinity Map
7. RSX 7.2 Use Zone Chart
8. Letter from Applicant dated September 29, 2006
9. Kirkland Zoning Code Section 125.30
10. Tree Plan Map and Comments
11. North Rose Hill Neighborhood Land Use Map

12. Comprehensive Plan Housing Goals and Policies

VII. PARTIES OF RECORD

E. Dennis Riebe, Riebe and Associates, 2112 116th Avenue NE, Bellevue, WA 98004
Eston Catlett, The City Ministries, 9051 132nd Avenue NE, Kirkland, WA 98033
Mary Kooistra, 13022 NE 88th Street, Kirkland, WA 98033
Robert Brewer, 13046 NE 88th Street, Kirkland, WA 98033
Carol Nielson, 12915 NE 94th Street, Kirkland, WA 98033
John and Lyn Qualsund, 13038 NE 88th Street, Kirkland, WA 98033
Jan A Rucker, 8563 132nd Avenue NE, Kirkland, WA 98033
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.



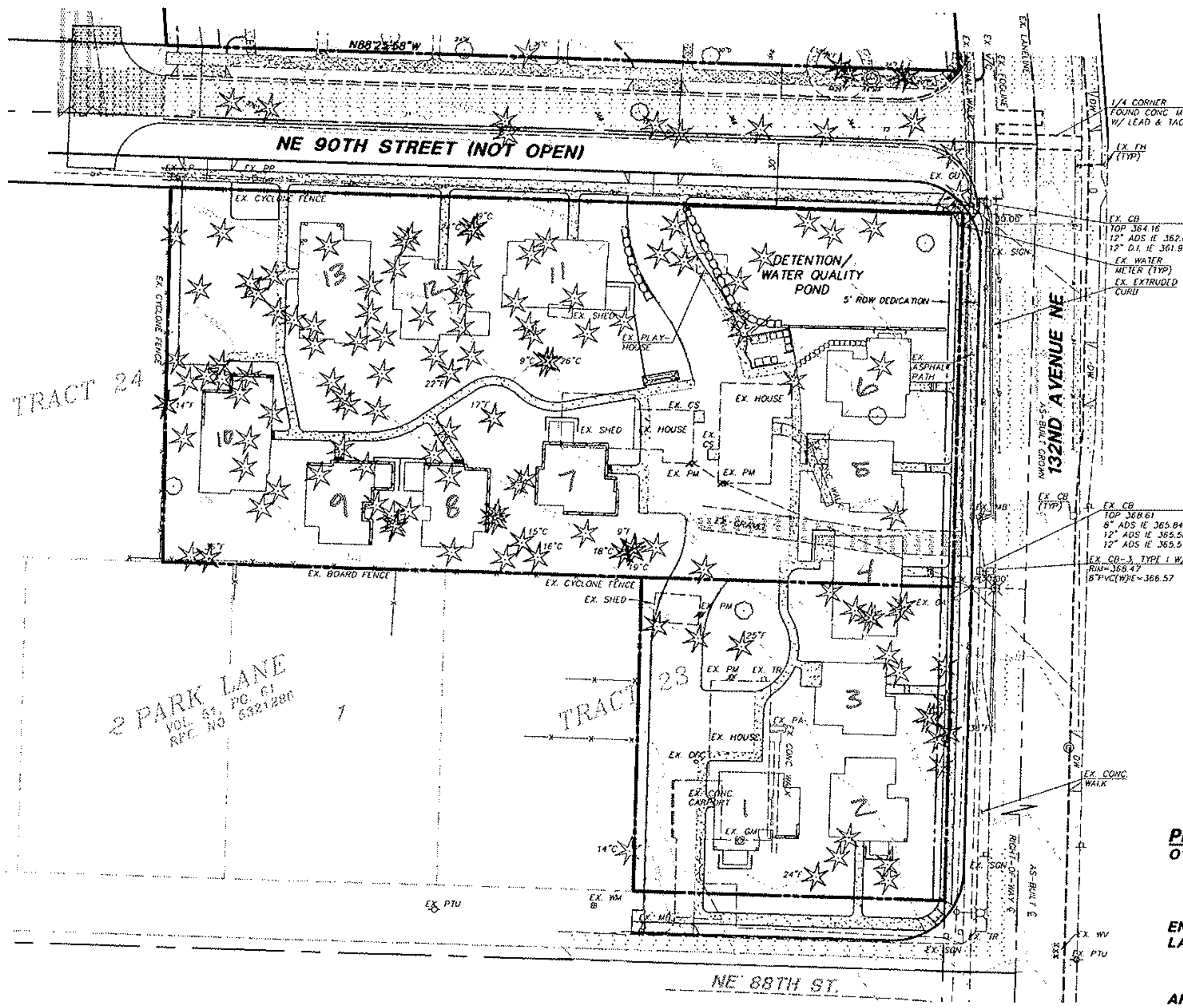
ATTACHMENT 1

ZON06-00021: City Min PUD

A PORTION OF NE 1/4, NE 1/4, SEC 4, TWP 25 N, RGE 5 E, W.E.

CITY MINISTRIES HOUSING PROJECTS

PRELIMINARY PUD



SITE INFORMATION

SITE ADDRESS:	8819 132ND AVENUE NE
PERMIT NUMBER:	PRE05-00104
ACREAGE:	69,451 SF/1.59 ACRES
NO. OF LOTS:	1
PROPOSED DENSITY:	4.4 D.U./ACRE
ZONING:	RSX 7.2
SEWER DISTRICT:	CITY OF KIRKLAND
WATER DISTRICT:	CITY OF KIRKLAND
POWER:	PUGET SOUND ENERGY
TELEPHONE:	VERIZON
CABLE TELEVISION:	COMCAST
GAS:	PUGET SOUND ENERGY
SCHOOL DISTRICT:	LAKE WASHINGTON
FIRE DISTRICT:	CITY OF KIRKLAND
BUILDING SETBACKS:	20' FRONTYARD 5' STREET SIDE YARD 5' SIDE YARD 10' REAR YARD

NOTE: BUILDINGS, WALLS AND SIDEWALKS OUTSIDE OF ROAD AND ALLEY SECTIONS ARE SHOWN FOR REFERENCE ONLY AND SHALL BE APPROVED UNDER SEPARATE PERMIT BY OTHERS.

PROJECT CONTACTS

OWNER/APPLICANT:	CITY MINISTRIES 9051 132ND AVENUE NE KIRKLAND, WA 98033 (425) 803-3233 CONTACT: ESTON CATLETT
ENGINEER/ LANDSCAPE ARCHITECT:	TRIAD ASSOCIATES 12112 115TH AVENUE NE KIRKLAND, WA 98034 (425) 821-8448 CONTACT: DAVID ROBERTSON
ARCHITECT:	RIEBE AND ASSOCIATES, INC 2112 116TH AVENUE NE, SUITE A BELLEVUE, WA 98004 (425) 451-4084 CONTACT: DENNIS RIEBE
GEOTECHNICAL ENGINEER:	TERRA ASSOCIATES, INC. 12525 WILLOWS ROAD, SUITE 101 KIRKLAND, WA 98034 (425) 821-7777 CONTACT: TED SCHEPPER

SHEET INDEX

C1 OF C2	COVER SHEET
S1 OF S1	BOUNDARY AND TOPOGRAPHIC SURVEY
PUD-1 OF PUD-3	SITE PLAN
PUD-2 OF PUD-3	BUILDING ELEVATIONS
PUD-3 OF PUD-3	BUILDING HEIGHT CALCULATIONS
C2 OF C2	PRELIMINARY GRADING AND UTILITY PLAN
L1 OF L1	LANDSCAPE PLAN

SCALE: 1" = 30'

0 15 30 60

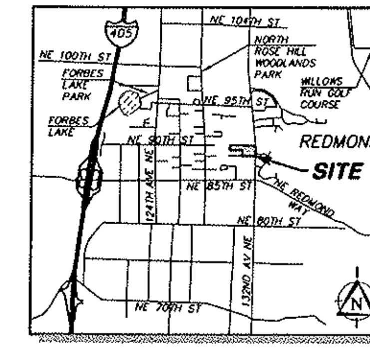
LEGEND

PROPOSED FEATURES

- BOUNDARY
- RIGHT-OF-WAY
- GUTTER, FLOW, & CURB LINE
- CENTER LINE
- EASEMENT
- BUILDING SETBACK LINE (BSBL)
- STORM DRAIN PIPE
- SEWER MAIN
- SEWER SERVICE
- WATER MAIN
- 300 10' EXISTING CONTOURS
- 302 2' EXISTING CONTOURS
- 420 10' PROPOSED CONTOURS
- 422 2' PROPOSED CONTOURS
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- STORM CLEANOUT
- YARD DRAIN
- SEWER MANHOLE
- SEWER CLEANOUT
- SINGLE WATER METER
- DOUBLE WATER METER
- FIRE HYDRANT
- AIR/VAC RELEASE VALVE
- BLOW OFF
- GATE VALVE
- TEE
- BEND
- REDUCER
- CONCRETE BLOCKING
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING ASPHALT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE

EXISTING FEATURES

- SD EXISTING STORM DRAIN PIPE
- SS EXISTING SEWER MAIN
- W EXISTING WATER MAIN
- PO EXISTING POWER LINE
- UGP EXISTING UNDERGROUND POWER LINE
- G EXISTING GAS MAIN
- Tt EXISTING TELEPHONE LINE
- EXISTING CATCH BASIN, TYPE I
- EXISTING CATCH BASIN, TYPE II
- EXISTING SEWER MANHOLE
- EXISTING POWER POLE
- P EXISTING POWER VAULT
- EXISTING GUY ANCHOR
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING AIR/VAC RELEASE VALVE
- EXISTING BLOW OFF
- EXISTING GATE VALVE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

THE EAST HALF OF TRACT 24 OF KIRKLAND ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARING

KCAS
S04°59'21"E
BETWEEN TWO FOUND MONUMENTS ALONG THE CENTERLINE OF 132ND STREET NE AT THE INTERSECTION OF 95TH STREET NE AND NE 90TH STREET, SAID LINE BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, T 25 N., R 5 E., W.M.

CONTOUR INTERVAL: 2 FOOT

VERTICAL DATUM

NAVD 88

ORIGINATING BENCHMARKS:
"REDMOND BM #48 1989" – 0.25' DIA. BRASS DISK IN 0.50' DIA. CONCRETE MON. IN THE SOUTHEAST CORNER OF THE INTERSECTION OF NE 104TH STREET AND 132ND AVENUE NE. MON. IS 0.62' BELOW TOP OF CASE, STAMPED – BM48 C.O.R.
EL=334.26 (NGVD 29 EL=330.669)

"REDMOND BM #49 1989" – 0.25' DIA. BRASS DISK IN 0.50' DIA. CONCRETE MON. SET ON EAST SIDE OF INTERSECTION OF NE 88TH STREET AND 132ND AVENUE NE. MON IS 0.68' BELOW TOP OF CASE, STAMPED – BM49 C.O.R.
EL=373.11 (NGVD 29 EL=369.526)

TEMPORARY BENCHMARKS:

TBM-A
SET 60d NAIL IN POWER POLE W/ STREET LIGHT @ WEST SIDE 132ND AVENUE NE, NEAR CORNER SITE.
EL=308.02

TBM-B
SET R.R. SPIKE ON SE FACE OF A POWER POLE AT THE NE QUADRANT OF THE INTERSECTION OF NE 91ST STREET AND 130TH AVENUE NE.
EL=317.59

TBM-C
SET CHISELED SQUARE AT THE SE CORNER OF A CONCRETE PAD IN PARKING LOT 150'± SOUTH OF SOUTH SIDE OF MAIN CHURCH.
EL=356.80

NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A ONE MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
3. NO EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT ARE SHOWN.
4. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. EVIDENCE OF OCCUPATION OF LAND (FOR EXAMPLE: FENCES, STRUCTURES, PAVING, GRAVELED SURFACES, ETC.) MAY NOT COINCIDE WITH THE DEEDED BOUNDARY LINES AS SHOWN ON THIS DRAWING. THERE ARE AREAS ON THIS SURVEY APPEARING TO HAVE DISCREPANCIES BETWEEN THE DEEDED BOUNDARY LINES AND CERTAIN EVIDENCE OF OCCUPATION. WHERE DISCREPANCIES EXIST TRIAD RECOMMENDS THAT THE OWNER OR POTENTIAL PURCHASER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL BOUNDARY DISPUTES.
5. TOPOGRAPHY PROVIDED BY MEAD GILMAN & ASSOCIATES DRAWING NUMBER 05269 DATED 12/09/05.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

CITY OF KIRKLAND
DEPT. OF PUBLIC WORKS/UTILITIES

UTILITI
SUPER

ATTACHMENT 2

ZON06-00021: City Min PUD

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6923
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassoc.com

COVER SHEET

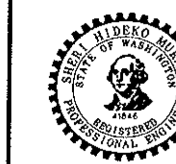
CITY MINISTRIES HOUSING PROJECTS

CITY OF KIRKLAND, WASHINGTON

NO. DATE REVISION BY CK
REVIEWED BY: DATE:

DAVID A. ROBERTSON, PLS
PROJECT MANAGER
NICK A. YINGER, PLS
PROJECT SURVEYOR
SHERI H. MURATA
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 6/01/06
SCALE: HORIZ.: 1"=30' VERT.: N/A

PRELIMINARY



EXPIRES 11/12/07

SITE PLAN

1" =20'-0"

HOUSE 1 (PLAN 2)			
MARK	ELEVATION x	DISTANCE =	PRODUCT
A	314.78'	21'-8"	1,869.89
B	318.2'	11'-10"	4,254.31
C	318.25'	3'-4"	1011.84
D	318.25'	6'-8"	2,307.16
E	318.4'	3'-4"	1,060.0
F	318.45'	13'-4"	4,213.78
G	318.45'	16'-8"	7,211.1
H	318.4'	3'-4"	1,066.12
I	318.45'	8'-8"	2,769.78
J	314.5'	36'-10"	11,432
K	314.78'	6'-8"	2,106.3
L	314.5'	7'-8"	2,412.75
TOTAL		158'-6"	48,984.46

ABE. = 314.7' = 48,984.46 / 158'-6"

HOUSE 2 (PLAN 2)			
MARK	ELEVATION x	DISTANCE =	PRODUCT
A	313.08'	21'-8"	6,803.83
B	312.78'	11'-10"	4,488.3
C	313.08'	3'-4"	1,043.3
D	313.25'	6'-8"	2,175.5
E	313.25'	3'-4"	1,044.2
F	313.5'	13'-4"	4,180.00
G	314.2'	16'-8"	6,736.7
H	314.65'	3'-4"	1,053
I	314.7'	8'-8"	4,086.1
J	314.8'	36'-10"	11,591.7
K	313.15'	6'-8"	2,043.4
L	313.65'	7'-8"	2,406.6
TOTAL		158'-6"	48,179.86

ABE. = 313.85' = 48,179.86 / 158'-6"

HOUSE 3 (PLAN 3)			
MARK	ELEVATION x	DISTANCE =	PRODUCT
A	312.5'	18'-6 1/2"	5,804.75
B	312.78'	13'-9 1/2"	3,788.8
C	313.3'	21'-8"	6,793.5
D	312.78'	18'-1 1/2"	5,661.5
E	313.3'	7'-5"	2,327.2
F	313.6'	16'-8 1/2"	5,236.4
G	313.5'	13'-4"	4,180.5
H	313.27'	3'-6 1/2"	1,096.8
I	312.6'	22'-1 1/2"	6,913.6
J	313.2'	11'-1 1/2"	3,476.1
K	312.5'	7'-8"	2,400
L	312.5'	5'-3 1/2"	1,653.7
TOTAL		158'-6"	49,673.5

ABE. = 313.6' = 49,673.5 / 158'-6"

HOUSE 4 (PLAN 1)			
MARK	ELEVATION x	DISTANCE =	PRODUCT
A	315.5'	44'-6"	14,017.5
B	316.4'	11'-8"	4,014.4
C	316.5'	7'-8"	2,430.2
D	316.5'	11'-3"	3,565.1
E	316.6'	23'-10"	7,547.6
F	316.8'	6'-3"	2,000.3
G	316.7'	11'-8"	3,697.1
H	316.85'	7'-8"	2,436.8
I	316.5'	7'-7"	2,400.4
J	316.7'	14'-6"	4,592.2
K	316.5'	7'-8"	2,430.2
L	316.7'	13'-3"	4,195.1
TOTAL		146'-4"	54,370.1

ABE. = 316' = 54,370.1 / 146'-4"

HOUSE 5 (PLAN 3)			
MARK	ELEVATION x	DISTANCE =	PRODUCT
A	316.5'	18'-6 1/2"	5,856.1
B	316.6'	13'-9 1/2"	4,357.4
C	316.45'	21'-8"	6,858.5
D	316.4'	18'-1 1/2"	5,724.4
E	316.65'	7'-5"	2,350.8
F	316.6'	16'-8 1/2"	5,282.8
G	316.5'	13'-4"	4,221.2
H	316.7'	3'-6 1/2"	1,108.8
I	316.7'	22'-1 1/2"	6,996.1
J	316.4'	11'-1 1/2"	3,511.4
K	316.5'	7'-8"	2,430.2
L	316.7'	5'-3 1/2"	1,663.5
TOTAL		158'-6"	48,173.5

ABE. = 316.2' = 48,173.5 / 158'-6"

HOUSE 6 (PLAN 2)			
MARK	ELEVATION x	DISTANCE =	PRODUCT
A	316.65'	21'-8"	6,871.5
B	316.4'	11'-10"	4,313.6
C	316.5'	3'-4"	1,055.1
D	316.4'	6'-8"	2,110.4
E	316.65'	3'-4"	1,055.2
F	316.6'	13'-4"	4,224.1
G	316.5'	16'-8"	5,277.5
H	316.65'	3'-4"	1,055.3
I	316.65'	8'-8"	2,749.2
J	316.4'	36'-10"	11,651.3
K	316.7'	6'-8"	2,112.0
L	316.7'	7'-8"	2,429.4
TOTAL		158'-6"	48,556.6

ABE. = 316.3' = 48,556.6 / 158'-6"

HOUSE 7 (PLAN 3)			
MARK	ELEVATION x	DISTANCE =	PRODUCT
A	317.85'	18'-6 1/2"	5,877.1
B	317.55'	13'-9 1/2"	4,370.8
C	317.5'	21'-8"	6,885.0
D	317.6'	18'-1 1/2"	5,746.5
E	317.65'	7'-5"	2,360.4
F	317.4'	16'-8 1/2"	5,290.0
G	317.5'	13'-4"	4,236.0
H	317.7'	3'-6 1/2"	1,113.5
I	317.4'	22'-1 1/2"	6,992.2
J	317.5'	11'-1 1/2"	3,511
K	317.2'	7'-8"	2,432
L	317.1'	5'-3 1/2"	1,665.8
TOTAL		158'-6"	48,579.3

ABE. = 317.1' = 48,579.3 / 158'-6"

HOUSE 8 (PLAN 2)			
MARK	ELEVATION x	DISTANCE =	PRODUCT
A	316.6'	21'-8"	6,863.8
B	316.5'	11'-10"	4,443.4
C	316.7'	3'-4"	1,056.1
D	316.7'	6'-8"	2,112.4
E	316.8'	3'-4"	1,056.0
F	314.15'	13'-4"	4,194.1
G	314.65'	16'-8"	5,244.0
H	314.2'	3'-6"	1,099.1
I	314.8'	8'-8"	4,114.0
J	314.4'	36'-10"	11,586.4
K	316.8'	6'-8"	2,112.0
L	316.3'	7'-8"	2,427.1
TOTAL		158'-6"	48,556.6

ABE. = 316.3' = 48,556.6 / 158'-6"

HOUSE 9 (PLAN 2)			
MARK	ELEVATION x	DISTANCE =	PRODUCT
A	316.7'	21'-8"	6,866.6
B	316.5'	11'-10"	4,443.4
C	316.7'	3'-4"	1,056.1
D	316.7'	6'-8"	2,112.4
E	316.7'	3'-4"	1,056.0
F	314.5'	13'-4"	4,196.1
G	314.5'	16'-8"	5,243.3
H	316.7'	3'-6"	1,108.8
I	316.7'	8'-8"	4,112
J	316.6'	36'-10"	11,671.6
K	316.8'	6'-8"	2,113.0
L	316.8'	7'-8"	2,430.4
TOTAL		158'-6"	48,556.6

ABE. = 316.4' = 48,556.6 / 158'-6"

HOUSE 10 (PLAN 1)			
MARK	ELEVATION x	DISTANCE =	PRODUCT
A	316.3'	44'-6"	14,080.9
B	316.5'	11'-8"	4,013.5
C	316.5'	7'-8"	2,430.2
D	316.5'	11'-3"	3,565.1
E	316.55'	23'-10"	7,547.6
F	316.6'	6'-3"	2,000.1
G	316.4'	11'-8"	3,694.4
H	316.7'	7'-8"	2,430.2
I	316.85'	7'-7"	2,404.4
J	316.5'	14'-6"	4,589.3
K	316.5'	7'-8"	2,430.2
L	316.65'	13'-3"	4,195.1
TOTAL		146'-4"	54,370.1

ABE. = 316.3' = 54,370.1 / 146'-4"

HOUSE 11 (PLAN 1)			
MARK	ELEVATION x	DISTANCE =	PRODUCT
A	317.1'	44'-6"	14,101.6
B	317.1'	11'-8"	4,013.5
C	316.8'	7'-8"	2,430.2
D	316.8'	11'-3"	3,565.1
E	316.55'	23'-10"	7,547.6
F	316.5'	6'-3"	2,000.1
G	316.4'	11'-8"	3,694.4
H	316.7'	7'-8"	2,430.2
I	316.85'	7'-7"	2,404.4
J	316.5'	14'-6"	4,589.3
K	316.5'	7'-8"	2,430.2
L	316.65'	13'-3"	4,195.1
TOTAL		146'-4"	54,370.1

ABE. = 316.1' = 54,370.1 / 146'-4"

HOUSE 12 (PLAN 3)			
MARK	ELEVATION x	DISTANCE =	PRODUCT
A	317.1'	18'-6 1/2"	5,866.1
B	317.5'	13'-9 1/2"	4,371.8
C	317.65'	21'-8"	6,889.0
D	317.2'	18'-1 1/2"	5,739.4
E	317.3'	7'-5"	2,356.1
F	317.6'	16'-8 1/2"	5,277.1
G	317.5'	13'-4"	4,236.0
H	317.3'	3'-6 1/2"	1,108.6
I	317.5'	22'-1 1/2"	6,992.1
J	317.5'	11'-1 1/2"	3,510.8
K	317.15'	7'-8"	2,429.4
L	317.1'	5'-3 1/2"	1,664.5
TOTAL		158'-6"	48,665.5

ABE. = 317.05' = 48,665.5 / 158'-6"

HOUSE 13 (PLAN 1)			
MARK	ELEVATION x	DISTANCE =	PRODUCT
A	317.8'	44'-6"	14,104.8
B	317.85'	11'-8"	4,095.8
C	317.1'	7'-8"	2,431
D	317.2'	11'-3"	4,000
E	317.3'	23'-10"	8,004.6
F	317.1'	6'-3"	2,000
G	317.8'	11'-8"	4,095.8
H	317.9'	7'-8"	2,439
I	317.8'	7'-7"	2,409.1
J	317.8'	14'-6"	4,609.4
K	317.7'	7'-8"	2,436.6
L	317.65'	13'-3"	4,210.4
TOTAL		146'-4"	54,095.2

ABE. = 317.4' = 54,095.2 / 146'-4"

AVERAGE BUILDING ELEVATION (ABE) = TOTAL PRODUCT / TOTAL DISTANCE

E. Dennis Reese ARCHITECT

CITY MINISTRIES
9051 132nd AVE NE
KIRKLAND, WASHINGTON 98033
TEL: (425) 803-3233

ARCHITECTURE · PLANNING
2112 116th AVENUE N.E. - SUITE A
BELLEVUE, WASHINGTON 98004
PH:(425)451-4094 FAX:(425)451-4078

CITY MINISTRIES
HOUSING PROJECT
8819 & 8907 132nd AVE NE
KIRKLAND, WASHINGTON

BUILDING HEIGHT
CALCULATIONS

PUD SUBMITAL

ISSUED 9/26/06

DATE	NO.	REVISION

PUD-3

CITY MINISTRIES

E. Dennis Riley ARCHITECT

ARCHITECTURE · PLANNING

2112 116th AVENUE N.E. - SUITE A
BELLEVUE, WASHINGTON 98004
PH:(425)451-4084 FAX:(425)451-4076

CITY MINISTRIES HOUSING PROJECT

EXTERIOR ELEVATIONS

PUD SUBMITTAL

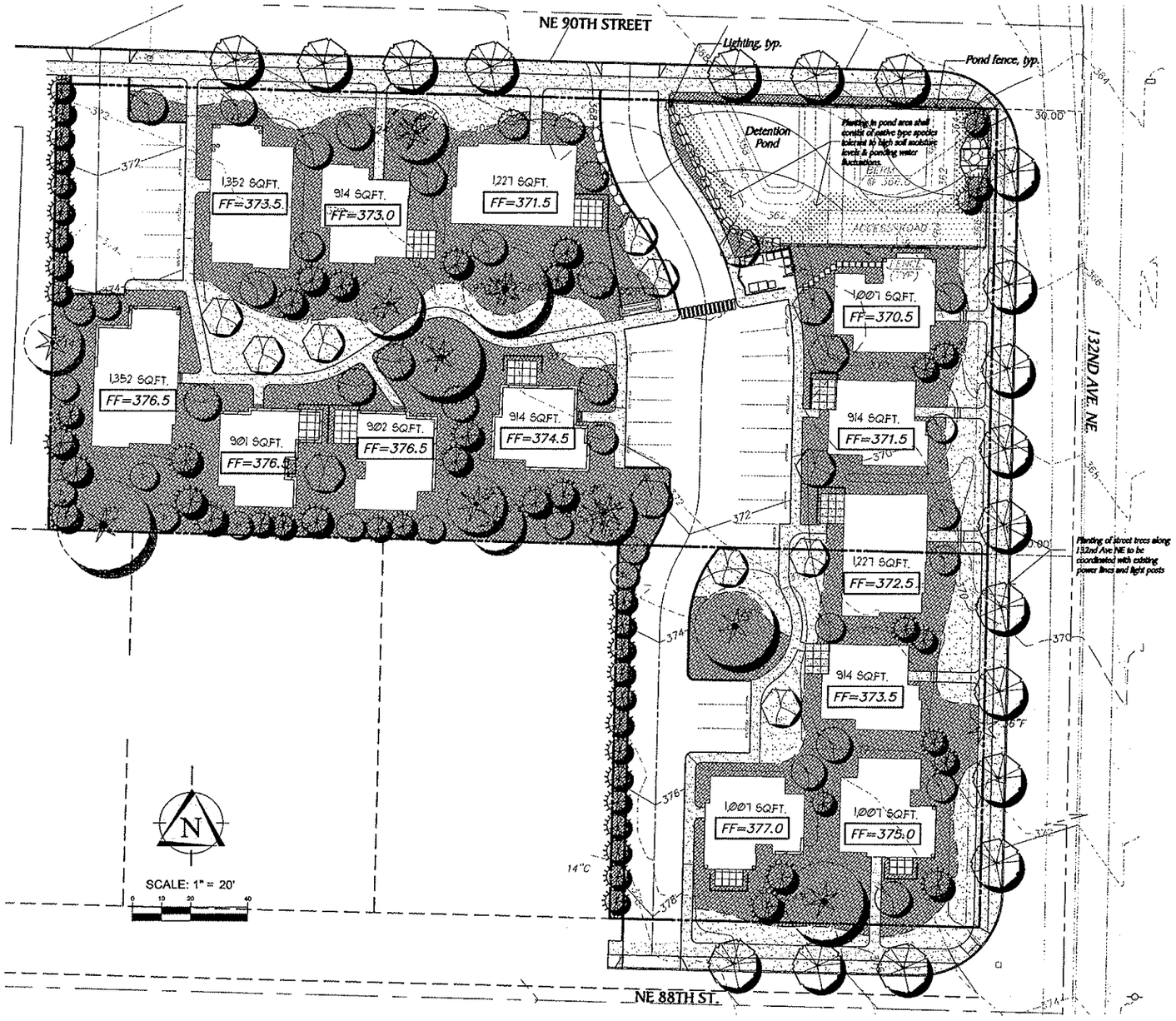
ISSUED	5/26/06	
DATE	NO.	REVISION

SHORE CITY CHURCH

PUD-2

NE 90TH STREET (NEW 1/2 STREET IMPROVEMENTS)
132ND AVE. N.E.
NE 88TH ST.
SITE PLAN
1" =20'-0"
TREE RETENTION TABLE
TREE SYMBOLS LEGEND
REQUIRED TREE CREDITS
1/4" = 1'-0"
3/4" = 1'-0"
THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:
THE EAST HALF OF LOT 34, KIRKLAND ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 44, IN KING COUNTY, WASHINGTON.
PROPERTY TAX PARCEL #
ALSO KNOWN AS LOT A OF KING COUNTY UNRECORDED LOT LINE ADJUSTMENT NUMBER IN KING COUNTY, WASHINGTON.
Applicant/Contact:
CITY MINISTRIES
9801 132nd AVE. NE.
KIRKLAND, WASHINGTON 98033
(425) 823-3233
CONTACT: FR. BARON CATLETT
Architect:
BERNE & ASSOCIATES, INC.
212 10th AVE. NE SUITE A
BELLEVUE, WASHINGTON 98004
(425) 451-4084
CONTACT: MICHAEL IVANCIC
CIVIL ENGINEER:
TRIAD ASSOCIATES
8014 10th AVE NE
KIRKLAND, WASHINGTON 98034
(425) 821-8448
CONTACT: FR. RICHARD NYGUIST
UNIT TYPE
GROUND FLR AREA
UPPER FLR AREA
TOTAL AREA
DENSITY:
PARKING:
FLOOR AREA RATIO
BUILDING SETBACKS:
MAX. IMPERVIOUS SURFACE:
PARKING BLOCK
CITY MINISTRIES
9801 132nd AVE NE
KIRKLAND, WASHINGTON 98033
TEL: (425) 823-3233
E. Dennis Reese
ARCHITECT
ARCHITECTURE · PLANNING
2112 116th AVENUE N.E. - SUITE A
BELLEVUE, WASHINGTON 98004
PH: (425)451-4084 FAX: (425)451-4078
CITY MINISTRIES
HOUSING PROJECT
9810 & 9807 132nd AVE NE
KIRKLAND, WASHINGTON
SITE PROPOSAL
PUD SUBMITAL
ISSUED 9/26/06
DATE
NO.
REVISION
PUD-1

A PORTION OF NE 1/4, NE 1/4, SEC 4, TWP 25 N, RGE 5 E, W.E.



Preliminary Plant List

Street Trees-Deciduous (2" caliper)

- Acer rubrum/Red Maple
- Fraxinus oxycarpa'Raywood'/Raywood Ash
- Cercidiphyllum japonicum/Katsura Tree

Accent Trees-Deciduous (1-1/2"caliper)

- Acer circinatum/Vine Maple
- Acer griseum/Paperbark Maple
- Acer palmatum/Japanese Maple
- Betula utilis jacquemontii/Jacquemonti Birch
- Cornus kousa 'Chinensis'/Chinese Dogwood
- Magnolia stellata/Star Magnolia
- Malus spp./ Crab Apple
- Prunus spp./Flowering Cherry
- Pyrus c. 'Capital'/Columnar Flowering Pear
- Styrax japonica/Japanese snowbell

Coniferous Trees (5'-8' ht.)

- Abies lasiocarpa/Alpine Fir
- Chamaecyparis obtusa 'Gracilis'/Cypress
- Cupressocyparis leylandii/Cypress
- Calocedrus decurrens/Incense Cedar
- Pinus contorta/Shore Pine

Tall Shrubs (24"-36" tall)

- Arbutus unedo/Strawberry Bush
- Berberis thunbergii 'Atropurpurea'/red leaf japanese barberry
- Ribes sanguineum 'King Edward VII'/ Red Flowering Current
- Camellia sasanqua 'White doves'/Camellia
- Chaenomeles/Flowering Quince
- Cornus stolonifera/Red Twig Dogwood
- Enkianthus campanulatus/Red Vein
- Hydrangea petaolaris/Oak Leaf Hydrangea
- Myrica californica/Pacific Wax Myrtle
- Rhododendron

Low/Medium Shrubs (18"-24" tall)

- Azalea (deciduous)
- Azalea (evergreen)
- Euonymus jap 'Silver princess monsee'/Silver princess euonymus
- Ilex crenata/Japanese Holly
- Lavandula dentata 'Candicans'/Lavender
- Pieris japonica 'Mt. fire'/Lily of the valley shrub
- Pinus mugo 'Mugo'/Dwarf Mugo Pine
- Polystichum munitum/Sword Fern
- Potentilla fruticosa 'Day dawn'/Shrubby Cinquefoil
- Spiraea bumalda 'Limemound'/Spiraea
- Spiraea nipponica 'Snowmound'/Snowmound Spiraea
- Weigelia florida 'Variegata nana'/Weigelia

Groundcover, Perennials (4" pots)

- Arctostaphylos uva ursi/Kinnickinnick
- Geranium sanguineum/Perennial Geranium
- Hosta sieboldiana/Plaintain Lily
- Rosa acicularis/Prickly Rose
- Rosa x flower carpet
- Rubus calycinoides 'Emerald carpet'/Bramble
- Viburnum opulus 'Nanum'/Dwarf Cranberry Bush
- Vinca minor/Dwarf Periwinkle

Seeded Lawn

Existing trees to remain. Based on preliminary site plan layout. (See note)

Approximate drip line

Note

This plan is preliminary and is intended to convey the general intent of the proposed landscaping. It is anticipated that the final design will be modified as a result of changes to the site plan, grading, civil engineering and architectural design during final design.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

CITY OF KIRKLAND
DEPT. OF PUBLIC WORKS/UTILITIES

APPROVED BY	
UTILITIES ENGINEER	DATE
SUPERVISOR ENGINEER	DATE

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TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-8623
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassoc.com

Land Development Consultants

LANDSCAPE PLAN

CITY MINISTRIES HOUSING PROJECTS

CITY OF KIRKLAND, WASHINGTON

NO.	DATE	REVISION	REVIEWED BY:	DATE:	BY	CK

DAVID A. ROBERTSON, PLS
PROJECT MANAGER
NICK A. VINGER, PLS
PROJECT SURVEYOR
SHERI H. MURATA
PROJECT ENGINEER
DAVID C. HILGERS
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 6/1/06
SCALE: HORZ.: 1"=20' VERT.: N/A

PRELIMINARY

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
6/01/06
DAVID C. HILGERS
CERTIFICATE NO. 575

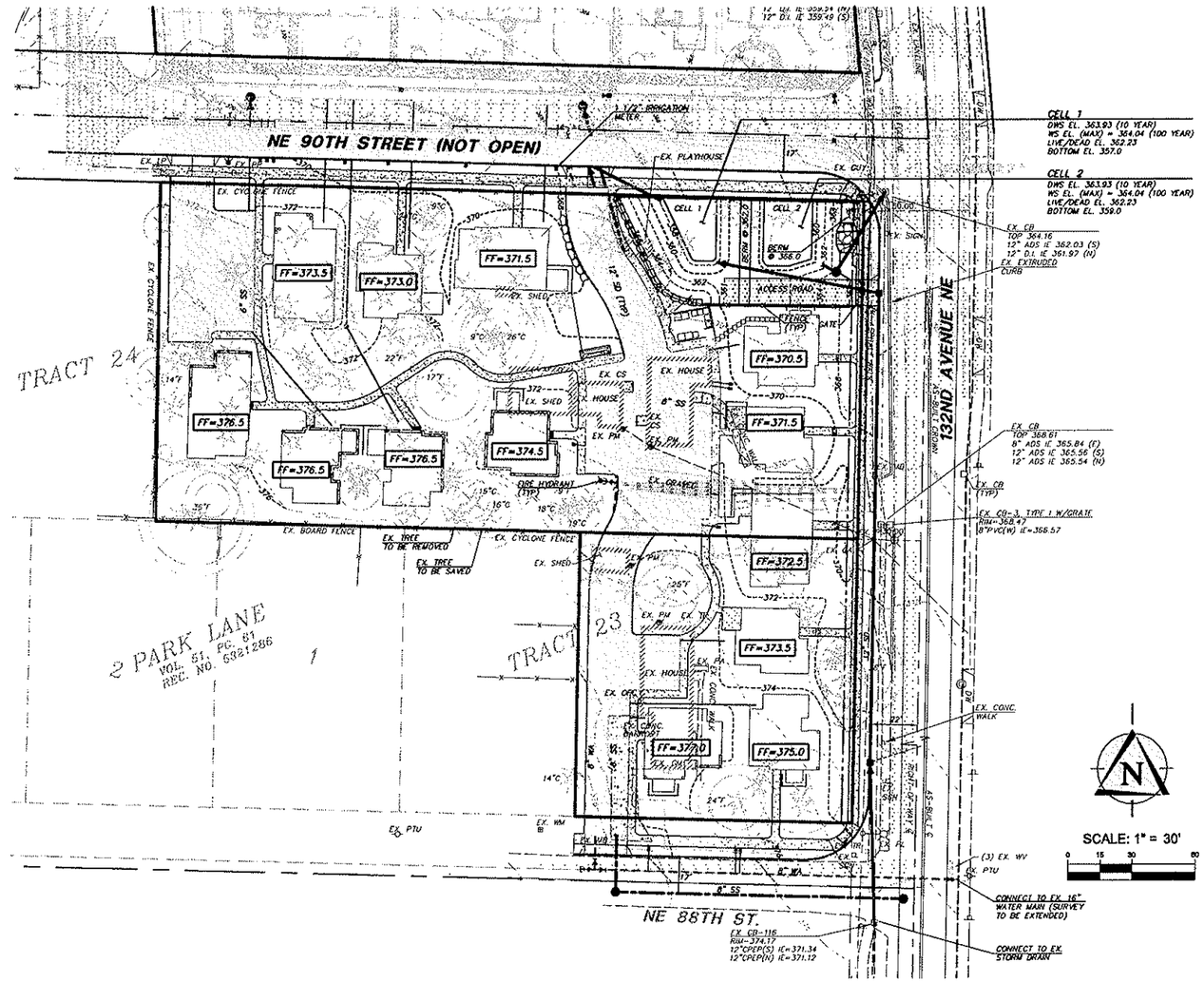
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-261

SHEET NO. L1 OF L1

Drawn: 6/7/2006 11:33 AM, C:\VAULT\TS\05261\Drawing\Preliminary\05261PL-L1.dwg, LANDCAP
05261A-001 Date/ID: 02/08/01 EXTENSION 07/08/03 CONSULT 07/08/03 04/08 05261A-001

A PORTION OF NE 1/4, NE 1/4, SEC 4, TWP 25 N, RGE 5 E, W.E.



LEGEND

PROPOSED FEATURES

- BOUNDARY
- RIGHT-OF-WAY
- GUTTER, FLOW, & CURB LINE
- CENTER LINE
- EASEMENT
- BUILDING SETBACK LINE (BSBL)
- STORM DRAIN PIPE
- SEWER MAIN
- SEWER SERVICE
- WATER MAIN
- 300 — 10' EXISTING CONTOURS
- 302 — 2' EXISTING CONTOURS
- 420 — 10' PROPOSED CONTOURS
- 422 — 2' PROPOSED CONTOURS
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- STORM CLEANOUT
- YARD DRAIN
- SEWER MANHOLE
- SEWER CLEANOUT
- SINGLE WATER METER
- DOUBLE WATER METER
- FIRE HYDRANT
- AIR/VAC RELEASE VALVE
- BLOW OFF
- GATE VALVE
- TEE
- BEND
- REDUCER
- CONCRETE BLOCKING
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING ASPHALT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE

EXISTING FEATURES

- SD — EXISTING STORM DRAIN PIPE
- SS — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- PO — EXISTING POWER LINE
- UGP — EXISTING UNDERGROUND POWER LINE
- G — EXISTING GAS MAIN
- TL — EXISTING TELEPHONE LINE
- EXISTING CATCH BASIN, TYPE I
- EXISTING CATCH BASIN, TYPE II
- EXISTING SEWER MANHOLE
- EXISTING POWER POLE
- EXISTING POWER VAULT
- EXISTING GUY ANCHOR
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING AIR/VAC RELEASE VALVE
- EXISTING BLOW OFF
- EXISTING GATE VALVE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

NOTE: BUILDINGS, WALLS AND SIDEWALKS OUTSIDE OF ROAD AND ALLEY SECTIONS ARE SHOWN FOR REFERENCE ONLY AND SHALL BE APPROVED UNDER SEPARATE PERMIT BY OTHERS.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

CITY OF KIRKLAND
DEPT. OF PUBLIC WORKS/UTILITIES

APPROVED BY	
UTILITIES ENGINEER	DATE
SUPERVISOR ENGINEER	DATE

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TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-8923
425.821.8448
425.821.3481 fax
800.488.0758 toll free
www.triadassoc.com

PRELIMINARY GRADING AND UTILITY PLAN

CITY MINISTRIES HOUSING PROJECTS

CITY OF KIRKLAND, WASHINGTON

REVISED BY:	DATE	REVISION	BY	CK
NO.			DATE:	

DAVID A. ROBERTSON, PLS
PROJECT MANAGER
NICK A. YINGER, PLS
PROJECT SURVEYOR
SHERI H. MURATA
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 6/01/06
SCALE: HORIZ.: 1"=30' VERT.: N/A

PRELIMINARY

SHERI HIDEKO MURATA
STATE OF WASHINGTON
41545
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 11/12/07

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-261

SHEET NO. C2 OF C2

Revision, 6/26/2006 2:32 PM, C:\TRIAD\C2C2C2C2\Tempfiles\Preliminary\Drawing1(05-261 rev. 7)(C2)
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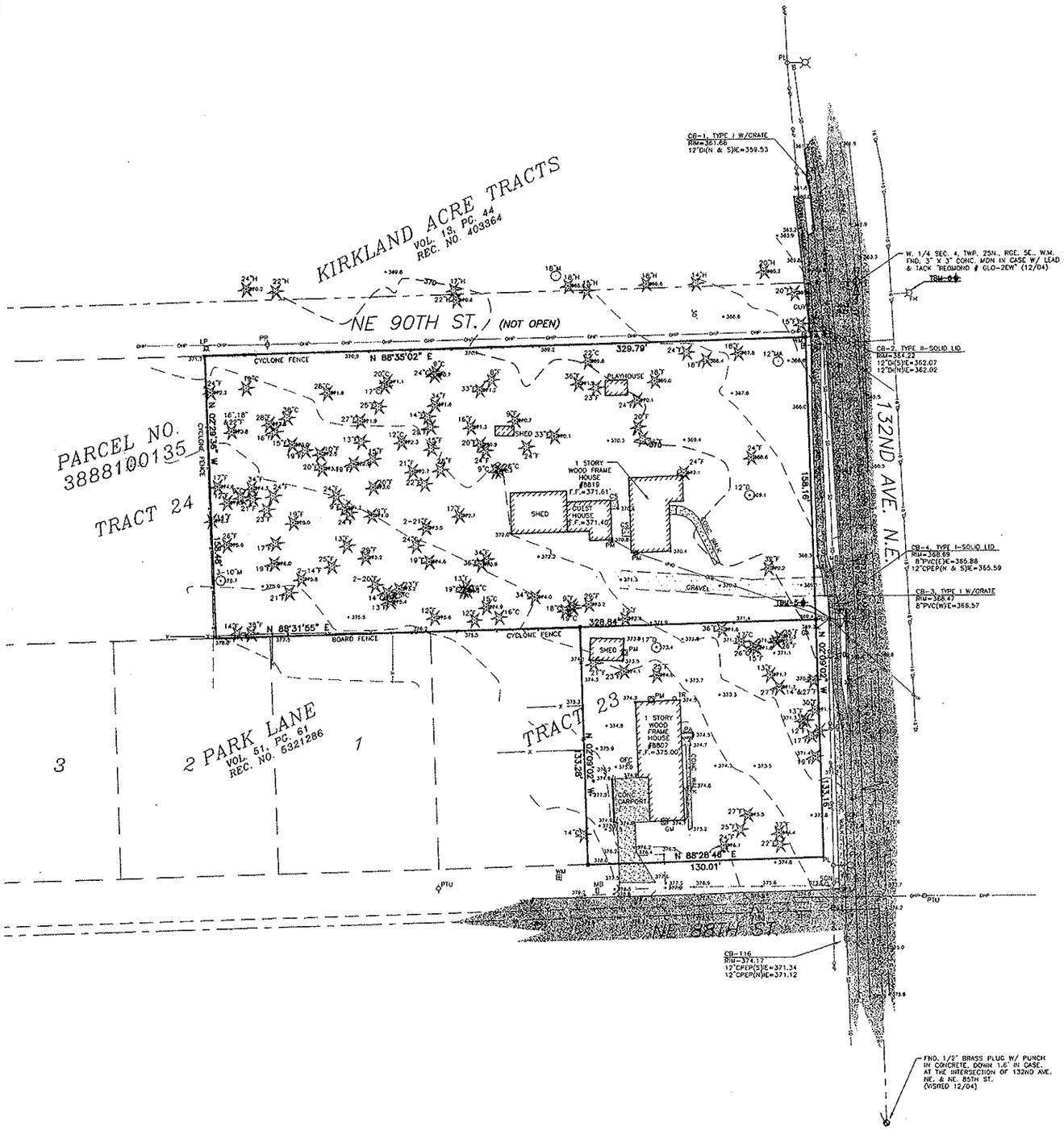

Scale 1" = 30'

30 0 30 60 90

MERIDIAN:

PLAT OF KIRKLAND ACRE TRACTS AS RECORDED IN VOLUME 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.

DATUM:

NAVD 88

CONTOUR INTERVAL = 2'

EQUIPMENT & PROCEDURES:

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

BENCHMARKS:

ORIGINAL BM: CITY OF REDMOND # GLO – 2EW, 3" X 3" CONC. MON. IN W/ LEAD AND TACK @ INTERSECTION OF 132ND AVE. N.E. & N.E. 90TH ST. ELEV. = 362.86'

TBM – 5: RAILROAD SPIKE IN POWER POLE ON WEST SIDE OF 132ND AVE. N.E. @ SOUTHEAST CORNER OF PROJECT. ELEV. = 370.36'

TBM – 6: SET "X" ON WEST SIDE CAP BOLT IN FIRE HYDRANT ON EAST SIDE OF 132ND AVE. N.E. @ NORTHEAST CORNER OF SITE. ELEV. = 365.82'

GENERAL NOTES:

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY, HOWEVER, MEAD GILMAN & ASSOCIATES DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.

REFERENCES:

1. THE PLAT OF LA ROSE PARK AS RECORDED IN VOLUME 67 OF PLATS, PAGE 48, UNDER RECORDING NO. 5321286, RECORDS OF KING COUNTY, WASHINGTON.
2. THE PLAT OF BURKE & FARRAR'S KIRKLAND ADDITION DIV. NO. 21 AS RECORDED IN VOLUME 20 OF PLATS, PAGE 57, UNDER RECORDING NO. 794617, RECORDS OF KING COUNTY, WASHINGTON.
3. THE PLAT OF THE THREE PINES ADDITION DIV. NO. 2 AS RECORDED IN VOLUME 56 OF PLATS, PAGE 44, UNDER RECORDING NO. 4622834, RECORDS OF KING COUNTY, WASHINGTON.

LEGEND:

CB	CATCH BASIN
CS	CONCRETE SLAB
FF	FINISH FLOOR
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
LP	LIGHT STANDARD
MB	MAILBOX
OFC	OIL FILLER CAP
PA	PLANTER AREA
PL	POWER POLE W/LIGHT
PM	POWER METER
PTU	POWER POLE W/XFMR & UNDERGROUND
SGN	SIGN
TR	TELEPHONE RISER
V/C	VERTICAL CURB
WM	WATER METER
XFMR	TRANSFORMER
C	CEDAR
D	DECIDUOUS
F	FIR
H	HEMLOCK
M	MAPLE
MA	MAGNOLIA

SYMBOLS LEGEND:

CATCH BASIN
FIRE HYDRANT
GUY ANCHOR
GAS METER
LIGHT POLE
MAILBOX
OIL FILLER CAP
POWER POLE(AS NOTED)
POWER METER
SIGN
TELEPHONE RISER
WATER METER
CONIFER (AS NOTED)
DECIDUOUS (AS NOTED)
FENCE LINE AS NOTED
OVERHEAD POWER LINE
STORM DRAIN LINE
UNDERGROUND POWER LINE
WATER LINE
WATER LINE

ASPHALT HATCH
CONCRETE HATCH
GRAVEL HATCH

LEGAL DESCRIPTION:

THE EAST HALF OF TRACT 24 OF KIRKLAND ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY AUDITOR;

(ALSO KNOWN AS LOT A OF KING UNRECORDED LOT LINE ADJUSTMENT NO. 8512027, 20050228001898 IN KING COUNTY, WASHINGTON)

ALONG WITH THE EAST 130 FEET, TRACT 23, KIRKLAND ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THE SOUTH 25 FEET THEREOF.

EXPIRES: 10/03/07

12-9-05

Mead Gilman & Assoc.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 289, WOODINVILLE, WA 98072 (425) 486-1252

SCALE: 1"=30'	CITY MINISTRIES	DRAWN BY: MLP
DATE: 12-9-0425		REVISED
CITY MINISTRIES C/O ESTON CATLETT 9051 132ND AVE. N.E. KIRKLAND, WASHINGTON 98033		
BOUNDARY & TOPOGRAPHIC SURVEY		DRAWING NUMBER 05269
NE1/4, SE1/4, SEC. 4, T. 25 N., R. 5 E., W.M.		

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

DEVELOPMENT STANDARDS LIST
File: ZON06-00021, City Ministries PUD

Zoning Code Standards

105.18.2 Walkway Standards. Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and mounted no more than 20' above the ground.
105.20 Required Parking. 2 parking spaces per unit are required for this use.
105.65 Compact Parking Stalls. Up to 50% of the number of parking spaces may be designated for compact cars.
105.60.2 Parking Area Driveways. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.
105.60.3 Wheelstops. Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.
105.60.4 Parking Lot Walkways. All parking lots which contain more than 25 stalls must include pedestrian walkways through the parking lot to the main building entrance or a central location.
105.77 Parking Area Curbing. All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.
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.
115.45 Dumpster Screening. For uses other than detached dwelling units, duplexes, moorage facilities, parks, and construction sites, all garbage receptacles and dumpsters must be screened from view from the street and from adjacent properties by a solid sight-obscuring enclosure.

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 including: wood decks; access easements or tracts serving more than one lot that does not abut a right-of-way; detached dwelling unit driveways that are outside the required front yard; grass grid pavers; outdoor swimming pools; and pedestrian walkways. 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.
115.115.3.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 low density residential zones, covered entry porches on detached 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.
115.115.5.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 not be closer than 5 feet to any side property line unless certain standards are met.
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 issuance of a grading or building permit:
95.35.2. b. (3) (b) i 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.
95.35.6 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 4 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.

Prior to occupancy:

95.50 Tree Maintenance 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.

95.50.3 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.

110.60.6 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.

CITY OF KIRKLAND
123 FIFTH AVENUE, KIRKLAND, WASHINGTON 98033-6189 (425) 587-3225

Date: 2/22/2007

DEVELOPMENT STANDARDS
CASE NO.: ZON06-00021
PCD FILE NO.:ZON06-00021

FIRE DEPARTMENT CONDITIONS

Additional hydrants required as shown. Hydrants serving the property shall be equipped with 5" Stortz adapter couplings.

Fire lane marking and signs required (specific location of fire lanes markings will be shown on LSM).

Fire flow requirement for this project is 1,000 gpm. Available fire flow in the area is 1,400 gpm.

You can review your permit status and conditions at www.kirklandpermits.net

PUBLIC WORKS CONDITIONS

Permit Information
Permit #: ZON06-00021
Project Name: City Ministries 13 unit PUD
Project Address: 8819 132nd Ave. NE
Date: July 18, 2006

Public Works Staff Contacts
Land Use and Pre-Submittal Process:
Rob Jammerman, Development Engineering Manager
Phone: 425-587-3845 Fax: 425-587-3807
E-mail: rjammer@ci.kirkland.wa.us

Building and Land Surface Modification (Grading) Permit Process:
John Burkhalter, Senior Development Engineer
Phone: 425-587-3846 Fax: 425-587-3807
E-mail: jburkhal@ci.kirkland.wa.us

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.ci.kirkland.wa.us.

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.ci.kirkland.wa.us. The applicant should anticipate the following fees:
o Water and Sewer connection Fees (paid with the issuance of a Building Permit)

- Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
- Septic Tank Abandonment Inspection Fee
- Water Meter Fee (paid with the issuance of a Building Permit)
- Right-of-way Fee
- Review and Inspection Fee (for utilities and street improvements).
- Traffic Impact Fee (paid with the issuance of Building Permit). For additional information, see notes below.

3. Prior to submittal of a Building or Zoning Permit, the applicant must apply for a Concurrency Test Notice. Contact Thang Nguyen, Transportation Engineer, at 425-576-2901 for more information. A separate Concurrency Permit will be created.

4. Building Permits associated with this proposed project will be subject to the traffic impact fees per Chapter 27.04 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s).

5. Any existing single family homes within this project which are demolished will receive a Traffic Impact Fee credit. The credit amount for each demolished single family home will be equal to the most currently adopted Traffic Impact Fee schedule.

6. 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.

7. 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.

8. 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).

9. A completeness check meeting is required prior to submittal of any Building Permit applications.

10. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall be approved by Waste Management and the City.

Sanitary Sewer Conditions:

1. As depicted on sheet C2 of the plan submittal, extend an 8-inch sewer main from the new sewer main in NE 90th St, south through the project parking lot and then east on NE 88th Street to 132nd Ave. NE. The sewer main through the parking lot shall be encompassed in a 20 ft. wide utility easement.

2. Provide a plan and profile design for the sewer line extension

3. The existing septic system shall be abandoned per City standards.

4. Provide a 6-inch minimum side sewer stub to each unit.

Water System Conditions:

1. The existing water main in 132nd Ave. NE and NE 88th St. is adequate.
2. As depicted on sheet C2 of the project submittal, loop an 8-inch water main through the site between the water main in NE 88th Street and NE 90th Street. The water main shall be encompassed in a 20 ft. wide utility easement (the same easement for the sewer main).

3. Replace the 6-inch water main in NE 88th St. with an 8-inch water main from 132nd Ave. NE to the new 8-inch loop through the site (depicted on sheet C2).

4. Provide water service to the project per the Uniform Plumbing Code.

5. The existing water service may be used provided that it is in the right location, is not galvanized, and is sized adequately to serve the building (per the Plumbing Code).

6. Per the Fire Departments request, provide a new hydrant within the site off of the new 8-inch water main loop.

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 1998 King County Surface Water Design Manual.

2. Storm detention calculations for the entire site are required.

3. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).

4. For new or reconstructed impervious areas, which are subject to vehicular use, and greater than 5,000 sq. ft., provide storm water quality treatment per the most current City-adopted Surface Water Design Manual.

5. When applicable, structural source control measures, such as car wash pads or dumpster area roofing, shall be shown on the site improvement plans submitted for engineering review and approval.

6. The National Pollutant Discharge Elimination System (NPDES) Phase II Final Rule requires operators of small construction sites (disturbing between 1 and 5 acres of land) to obtain a Construction Storm water General Permit through the Washington State Department of Ecology. Information about the permit can be obtained at:
Washington State Department of Ecology http://www.ecy.wa.gov/programs/wq/stormwater/construction/
U.S. EPA Office of Wastewater Management http://cfpub.epa.gov/npdes/stormwater/const.cfm
Specific question can be directed to:
Jeff Killelea
PO Box 47600
Olympia, WA 98504-7600
(360) 407-6127
jkil461@ecy.wa.gov

7. Provide an erosion control plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 1998 King County Surface Water Design Manual.

8. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from April 1 to October 31, all denuded soils must be covered within 15 days; between November 1 and March 31, all denuded soils must be covered within 12 hours. If an erosion problem already exists on the site, other cover protection and erosion control will be required.

9. All roof and driveway drainage must be tight-lined to the storm drainage system.

10. Provide a plan and profile design for the storm sewer system.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts 132nd Ave. NE (an arterial type street), NE 90th St (a collector type street) and NE 88th St (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 these streets must be improved with the following:

132nd Ave. NE

A. Dedicate 2 ft. of property for right-of-way
B. Widen the street to 22 ft. from centerline to face of curb.
C. 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.

NE 90th St.
A. Widen the street to 17 ft. from centerline to face of curb (this assumes that the street improvements have been installed on the north side of NE 90th St.
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.

NE 88th St
A. Widen the street to 12 ft. from centerline to face of curb.
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.

2. A 2-inch asphalt street overlay will be required where more than three utility trench crossings occur with 150 lineal ft. of street length or where utility trenches parallel the street centerline. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.

3. Install a Type III barricade at the west end of the NE 90th Street improvements

4. As shown on the plans, the access through the site should be connected between NE 88th St. and NE 90th St.

5. Prior to the final of the building or grading permit, pay for the installation of stop and street signs at the new intersections.

6. Install "NO PARKING ANYTIME" signs along 132nd Ave. NE.

7. Install new monuments at the intersection of NE 90th St. and 132nd Ave. NE

8. 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.

9. Underground all new and existing on-site overhead utility lines.

10. 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 on 132nd Ave. NE and NE 88th St. 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 a condition requiring all associated lots to sign a LID No Protest Agreement prior to the issuance of a building permit for said lot. In addition, if a house is to be saved on one of the lots within the subdivision, a LID No Protest Agreement shall be recorded against this lot at the time of subdivision recording.

11. New street lights are required per Puget Power design and Public Works approval. Design must be submitted prior to issuance of a grading or building permit.

CITY OF KIRKLAND
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(425) 587-3225

DETERMINATION OF NONSIGNIFICANCE (DNS) .

CASE #: SEP06-00024 DATE ISSUED: 1/19/2007

DESCRIPTION OF PROPOSAL

Planned Unit Development (PUD) to allow construction of 13 detached dwelling units (3 units will be Affordable Housing Units) and associated onsite infrastructure on a 1.59 acre (69,451 square foot) parcel zoned RSX 7.2. Through the PUD process, the applicant is requesting modifications from the Kirkland Zoning Code such as additional density, setback encroachments and allowing multiple dwelling units on a single parcel. Additional Zoning Provisions, per KZC Section 125.20, could be modified as part of the review process. The applicant will be required to install public improvements (curb, gutter, sidewalk, etc.) within the 132nd Avenue and NE 90th Street right-of-ways.

PROPONENT: **THE CITY MINISTRIES**

LOCATION OF PROPOSAL

8819 AND 8807 132ND AVENUE NE

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.

There is no comment period for this DNS.

Responsible official: 1/18/07
Date

Eric Shields, Director
Department of Planning and Community Development
425-587-3225

Address: City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033-6189

Betty Kalson
Distributed By

1/19/07
Date:

SEPA_A, rev: 1/18/2007

ATTACHMENT 4

ZON06-00021: City Min PUD

You may appeal this determination to **NANCY COX at Kirkland City Hall, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 p.m., Friday, February 02, 2007 by WRITTEN NOTICE OF APPEAL.**

You should be prepared to make specific factual objections. Contact Nancy Cox to read or ask about the procedures for SEPA appeals.

Please reference case # SEP06-00024.

cc: Case # ZON06-00021

Betty Kalar

Distributed By:

1/19/07

Date:

SEPA_A, rev: 1/18/2007

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.828.1257
www.ci.kirkland.wa.us

MEMORANDUM

To: Eric R. Shields, AICP, SEPA Responsible Official

From: Tony Leavitt, Planner

Date: January 17, 2007

File: ZON06-00021, SEP06-00024

Subject: **ENVIRONMENTAL DETERMINATION FOR CITY MINISTRIES PLANNED UNIT DEVELOPMENT (PUD)**

Proposal

City Ministries, represented by Riebe and Associates Inc., has submitted an environmental checklist (see Enclosure 1) and related materials for the proposed Planned Unit Development (PUD) being reviewed under file number ZON06-00021. The applicant is requesting a Planned Unit Development (PUD) to allow construction of 13 detached dwelling units (3 units will be Affordable Housing Units) and associated onsite infrastructure on a 1.59 acre (69,451 square foot) parcel zoned RSX 7.2 (see Enclosure 2). Through the PUD process, the applicant is requesting modifications from the Kirkland Zoning Code such as additional density, setback encroachments and allowing multiple dwelling units on a single parcel. The applicant will be required to install public improvements (curb, gutter, sidewalk, etc.) within the 132nd Avenue and NE 90th Street right-of-ways.

Environmental Issues

I have had an opportunity to visit the site and review the environmental checklist and the following related materials:

- Traffic Concurrency Memo from Thang Nguyen; November 23, 2005 (Enclosure 3)
- Traffic Concurrency Extension Memo from Thang Nguyen; December 22, 2006 (Enclosure 4)

Based on a review of these materials, the main environmental issue related to the development of this project is potential traffic impacts. Additionally during the initial public comment period for the zoning permit application, the City received a total of 5 emails (see Enclosures 5 thru 9). These communications raised concerns about additional potential environmental impacts of the proposed project. These concerns include neighborhood traffic impacts, increased density, and tree retention. An analysis of each of these key environmental issues follows. Additional issues brought up in these letters concern the zoning permit application and will be addresses as part of the staff's review of the application.

Traffic Impacts

Neighbors are concerned that the proposed PUD will have a negative impact on the neighborhood. The Public Works Department has reviewed the Concurrency Management Review Application for the proposed PUD (see Enclosure 3 and 4) and concluded that the project will not have a negative traffic impact on existing facilities. The proposed project will have a net trip generation increase of 105 daily trips and 11 PM Peak Trips. Based on this preliminary trip generation information, the proposed project passed concurrency on November 23, 2005 and an extension was approved on December 22, 2006. It should be noted that a typical 9 unit development (the current allowed density) would have a net trip generation increase of 67 daily trips and 7 PM Peak Trips.

Increased Density

Neighbors have concerns about the density of the proposed project. The zoning for the subject property allows one unit per 7,200 square feet of lot area. The subject property is 69,451 square feet, so the allowed density for the subject property is 9 units. Kirkland Zoning Code Chapter 125, Planned Unit Development Review process, the applicant can propose a density of up to 13 units if the 3 of the units are designated as "affordable housing units". As part of the zoning permit application review, the request to increase the allowed density will be reviewed for compliance with the Kirkland Zoning Code Chapter 125.

Significant Tree Retention

Neighbors are concerned about the removal of a significant number of trees on the subject property. According to an arborist report submitted by the applicant (see Enclosure 10), the subject property contains a total of 148 trees. A total of 78 trees are defined as significant trees. As part of the zoning permit application review, staff will review the arborist report and proposed development plans to ensure compliance with Kirkland Zoning Code Chapter 95- Tree Management and Required Landscaping.

Summary

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 through the applicable zoning permit review process. 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]

I have not identified any significant adverse environmental impacts. Therefore, I recommend that a Determination of Non-Significance be issued for this proposed action.

Should you have any questions, please contact me.

---

[1] ESHB 1724, adopted April 23, 1995

SEPA ENCLOSURES

1. Environmental Checklist
2. Development Plans
3. Traffic Concurrency Memo from Thang Nguyen dated November 23, 2005
4. Traffic Concurrency Extension Memo from Thang Nguyen dated December 22, 2006
5. Email from Mary Kooistra
6. Letter from Robert Brewer
7. Letter from Carol Nielson
8. Letter from John and Lyn Qualsund
9. Letter from Jan Rucker
10. Evaluation of Trees from Brian Gilles dated February 16, 2006

Review by Responsible Official:

✓ I concur _____ I do not concur

Comments:_____

Eric R. Shields, Planning Director — 1/18/07 Date

CITY OF KIRKLAND

ENVIRONMENTAL CHECKLIST

RECEIVED
JUN 20 2006
PM
PLANNING DEPARTMENT
BY

Purpose of Checklist:

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

Instructions for Applicants:

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

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

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of Checklist for Non project Proposals:

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

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

ENCLOSURE 1

SEP06-00024

EVALUATION FOR AGENCY USE ONLY Reviewed by Tony Leavitt Project Planner

TO BE COMPLETED BY APPLICANT

10. List any government approvals or permits that will be needed for your proposal, if known.

    Planned Unit Development approval, Building and associated construction permits required by City of Kirkland

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 or project description.)

    Site is approximately 1.57 acres. Proposal is to construct 13 dwelling units in 2 story single family wood frame buildings along with site improvements.

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.

    The project site is located at 8819 and 8807 132nd Ave. NE.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other _____. Describe location and areas on the site that have different topography.

Relatively Flat Property.

b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.

The steepest slope on the site is approximately 11%.

c. What general types of soils are found on the site (for example, clay,

TO BE COMPLETED BY APPLICANT

Sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils on the site are generally Alderwood gravelly sandy loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None were observed.

e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill.

Filling and grading will be for the purpose of constructing building pads, parking areas and drive aisles. An estimated 2,240 cu. yds of cut and 1,140 cu. yds of fill will occur.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No significant risk of erosion. Potential on-site erosion will be controlled by implementation of an approved temporary erosion and sedimentation control plan (TESCP).

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 39 percent of the site will be covered with impervious surfaces after project construction, including: residences, walkways, driveways, and parking areas.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

A TESC Plan will be implemented to reduce or control erosion, utilizing silt fences and/or catchbasins protection. Landscaping will also be installed to reduce the effects of erosion.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed: If any, generally describe and give approximate quantities if known.

TO BE COMPLETED BY APPLICANT

During construction period typical dust and emissions from construction equipment operations are likely. No lasting effects are anticipated upon project completion beyond those normally expected within a residential area.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None are known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Proposed measures to reduce or control emissions or other impacts during construction will include watering for dust control, and adhering to jurisdictional guidelines for construction working hours.

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.

No surface water body is located either on-site nor immediately adjacent to the site

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. Note approximate distance between surface waters and any construction, fill, etc..

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material, if from on site.

N/A

TO BE COMPLETED BY APPLICANT

4) Will the proposal required surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

   No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

   No.

6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

   No.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

   No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

   None.

c. Water Runoff (including storm water):

1) Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

   Stormwater will be collected from roof drains, sidewalks, parking areas and landscaped areas, and will be conveyed through a tight-line system to a combined detention/water

TO BE COMPLETED BY APPLICANT

mitigate vegetation removed for the development. See attached Evaluation of Trees dated 2/17/06 and submitted Landscape Plan.

5. ANIMALS

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

birds:	hawk, heron, eagle, songbirds, other: Sparrows
mammals:	deer, bear, elk, beaver, other: Squirrels
fish	salmon, trout, herring, shellfish, other: None

b. List any threatened or endangered species known to be on or near the site.

None are known.

c. Is the site part of a migration route: If so, explain.

Not that is known.

d. Proposed measures to preserve or enhance wildlife, if any:

Installation of landscaping will provide habitat for songbirds and potentially small mammals.

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.

The site will use electric power for typical residential purposes.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

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:

Energy efficient construction methods and materials will be used to reduce or control energy impacts for the project.

TO BE COMPLETED BY APPLICANT

b. Noise

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

Traffic noise from 132nd Avenue NE and typical residential noise exist near street.

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.

On a short term basis, noise from construction equipment is expected. This noise will cease with the completion of construction. On a long term basis, noise typical of a residential environment is anticipated.

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

Construction equipment will have operating mufflers and construction activity will be limited to approved business hours. Off site noise will be mitigated through building insulation, wall mass, and double glazed windows.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

The property is currently vacant. Dilapidated single family residences have been previously removed.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

No structures exist on site.

d. Will any structures be demolished? If so, what?

NA

e. What is the current zoning classification of the site?

TO BE COMPLETED BY APPLICANT

Inclusion of three (3) affordable and ten (10) market rate units.

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?

It is anticipated that the tallest height of any proposed structure will be approximately 30 feet; principal proposed exterior building material is wood.

30' above ABE is height max in BSX 7.2 Zone.

b. What views in the immediate vicinity would be altered or obstructed?

Neighbors South, East, and West of the site will have view of new development instead of trees and open space.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The proposed single-family development will require Planned Unit Development Approval. The project shall comply with additional design standards in the concomitant agreement.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur:

Porch, Driveway, and parking area lighting will be provided.

b. Could light or glare from the finished project be a safety hazard or interfere with views:

No.

c. What existing off-site sources of light or glare may affect your proposal?

None are known.

d. Proposed measures to reduce or control light and glare impacts, if any:

Project shall comply with the City of Kirkland Exterior Lighting Standards.

TO BE COMPLETED BY APPLICANT

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None are known.

c. Proposed measures to reduce or control impacts, if any:

None.

14. TRANSPORTATION

a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.

The project will utilize one driveway to provide access to/from NE 90th Street and NE 88th Street. (See attached site plan.)

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop.

Yes. An existing transit stop is located on 132nd Ave. in the vicinity of the project.

c. How many parking spaces would the completed project have: How many would the project eliminate?

Twenty-Six (26) parking spaces will be provided. No existing places exist.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NE 90th Street is currently un-improved. Improvements per the City of Kirkland standards will be provided. Road improvements

EVALUATIC ˜OR
AGENCY USL .LY

TO BE COMPLETED BY APPLICANT

- water	City of Kirkland
- Sewer	City of Kirkland
- Storm Drainage	City of Kirkland
- Power	PSE
- Telephone	Verizon
- Cable	Comcast

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____
E. Dennis Riebe, President Riebe & Associates, Inc.

Date Submitted: 6/19/06

Relationship of signer to project: **Architect**

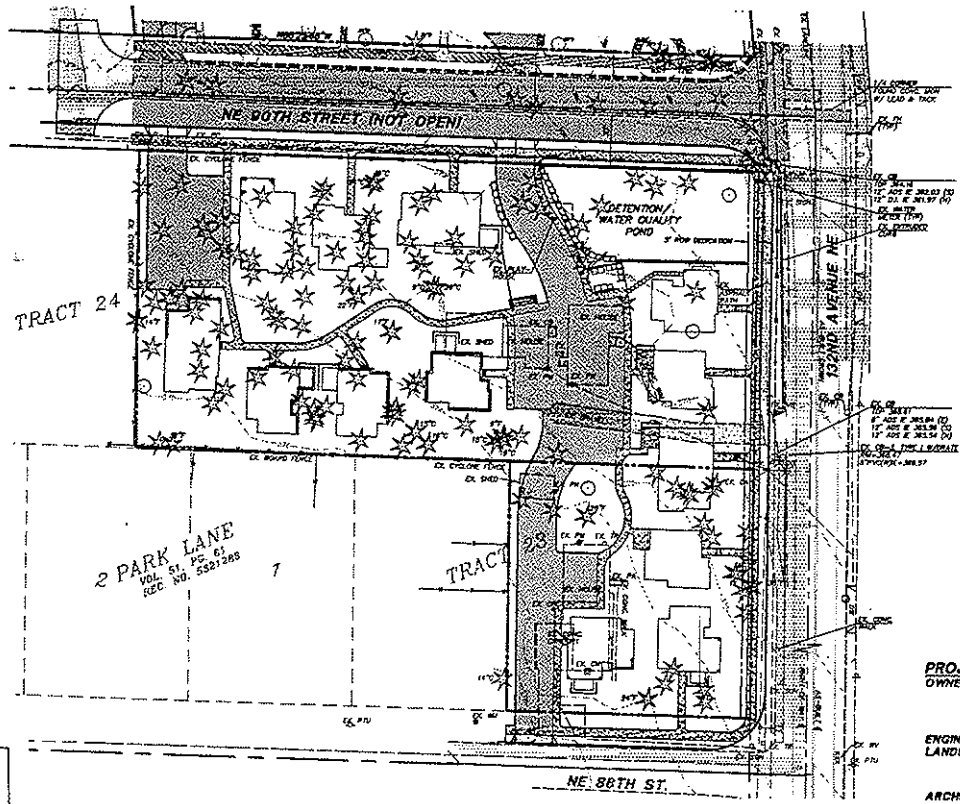
City of Kirkland
Reviewed by Tony Leavitt, Project Planner

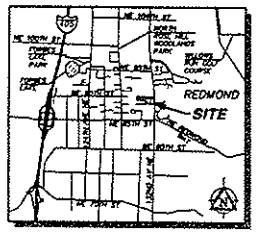
1.8.07

A PORTION OF NE 1/4, NE 1/4, SEC 4, TWP 25 N, RGE 5 E, W.E.

CITY MINISTRIES HOUSING PROJECTS

PRELIMINARY PUD





VICINITY MAP
NOT TO SCALE

SITE INFORMATION

SITE ADDRESS:	8819 132ND AVENUE NE
PERMIT NUMBER:	PRE05-00104
ACREAGE:	69,451 SF/1.59 ACRES
NO. OF LOTS:	1
PROPOSED DENSITY:	4.4 D.U./ACRE
ZONING:	RSX 7.2
SEWER DISTRICT:	CITY OF KIRKLAND
WATER DISTRICT:	CITY OF KIRKLAND
POWER:	PUGET SOUND ENERGY
TELEPHONE:	VERIZON
CABLE TELEVISION:	COMCAST
GAS:	PUGET SOUND ENERGY
SCHOOL DISTRICT:	LAKE WASHINGTON
FIRE DISTRICT:	CITY OF KIRKLAND
BUILDING SETBACKS:	20' FRONTYARD 5' STREET SIDE YARD 5' SIDE YARD 10' REAR YARD

NOTE: BUILDINGS, WALLS AND SIDEWALKS OUTSIDE OF ROAD AND ALLEY SECTIONS ARE SHOWN FOR REFERENCE ONLY AND SHALL BE APPROVED UNDER SEPARATE PERMIT BY OTHERS.

PROJECT CONTACTS

OWNER/APPLICANT:	CITY MINISTRIES 9051 132ND AVENUE NE KIRKLAND, WA 98033 (425) 803-3233 CONTACT: ESTON CATLETT
ENGINEER/ LANDSCAPE ARCHITECT:	TRIAD ASSOCIATES 12112 115TH AVENUE NE KIRKLAND, WA 98034 (425) 821-8448 CONTACT: DAVID ROBERTSON
ARCHITECT:	RIEBE AND ASSOCIATES, INC 2113 116TH AVENUE NE, SUITE A BELLEVUE, WA 98004 (425) 451-4084 CONTACT: DENNIS RIEBE
GEOTECHNICAL ENGINEER:	TERRA ASSOCIATES, INC. 12525 WILLOWS ROAD, SUITE 101 KIRKLAND, WA 98034 (425) 821-7777 CONTACT: TED SCHOPFER

SHEET INDEX

C1 OF C2	COVER SHEET
S1 OF S1	BOUNDARY AND TOPOGRAPHIC SURVEY
PUD-1 OF PUD-3	SITE PLAN
PUD-2 OF PUD-3	BUILDING ELEVATIONS
PUD-3 OF PUD-3	BUILDING HEIGHT CALCULATIONS
C2 OF C2	PRELIMINARY GRADING AND UTILITY PLAN
L1 OF L1	LANDSCAPE PLAN

LEGAL DESCRIPTION

THE EAST HALF OF TRACT 24 OF KIRKLAND ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARING

NAD83
S04°38'21"E
BETWEEN TWO FOUND MONUMENTS ALONG THE CENTERLINE OF 132ND STREET NE AT THE INTERSECTION OF 93RD STREET NE AND NE 90TH STREET, SAID LINE BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, T 25 N., R 5 E., W.M.

CONTOUR INTERVAL: 2 FOOT

VERTICAL DATUM

NAVD 88

ORIGINATING BENCHMARKS:
"REDMOND BM #48 1989" – 0.25" DIA. BRASS DISK IN 0.50" DIA. CONCRETE MON. IN THE SOUTHEAST CORNER OF THE INTERSECTION OF NE 104TH STREET AND 132ND AVENUE NE. MON. IS 0.65' BELOW TOP OF CASE, STAMPED – BM48 C.O.R.
EL=334.28 (NGVD 29 EL=330.689)

"REDMOND BM #49 1989" – 0.25" DIA. BRASS DISK IN 0.50' DIA. CONCRETE MON. SET ON EAST SIDE OF INTERSECTION OF NE 98TH STREET AND 132ND AVENUE NE. MON IS 0.65' BELOW TOP OF CASE, STAMPED – BM49 C.O.R.
EL=373.11 (NGVD 29 EL=369.526)

TEMPORARY BENCHMARKS:

TBM-A
SET 60d NAIL IN POWER POLE W/ STREET LIGHT @ WEST SIDE 132ND AVENUE NE, NEAR CORNER SITE.
EL=308.02

TBM-B
SET R.R. SPIKE ON SE FACE OF A POWER POLE AT THE NE QUADRANT OF THE INTERSECTION OF NE 91ST STREET AND 130TH AVENUE NE.
EL=377.59

TBM-C
SET O-GOLED SQUARE AT THE SE CORNER OF A CONCRETE PAD IN PARKING LOT 150'± SOUTH OF SOUTH SIDE OF MAIN CHURCH.
EL=396.80

NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A ONE MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
3. NO EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT ARE SHOWN.
4. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, CONCRETE, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. EVIDENCE OF OCCUPATION OF LAND (FOR EXAMPLE: FENCES, STRUCTURES, PAVING, GRAVELED SURFACES, ETC.) MAY NOT COINCIDE WITH THE DEEDED BOUNDARY LINES AS SHOWN ON THIS DRAWING. THERE ARE AREAS ON THIS SURVEY APPEARING TO HAVE DISCREPANCIES BETWEEN THE DEEDED BOUNDARY LINES AND CERTAIN EVIDENCE OF OCCUPATION. WHERE DISCREPANCIES EXIST TRIAD RECOMMENDS THAT THE OWNER OR POTENTIAL PURCHASER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL BOUNDARY DISPUTES.
6. TOPOGRAPHY PROVIDED BY MEAD GUMAN & ASSOCIATES DRAWING NUMBER 05269 DATED 12/09/05.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

LEGEND

PROPOSED FEATURES

- BOUNDARY
- RIGHT-OF-WAY
- CUTTER, FLOW, & CURB LINE
- CENTER LINE
- EASEMENT
- BUILDING SETBACK LINE (REQ.)
- STORM DRAIN PIPE
- SEWER MAIN
- SEWER SERVICE
- WATER MAIN
- 10' EXISTING CONTOURS
- 2' EXISTING CONTOURS
- 10' PROPOSED CONTOURS
- 2' PROPOSED CONTOURS
- DITCH BASIN, TYPE I
- DITCH BASIN, TYPE II
- STORM CLEANOUT
- YARD DRAIN
- SEWER MANHOLE
- SEWER CLEANOUT
- SINGLE METER METER
- DOUBLE METER METER
- FIRE HYDRANT
- AIR/VAC RELEASE VALVE
- BLOW OFF
- GATE VALVE
- TEE
- BEND
- REDUCER
- CONCRETE BLOCKING
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING ASPHALT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE

EXISTING FEATURES

- EXISTING STORM DRAIN PIPE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING POWER LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING GAS MAIN
- EXISTING TELEPHONE LINE
- EXISTING DITCH BASIN, TYPE I
- EXISTING DITCH BASIN, TYPE II
- EXISTING SEWER MANHOLE
- EXISTING POWER POLE
- EXISTING POWER VAULT
- EXISTING GUY ANCHOR
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING AIR/VAC RELEASE VALVE
- EXISTING BLOW OFF
- EXISTING GATE VALVE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

SCALE: 1" = 30'

CITY OF KIRKLAND
DEPT. OF PUBLIC WORKS/UTILITIES

APPROVED BY
UTILITIES ENGINEER DATE
SUPERVISOR ENGINEER DATE

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TRIAD ASSOCIATES

COVER SHEET

CITY MINISTRIES HOUSING PROJECTS

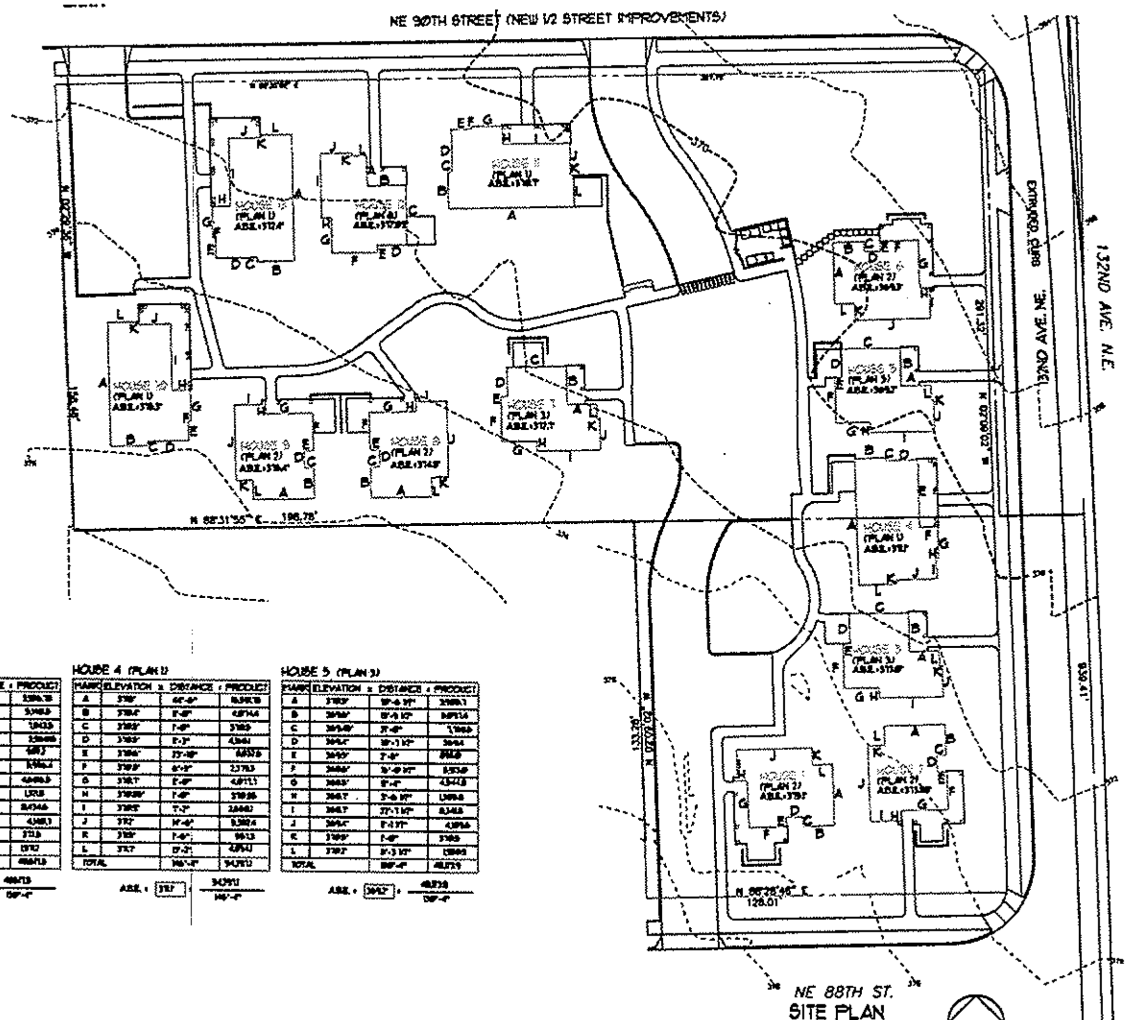
CITY OF KIRKLAND, WASHINGTON

PRELIMINARY

JOB NO. 05-261

SHEET NO. C1 of C2

ENCLOSURE 2
S2006-00024



SITE PLAN

1" = 20'-0"

BUILDING HEIGHT CALCULATIONS

HOUSE 1 (PLAN 2)

MARK	ELEVATION	x DISTANCE	= PRODUCT
A	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]
F	[illegible]	[illegible]	[illegible]
G	[illegible]	[illegible]	[illegible]
H	[illegible]	[illegible]	[illegible]
I	[illegible]	[illegible]	[illegible]
J	[illegible]	[illegible]	[illegible]
K	[illegible]	[illegible]	[illegible]
L	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]

A.B.E. = [illegible] = [illegible] / [illegible]

HOUSE 2 (PLAN 2)

MARK	ELEVATION	x DISTANCE	= PRODUCT
A	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]
F	[illegible]	[illegible]	[illegible]
G	[illegible]	[illegible]	[illegible]
H	[illegible]	[illegible]	[illegible]
I	[illegible]	[illegible]	[illegible]
J	[illegible]	[illegible]	[illegible]
K	[illegible]	[illegible]	[illegible]
L	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]

A.B.E. = [illegible] = [illegible] / [illegible]

HOUSE 3 (PLAN 3)

MARK	ELEVATION	x DISTANCE	= PRODUCT
A	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]
F	[illegible]	[illegible]	[illegible]
G	[illegible]	[illegible]	[illegible]
H	[illegible]	[illegible]	[illegible]
I	[illegible]	[illegible]	[illegible]
J	[illegible]	[illegible]	[illegible]
K	[illegible]	[illegible]	[illegible]
L	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]

A.B.E. = [illegible] = [illegible] / [illegible]

HOUSE 4 (PLAN 1)

MARK	ELEVATION	x DISTANCE	= PRODUCT
A	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]
F	[illegible]	[illegible]	[illegible]
G	[illegible]	[illegible]	[illegible]
H	[illegible]	[illegible]	[illegible]
I	[illegible]	[illegible]	[illegible]
J	[illegible]	[illegible]	[illegible]
K	[illegible]	[illegible]	[illegible]
L	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]

A.B.E. = [illegible] = [illegible] / [illegible]

HOUSE 5 (PLAN 3)

MARK	ELEVATION	x DISTANCE	= PRODUCT
A	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]
F	[illegible]	[illegible]	[illegible]
G	[illegible]	[illegible]	[illegible]
H	[illegible]	[illegible]	[illegible]
I	[illegible]	[illegible]	[illegible]
J	[illegible]	[illegible]	[illegible]
K	[illegible]	[illegible]	[illegible]
L	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]

A.B.E. = [illegible] = [illegible] / [illegible]

AVERAGE BUILDING ELEVATION (A.B.E.) = TOTAL PRODUCT / TOTAL DISTANCE

HOUSE 6 (PLAN 2)

MARK	ELEVATION	x DISTANCE	= PRODUCT
A	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]
F	[illegible]	[illegible]	[illegible]
G	[illegible]	[illegible]	[illegible]
H	[illegible]	[illegible]	[illegible]
I	[illegible]	[illegible]	[illegible]
J	[illegible]	[illegible]	[illegible]
K	[illegible]	[illegible]	[illegible]
L	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]

A.B.E. = [illegible] = [illegible] / [illegible]

HOUSE 7 (PLAN 3)

MARK	ELEVATION	x DISTANCE	= PRODUCT
A	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]
F	[illegible]	[illegible]	[illegible]
G	[illegible]	[illegible]	[illegible]
H	[illegible]	[illegible]	[illegible]
I	[illegible]	[illegible]	[illegible]
J	[illegible]	[illegible]	[illegible]
K	[illegible]	[illegible]	[illegible]
L	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]

A.B.E. = [illegible] = [illegible] / [illegible]

HOUSE 8 (PLAN 2)

MARK	ELEVATION	x DISTANCE	= PRODUCT
A	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]
F	[illegible]	[illegible]	[illegible]
G	[illegible]	[illegible]	[illegible]
H	[illegible]	[illegible]	[illegible]
I	[illegible]	[illegible]	[illegible]
J	[illegible]	[illegible]	[illegible]
K	[illegible]	[illegible]	[illegible]
L	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]

A.B.E. = [illegible] = [illegible] / [illegible]

HOUSE 9 (PLAN 2)

MARK	ELEVATION	x DISTANCE	= PRODUCT
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B	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]
F	[illegible]	[illegible]	[illegible]
G	[illegible]	[illegible]	[illegible]
H	[illegible]	[illegible]	[illegible]
I	[illegible]	[illegible]	[illegible]
J	[illegible]	[illegible]	[illegible]
K	[illegible]	[illegible]	[illegible]
L	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]

A.B.E. = [illegible] = [illegible] / [illegible]

HOUSE 10 (PLAN 1)

MARK	ELEVATION	x DISTANCE	= PRODUCT
A	[illegible]	[illegible]	[illegible]
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C	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]
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J	[illegible]	[illegible]	[illegible]
K	[illegible]	[illegible]	[illegible]
L	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]

A.B.E. = [illegible] = [illegible] / [illegible]

HOUSE 11 (PLAN 1)

MARK	ELEVATION	x DISTANCE	= PRODUCT
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C	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]
F	[illegible]	[illegible]	[illegible]
G	[illegible]	[illegible]	[illegible]
H	[illegible]	[illegible]	[illegible]
I	[illegible]	[illegible]	[illegible]
J	[illegible]	[illegible]	[illegible]
K	[illegible]	[illegible]	[illegible]
L	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]

A.B.E. = [illegible] = [illegible] / [illegible]

HOUSE 12 (PLAN 3)

MARK	ELEVATION	x DISTANCE	= PRODUCT
A	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]
F	[illegible]	[illegible]	[illegible]
G	[illegible]	[illegible]	[illegible]
H	[illegible]	[illegible]	[illegible]
I	[illegible]	[illegible]	[illegible]
J	[illegible]	[illegible]	[illegible]
K	[illegible]	[illegible]	[illegible]
L	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]

A.B.E. = [illegible] = [illegible] / [illegible]

HOUSE 13 (PLAN 1)

MARK	ELEVATION	x DISTANCE	= PRODUCT
A	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]
F	[illegible]	[illegible]	[illegible]
G	[illegible]	[illegible]	[illegible]
H	[illegible]	[illegible]	[illegible]
I	[illegible]	[illegible]	[illegible]
J	[illegible]	[illegible]	[illegible]
K	[illegible]	[illegible]	[illegible]
L	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]

A.B.E. = [illegible] = [illegible] / [illegible]

C.Dennis Riebe
ARCHITECT

CITY MINISTRIES
9051 132nd AVE NE
KIRKLAND, WASHINGTON 98033
TEL: (425) 803-3233

RIEBE & ASSOCIATES, INC.
ARCHITECTURE · PLANNING
2112 116th AVENUE NE. - SUITE A
BELLEVUE, WASHINGTON 98004
PH:(425)451-4004 FAX:(425)451-4078

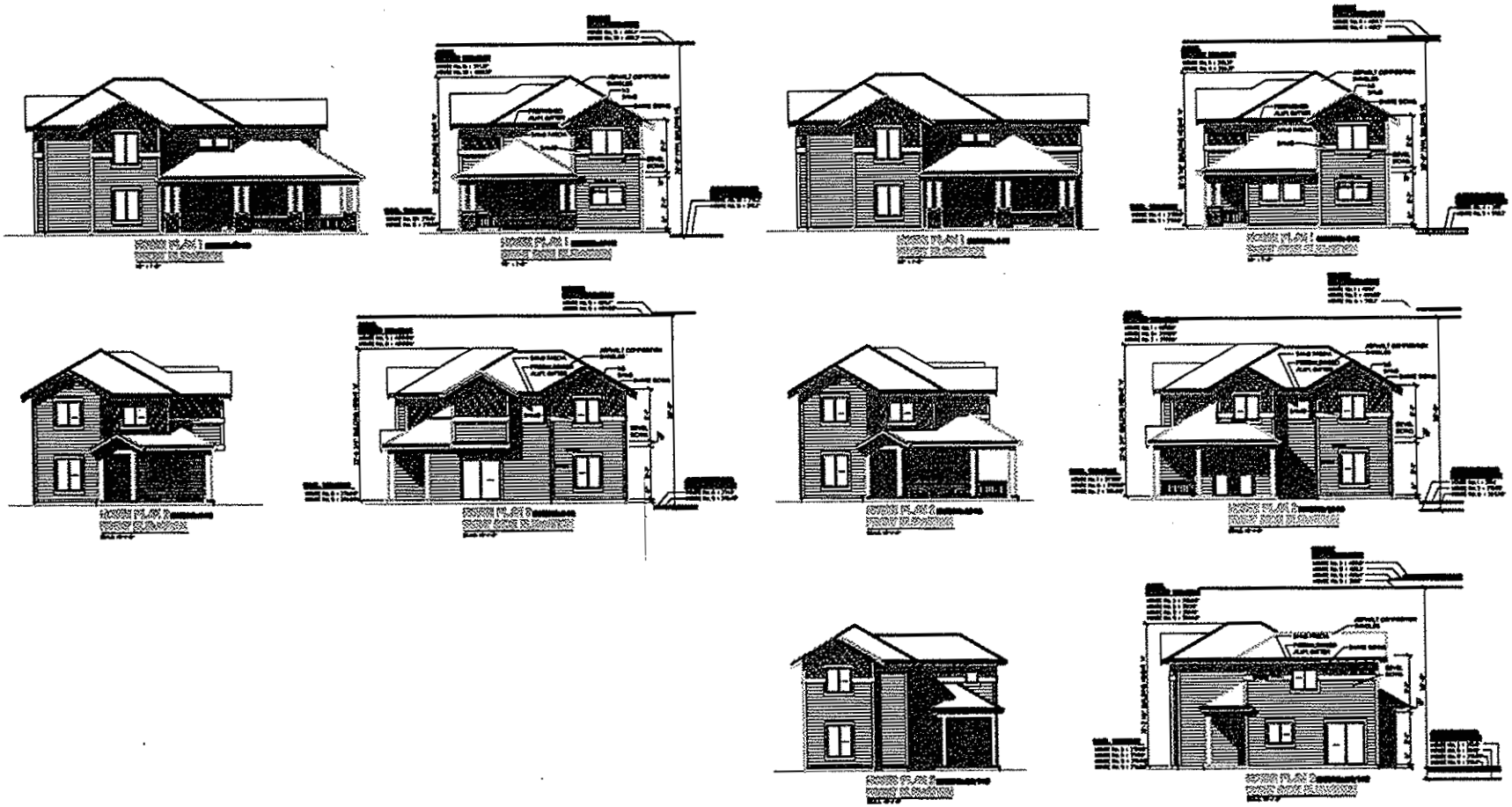
CITY MINISTRIES HOUSING PROJECT

8819 & 8807 132nd AVE NE
KIRKLAND, WASHINGTON

BUILDING HEIGHT CALCULATIONS

PUD SUBMITTAL

PUD-3



CITY MINISTRIES

E.Dennis Reeve ARCHITECT

ARCHITECTURE · PLANNING

2112 116th AVENUE N.E. - SUITE A
BELLEVUE, WASHINGTON 98004
PH(425)453-4484 FAX(425)453-4678

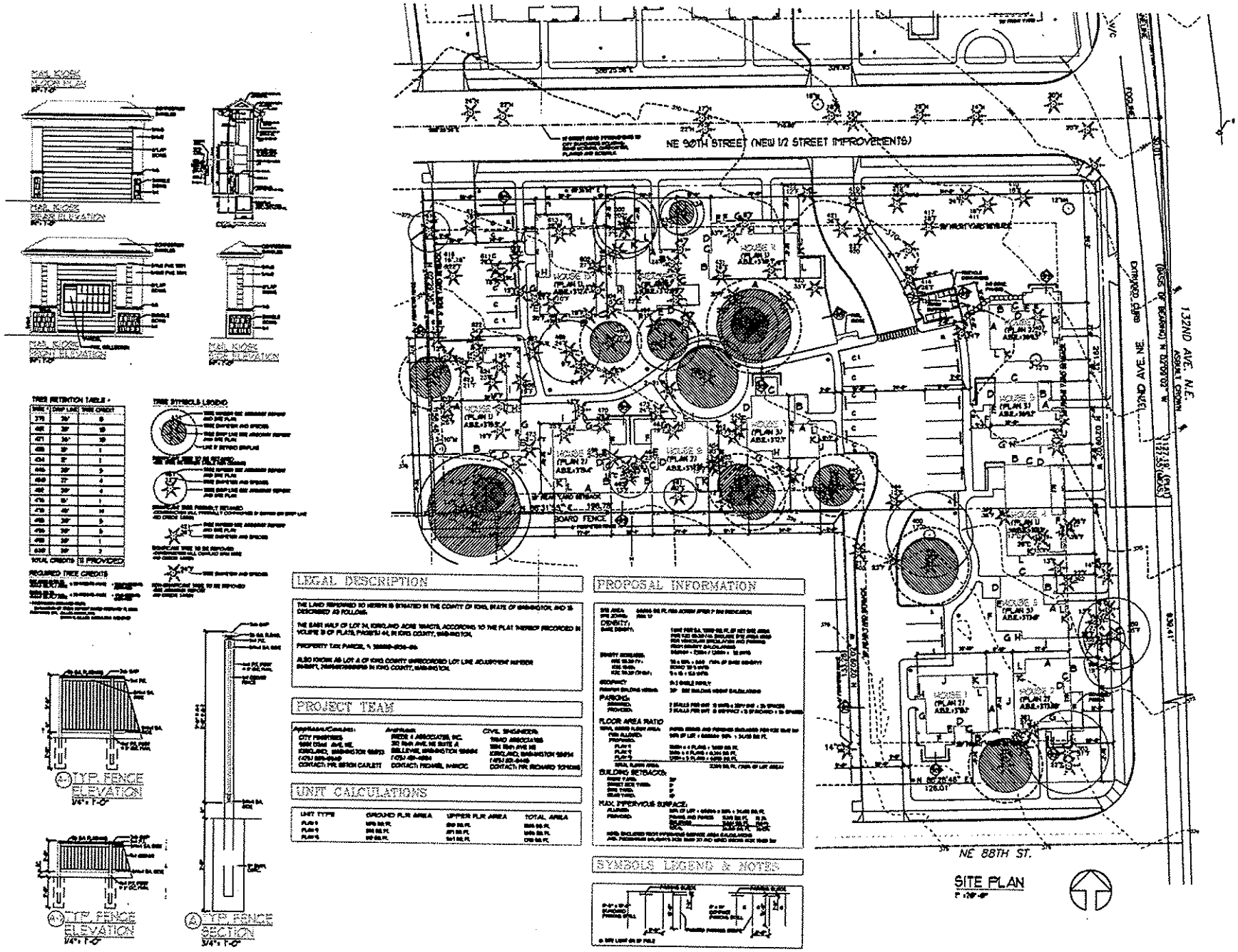
CITY MINISTRIES HOUSING PROJECT

EXTERIOR ELEVATIONS

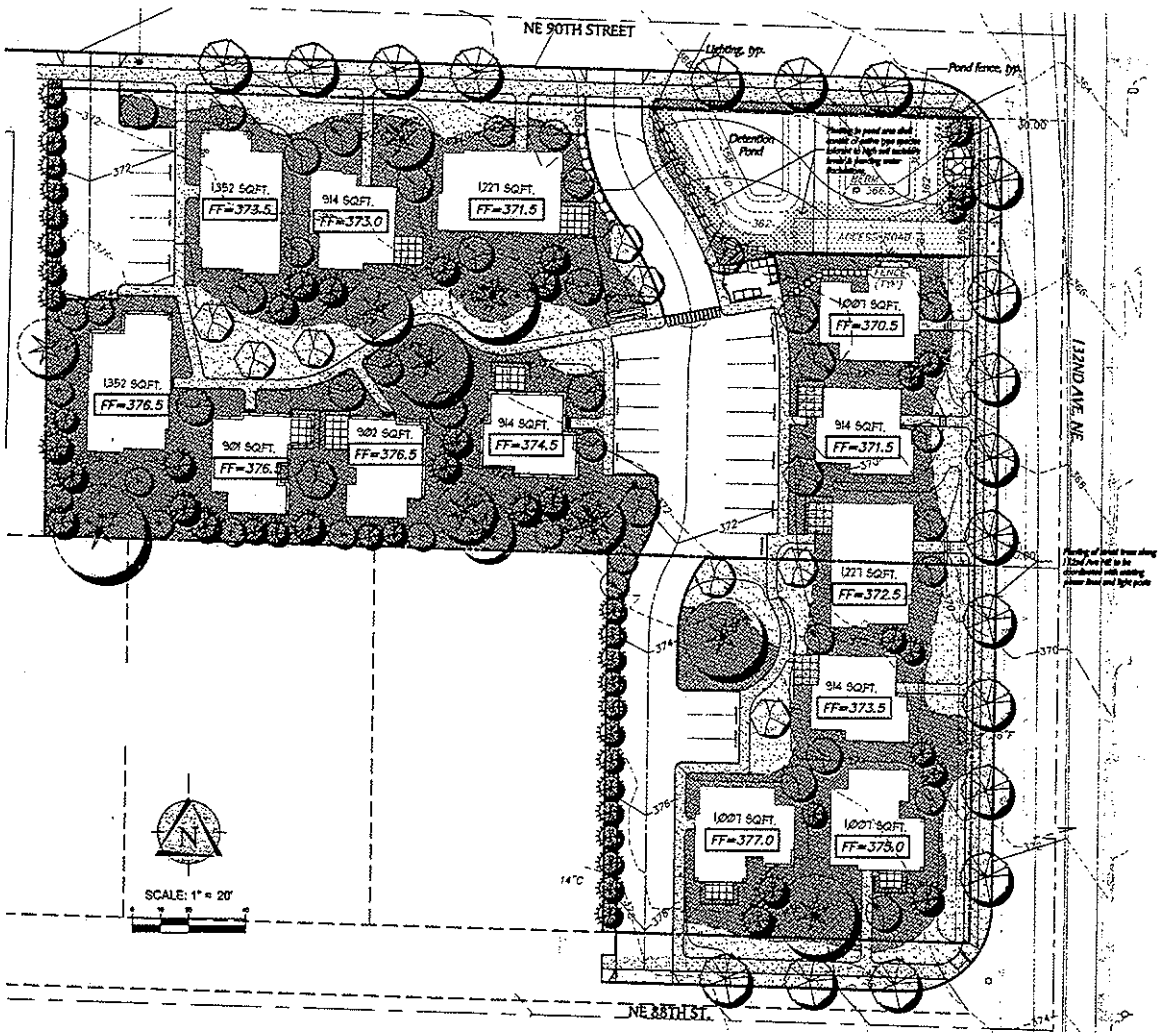
PUD SUBMITTAL

DATE | NO | REVISION

PUD-2


NE 90TH STREET (NEW 1/2 STREET IMPROVEMENTS)
132ND AVE. N.E.
NE 88TH ST.
SITE PLAN
LEGAL DESCRIPTION
PROJECT TEAM
UNIT CALCULATIONS
PROPOSAL INFORMATION
SYMBOLS LEGEND & NOTES
TYP. FENCE ELEVATION
TYP. FENCE SECTION
CITY MINISTRIES
CITY MINISTRIES HOUSING PROJECT
SITE PROPOSAL
PUD SUBMITTAL
PUD-1

A PORTION OF NE 1/4, NE 1/4, SEC 4, TWP 25 N, RGE 5 E, W.E.



Preliminary Plant List

Street Trees-Deciduous (2" caliper)

- Acer rubrum/Red Maple
- Fraxinus oxycarpa 'Raywood'/Raywood Ash
- Cercidiphyllum japonicum/Katsura Tree

Accent Trees-Deciduous (1-1/2" caliper)

- Acer circinatum/Vine Maple
- Acer griseum/Paperbark Maple
- Acer palmatum/Japanese Maple
- Betula utilis jacquemontii/Jacquemonti Birch
- Cornus kousa 'Chinensis'/Chinese Dogwood
- Magnolia stellata/Star Magnolia
- Malus spp/ Crab Apple
- Prunus spp/Flowering Cherry
- Pyrus c. 'Capital'/Columnar Flowering Pear
- Styrax japonica/Japanese snowbell

Coniferous Trees (5'-8' HL)

- Abies lasiocarpa/Alpine Fir
- Chamaecyparis obtusa 'Gracilis'/Cypress
- Cupressocyparis leylandii/Cypress
- Calocedrus decurrens/Incense Cedar
- Pinus contorta/Shore Pine

Tall Shrubs (24"-36" tall)

- Arbutus unedo/Strawberry Bush
- Berberis thunbergii 'Atropurpurea'/red leaf Japanese barberry
- Ribes sanguineum 'King Edward VII'/ Red Flowering Currant
- Camellia sasanqua 'White doves'/Camellia
- Chaenomeles/Flowering Quince
- Cornus stolonifera/Red Twig Dogwood
- Erica tetralix cinerea/Red Vein
- Hydrangea quercifolia/Oak Leaf Hydrangea
- Myrica californica/Pacific Wax Myrtle
- Rhododendron

Low/Medium Shrubs (18"-24" tall)

- Azalea (deciduous)
- Azalea (evergreen)
- Euonymus jap 'Silver princess nanus'/Silver princess euonymus
- Ilex crenata/Japanese Holly
- Lavandula dentata 'Candicans'/Lavender
- Pieris japonica 'Th. Fire'/Lily of the valley shrub
- Pinus mugo 'Mugo'/Dwarf Mugo Pine
- Polystichum munitum/Sword Fern
- Potentilla fruticosa 'Day dawn'/Shrubby Cinquefoil
- Spiraea bumalda 'Limemound'/Spiraea
- Spiraea nipponica 'Snowmound'/Snowmound Spiraea
- Weigelia florida 'Variegata nana'/Weigelia

Groundcover, Perennials (4" pots)

- Arctostaphylos uva ursi/Kinnikinnick
- Geranium sanguineum/Perennial Geranium
- Hosta sieboldiana/Plantain Lily
- Rosa acicularis/Prickly Rose
- Rosa x flower carpet
- Rubus calycinoides 'Emerald carpet'/Creeping
- Viburnum opulus 'Nana'/Dwarf Cranberry Bush
- Vinca minor/Dwarf Periwinkle

Seeded Lawn

Existing trees to remain. Based on preliminary site plan layout. (See note)

Approximate drip line

Note

This plan is preliminary and is intended to convey the general intent of the proposed landscaping. It is anticipated that the final design will be modified as a result of changes to the site plan, grading, civil engineering and architectural design during final design.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

CITY OF KIRKLAND
DEPT. OF PUBLIC WORKS/UTILITIES

APPROVED BY
UTILITIES ENGINEER DATE
SUPERVISOR ENGINEER DATE

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TRIAD ASSOCIATES

LANDSCAPE PLAN

CITY MINISTRIES HOUSING PROJECTS

CITY OF KIRKLAND, WASHINGTON

PRELIMINARY

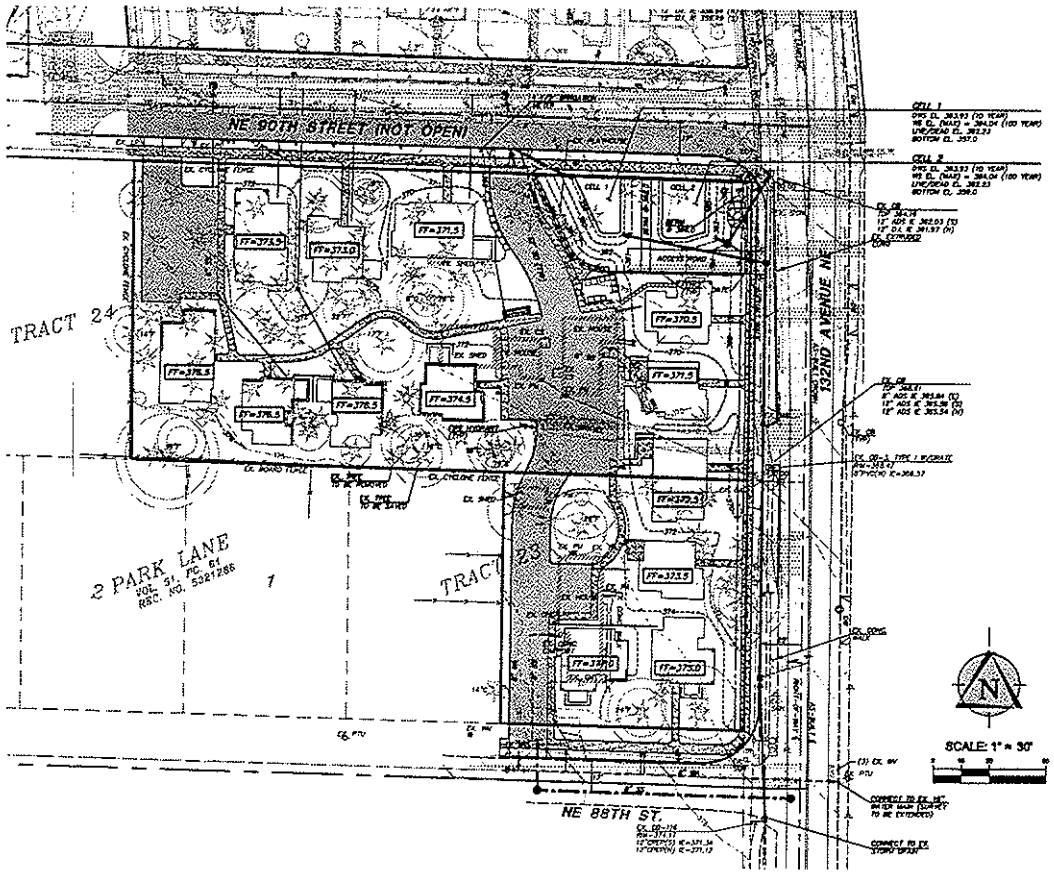
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DAVID C. HUDSON
CERTIFICATE NO. 678
6/9/06

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-261

SHEET NO. L1 of L1

A PORTION OF NE 1/4, NE 1/4, SEC 4, TWP 25 N, RGE 5 E, W.E.



LEGEND

PROPOSED FEATURES

- BOUNDARY
- RIGHT-OF-WAY
- OUTSIDE FLOW & CURB LINE
- CENTER LINE
- 5.0 SIDEWALK
- BUILDING SETBACK LINE (TYP.)
- STORM DRAIN PIPE
- SEWER MAIN
- SEWER SERVICE
- WATER MAIN
- 10' EXISTING CONTOURS
- 2' EXISTING CONTOURS
- 10' PROPOSED CONTOURS
- 2' PROPOSED CONTOURS
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- STORM CLEANOUT
- YARD DRAIN
- SEWER MANHOLE
- SEWER CLEANOUT
- SINGLE WATER METER
- DOUBLE WATER METER
- FIRE HYDRANT
- AIR/VAC RELEASE VALVE
- BLOW OFF
- GATE VALVE
- TEE
- BEND
- REDUCER
- CONCRETE BLOCKING
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING ASPHALT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE

EXISTING FEATURES

- EXISTING STORM DRAIN PIPE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING POWER LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING GAS MAIN
- EXISTING TELEPHONE LINE
- EXISTING CATCH BASIN, TYPE I
- EXISTING CATCH BASIN, TYPE II
- EXISTING SEWER MANHOLE
- EXISTING POWER POLE
- EXISTING POWER VAULT
- EXISTING GUY ANCHOR
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING AIR/VAC RELEASE VALVE
- EXISTING BLOW OFF
- EXISTING GATE VALVE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

NOTE: BUILDINGS, WALLS AND SIDEWALKS OUTSIDE OF ROAD AND ALLEY SECTIONS ARE SHOWN FOR REFERENCE ONLY AND SHALL BE APPROVED UNDER SEPARATE PERMIT BY OTHERS.

CAUTION: LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

CITY OF KIRKLAND
DEPT. OF PUBLIC WORKS/UTILITIES

APPROVED BY
UTILITIES ENGINEER — DATE
SUPERVISOR ENGINEER — DATE

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TRIAD ASSOCIATES

PRELIMINARY GRADING AND UTILITY PLAN

CITY MINISTRIES HOUSING PROJECTS

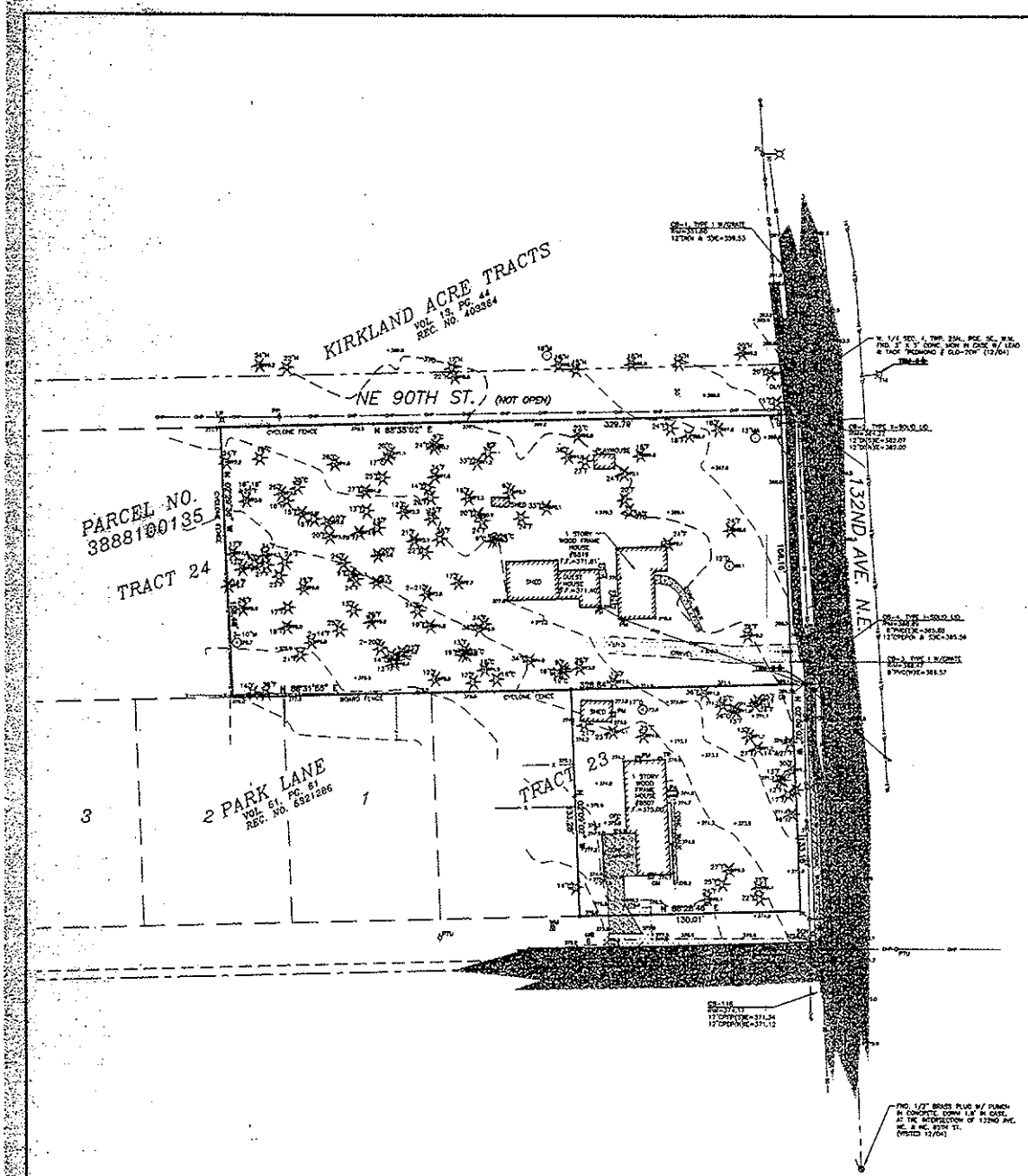
CITY OF KIRKLAND, WASHINGTON

DATE | BY | CK
REVISED ETC. | DATE | DESCRIPTION

PROJECT MANAGER
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
FIELD SURVEYING DATE: 8/31/06
SCALE: 1"=30' VERT/HORZ

PRELIMINARY

JOB NO. 05-261
SHEET NO. C2 OF C2



30 0 30 60 90

Scale 1" = 30'

MERIDIAN:

PLAT OF KIRKLAND ACRE TRACTS AS RECORDED IN VOLUME 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.

DATUM:

NAVD 88

CONTOUR INTERVAL = 2'

EQUIPMENT & PROCEDURES:

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

BENCHMARKS:

ORIGINAL BM: CITY OF REDMOND B.O.D. – 2ON 3" x 3" CONC. MON. IN W/ LEAD AND TACK @ INTERSECTION OF 132ND AVE. N.E. & N.E. 90TH ST. ELEV. = 382.96'

TBM – 5: RAILROAD SPIKE IN POWER POLE ON WEST SIDE OF 132ND AVE. N.E. @ SOUTHEAST CORNER OF PROJECT. ELEV. = 370.36'

TBM – 6: SET "X" ON WEST SIDE CAP BOLT 6. FIRE HYDRANT ON EAST SIDE OF 132ND AVE. N.E. @ NORTHEAST CORNER OF SITE. ELEV. = 383.62'

GENERAL NOTES:

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SPR SUVS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY, HOWEVER, MEAD GILMAN & ASSOCIATES DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON, AND TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.

REFERENCES:

1. THE PLAT OF LA ROSE PARK AS RECORDED IN VOLUME 87 OF PLATS, PAGE 48, UNDER RECORDING NO. 9321286, RECORDS OF KING COUNTY, WASHINGTON.
2. THE PLAT OF BURNE & FARRAR'S KIRKLAND ADDITION DIV. NO. 21 AS RECORDED IN VOLUME 70 OF PLATS, PAGE 57, UNDER RECORDING NO. 7916873, RECORDS OF KING COUNTY, WASHINGTON.
3. THE PLAT OF THE THREE PINES ADDITION DIV. NO. 2 AS RECORDED IN VOLUME 56 OF PLATS, PAGE 64, UNDER RECORDING NO. 4822934, RECORDS OF KING COUNTY, WASHINGTON.

LEGEND:

CB	CATCH BASIN
CS	CONCRETE SLAB
FF	FINISH FLOOR
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
LS	LIGHT STANDARD
MB	MAILBOX
OFC	OIL FILLER CAP
PA	PLANTER AREA
PL	POWER POLE W/LIGHT
PM	POWER METER
PPU	POWER POLE W/TRANS. & UNDERGROUND
SIGN	SIGN
TP	TELEPHONE RISER
V/C	VERTICAL CURB
WM	WATER METER
XFMR	TRANSFORMER
C	CEDAR
D	DECIDUOUS
F	FIR
H	HEMLOCK
M	MAPLE
MA	MAGNOLIA

ASPHALT HATCH

CONCRETE HATCH

GRAVEL HATCH

SYMBOLS LEGEND:

	CATCH BASIN
	FIRE HYDRANT
	GUY ANCHOR
	GAS METER
	LIGHT POLE
	MAILBOX
	OIL FILLER CAP
	POWER POLE(AS NOTED)
	POWER METER
	SIGN
	TELEPHONE RISER
	WATER METER
	CONIFER (AS NOTED)
	DECIDUOUS (AS NOTED)
—T—	FENCE LINE AS NOTED
—OHP—	OVERHEAD POWER L
—SD—	STORM DRAIN LINE
—UGP—	UNDERGROUND POWER LI
—FW—	WATER LINE
—WTDWC—	WATER LINE

LEGAL DESCRIPTION:

THE EAST HALF OF TRACT 24 OF KIRKLAND ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY AUDITOR;

ALSO KNOWN AS LOT A OF KING UNRECORDED LOT LINE ADJUSTMENT NO. 88/2007, 20050228001896 IN KING COUNTY, WASHINGTON)

ALONG WITH THE EAST 130 FEET, TRACT 23, KIRKLAND ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 25 FEET THEREOF.

EXPIRES: 10/03/07

12-9-05

Mead Gilman & Assoc.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 288, WOODINVILLE, WA 98072 (425) 486-1252

SCALE: 1"=30'	CITY MINISTRIES	DRAWN BY: MLP
DATE: 12-9-2005		REVISED

CITY MINISTRIES C/O ESTON CATLETT
9051 132ND AVE. N.E. KIRKLAND, WASHINGTON 98033

BOUNDARY & TOPOGRAPHIC SURVEY — DRAWING NUMBER: 05269

NE1/4, SE1/4, SEC. 4, T. 25 N., R. 5 E., W.M.

CITY OF KIRKLAND

123 FIFTH AVENUE • KIRKLAND, WASHINGTON 98033-6189 • (425) 828-1243

DEPARTMENT OF PUBLIC WORKS MEMORANDUM

RECEIVED
JUN 20 2006
AM PM
PLANNING DEPARTMENT
BY

To: Planning Department

From: Thang Nguyen, Transportation Engineer

Date: November 23, 2005

Subject: City Ministry Sub-division Concurrency Test Notice

This memo summarizes public works review of the traffic concurrency test result for the proposed development of an single family sub-division.

Project Description

The applicant proposes to replace two existing single-family homes and construct a 13 single-family unit sub-division. It is anticipated that the project will be built and fully occupied by the end of 2007.

The proposed project passed traffic concurrency. Attached is the result of the concurrency test. This memo will serve as the concurrency test notice for the proposed project. Per *Section 25.10.020 Procedures* of the KMC, this Concurrency Test Notice will expire in one year (November 23, 2006) 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.)

ENCLOSURE 3
SEP06-00024

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: Jeffrey P. K. Hee, Transportation Solutions, Inc.

concurrency test.xls

1) Project ID:	City Ministry SF subdivision	4) Transportation Concurrency Status: PASS	6) Transportation Concurrency Certificate Date:
2) Project Description:	replace 2 existing single family homes with 13 new single family homes	5) Transportation Concurrency Test Date: 7-Nov-05	7) Certificate of Occupancy Date
3) Build-out Year:	2007		

SUMMARY OF TRAFFIC IMPACTS

8) Daily Trips	105	PM Peak Trips:	11	Impacted Subarea(s):	East	TAZ:	276

Signalized Intersection PM Peak Traffic Impact

		Project PM Peak Turning Volumes															
		Eastbound			Westbound			Northbound			Southbound						
Code	Intersection	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	PM Peak Trips	Daily Trips	Sum of Critical Vol*	Vol. Capacity Ratio*
	Driveway/2nd Ave S													0		#N/A	#N/A
	State Street/2nd Ave S													0		#N/A	#N/A
401	NE 85th St/ 132nd Ave NE	3					3				1		2	9		1501	1.09
417	NE 100th St/132nd Ave NE								1			1		2		0	#DIV/0!
412	NE 85th St/128th Ave NE		3			2								5		0	#DIV/0!
402	NE 85th St/124th Ave NE		2			2								4		1366	0.99
409	NE 85th St/122nd Ave NE		2			2								4		1237	0.87
403	NE 85th St/ 120th Ave NE		1			1								2		1349	0.98
	#N/A													0		#N/A	#N/A
	#N/A													0		#N/A	#N/A
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	#N/A													0		#N/A	#N/A

Transportation Concurrency Test

	LOS Standards		LOS with Project Impacts			
Subarea No	A= Max. Intersection LOS	B=Average 2010 V/C	a=No. exceeding 1.4	b=Average V/C	a <= A?	b<= B?
Southwest (1xx)	1.4	0.89	0	0.80	yes	yes
Northwest (2xx)	1.4	0.89	0	0.89	yes	yes
Northeast (3xx)	1.4	0.87	0	0.87	yes	yes
East(4xx)	1.4	1.05	0	1.00	yes	yes

TEST RESULTS

Result: **PASS**

* Based on Critical Movement, Planning Method TRC #212.
1. Number of intersection exceeding Average V/C LOS Standard (2012)
1. Sixth Year Target Average V/C ratio, see step 6, part 1 of the guidelines

TSI
Transportation Solutions, Inc.
82[illegible] 165th Avenue NE
Suite 100
Redmond, WA 98052-6628
T 425-883-4134
F 425-867-0898
www.tsinw.com

December 2, 2005

Mr. Thang Nguyen
Transportation Engineer
City of Kirkland
123 Fifth Avenue
Kirkland, Washington 98033-6189

Subject: City Ministries Single-Family Housing Development Concurrency Evaluation

Dear Mr. Nguyen:

This letter summarizes the project description and the estimated trip generation of this proposed development. An evaluation of the proposed access locations for this site has also been included. Please conduct a transportation concurrency test for this proposed project.

PROPOSED PROJECT

City Ministries is proposing to combine and develop two parcels totaling 1.5 acres into 13 single-family residential rental units. The development ~~is to be~~ located along the western edge 132nd Avenue NE, between NE 88th Street and a new section of NE 90th Street, which has yet to be developed. A vicinity map is attached.

Three accesses are proposed for this development, one along NE 88th Street, and two along the new segment of NE 90th Street. NE 88th Street dead-ends west of 132nd Avenue NE. The new segment of NE 90th Street is not planned to connect to any other existing portions of NE 90th Street, it will also dead-end west of 132nd Avenue NE, at the western-most site access. The two eastern-most driveways, one off the new NE 90th Street segment and the other off NE 88th Street, will be connected by the site's internal roadway system. Site plans are in the process of being finalized, however a preliminary site plan has also been attached. Please note that the preliminary site plan shows 15 single-family units and no internal connection between the two eastern-most site accesses.

There are two existing single-family residences located on the proposed site, which will be removed prior to this development's construction and occupation by 2007.

TRIP GENERATION

The trip generation for this development was estimated using the Institute of Transportation Engineers' *Trip Generation*, 7th Edition, Land Use Code 210 for "Single-Family Detached Housing."

Since there are two existing single-family homes on the site that are generating vehicular trips onto the surrounding road network, the existing trips were subtracted from the estimated trips generated by the proposed project.

Trip generation estimates for the weekday daily, weekday morning, and afternoon peak hours of adjacent street traffic are summarized in Table 1.

Table 1. Forecasted Trip Generation Calculations

Weekday Daily Trip Generation								
Condition	LUC *	Size **	Rate	%-in	%-out	In	Out	Trips
Proposed	210	13	9.57	50%	50%	62	62	124
Existing	210	2	9.57	50%	50%	10	10	19
Net New				**50%**	**50%**	**53**	**53**	**105**
Weekday Morning Peak Hour Trip Generation								
Condition	LUC *	Size **	Rate	%-in	%-out	In	Out	Trips
Proposed	210	13	0.75	25%	75%	2	7	10
Existing	210	2	0.75	25%	75%	0	1	2
Net New				**25%**	**75%**	**2**	**6**	**8**
Weekday Afternoon Peak Hour Trip Generation								
Condition	LUC *	Size **	Rate	%-in	%-out	In	Out	Trips
Proposed	210	13	1.01	63%	37%	8	5	13
Existing	210	2	1.01	63%	37%	1	1	2
Net New				**63%**	**37%**	**7**	**4**	**11**

Note:
* : Land-Use Code 210 - Single-Family Detached Housing
** : Size = number of dwelling units

As shown in Table 1, the proposed project site is expected to generate 105 new daily trips, 8 new morning peak hour trips, split 25-pecent inbound and 75-percent outbound, and 11 new afternoon peak hour trips, split 63% inbound and 37% outbound, onto the surrounding road network.

TRIP DISTRIBUTION

We understand that the City's transportation model will generate a suggested trip distribution considering the likelihood of travel from different portions of the City, considering population and travel distance, among other factors, which will then be used as part of the concurrency test.

SITE ACCESS EVALUATION

A sight distance evaluation was performed at the NE 88th Street site access. Since the new segment of NE 90th Street has yet to be constructed, sight distance measurements were not taken at the two proposed site access locations along with road.

Stopping and approaching sight distances was measured at the NE 88th Street access. Stopping sight distance was measured based on AASHTO standards and approach sight distance was measured based on Kirkland standards. There is no posted speed limit on NE 88th Street, so a 25-mph design speed was assumed for this 23-foot wide residential road with lane striping. The sight distance summary is presented below in Table 2.

Table 2. Sight Distance Summary at NE 88th Street

Direction	Stopping Sight Distance			Approach Sight Distance		
From Driveway	Measure	Standard[1]	Satisfied?	Measure	Standard[2]	Satisfied?
East	212	155	Yes	212	150	Yes
West	300+	155	Yes	300+	150	Yes

Note:
1 = AASHTO Standard
2 = City of Kirkland Standard

As shown in Table 2, stopping and approaching sight distance measures at the NE 88th Street site access eastbound and westbound movements would satisfy the AASHTO stopping sight distance and Kirkland approach sight distance standards. NE 88th Street is relatively flat from its intersection with 132nd Avenue NE west for about 200 feet before the road gradually slopes down at a less than 1-percent grade.

NE 88th Street is a dead-end street about 400-feet west of the site access. There are approximately fifteen driveway along NE 88th Street. Removal of the existing properties on the site and ensuring that no on-site obstructions are located in the sight-lines should allow for safe operations at this access location. Currently there is a fence and utility pole located west of the access. The fence is assumed to be removed and the utility pole is not expected to cause an adverse impact at this location, since a driver can easily maneuver to see around the pole. There is a large tree located about 120-feet west of the access, though it is not expected that this will cause a safety problem since it does not seem to be in a direct sight-line with the access and on-coming traffic on NE 88th Street.

The new segment of NE 90th Street has not been constructed yet and thus there were no sight distance measurements taken at the two proposed driveway locations along this road. The new section of NE 90th Street will dead-end at this location, west of the site. The applicant will need to ensure that appropriate setbacks are in place at all access locations, allowing for sufficient sight-lines.

SUMMARY

Given the small number of new trips that would be generated by the proposed expansion, and current volume/capacity ratios in east Kirkland, I expect transportation concurrency will not be an issue. Once this has been confirmed, the Applicant will complete a SEPA Application.

No safety issues associated with this proposed development's site access locations were identified.

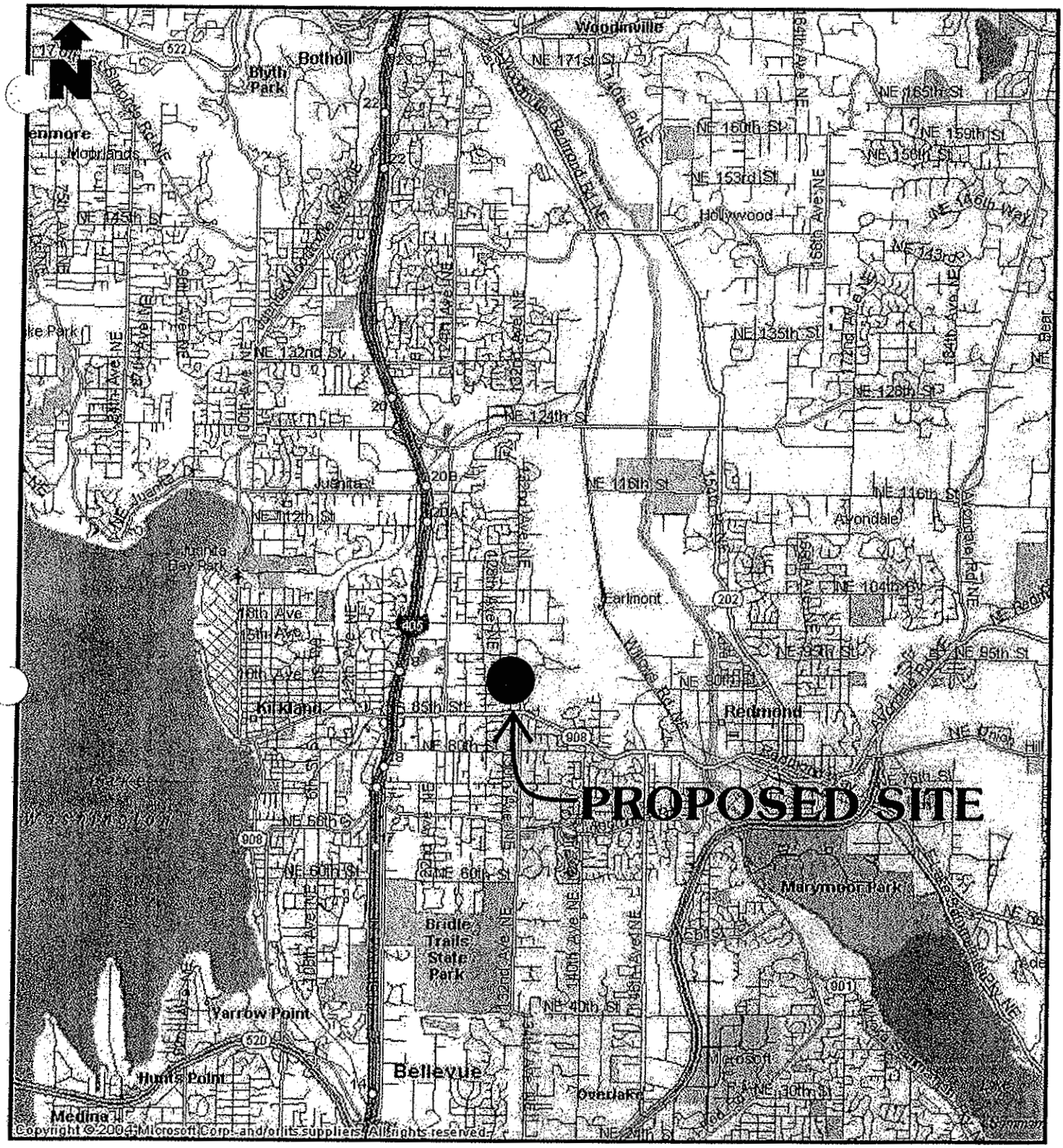
Please complete a transportation concurrency evaluation based on the trip generation attributable to the proposed expansion. A transportation concurrency application, as well as a check in the amount of the application fee are included as part of this submittal.

If you have any questions concerning this project please contact me at your convenience.

Sincerely,
Transportation Solutions, Inc.

Jeffrey P.K. Hee
Transportation Engineer

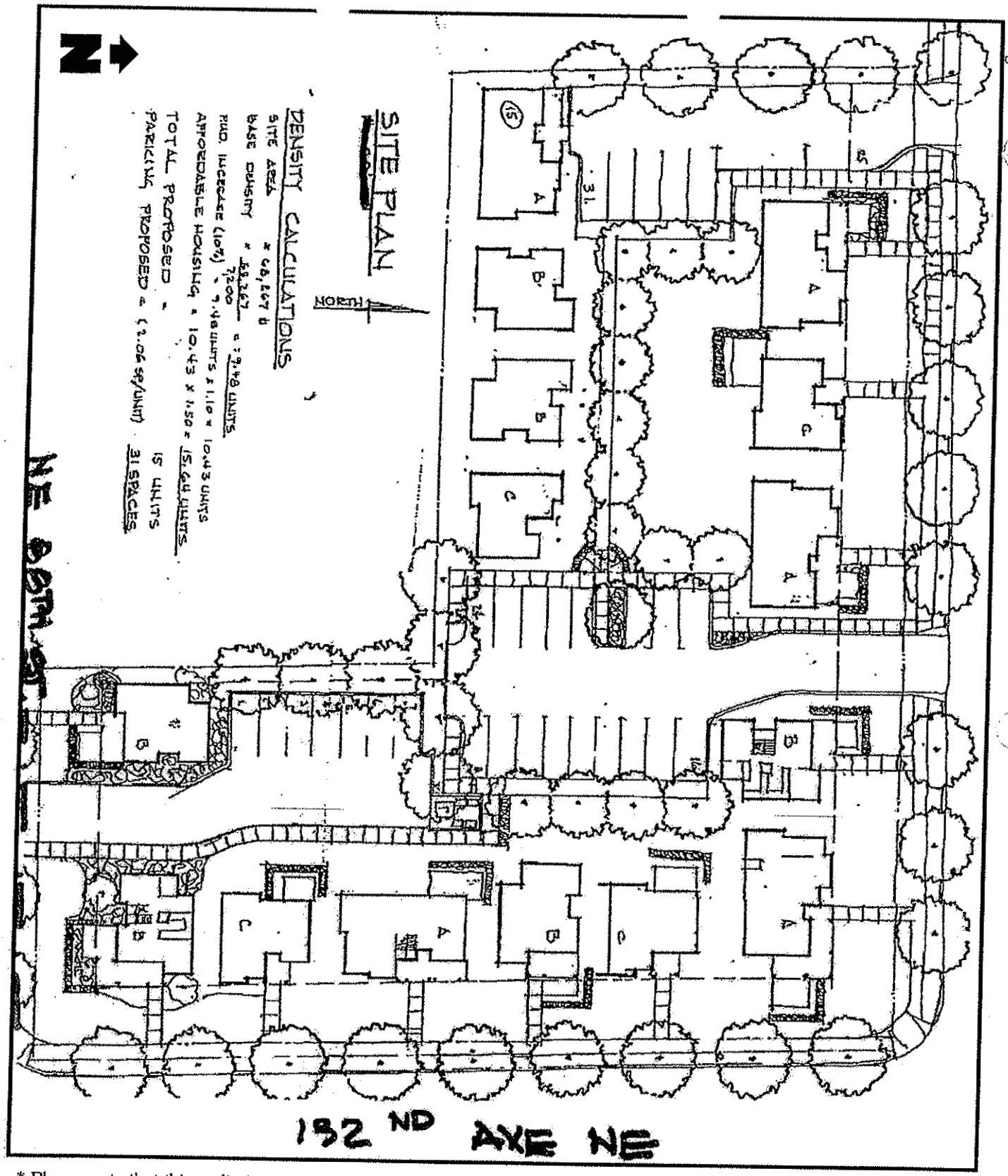
Attachments



TSI
Transportation Solutions, Inc.

Attachment 1:
Vicinity Map

City Ministries Single-Family Housing Development
City of Kirkland
City Ministries
Riebe & Associates, Inc.



* Please note that this preliminary site plan shows a 15 unit development.
The proposed project would only have 13 units
Also, there will be a connection between the two eastern-most parking areas

TSI
Transportation Solutions, Inc.

Attachment 2:
Preliminary Site Plan

City Ministries Single-Family Housing Developn
City of Kirkland
City Ministries
Riebe & Associates, Inc.

CITY OF KIRKLAND
123 FIFTH AVENUE • KIRKLAND, WASHINGTON 98033-6189 • (425) 828-1243

DEPARTMENT OF PUBLIC WORKS
MEMORANDUM

To: Tony Leavitt, Planner

From: Thang Nguyen, Transportation Engineer

Date: December 22, 2006

Subject: City Ministry Sub-division Concurrency Test Notice Extension

I have received a request for extending the traffic concurrency test notice for the City Ministry development. It appears that the applicant has made good faith effort to proceed with their development. Thus, I am granting them an extension.

This memo will serve as the concurrency test notice extension for the proposed project. Per *Section 25.10.020 Procedures* of the KMC, this Concurrency Test Notice will expire in one year (November 23, 2007) unless a development permit and certificate of concurrency are issued.

If you have any questions, please call me at x3869.

cc: Dennis Riebe, Riebe & Associates, Inc.

ENCLOSURE 4
SEP06-00024

Tony Leavitt

From: Mary Kooistra [mkooistra@berkeykooistra.com]
Sent: Monday, August 21, 2006 9:23 AM
To: Tony Leavitt
Subject: ZON06-00021

Dear Planning Department, Re: ZON06-00021

I live at 13022 NE 88th St., in Kirkland. I have the following comments concerned the proposed project:

1. It appears that many of the existing trees will be preserved. I strongly encourage this. I would appreciate a copy of the arborist's report.

2. I am concerned about increased traffic from the proposed develoment exiting onto NE 88th. I understand that the majority of vehicles will most likely be exiting to the north, but it also appears that we can expect significantly more traffic onto NE 88th than would be engendered by a single residence.
Although NE 88th is a dead end street, it does have its share of traffic, which will be increasing with development plans at the end of the street. This can be a safety hazard, particularly to pedestrians, with cars turning into and out of our street from or to 132nd. Besides the children on our street who walk to school bussing on 132nd , my mother-in-law who lives at 13014 NE 88th, often takes her walk down to 132nd and up or down 132nd. Indeed there is no other direction for her to go because of the steep hill at the end of our street. I would like to see a requirement of a sidewalk that curved around the corner from 132nd Ave NE to the end of the proposed development on NE 88th. This would provide a safer place for pedestrians as they approach the intersection.

Mary E. Kooistra
13022 NE 88th St.
Kirkland, WA 98033
e-mail mkooistra@berkeykooistra.com

ENCLOSURE 5
SEP06-00024

RECEIVED
AUG 24 2006
AM 1340 PM
PLANNING DEPARTMENT
BY

City of Kirkland
Planning and Community Development Department
123 Fifth Avenue
Kirkland, WA 98033

August 22, 2006

City Council Re: FILE NO. ZON06-00021

How much more of North Rose Hill is City Church going to be allowed to dominate?

This planned unit development will create far too much traffic, congestion, noise and pollution and should not be allowed to proceed as planned. Is City Ministries in the religion business or the real estate business? In studying this proposal I hope the City council will give first and foremost consideration to the neighborhood and residents who will be most affected and who bought their homes in the area believing it was permanently zoned for one house per parcel.

There are enough high density developments in North Rose Hill. I am not against development, I'm against over-development. I'm not against the church; I'm for my peaceful community and Quiet Street. I'm for quality of life.

In that beautiful little forest on the property in question, I have enjoyed seeing deer, coyotes, raccoons, possums, ermines, eagles, hawks, woodpeckers, including the big Pilated woodpeckers, scores of other song birds and several times on dark quiet evenings I have heard owls hooting. What happens to these beautiful creatures when the bulldozers show up? What's happening to the soul of North Rose Hill?

I am asking the City Council to NOT allow the requested modifications to the Kirkland Zoning code. No additional density, setback encroachments and no multiple dwelling units on a single parcel.

When City Ministries bought the Twogood property and rented it, on several occasions the police had to be called late at night to ask the residents to turn down their loud music and other noise. Trash accumulated, it seemed they were not capable setting out their trash containers. On many nights, for the entire night there were many more cars parked along the street than there were residents. Is this an indication of poor management we can expect from City Ministries in the future?

However this development proceeds, why not utilize the existing church parking lot for the needed parking space. Why can't the houses be set back further from the property lines? These two modifications to the plan would help a great deal.

ENCLOSURE 6
SEP06-00024

I would like to thank the City Council for allowing my comments.

Sincerely, Robert Brewer

13046 NE 88th Street, Kirkland 98033 425 828-4245

Robert A. Brewer

Dana A. Brewer

OTHER CONCERNED NEIGHBORS

Dana L Ruckle 8543-132nd Ave NE Kirkland 425 827 1611

Melissa Garvin 13031 NE 88th St. Kirkland 425.803.9639

Jim Garvin 13031 NE 88th St., Kirkland Wk 425-803-9639

Erling Hoyle 13003 N.E 88TH ST

Richard B Riday 13004 NE 88th ST 828-6209
($ LAND)

Shayla Riday 13004 NE 88th St 828-6209

[illegible] 13038 NE 88 TH ST. 889-0269

Lynn Quackenbush 13038 NE 88th St. 889-0269

Carl A. Jeffers 13030 N.E. 88TH [illegible] 2-3769

RECEIVED
AUG 24 2006
AM PM
PLANNING D
BY

12915 NE 94th St
Kirkland, WA 98033
425-827-5315
gocarolgo@comcast.net

Mr. Tony Leavitt
123 5th Ave
Kirkland, WA 98033

re: file number ZON06-00021, The City Ministries Planned Unit Development

Dear Mr Leavitt:

My husband and I live in North Rose Hill, immediately to the northwest of the City Church property.

I am not totally opposed to this zoning variance to allow denser housing, but wonder what, if anything, the city will get in return - besides more demands for services and more road congestion.

As a point of curiosity, does the increase in taxes, received by our city when more houses are built, offset the increase in costs for services?
Is there any way of factoring in the cost to the environment brought by more pollution and fewer green areas?

In general, if we are to have denser housing, will it be along a bus corridor? I get the impression that, outside of downtown, Kirkland is trying to spread out any increase in housing density, allowing a variance here and a variance there - kind of a "shotgun" approach. It would make more sense to concentrate the increased housing density along bus corridors so that people would not be so dependent on their cars. Personally I would like to see a bus into Seattle along 132nd Ave NE that runs all day long, not just at rush hour.

As for the parcel owned by City Ministries, if the zone variance is permitted, can Kirkland impose more stringent development requirements in return? For instance, for this project, can Kirkland require permeable pavement for all new roads, driveways and sidewalks? Can we require all the houses to be "green built"?

As a further conditions for allowing this zoning variance, I think City Ministries should be required to make some changes to the existing parking lot at the church. This is one of the largest paved surfaces in the city of Kirkland, and it is unbroken by trees or any other plantings. In the summer it is just plain hot.

ENCLOSURE 7
SEP06-00024

The rainwater runoff from this parking lot must be enormous. I think the church should sacrifice a few of their parking spaces, tear out some paving and plant some trees. The parking lot would be much more pleasing esthetically, and there would be environmental benefits as well.

In summary, I hope Kirkland will not grant this zoning variance unless there are significant benefits to our environment in return.

Sincerely,

Carol Nielsen

Carol Nielsen

RECEIVED
AUG 28 2006
_____PM
DEPARTMENT
BY_____

Mr. Tony Leavitt
Project Planner
ZON06-00021

24 August 2006

Mr. Leavitt,

We wish to raise the following issues and concerns regarding the City Ministries Planned Unit Development, file No. ZON 06-00021:

1) What building code allows for 13 dwelling units to be situated on property of this size? The property on the corner of NE 88th and 132nd AVE was a single family dwelling, but according to the plan there would be 3.5 units on this property. We believe that placing 3.5 units on the corner lot of NE 88th and 132nd AVE is excessive. Additionally, the adjoining 1.1 acre parcel is zoned for 7.2 units and we believe that it should remain so.

2) The proposed building sites on the south side of the 1.1 acre parcel shows the buildings would be ten feet from the property line. This would effectively eliminate any expectation of privacy in our back yard, given that the proposed buildings would be two story structures. We request that the site proposal be reviewed and that the housing sites moved to comply with current building code set-backs.

3) The distance from 132nd Ave NE to the driveway is not sufficient to allow for reasonable traffic safety. We are concerned about the vehicle traffic entering and leaving the site via the proposed driveway onto NE 88th street. We believe that the close proximity of the proposed driveway to 132nd Ave will cause traffic problems with vehicles entering NE 88th from 132nd Ave. Vehicles turning westbound onto NE 88th Street will have to contend with traffic making left turns from an unmarked driveway when exiting the property.

4) We are not educated on the definition of "Affordable Housing Units". What is the Public Law and the criteria that requires a portion of this PUD to be designated as "Affordable Housing Units"? We understand that there will be three of these units on the proposed site. Why only three? What is the planned location of the three affordable housing units?

email: jqualsund@netscape.com

John & Lyn Qualsund
13038 NE 88th Street
Kirkland, WA 98033

ENCLOSURE 8
SEP06-00024

JAN A. RUCKER

RECEIVED
OCT - 4 2006
_____AM_____PM
PLANNING DEPARTMENT
BY_____

September 30, 2006

Mr. Tony Leavitt
Project Planner
123 5th Avenue
Kirkland, WA 98033

Dear Mr. Leavitt:

I am writing in regard to the notice of application for the City Ministries planned unit development file #Z0N06-00021.

I oppose the requested modifications of the City of Kirkland zoning code. I do not agree that the proposed PUD will meet the criteria or provide the benefits to the community as defined by chapter 125 of the Kirkland code.

While I do not dispute the City Church's use/development of the property under current zoning code, I do not feel the proposed PUD enhances the neighborhood. The codes were established to preserve the quality of the neighborhood. I am opposed to any change that adversely effect property value, increase traffic, or disturbs the usage and enjoyment of the neighborhood.

The additional density of the proposed PUD will compound the existing issues of traffic, noise, and declining privacy of the adjacent properties. Over the last several years, the frequency and attendance of City Church's various operations have become increasingly obtrusive to the tranquility of the neighborhood.

In conclusion, I do not believe a high-density development here is consistent with the City of Kirkland's vision or the NRH Comprehensive Plan. I welcome a development consistent with current zoning codes, increased set backs to adjacent properties and respects the long time residents of this community.

Sincerely,

Jan A Rucker

Jan A. Rucker

8563 132ND AVENUE NE • KIRKLAND, WA • 98
PHONE: (425) 827-1611 • E-MAIL: d.rucker6@veri

ENCLOSURE 9
SEP06-00024

Gilles Consulting
Brian K. Gilles
425-822-4994

EVALUATION OF TREES AT THE CITY CHURCH, 9051 132ND AVENUE NE, KIRKLAND, WA 98033

February 17, 2006

PREPARED FOR:
Eston Catlett
Project Manager
City Ministries
9051 132ND Avenue NE
Kirkland, WA 98033

PREPARED BY:
GILLES CONSULTING
Brian K. Gilles, Consulting Arborist
ISA Certified Arborist # PN-0260
ASCA Registered Consulting Arborist # RCA-418

ENCLOSURE 10
SEP06-00024

MEMBER

Fax: 425-822-6314
E-mail: bkgilles@comcast.net
P.O. Box 2366 Kirkland, WA 98083

Printed on recycled paper

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ASSIGNMENT

Eston Catlett of the City Church and Dennis Riebe, of Riebe and Associates, contacted Gilles Consulting to provide an evaluation of the trees at 8819 and 8807 132nd Avenue NE in Kirkland, Washington. A proposal was sent to City Ministries and accepted by Mr. Catlett for Gilles Consulting to accomplish the work.

The properties are now owned by the City Church. The goal is to remove the remaining house, shed on the property, and develop the area into 13 new single-family homes. This report is the evaluation of the trees on the property.

EXECUTIVE SUMMARY

There are 148 trees on the property. Seventy of these are *Non-Significant* by City of Kirkland Code standards due to poor health, poor structure, or both. Seventy-eight of the trees are *Significant* based upon City of Kirkland Code have the potential to be retained. The 78 trees total 190 tree credits according to the new Kirkland Code. However not all of these trees can be retained due to their location, the location of the new homes and associated improvements required to develop the site as proposed. The 78 trees will need to be looked at in relation to the site improvements and tree protection measures needed to preserve them in the long-term.

METHODOLOGY

To evaluate the trees and to prepare the report, I drew upon my 25+ years of experience in the field of arboriculture and my formal education in natural resources management, dendrology, forest ecology, plant identification, and plant physiology. I also followed the protocol of the International Society of Arboriculture (ISA) for Hazard Tree Assessment that includes looking at the overall health of the trees as well as the site conditions. This is a scientifically based process to look at the entire site, surrounding land and soil, as well as a complete look at the trees themselves.

In examining each tree, I looked at such factors as: size, vigor, canopy and foliage condition, density of needles, injury, insect activity, root damage and root collar health, crown health, evidence of disease-causing bacteria, fungi or virus, dead wood and hanging limbs. While no one can predict with absolute certainty which trees will or will not fail, we can, by using this scientific process, assess which trees are most likely to fail and take appropriate action to minimize injury and damage.

Tree Tags

The trees had been tagged by the survey crew. However, less than one-half of the tags remained on the trees. We did find a few tags on the ground and several nails were observed on trees where presumably the tags were located. Given that the majority of the tags were removed Gilles Consulting stapled new tags on the trees. The tags were placed generally on the south side of the trunks at approximately 7 feet above the ground. The

tags are numbered beginning at 378 to 500 and 601 through 625. The tags are made of shiny aluminum approximately one inch by three inches in size and are attached to the tree with staples. The tags were placed as high as possible to minimize their removal and were generally placed on the backsides of the trees as inconspicuously as possible. Please refer to *Attachment 1, Site Plan* for an orientation to the site and the approximate location of the trees.

Missing Trees

If one or more trees were not included on the survey, they were labeled and tagged with the next number in the sequence. The approximate location of the missing trees is indicated on *Attachment 1, Site Plan*. However, these trees will need to be surveyed to determine their exact location in relation to site improvements and their retainability.

OBSERVATIONS

In an effort to present the information and conclusions for each tree in a manner that is clear and easy to understand, I have included a detailed spreadsheet, *Attachment 2, Tree Inventory/Condition Spreadsheet*. The descriptions on the spreadsheet were left brief in order to include as much pertinent information as possible and to make the report manageable. A detailed description of the terms used in the spreadsheet and in this report can be found in *Attachment 3, Glossary*. A brief review of these terms and descriptions will enable the reader to rapidly move through the spreadsheet and better understand the information.

DISCUSSION

The two properties front onto 132nd Avenue NE and NE 88th Street. The house at 8819 NE 132nd Avenue was already removed in January 2006. The house at 8807 NE 132nd Avenue and a shed were still on the property when the trees were evaluated. The property at 8819 is generally flat and has a small lawn area near the street and scattered trees around the perimeter with a dense forest in the west end of the property. The property at 8807 is also generally flat with a few remnant trees scattered in the eastern one-half of the property.

The forest in the western half of 8819 is a typical mixed age and mixed species second growth lowland Puget Sound forest. Tree species are predominately Douglas Fir, Western Red Cedar, and Big Leaf Maple. There are a few ornamental trees around the two house sites. The forest underbrush consists primarily of Salal, Sword Fern, and Oregon Grape.

There were 148 trees evaluated on the property:

- 70 trees were rated as *Non-Significant* due to poor health, poor structure, or both.
- 78 trees were rated *Significant* and can potentially be retained if their location in relation to the site improvements allows.

- The 78 trees total 504 total tree credits.

Please note, that the number of required tree credits must be calculated by taking the total square footage of the site and dividing by 43,560 and multiplying by 30:

(Lot size in square feet) / 43,560 X 30 = Required Minimum Tree Density.

Please also note that it would be wise to retain additional trees above the required 30 credits per acre if at all possible. Many of the trees on the site show symptoms of root rot disease. There are several virulent diseases in the area that spread by root contact in the soil. It is a well-known and understood fact in the industry that pathogenic activity and the demise of trees are accelerated due to the stress of construction. Quite often trees on the edge of survival will decline rapidly as a result of construction stress. Therefore, it may be wise to save additional trees, if their location allows, and to do a quick re-evaluation of the trees after the clearing and grading is accomplished and again after the site improvements are compete to determine if additional trees must be removed for safety.

CONCLUSIONS AND RECOMMENDATIONS

The site appears to be well suited for the proposed development. There are a few trees near the perimeter property lines that may survive construction. For any of the trees selected for retention it will be critical that protection measures are clearly followed during the construction process.

In order for trees to survive the stresses placed upon them in the construction process, tree protection must be planned in advance of equipment arrival on site. If tree protection is not planned integral with the design and layout of the project, the trees will suffer needlessly and will possibly die. With proper preparation, often costing little, or nothing extra to the project budget, trees can survive and thrive after construction. This is critical for tree survival because damage prevention is the single most effective treatment for trees on construction sites. Once trees are damaged, the treatment options available are limited.

The Tree Protection Measures outlined in *Attachment 5* are a minimum protection required and are included on three separate sheets so that they can be copied and introduced into all relevant documents such as site plans, permit applications and conditions of approval, and bid documents so that everyone involved is aware of the requirements. These Tree Protection Measures are intended to be generic in nature. They will need to be adjusted to the specific circumstances of your site that takes into account the location of improvements and the locations of the trees.

WAIVER OF LIABILITY

There are many conditions affecting a tree's health and stability which may be present and cannot be ascertained, such as, root rot, previous or unexposed construction damage, internal cracks, stem rot and more which may be hidden. Changes in circumstances and conditions can also cause a rapid deterioration of a tree's health and stability. Adverse weather conditions can dramatically affect the health and safety of a tree in a very short amount of time. While I have used every reasonable means to examine these trees, this evaluation represents my opinion of the tree health at this point in time. These findings do not guarantee future safety nor are they predictions of future events.

The tree evaluation consists of an external visual inspection of an individual tree's root flare, trunk, and canopy from the ground only unless otherwise specified. The inspection may also consist of taking trunk or root soundings for sound comparisons to aid the evaluator in determining the possible extent of decay within a tree. Soundings are only an aid to the evaluation process and do not replace the use of other more sophisticated diagnostic tools for determining the extent of decay within a tree.

As conditions change, it is the responsibility of the property owners to schedule additional site visits by the necessary professionals to ensure that the long-term success of the project is ensured. It is the responsibility of the property owner to obtain all required permits from city, county, state, or federal agencies. It is the responsibility of the property owner to comply with all applicable laws, regulations, and permit conditions. If there is a homeowners association, it is the responsibility of the property owner to comply with all Codes, Covenants, and Restrictions (CC&R's) that apply to tree pruning and tree removal.

This tree evaluation is to be used to inform and guide the client in the management of their trees. This in no way implies that the evaluator is responsible for performing recommended actions or using other methods or tools to further determine the extent of internal tree problems without written authorization from the client. Furthermore, the evaluator in no way holds that the opinions and recommendations are the only actions required to insure that the tree will not fail. A second opinion is recommended. The client shall hold the evaluator harmless for any and all injuries or damages incurred if the evaluator's recommendations are not followed or for acts of nature beyond the evaluator's reasonable expectations, such as severe winds, excessive rains, heavy snow loads, etc.

This report and all attachments, enclosures, and references, are confidential and are for the use of the client concerned. They may not be reproduced, used in any way, or disseminated in any form without the prior consent of the client concerned and Gilles Consulting.

Thank you for calling Gilles Consulting for your arboricultural needs. Please call me if I can provide more information or be of further service.

Sincerely,

Brian K. Gilles, Consulting Arborist
International Society of Arboriculture Certified Arborist – PN-0260
American Society of Consulting Arborists, Registered Consulting Arborist – RCA—418

ATTACHMENTS

ATTACHMENT 1 - SITE PLAN
ATTACHMENT 2 - TREE INVENTORY/CONDITIONS SPREADSHEET
ATTACHMENT 3 - GLOSSARY
ATTACHMENT 4 - SITE PHOTOS
ATTACHMENT 5 - TREE PROTECTION MEASURES
ATTACHMENT 6 - REFERENCES

ATTACHMENT 1 - SITE PLAN

ATTACHMENT 2:
TREE INVENTORY / CONDITION SPREADSHEET

SITE: THE CITY CHURCH
8819 and 8807 132ND AVENUE NE, KIRKLAND, WA 98033

Dates of Inspection: January 30, February 2, 2006

 # 1 *Tree #:* Individual tree number.
 # 2 *Species*:

	Ap/Msp	Apple, *Malus sp.*
	AYC/Cn	Alaska Yellow Cedar, *Chamaecyparis nootkatensis*
	BCh/Pe	Bitter Cherry, *Prunus emarginata*
	BLM/Am	Big Leaf Maple, *Acer macrophyllum*
	CR/Cc	Canadian Redbud, *Cercis canadensis*
	DF/Pm	Douglas Fir, *Pseudotsuga menziezii*
	MtnA/Sa	Mountain Ash, *Sorbus americana*
	NS/Pa	Norway Spruce, *Picea abies*
	PDW/Cn	Pacific Dog Wood, *Cornus nattalii*
	PFlDw/Cf	Pink Flowering Dogwood, *Cornus florida*
	PM/Am	Pacific Madrone, *Arbutus menziesii*
	PP/Pp	Ponderosa Pine, *Pinus ponderosa*
	RA/Ar	Red Alder, *Alnus rubra*
	WH/Th	Western Hemlock, *Tsuga heterophylla*
	WRC/Tp	Western Red Cedar, *Thuja plicata*

 # 3 *DBH*: Trunk diameter @ 4.5' above average ground level.
 # 4 *Tree Credit:* Tree Credit based on Trunk Diameter
 # 5 *Drip Line:* The diameter from the furthest branch tips across the tree canopy. The distance from the tree trunk that is equal to the furthest extent of the tree's crown
 # 6 *LCR*: *Live Crown Ratio* - the amount of live canopy expressed as a % of the entire tree height
 # 7 *Symmetry*: General shape of canopy and weight distribution of the tree around the trunk.
 # 8 *Foliage:* General description of foliage density that indicates tree health and vigor. **abs/ase** = Average Bud Set/Average Shoot Elongation, **pbs/sse** = Poor Bud Set/Short Shoot Elongation
 # 9 *Crown Condition:* The most important external indication of tree health and vigor.
 # 10 *Trunk:* Description of trunk condition or abnormalities if any.
 # 11 *Root Collar*: The base of the tree where the trunk flares into the roots--deformities or problems are noted here.
 # 12 *Roots:* Root problems are noted here.
 # 13 *Comments*: Additional observations about the tree's condition.
 # 14 *Current Health Rating:* *ISA Hazard Rating* - an indication of tree health, and a rating on the scale of 3 - 12 with 12 being most hazardous.
 # 15 *Recomm.*: *Recommendation* -- the best course of action based on the evaluation of the tree.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TREE #	SPECIES	DBH	TREE CREDIT	DRIP LINE	LCR	SYMMETRY	FOLIAGE	CROWN CONDITION	TRUNK	ROOT COLLAR	ROOTS	COMMENTS	CURRENT HEALTH RATING	RECOMMENDATIONS
378	AYC/Cn	16.8"		24.0'	85%	Gen. Sym.	Dense	Healthy	Slight Lean South	Partially Exposed	Rot to South	In Corner of Driveway and Yard, Open Wound on West Side from Base up 3' with Rot and Carpenter Ant Infestation, Root Rot	Poor	Non-significant
379	DF/Pm	25.0"	8	26.0'	80%	Min. Asym.	Dense	Healthy	Bowed NE	NAD	-	Early Bark Beetle Infestation, Grape Vines, Beams nailed @3' with Railroad Spikes	Fair	Potential Keeper
380	DF/Pm	27.8"	10	28.0'	65%	Maj. Asym.	Dense	Healthy	Straight	NAD	-	Early Bark Beetle Infestation	Good	Potential Keeper
381	DF/Pm	29.1"	10	30.0'	76%	Maj. Asym.	Average	Average	Straight	NAD	-	Early Bark Beetle Infestation, Significant Storm Damage in Canopy - Lots of Broken Branches	Fair	Potential Keeper
382	DF/Pm	20.9"		32.0'	50%	Maj. Asym.	Average	Broken Out	Leans SE, Serpentine	Possible Base Rot	-	Bark Beetle Infestation	Poor	Non-significant
383	DF/Pm	37.3"	14	40.0'	85%	Gen. Sym.	Average	Healthy	Straight	NAD	-	Storm Damage	Good	Potential Keeper
384	PDw/Cn	9.6"		16.0'	85%	Gen. Sym.	ABS/ASE	Utility Pruned	Base Rot	Base Rot	Rot	Open Wound on West Side from Base up 2', Forked @ 10'	Poor	Non-significant
385	DF/Pm	20.8"	6	20.0'	75%	Min. Asym.	Average	Broken Out	Slight Bow SE	NAD	-	Banana Cracks on SW side 4' up 11' on SW Side, Storm Damage, Hangers	Fair	Potential Keeper
386	DF/Pm	17.1"	4	20.0'	60%	Maj. Asym.	Average	Weak	Slight Bow East	NAD	-	Early Bark Beetle Infestation, Epicormic Growth	Fair	Potential Keeper
387	DF/Pm	36.1"	14	35.0'	60%	Gen. Sym.	Dense	Healthy	Straight	NAD	Rot	By Sidewalk	Good	Potential Keeper
388	DF/Pm	13.5"		16.0'	50%	Maj. Asym.	Chlorotic & Thin	Broken Out	Leans West	Possible Base Rot	-	Bark Beetle Infestation, Base Against Tree #389	Poor	Non-significant
389	DF/Pm	11.8"		16.0'	20%	Maj. Asym.	Thin	Weak	Center Rot	Base Rot	-	Base Against Tree # 388	Poor	Non-significant
390	DF/Pm	29.1"		20.0'	40%	Maj. Asym.	Thin	Weak	Straight	NAD	-	Early Bark Beetle Infestation	Fair	Non-significant
391	DF/Pm	29.3" & 13.6"		22.0'	45%	Min. Asym.	Average	Average	Forked @ 3', Center Rot	Base Rot	-	Larger Trunk Forks @ 7' and leans, SE Trunk Removed with Rot and Fungal Fruiting Bodies	Poor	Non-significant
392	DF/Pm	28.3"	10	38.0'	80%	Min. Asym.	Average	Average	Straight	NAD	-	Bark Beetle Infestation	Fair	Potential Keeper
393	DF/Pm	14.1"		22.0'	75%	Maj. Asym.	Chlorotic & Thin	Broken Out	Center Rot	Base Rot	-	Burl on SW side from 7' to 8.5' with Sap Flow, Advanced Bark Beetle Infestation	Poor	Non-significant
394	DF/Pm	32.4"		24.0'	70%	Min. Asym.	Average	Average	Straight	Possible Base Rot	-	Base Against Tree # 395, Sap Flow on South Side from 4' down to Base, Bark Beetle Infestation, Sap Flow on North Side from 4' down to Base	Poor	Non-significant
395	DF/Pm	26.1"		24.0'	60%	Maj. Asym.	Short Shoot Elongation	Broken Out	Slight Bow North	Possible Base Rot	-	Base Against Tree # 394	Poor	Non-significant

ATTACHMENT 2:
TREE INVENTORY / CONDITION SPREADSHEET

SITE: THE CITY CHURCH
8819 and 8807 132ND AVENUE NE, KIRKLAND, WA 98033

Dates of Inspection: January 30, February 2, 2006

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TREE #	SPECIES	DBH	TREE CREDIT	DRIP LINE	LCR	SYMMETRY	FOLIAGE	CROWN CONDITION	TRUNK	ROOT COLLAR	ROOTS	COMMENTS	CURRENT HEALTH RATING	RECOMMENDATIONS
396	DF/Pm	16.9"		22.0'	70%	Maj. Asym.	Average	Suppressed	Straight	Base Rot	-	trunk and base are fused to # 397 base up 4', advanced Bark Beetle Infestation	Poor	Non-significant
397	WRC/Tp	22.3"		24.0'	90%	Min. Asym.	Dense	Average	slight bow at base, slight lean south	Possible Base Rot	-	fused to 396 base up 4', ivy up 10'	Poor	Non-significant
398	WRC/Tp	17.1"	4	28.0'	95%	Min. Asym.	Dense	Healthy	slight lean west	NAD	-		Good	Potential Keeper
399	DF/Pm	36.5"	14	36.0'	85%	Maj. Asym.	Short Shoot Elongation, Dense	Healthy	slight bow to the north	NAD	surface	early Bark Beetle Infestation	Fair	Potential Keeper
400	MtnA/Sa	19.4"	5	42.0'	70%	Gen. Sym.	ABS/ASE	Average	fork @ 9'	Ivy	-	Ivy up 15', Sapsucker activity, rot pockets in old branch collar wounds	Fair	Potential Keeper
401	DF/Pm	28.0"	10	26.0'	90%	Gen. Sym.	Average	Average	Straight	Ivy	-	Ivy up 10', Bark Beetle Infestation	Good	Potential Keeper
402	WH/Th	21.9"		0.0'	0%	none	none	Dead	Center Rot	Base Rot	-	woodpecker activity, early bark beetle infestation	Dead	Non-significant
403	DF/Pm	23.6"	6	30.0'	60%	Min. Asym.	Dense	Healthy	Straight	NAD	-	next to old shed 1' to base of tree, early bark beetle infestation	Good	Potential Keeper
404	CR/Cc	7.0" & 6.1"			45%	Min. Asym.	ABS/ASE	Average	fork at 3', Center Rot	Base Rot	-		Poor	Non-significant
405	PF/Dw/Cf	6.3"	1	16.0'	60%	Min. Asym.	ABS/ASE	regenerating - average	fork at 3.5' and 6' and 9'	NAD	surface		Fair	Potential Keeper
406	DF/Pm	37.8"	15	64.0'	75%	Gen. Sym.	Average	Average	Straight	NAD	-	Early Bark Beetle Infestation	Good	Potential Keeper
407	NS/Pa	20.3"	6	32.0'	95%	Gen. Sym.	Average	Average	Straight	NAD	-	spider mites on foliage	Good	Potential Keeper
408	Ap/Msp	8.2 & 7.8		16.0'	40%	Min. Asym.	ABS/ASE	Weak	Center Rot	Base Rot	-	carpenter ant infestation, broken collar 3rd trunk	Poor	Non-significant
409	PM/Am	313.0"		18.0'	25%	Maj. Asym.	Average	Utility Pruned	leans east	bowed	-		Poor	Non-significant
410	DF/Pm	17.0"	4	20.0'	60%	Gen. Sym.	Average	Average	Straight	NAD	surface	Epicormic Growth, trunk side sheared for utility pruning on north side, early bark beetle infestation	Fair	Potential Keeper
411	DF/Pm	20.3"	6	24.0'	60%	Min. Asym.	Average	Average	slight lean west	NAD	-	Epicormic Growth, trunk side sheared for utility pruning on north side, early bark beetle infestation, rotten stump NE side--20" diameter, 36" tall with advanced rot extending down into base of tree	Fair	Potential Keeper
412	DF/Pm	26.5"		28.0'	60%	Maj. Asym.	Average	regenerating - poor	Straight	NAD	-	Epicormic Growth, trunk side sheared for utility pruning on north side, early bark beetle infestation, rot column 3' to base with fungal fruiting bodies	Poor	Non-significant
413	PP/Pp	9.9"		16.0'	50%	Maj. Asym.	Thin	regenerating - poor	Center Rot	Base Rot	-		Poor	Non-significant
414	DF/Pm	31.7"	12	48.0'	75%	Maj. Asym.	Average	Average	slight bow south	NAD	-	Short Shoot elongation, early bark beetle infestation, wood nailed to trunk at 6' and 10' on east side	Fair	Potential Keeper
415	DF/Pm	25.3"			50%	Gen. Sym.	Thin	Weak	Straight	Possible Base Rot	-	Epicormic Growth, Necrosis, early bark beetsle infestation, wood nailed to east side at 10', woodpecker activity	Poor	Non-significant
416	DF/Pm	22.2"			35%	Min. Asym.	Thin	Weak	Straight	Possible Base Rot	-	Epicormic Growth, Necrosis, bark beetle infestation, woodpecker activity	Poor	Non-significant
417	DF/Pm	16.8"	4	24.0'	40%	Min. Asym.	Average	Average	Straight	NAD	-	early bark beetle infestation	Fair	Potential Keeper
418	WRC/Tp	18.3"	5	20.0'	70%	Min. Asym.	Average	Utility Pruned	Straight	bowed at base	-	fork at 25', topped under utility poles	Fair	Potential Keeper
419	WRC/Tp	17.4"	4	18.0'	75%	Min. Asym.	Average	Utility Pruned	Straight	Partially Exposed	-		Fair	Potential Keeper

ATTACHMENT 1:
TREE INVENTORY / CONDITION SPREADSHEET

SITE: THE CITY CHURCH
8819 and 8807 132ND AVENUE NE, KIRKLAND, WA 98033

Dates of Inspection: January 30, February 2, 2006

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TREE #	SPECIES	DBH	TREE CREDIT	DRIP LINE	LCR	SYMMETRY	FOLIAGE	CROWN CONDITION	TRUNK	ROOT COLLAR	ROOTS	COMMENTS	CURRENT HEALTH RATING	RECOMMENDATIONS
420	DF/Pm	25.3"	8	36.0'	60%	Min. Asym.	Average	Average	Straight	NAD	-	bark beetle infestation	Fair	Potential Keeper
421	DF/Pm	35.5"	14	50.0'	50%	Gen. Sym.	Average	Average	Straight	NAD	-	Epicormic Growth, early bark beetle infestation	Good	Potential Keeper
422	DF/Pm	11.7"	1	24.0'	35%	Gen. Sym.	Average	Average	slight bow west	NAD	-		Good	Potential Keeper
423	DF/Pm	28.0"	10	46.0'	40%	Min. Asym.	Average	Average	Straight	NAD	-	Epicormic Growth, Dead Branches in Canopy	Fair	Potential Keeper
424	DF/Pm	9.9"			20%	Min. Asym.	Sparse	regenerating - poor	Center Rot	Base Rot	-		Poor	Non-significant
425	DF/Pm	20.2"			35%	Min. Asym.	Average	Suppressed	Center Rot	Base Rot	-	previously topped @ 35', crown regenerating fair, early bark beetle infestation	Poor	Non-significant
426	DF/Pm	25.3"			30%	Maj. Asym.	Average	Weak	Center Rot	Base Rot	root rot	Epicormic growth, bark beetle infestation	Poor	Non-significant
427	WRC/Tp	28.8"	10	36.0'	85%	Min. Asym.	Dense	Healthy	Straight	NAD	-		Fair	Potential Keeper
428	WRC/Tp	8.7"	1	18.0'	80%	Min. Asym.	Average	Average	Straight	NAD	-		Fair	Potential Keeper
429	DF/Pm	18.9"		18.0'	25%	Maj. Asym.	short shoot elongation	Suppressed	Slight Lean South	Base Rot	-	early bark beetle infestation	Poor	Non-significant
430	DF/Pm	20.5"			25%	Min. Asym.	short shoot elongation	Weak	bowed north, center rot	Base Rot	-	bark beetle infestation	Poor	Non-significant
431	DF/Pm	17.1"	4	20.0'	30%	Min. Asym.	Average	Average	leans north	NAD	-	Epicormic growth, bark beetle infestation	Fair	Potential Keeper
432	DF/Pm	32.6"			60%	Gen. Sym.	Necrosis, Epicormic Growth, Short shoot elongation	Weak	Straight	Base Rot	surface	extensive sap flow west side 8' to base, possible Armillaria Root Rot, Bark Beetle Infestation	Poor	Non-significant
433	DF/Pm	9.4"			60%	Gen. Sym.	Average	Average	Straight	Possible Base Rot	-	fungal fruiting bodies at base, early bark beetle infestation	Poor	Non-significant
434	WRC/Tp	8.9"	1	12.0'	60%	Maj. Asym.	Dense	regenerating - average	Leans West	NAD	-		Fair	Potential Keeper
435	WRC/Tp	23.0"		18.0'	80%	Min. Asym.	Average	Average	Straight	NAD	-	side pruned for utilities	Fair	Potential Keeper
436	DF/Pm	27.8"			30%	Min. Asym.	Necrosis, Epicormic Growth, Short shoot elongation	Weak	Straight	growing out of nurse stump	-	not wind firm--poor health	Poor	Non-significant
437	DF/Pm	14.1"			30%	Maj. Asym.	short shoot elongation	Suppressed	Center Rot	Base Rot	-	bark beetle infestation	Poor	Non-significant
438	DF/Pm	23.5"	7	24.0'	65%	Min. Asym.	Average	Average	bowed east	NAD	-	short shoot elongation, Epicormic growth, bark beetle infestation	Fair	Potential Keeper
439	DF/Pm	14.5"			35%	Maj. Asym.	Average	Suppressed	Center Rot	Base Rot	-	Epicormic Growth, early bark beetle infestation	Poor	Non-significant
440	DF/Pm	7.8"			15%	Maj. Asym.	Sparse	Suppressed	Center Rot	Base Rot	-		Poor	Non-significant
441	DF/Pm	27.6"			35%	Maj. Asym.	Epicormic Growth	regenerating - healthy	bowed south	NAD	-	Ivy up 60', bark beetle infestation, poor health	Poor	Non-significant
442	DF/Pm	31.0"	11	36.0'	70%	Min. Asym.	Epicormic Growth	regenerating - average	Straight	slight bow at base	surface	callused wound east side at 10'	Fair	Potential Keeper
443	DF/Pm	24.2"	8	26.0'	60%	Gen. Sym.	Average	Healthy	Straight	NAD	-		Good	Potential Keeper
444	DF/Pm	10.6"	1	16.0'	90%	Gen. Sym.	Average	Healthy	Straight	NAD	-		Good	Potential Keeper
445	DF/Pm	30.5"	11	32.0'	80%	Gen. Sym.	Dense	Healthy	slightly serpentine	NAD	-	early bark beetle infestation	Good	Potential Keeper
446	WRC/Tp	18.8"	5	20.0'	80%	Maj. Asym.	Dense	Weak	leans SE	NAD	-	adjacent to 447	Good	Potential Keeper
447	DF/Pm	9.5"			40%	Maj. Asym.	Average	Weak	Center Rot	Base Rot	-	adjacent to 446, bark beetle infestation	Poor	Non-significant

ATTACHMENT 2:
TREE INVENTORY / CONDITION SPREADSHEET

SITE: THE CITY CHURCH
8819 and 8807 132ND AVENUE NE, KIRKLAND, WA 98033

Dates of Inspection: January 30, February 2, 2006

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TREE #	SPECIES	DBH	TREE CREDIT	DRIP LINE	LCR	SYMMETRY	FOLIAGE	CROWN CONDITION	TRUNK	ROOT COLLAR	ROOTS	COMMENTS	CURRENT HEALTH RATING	RECOMMENDATIONS
448	WRC/Tp	19.0 & 6.8		30.0'	90%	Gen. Sym.	Dense	Healthy	fork at 2'	NAD	-		Good	Non-significant
449	WRC/Tp	36.4"	14	38.0'	95%	Gen. Sym.	Dense	Healthy	Straight	NAD	-		Good	Potential Keeper
450	WRC/Tp	16.5"	4	22.0'	85%	Min. Asym.	Average	Dead	slight bow--east	NAD	-		Good	Potential Keeper
451	WRC/Tp	6.8"		12.0'	50%	Maj. Asym.	Thin	Suppressed	Straight	NAD	-	fork at 16 feet with included bark down 1 foot	Poor	Non-significant
452	WRC/Tp	15.7"	4	20.0'	80%	Min. Asym.	Average	Average	Straight	NAD	-		Fair	Potential Keeper
453	DF/Pm	11.8"		40.0'	40%	Maj. Asym.	Epicormic Growth	Average	Center Rot	Base Rot	-	popping bark, bark beetle infestation	Poor	Non-significant
454	WRC/Tp	7.5"	1	10.0'	80%	Maj. Asym.	Average	Average	Serpentine	against 455	-	base against 454	Fair	Potential Keeper
455	DF/Pm	12.5"	2	16.0'	35%	Maj. Asym.	Thin	Suppressed	leans east	against 454, 456, and 457, bowed	-	base against 455	Fair	Potential Keeper
456	DF/Pm	19.8"	6	30.0'	30%	Min. Asym.	short shoot elongation, Epicormic Growth	Average	Straight	against 457 and 455	-		Fair	Potential Keeper
457	WRC/Tp	17.1"		20.0'	60%	Maj. Asym.	Thin	Suppressed	leans south	against 456 & 455	-	Bark Beetle Infestation	Poor	Non-significant
458	BLM/Am	8.8"		16.0'	30%	Maj. Asym.	pbs/sse	Suppressed	Center Rot	Base Rot	-	open wound southwest side 5 feet to 16 feet with center rot and carpenter ant infestation	Poor	Non-significant
459	BLM/Am	9.8"		N/A	20%	Maj. Asym.	Sparse	Suppressed	Center Rot	Base Rot	-		Poor	Non-significant
460	BLM/Am	10.4"		N/A	25%	Maj. Asym.	Thin	Suppressed	Center Rot	Base Rot	-		Dying	Non-significant
461	BLM/Am	12.3"	2	16.0'	30%	Maj. Asym.	Thin	Suppressed	Straight	NAD	-	fork @ 20 feet	Fair	Potential Keeper
462	DF/Pm	1.5"		N/A	25%	Maj. Asym.	Sparse	Weak	Center Rot	Base Rot	-	Early Bark Beetle Infestation	Poor	Non-significant
463	DF/Pm	18.5"	5	25.0'	30%	Min. Asym.	Average	Average	kink	NAD	-	Early Bark Beetle Infestation	Fair	Potential Keeper
464	DF/Pm	21.0"	6	30.0'	25%	Maj. Asym.	Average	Average	Straight	Partially Exposed	-		Fair	Potential Keeper
465	BLM/Am	12.7"	2	20.0'	30%	Maj. Asym.	abs/ase	Dying	bowed south	adjacent to 466	-	2 crowns regenerating but dying, tree fort damage	Poor	Potential Keeper
466	WRC/Tp	22.2"		N/A	20%	Maj. Asym.	Thin	Weak	Straight	Base Rot	-	tree fort damage	Fair	Non-significant
467	BLM/Am	9.0"		N/A	0%	None	None	Dead	rotten	Internal Structural Weakness	-	tree fort damage	Dead	Non-significant
468	WRC/Tp	13.8"		N/A	75%	Min. Asym.	Thin	Suppressed	Center Rot	Base Rot	-	open wound southwest side base up 16 feet with center rot and carpenter ant infestation, tree fort damage	Poor	Non-significant
469	DF/Pm	18.6 & 16.4		30.0'	45%	Min. Asym.	Epicormic Growth	Average	leans NE	Internal Structural Weakness	-	fork at 2.5 feet, included bark to base, tree fort damage	Fair	Potential Keeper
470	DF/Pm	28.0"	5	35.0'	35%	Min. Asym.	Epicormic Growth	Weak	slight bow west	Unusual Butt Swell	-	Early Bark Beetle Infestation	Fair	Potential Keeper
471	DF/Pm	13.0"		N/A	35%	Min. Asym.	Epicormic Growth	Broken Out	Center Rot	Base Rot	-	Early Bark Beetle Infestation	Poor	Non-significant
472	DF/Pm	23.7"		N/A	25%	Maj. Asym.	Thin	Average	bowed NE	Possible Base Rot	-	deformed bark base up 4 feet, early bark beetle infestation, popping bark at base	Poor	Non-significant
473	DF/Pm	27.1"	9	32.0'	35%	Min. Asym.	a	Average	Straight	Internal Structural Weakness	-	fork at 5.5 feet, swollen "ears" below fork to base, tree is not wind firm	Fair	Potential Keeper
474	DF/Pm	19.2"		N/A	55%	Min. Asym.	Epicormic Growth	Average	bowed west	Possible Base Rot	-	ground flower northeast side base up 2 feet	Poor	Non-significant
475	BLM/Am	7.8"		N/A	45%	Min. Asym.	Thin	Suppressed	Center Rot	Base Rot	-		Poor	Non-significant

ATTACHMENT 2:
TREE INVENTORY / CONDITION SPREADSHEET

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TREE #	SPECIES	DBH	TREE CREDIT	DRIP LINE	LCR	SYMMETRY	FOLIAGE	CROWN CONDITION	TRUNK	ROOT COLLAR	ROOTS	COMMENTS	CURRENT HEALTH RATING	RECOMMENDATIONS
476	BCh/Pe	6.2, 3.5, & 3.4	1	16.0'	55%	Min. Asym.	Average	Average	Typical	Exposed	-	fork at base	Fair	Potential Keeper
477	BCh/Pe	7.9"		N/A	30%	Maj. Asym.	Thin	Dying	Center Rot	Base Rot	-		Poor	Non-significant
478	DF/Pm	36.4"	14	45.0'	50%	Gen. Sym.	Epicormic Growth	Weak	Straight	NAD	-	In fence line, early bark beetle infestation	Fair	Potential Keeper
479	DF/Pm	17.2"		N/A	10%	Gen. Sym.	Epicormic Growth	Broken Out	Center Rot	Base Rot	-	in fence line, early bark beetle infestation	Poor	Non-significant
480	BCh/Pe	7.1		N/A	25%	Min. Asym.	Thin	Suppressed	Serpentine	Partially Exposed	-	ivy up 25 feet	Poor	Non-significant
481	BLM/Am	19.9, 12.8, & 11.0		N/A	60%	Maj. Asym.	pbs/sse	Weak	Center Rot	Base Rot	-	fork at 2 feet, fungal fruiting bodies	Poor	Non-significant
482	DF/Pm	24.2"	8	40.0'	35%	Min. Asym.	Average	Average	Straight	Partially Exposed	-	Early Bark Beetle Infestation	Fair	Potential Keeper
483	DF/Pm	16.1"		N/A	30%	Min. Asym.	Sparse	Average	Center Rot	Base Rot	-	Early Bark Beetle Infestation	Poor	Non-significant
484	DF/Pm	16.3"		N/A	15%	Maj. Asym.	Thin	Broken Out	Center Rot	Base Rot	-	Early Bark Beetle Infestation	Poor	Non-significant
485	BLM/Am	7.3"		N/A	55%	Maj. Asym.	Thin	Dead	Center Rot	Base Rot	-		Poor	Non-significant
486	DF/Pm	18.3"	5	26.0'	25%	Maj. Asym.	Average	Average	Straight	Base Rot	-	Bark Beetle Infestation	Fair	Potential Keeper
487	BLM/Am	6.1"	1	24.0'	60%	Gen. Sym.	Average	Average	Straight	NAD	-		Fair	Potential Keeper
488	DF/Pm	12.3"		N/A	25%	Maj. Asym.	Sparse	Weak	Center Rot	Base Rot	-	Early Bark Beetle Infestation	Poor	Non-significant
489	DF/Pm	23.1"	7	30.0'	35%	Min. Asym.	Epicormic Growth	Weak	slight bow NW	NAD	-	Early Bark Beetle Infestation	Fair	Potential Keeper
490	DF/Pm	10.6"		N/A	20%	Maj. Asym.	Epicormic Growth	Broken Out	Center Rot	Base Rot	-	Bark Beetle Infestation	Poor	Non-significant
491	DF/Pm	24.9"		N/A	20%	Maj. Asym.	Epicormic Growth	Average	Straight	Base Rot	root rot	popping bark, bark beetle infestation	Poor	Non-significant
492	DF/Pm	9.6"		N/A	25%	Maj. Asym.	Sparse	Weak	Center Rot	Base Rot	-		Poor	Non-significant
493	WRC/Tp	18.9"	7	20.0'	80%	Min. Asym.	Average	Average	Straight	NAD	-		Fair	Potential Keeper
494	DF/Pm	20.7 & 20.6		N/A	30%	Maj. Asym.	Sparse	Weak	Center Rot	Base Rot	-	fork at 2.5 feet, popping bark, 12 inches diameter stump on the north side that has center rot, base rot and carpenter ant infestation, rot extends down into the base of the other two trunks	Poor	Non-significant
495	DF/Pm	18.5"	5	30.0'	30%	Maj. Asym.	Thin	Weak	Straight	NAD	-	ivy up 20 feet, bark beetle infestation	Fair	Potential Keeper
496	DF/Pm	19.3"	5	20.0'	35%	Maj. Asym.	Average	Weak	leans SE	Partially Exposed	-	historic ivy up 30 feet, early bark beetle infestation	Fair	Potential Keeper
497	DF/Pm	20.2"	6	32.0'	25%	Min. Asym.	Average	Weak	Straight	Partially Exposed	-	historic ivy up 30 feet, early bark beetle infestation	Fair	Potential Keeper
498	WRC/Tp	8.5"	1	20.0'	80%	Min. Asym.	Average	Average	Straight	Possible Base Rot	-		Fair	Potential Keeper
499	WRC/Tp	17.5"	4	30.0'	90%	Min. Asym.	Average	Average	Straight	NAD	-	open wound south side 1 to 2 feet, adjacent to 500	Fair	Potential Keeper
500	WRC/Tp	22.0"	7	30.0'	90%	Min. Asym.	Average	Average	Straight	NAD	-	adjacent to 499	Fair	Potential Keeper
601	DF/Pm	23.1"	7	24.0'	20%	Min. Asym.	Epicormic Growth	Average	Straight	NAD	-	kink at 40 feet, historic ivy up 30 feet, early bark beetle infestation	Fair	Potential Keeper
602	DF/Pm	24.2"	8	22.0'	25%	Min. Asym.	Epicormic Growth	Average	Straight	NAD	-	Early Bark Beetle Infestation	Fair	Potential Keeper
603	DF/Pm	11.3"		N/A	20%	Maj. Asym.	Average	Broken Out	Center Rot	Base Rot	-	Early Bark Beetle Infestation	Poor	Non-significant
604	DF/Pm	18.0"	5	16.0'	20%	Maj. Asym.	Average	Weak	slight bow west	Partially Exposed	-	Bark Beetle Infestation	Fair	Potential Keeper
605	DF/Pm	16.2"		N/A	30%	Min. Asym.	Average	Weak	bowed north	Possible Base Rot	-	popping bark, bark beetle infestation	Poor	Non-significant

ATTACHMENT 2:
TREE INVENTORY / CONDITION SPREADSHEET

SITE: THE CITY CHURCH
8819 and 8807 132ND AVENUE NE, KIRKLAND, WA 98033

Dates of Inspection: January 30, February 2, 2006

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TREE #	SPECIES	DBH	TREE CREDIT	DRIP LINE	LCR	SYMMETRY	FOLIAGE	CROWN CONDITION	TRUNK	ROOT COLLAR	ROOTS	COMMENTS	CURRENT HEALTH RATING	RECOMMENDATIONS
606	DF/Pm	8.3"		N/A	10%	Min. Asym.	Thin	Suppressed	Center Rot	Base Rot	-	callused crack west side with fungal fruiting bodies at 2 to 4 feet	Poor	Non-significant
607	DF/Pm	19.0"	5	26.0'	35%	Min. Asym.	Epicormic Growth	Weak	Straight	NAD	-	Early Bark Beetle Infestation	Fair	Potential Keeper
608	DF/Pm	14.4"		N/A	20%	Min. Asym.	Thin	Average	Straight	Possible Base Rot	-	Bark Beetle Infestation	Poor	Non-significant
609	DF/Pm	13.1"		N/A	20%	Maj. Asym.	Average	Weak	slight lean north	Base Rot	-	Bark Beetle Infestation	Poor	Non-significant
610	DF/Pm	14.0"		N/A	20%	Maj. Asym.	Epicormic Growth	Average	lean south	Base Rot	-	sap flow from branch collars, early bark beetle infestation	Poor	Non-significant
611	DF/Pm	27.3"	9	20.0'	15%	Maj. Asym.	Epicormic Growth	Weak	Straight	NAD	-	historic ivy up 30 feet, early bark beetle infestation	Fair	Potential Keeper
612	WRC/Tp	32.6"	12	30.0'	90%	Maj. Asym.	Average	Weak	Straight	NAD	-		Fair	Potential Keeper
613	WRC/Tp	26.2 & 5.7	9	26.0'	80%	Min. Asym.	Average	Average	Straight	slight bow	-	fork at 18 feet	Fair	Potential Keeper
614	WRC/Tp	18.2"	5	24.0'	85%	Gen. Sym.	Dense	Healthy	Straight	NAD	-	Early Bark Beetle Infestation	Fair	Potential Keeper
615	DF/Pm	23.4"	7	20.0'	20%	Min. Asym.	Epicormic Growth	Weak	Straight	NAD	-	Early Bark Beetle Infestation	Fair	Potential Keeper
616	DF/Pm	33.2 & 20.5	12	26.0'	35%	Min. Asym.	Epicormic Growth	Weak	leans outward	NAD	-	fork at 3 feet with included bark to base, historic ivy up 40 feet, forks at 9 feet with included bark down 3 feet and fork at 40 feet, early bark beetle infestation	Fair	Potential Keeper
617	DF/Pm	6.9"		N/A	10%	Maj. Asym.	Thin	Suppressed	Center Rot	Base Rot	-		Poor	Non-significant
618	DF/Pm	15.3"	3	20.0'	15%	Min. Asym.	Average	Weak	slight lean NE	NAD	-	Early Bark Beetle Infestation	Fair	Potential Keeper
619	DF/Pm	9.4"		N/A	15%	Maj. Asym.	Average	Broken Out	Center Rot	ground flower	-	fungal fruiting bodies north side at base, bark beetle infestation	Poor	Non-significant
620	DF/Pm	13.4"	2	20.0'	35%	Min. Asym.	Average	Average	slight bow south	NAD	-	Early Bark Beetle Infestation	Fair	Potential Keeper
621	WRC/Tp	8.9"		N/A	0%	None	Sparse	Dying	Center Rot	Base Rot	-		Dying	Non-significant
622	DF/Pm	28.4"	10	26.0'	20%	Min. Asym.	Epicormic Growth	Average	Straight	NAD	-	small trunk south side with center rot but does not appear to have spread to base of tree, early bark beetle infestation	Fair	Potential Keeper
623	DF/Pm	21.0"	6	26.0'	20%	Min. Asym.	Average	Average	Straight	NAD	-	Early Bark Beetle Infestation	Fair	Potential Keeper
624	DF/Pm	22.3"	7	24.0'	30%	Maj. Asym.	Average	Average	slight lean south	NAD	-	woodpecker activity, early bark beetle infestation	Fair	Potential Keeper
625	DF/Pm	17.2"		N/A	20%	Maj. Asym.	Epicormic Growth	Weak	Center Rot	Base Rot	-		Poor	Non-significant

SUMMARY:

- 148 trees on the site were evaluated
- 70 trees were ***Non-Significant*** due to poor health, poor structure, or both
- 78 tree were rated ***Significant*** or ***Potential Keepers*** -- meaning that they have the potential to be retained based on health and structure. The specific requirements of the site may require that many of these trees will need to be removed.
- the 78 ***Significant Trees/Potential Keepers*** total 504 tree credits

ATTACHMENT 3 - GLOSSARY

In an effort to clearly present the information for each tree in a manner that facilitates the reader's ability to understand the conclusions I have drawn for each tree, I have collected the information onto a spreadsheet format. This spreadsheet was developed by Gilles Consulting based upon the *Hazard Tree Evaluation Form* from the book, *The Evaluation of Hazard Trees in Urban Areas*, by Matheney and Clarke. The descriptions were left brief on the spreadsheet in an effort to include as much pertinent information as possible, to make the report manageable, and, to not bore the reader with infinite levels of detail. A review of these terms and descriptions will allow the reader to rapidly move through the report and understand the information.

1) **TREE #**--The individual number of each tree.
2) **SPECIES**—This describes the species of each tree with both most readily accepted common name and the officially accepted scientific name.
3) **DBH**—Diameter Breast Height. This is the standard measurement of trees taken at 4.5 feet above the average ground level of the tree base.
    i) Occasionally it is not practical to measure a tree at 4.5 feet above the ground. The most representative area of the trunk near 4.5 feet is then measured and noted on the spreadsheet. For instance, a tree that forks at 4.5 feet can have an unusually large swelling at that point. The measurement is taken below the swelling and noted as, '28.4" at 36"'.
    ii) Trees with multiple stems are listed as a "clump of x," with x being the number of trunks in the clump. Measurements may be given as an average of all the trunks, or individual measurements for each trunk may be listed.
        (1) Every effort is made to distinguish between a single tree with multiple stems and several trees growing close together at the bases.
4) **Tree Credit:** Kirkland Tree Credit rating based upon a healthy structurally sound tree and its diameter. The City Code goal is to achieve 30 tree credits per acre. Therefore, development sites must calculate the number of required tree credits based upon the following formula:
    i) **(Lot size in square feet) / 43,560 X 30 = Required Minimum Tree Density.**
5) **Drip Line:** The diameter from the furthest branch tips across the tree canopy.
6) **% LCR**—Percentage of Live Crown Ratio. The relative proportion of green crown to overall tree height. This is an important indication of a tree's health. If a tree has a high percentage of Live Crown Ratio, it is likely producing enough photosynthetic activity to support the tree. If a tree has less than 30 to 40%, LCR it can create a shortage of needed energy and can indicate poor health and vigor.
7) **SYMMETRY**—is the description of the form of the canopy. That is, the balance or overall shape of the canopy and crown. This is the place I list any major defects in the tree shape—does the tree have all its foliage on one side or in one unusual area. Symmetry can be important if there are additional defects in the tree such as rot

pockets, cracks, loose roots, weak crown etc. Symmetry is generally categorized as Generally Symmetrical, Minor Asymmetry or Major Asymmetry:

i) Gen. Sym.—Generally Symmetrical. The canopy/foliage is generally even on all sides with spacing of scaffold branches typical for the species, both vertically and radially.

ii) Min. Asym.—Minor Asymmetry. The canopy/foliage has a slightly irregular shape with more weight on one side but appears to be no problem for the tree.

iii) Maj. Asym.—Major Asymmetry. The canopy/foliage has a highly irregular shape for the species with the majority of the weight on one side of the tree. This can have a significant impact on the tree's stability, health and hazard potential—especially if other defects are noted such as cracks, rot, root defects.

8) **FOLIAGE/BRANCH**—Describes the foliage of the tree in relation to a perfect specimen of that particular species. First, the branch growth and foliage density is described, and then any signs or symptoms of stress and/or disease are noted. The condition of the foliage, or the branches and buds for deciduous trees in the dormant season, are important indications of a tree's health and vigor.

i) For Deciduous trees in the dormant season:

(1) The structure of the tree is visible,

(2) The quantity and quality of buds indicates health, and is described as good bud set, average bud set, or poor bud set. These are abbreviated in the spreadsheet as: gbs, abs, or pbs.

(3) The amount of annual shoot elongation is visible and is another major indication of tree health and vigor. This is described as:

a) Excellent, Good, Average, or Short Shoot Elongation. These are abbreviated in the spreadsheet as ESE, GSE, ASE, OR SSE.

ii) For evergreen trees year round and deciduous trees in leaf, the color and density of the foliage indicates if the tree is healthy or stressed, or if an insect infestation, a bacterial, fungal, or viral infection is present. Foliage is categorized on a scale from:

(1) Dense—extremely thick foliage, an indication of healthy vigorous growth,

(2) Good—thick foliage, thicker than average for the species,

(3) Normal/Average—thick foliage, average for the species, an indication of healthy growth,

(4) Thin or Thinning—needles and leaves becoming less dense so that sunlight readily passes through; an indication that the tree is under serious stress that could impact the long-term survivability and safety of the tree,

(5) Sparse—few leaves or needles on the twigs, an indication that the tree is under extreme stress and could indicate the future death of the tree

(6) Necrosis—the presence of dead twigs and branchlets. This is another significant indication of tree health. A few dead twigs and branches are reasonably typical in most trees of size. However, if there are dead

twigs and branchlets all over a certain portion of the tree, or all over the tree, these are indications of stress or attack that can have an impact on the tree's long-term health.

(7) Hangers—A term to describe a large branch or limb that has broken off but is still hanging up in the tree. These can be particularly dangerous in adverse weather conditions.

9) **CROWN CONDITION**—The crown is uppermost portion of the tree, generally considered the top 10 to 20% of the canopy or that part of the canopy above the main trunk in deciduous trees and above the secondary bark in evergreen trees.

i) The condition of the tree's crown is a reflection of the overall health and vigor of the entire tree. The crown is one of the first places a tree will demonstrate stress and pathogenic attack such as root rot.

ii) If the **Crown Condition** is healthy and strong, this is a good sign. If the crown condition is weak, broken out, or shows other signs of decline, it is an indication that the tree is under stress. It is such an important indication of health and vigor that this is the first place a trained forester or arborist looks to begin the evaluation of a tree. Current research reveals that, by the time trees with root rot show significant signs of decline in the crown, fully 50% or more of the roots have already rotted away. **Crown Condition** can be described as:

(1) Healthy Crown—exceptional growth for the species.

(2) Average Crown—typical for the species.

(3) Weak Crown—thin spindly growth with thin or sparse needles.

(4) Flagging Crown—describes a tree crown that is weak and unable to grow straight up.

(5) Dying Crown—describes obvious decline that is nearing death.

(6) Dead Crown—the crown has died due to pathological or physical injury. The tree is considered to have significant stress and/or weakness if the crown is dead.

(7) Broken out—a formerly weak crown condition that has been broken off by adverse weather conditions or other mechanical means.

(8) Regenerated or Regenerating—formerly broken out crowns that are now growing back, Regenerating crowns may appear healthy, average, or weak and indicate current health of the tree.

(9) Suppressed—a term used to describe poor condition of an entire tree or just the crown. Suppressed crowns are those that are entirely below the general level of the canopy of surrounding trees that receive no direct sunlight. They are generally in poor health and vigor. Suppressed trees are generally trees that are smaller and growing in the shade of larger trees around them. They generally have thin or sparse needles, weak or missing crowns, are prone to insect attack as well as bacterial and fungal infections.

10) **TRUNK**—this is the area to note any defects that can have an impact on the tree's stability or hazard potential. Typical things noted are:

i) FORKED—bifurcation of branches or trunks that often occur at a narrow angle.
ii) INCLUDED BARK—a pattern of development at branch or trunk junctions where bark is turned inward rather than pushed out. This can be a serious structural defect in a tree that can and often does lead to failure of one or more of the branches or trunks especially during severe adverse weather conditions.
iii) EPICORMIC GROWTH—this is generally seen as dense thick growth near the trunk or scaffold branches of a tree. Although this looks like a healthy condition, it is in fact the opposite. Trees with Epicormic Growth have used their reserve stores of energy in a last ditch effort to produce enough additional photosynthetic surface area to produce more sugars, starches and carbohydrates to support the continued growth of the tree. It is an indication of advanced stress.
iv) INTERNAL STRUCTURAL WEAKNESS—a physical characteristic of the tree trunk, such as a **kink, crack, rot pocket, or rot column** that predisposes the tree trunk to failure at the point of greatest weakness.
v) BOWED—a gradual curve of the trunk. This can indicate an Internal Structural Weakness or an overall weak tree. It can also indicate slow movement of soils or historic damage of the tree that has been corrected by the curved growth.
vi) KINKED—a sharp angle in the tree trunk that indicates that the normal growth pattern is disrupted. Generally, this means that the internal fibers and annual rings are weaker than straight trunks and prone to failure, especially in adverse weather conditions.
vii) GROUND FLOWER—an area of deformed bark near the base of a tree trunk that indicates long-term root rot.

11) **ROOT COLLAR**—This is the area where the trunk enters the soil and the buttress roots flare out away from the trunk into the soil. It is here that signs of rot, decay, insect infestation, fungal or bacterial infection are noted. **NAD** stands for **N**o **A**pparent **D**efects.
12) **ROOTS**—Any abnormalities such as girdling roots, roots that wrap around the tree itself that strangle the cambium layer and kill the tree, are noted here.
13) **COMMENTS**—This is the area to note any additional information that would not fit in the previous boxes or attributes about the tree that have bearing on the health and structure of the tree.
14) **CURRENT HEALTH ASSESSMENT**—A description of the tree's general health rating from dead, poor, suppressed, fair, good, to excellent.
15) **STATUS/RECOMMENDATION**—This is an estimate of whether or not the tree is off sufficient health, vigor, and structure that it is worth consideration of retention.

NOTE: TREES WITH THE SAME DESCRIPTION AND DIFFERENT RATINGS: Two trees may have the same descriptions in the matrix boxes, one may be marked "Significant," while another may be marked "Non-Significant." The difference is in the

degree of the description; early "necrosis" versus advanced "necrosis" for instance. Again, these descriptions were left brief in an effort to include as much pertinent information as possible, to make the report manageable, and, not to bore the reader with infinite levels of detail.

ATTACHMENT 4 - TREE PROTECTION MEASURES

- Tree Protection Fences will need to be placed around each tree or group of trees to be retained.
  - Tree Protection Fences are to be placed according to the attached drawing at a distance of not less than 5 feet outside the dripline of the tree or group of trees to be saved.
  - Tree Protection Fences must be inspected prior to the beginning of any construction work/activities.
  - Nothing must be parked or stored within the Tree Protection Fences—no equipment, vehicles, soil, debris, or construction supplies of any sorts.
- No burning is to be allowed within the Tree Protection Zone, under the dripline of any retained trees, or within 30 feet of the Tree Protection Fences.

- Cement trucks must not be allowed to deposit waste or wash out materials from their trucks within the Tree Protection Fences.

- The Tree Protection Fences need to be clearly marked with the following or similar text in four inch or larger letters:

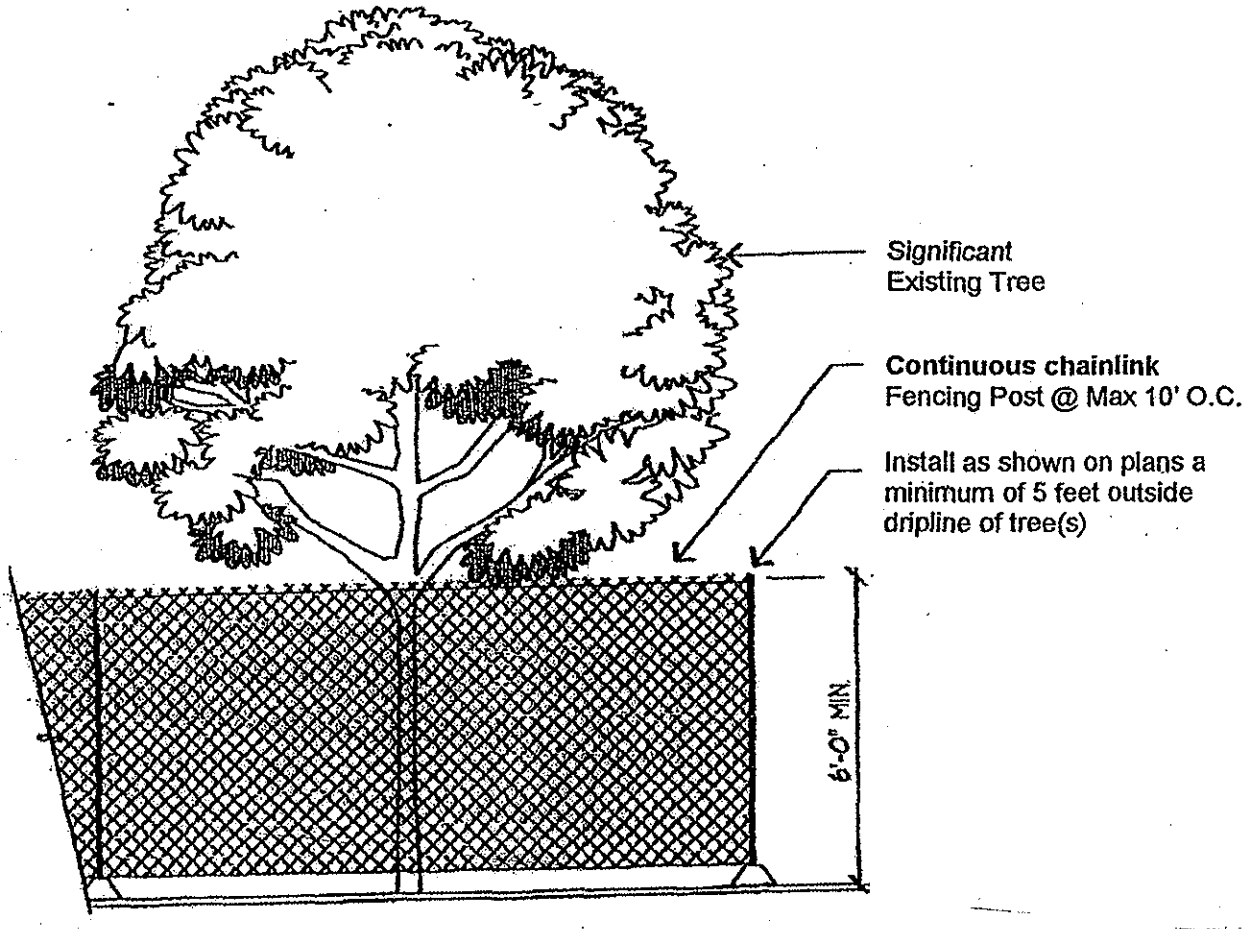
  "TREE PROTECTION FENCE
  DO NOT ENTER THIS AREA
  DO NOT PARK OR STORE MATERIALS
  WITHIN THE PROTECTION AREA

  Any questions, call Brian K. Gilles at Gilles Consulting
  @ 425-417-0850"

- The area within the Tree Protection Fencing must be covered with wood chips, hog fuel, or similar materials to a depth of 8 to 10 inches. The materials should be placed prior to beginning construction and remain until the Tree Protection Fencing is taken down.

- When excavation occurs near trees that are scheduled for retention, the following procedure must be followed to protect the long term survivability of the tree:
  - An International Society of Arboriculture, (ISA) Certified Arborist must be working with all equipment operators.
  - The Certified Arborist should be outfitted with a shovel, hand pruners, a pair of loppers, a handsaw, and a power saw (a "sawsall" is recommended).

- When any roots of one inch diameter or greater, of the tree to be retained, is struck by the equipment, the Certified Arborist should stop the equipment operator.
- The Certified Arborist should then excavate around the tree root by hand/shovel and cleanly cut the tree root.
- The Certified Arborist should then instruct the equipment operator to continue.
- Boring under the root systems of trees (and other vegetation) shall be done under the supervision of an ISA Certified Arborist. This is to be accomplished by excavating a limited trench or pit on each side of the critical root zone of the tree and then hand digging or pushing the pipe through the soil under the tree. The closest pit walls shall be a minimum of 7 feet from the center of the tree and shall be sufficient depth to lay the pipe at the grade as shown on the plan and profile.
- Tunneling under the roots of trees shall be done under the supervision of an ISA Certified Arborist in an open trench by carefully excavating and hand digging around areas where large roots are exposed. No roots 1 inch in diameter or larger shall be cut.
- The contractor shall verify the vertical and horizontal location of existing utilities to avoid conflicts and maintain minimum clearances; adjustment shall be made to the grade of the new utility as required.



1. Six-foot high temporary chainlink fence shall be placed as shown on plans. Fence shall completely encircle tree(s). *Install fence posts using pier blocks* only. Avoid driving posts or stakes into major roots.

2. Make a clean straight cut to remove damaged portion of root for all roots over 1" in diameter damaged during construction. ***All*** exposed roots shall be temporarily covered with damp burlap and covered with soils the same day, if possible, to prevent drying. If not possible, burlap must be kept moist at all times.

3. Work with the protection fencing shall be done manually. No stockpiling of materials, soil, debris, vehicle traffic, or storage of equipment or machinery shall be allowed within the limit of the fencing.

4. Cement trucks must not be allowed to deposit waste or wash out materials from their trucks within the Tree Protection Fences.

5. The area within the Tree Protection Fencing must be covered with wood chips, hog fuel, or similar materials to a depth of 8 to 10 inches. The materials should be placed prior to beginning construction and remain until the Tree Protection Fencing is taken down.

ATTACHMENT 5 - REFERENCES

1. Harris, Richard W. et al, *Arboriculture, Integrated Management of Landscape Trees, Shrubs, and Vines, Fourth Edition,* Prentice Hall, Upper Saddle River, New Jersey. 2004.

2. Matheney, Nelda P. & Clark James R., *Evaluation of Hazard Trees, Second Edition,* The International Society of Arboriculture Press, Savoy, Illinois. 1994

3. Matheney, Nelda P. & Clark James R., *Trees & Development, A Technical Guide to Preservation of Trees During Land Development,* The International Society of Arboriculture Press, Savoy, Illinois. 1998.

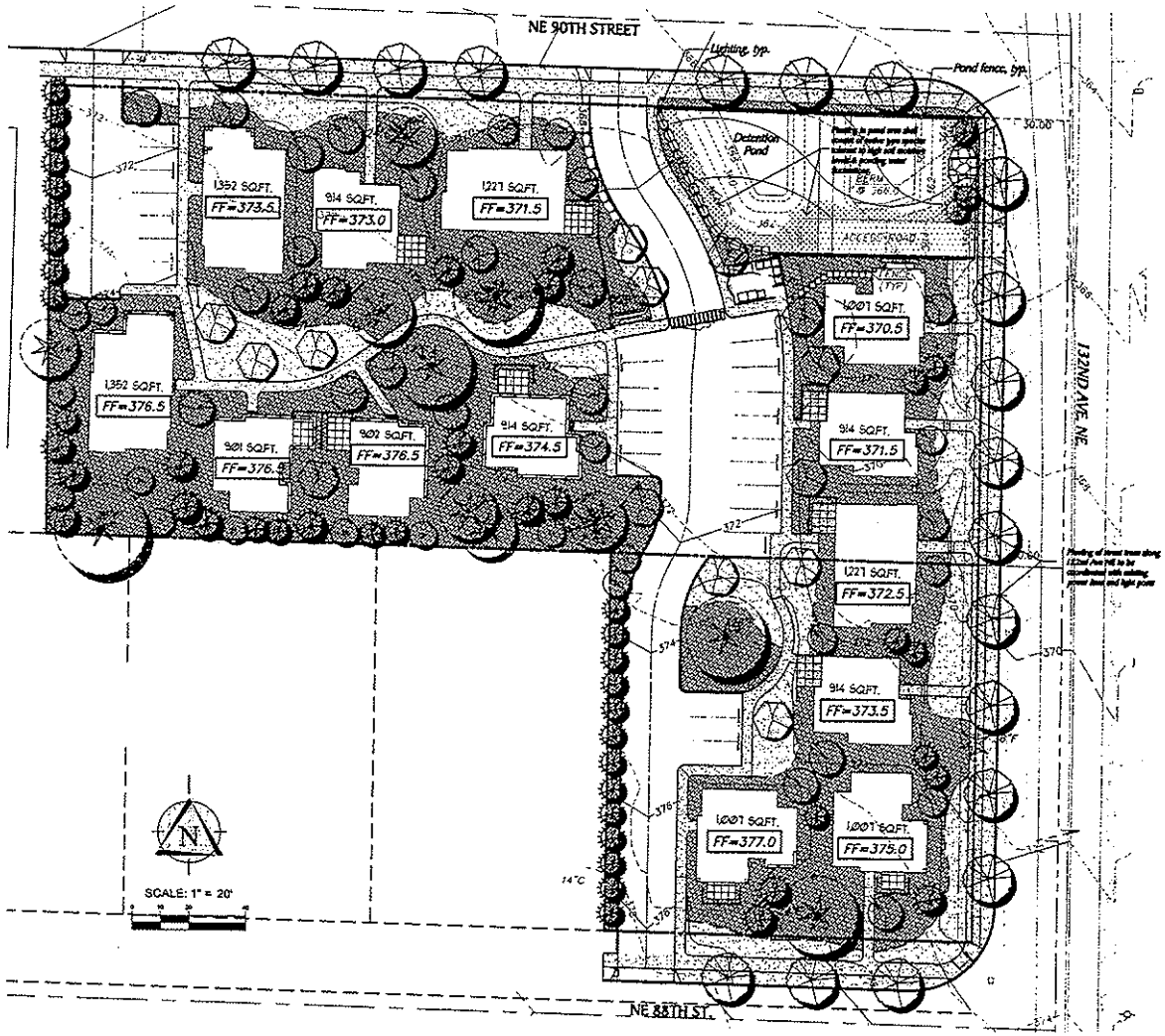
4. Mattheck, Claus Prof. and Ass. Jur Mrs. Helge Breloer, *The Body Language of Trees, A Handbook for Failure Analysis,* HMSO, London, England. 1994.

5. Scharpf, Robert F. *Diseases of Pacific Coast Conifers,* USDA Forest Service, Agriculture Handbook 521, revised June 1993

6. Sinclair et al, *Diseases of Trees and Shrubs,* Cornell University Press, Ithaca, NY, 1987.

7. Watson, Dr. Gary W., & Dr. Dan Neely Editors, *Trees & Building Sites,* The International Society of Arboriculture Press, Savoy, IL. 1995.

A PORTION OF NE 1/4, NE 1/4, SEC 4, TWP 25 N, RGE 5 E, W.E.



Preliminary Plant List

Street Trees-Deciduous (2" caliper)

- Acer rubrum/Red Maple
- Fraxinus oxycarpa'Raywood'/Raywood Ash
- Cercidiphyllum japonicum/Katsura Tree

Accent Trees-Deciduous (1-1/2"caliper)

- Acer circinatum/Vine Maple
- Acer griseum/Paperbark Maple
- Acer palmatum/Japanese Maple
- Betula utilis jacquemontii/Jacquemont Birch
- Cornus kousa 'Chinensis'/Chinese Dogwood
- Magnolia stellata/Star Magnolia
- Malus spp/ Crab Apple
- Prunus spp./Flowering Cherry
- Pyrus c. 'Capital'/Columnar Flowering Pear
- Styrax japonica/Japanese snowbell

Coniferous Trees (5'-6' ht.)

- Abies lasiocarpa/Alpine Fir
- Chamaecyparis obtusa 'Gracilis'/Cypress
- Cupressocyparis leylandii/Cypress
- Calocedrus decurrens/Incense Cedar
- Pinus ponderosa/Ponderosa Pine

Tall Shrubs (24"-36" tall)

- Arbutus unedo/Strawberry Bush
- Berberis thunbergii 'Atropurpurea'/red leaf Japanese barberry
- Ribes sanguineum 'King Edward VII'/ Red Flowering Currant
- Camellia sasanqua 'White doves'/Camellia
- Chaenomeles/Flowering Quince
- Cornus stolonifera/Red Twig Dogwood
- Enkianthus campanulatus/Red Vein
- Hydrangea petiolaris/Oak Leaf Hydrangea
- Myrica californica/Pacific Wax Myrtle
- Rhododendron

Low/Medium Shrubs (18"-24" tall)

- Azalea (deciduous)
- Azalea (evergreen)
- Euonymus jap 'Silver princess nanus'/Silver princess euonymus
- Ilex crenata/Japanese Holly
- Lavandula dentata 'Candicans'/Lavender
- Pieris japonica 'Flame'/Lily of the valley shrub
- Pinus mugo 'Mugo'/Dwarf Mugo Pine
- Polystichum munitum/Sword Fern
- Potentilla fruticosa 'Day dawn'/Shrubby Cinquefoil
- Spiraea bumalda 'Limeglow'/Spirea
- Spiraea nipponica 'Snowmound'/Snowmound Spirea
- Weigela florida 'Variegata nana'/Weigela

Groundcover, Perennials (4" pots)

- Arctostaphylos uva ursi/Kinnikinnick
- Geranium sanguineum/Perennial Geranium
- Hosta sieboldiana/Plantain Lily
- Rosa acicularis/Prickly Rose
- Rosa x flower carpet
- Rubus calycinoides 'Emerald carpet'/Creeping
- Viburnum opulus 'Nana'/Dwarf Cranberry Bush
- Vinca minor/Dwarf Periwinkle

Seeded Lawn

Existing trees to remain. Based on preliminary site plan layout. (See note)

Approximate drip line

Note

This plan is preliminary and is intended to convey the general intent of the proposed landscaping. It is anticipated that the final design will be modified as a result of changes to the site plan, grading, civil engineering and architectural design during final design.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

CITY OF KIRKLAND
DEPT. OF PUBLIC WORKS/UTILITIES

APPROVED BY	
UTILITIES ENGINEER	DATE
SUPERVISOR ENGINEER	DATE

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TRIAD ASSOCIATES

LANDSCAPE PLAN

CITY MINISTRIES HOUSING PROJECTS

CITY OF KIRKLAND, WASHINGTON

DATE | BY | CK

REVISED BY: | DATE | REVISION

DAVID A. ROBERTSON, PLA
PROJECT MANAGER

ERIC A. HINDS, PLA
PROJECT ARCHITECT

DAVID C. HILGERS
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 6/1/06

SCALE: 1"=20' 1"=10'/A

PRELIMINARY

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
6/01/06
DAVID C. HILGERS
CERTIFICATE NO. 879

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-261

SHEET NO. L1.L1

RECEIVED
JUN 20 2006

City Ministries PUD Justification

I. Introduction

The proposed City Ministries Housing Project PUD is located on a vacant 1.58 acre site located on 132nd Ave. NE between NE 88th St and NE 90th Street, presently not open. The project consists of 13 single family residences and accompanying site infrastructure including on site parking areas. Three (3) of the single family homes will be provided for moderate income households.

II. Background

The City of Kirkland's Zoning Code (KZC) Section 125 establishes a mechanism called a Planned Unit Development or PUD which is intended to allow developments which benefit the City more than would a development which complies with the specific requirements of the zoning code.

The first stage in the PUD review process is governed by the requirements in KZC Sections 125.15 through 125.45 and results in the City's decision whether or not to grant the PUD.
The following Justification will address the items and requirements presented in KZC Sections 125.15 through 125.45. The presentation is on a Section by Section Basis with the citation of that code section presented in italics followed by our response to that code section.

125.15 Decision on the PUD –Application

....the applicant shall submit a completed application on the form provided by the Planning Department....

We have coordinated with the Planning Department and have submitted an application on an acceptable form, as evidenced with the acceptance of a completed application.

125.20 Decision on the PUD – What Provisions may be Modified

The City may 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*
   No modification of any provision of this chapter is requested..

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*
   No request for modification of any provision of this code that is specifically noted as not being able to be modified is requested.

3. *The city may not modify any of the procedural provisions of this code; and*
   No procedural modification is being requested.

4. *The City may not modify any provision that specifically applies to development on a regulated slope; and*
   No regulated slopes exist on site and no modification is requested.

5. *The City may not modify any provision pertaining to the installation and maintenance of storm water retention/detention facilities; and*
   No storm water system modification is requested.

6. *The City may not modify any provision pertaining to the installation of public improvements; and*
   No public improvement modification is requested.

7. *The City may not modify any provision regulation signs; and*
   No sign regulation modification is requested.

8. *The City may not modify any proviso regulating the construction of one detached dwelling unit.*
   This requirement is not applicable, multiple single family residences are proposed.

125.25 Decision on the PUD – Uses in a PUD

1. *The City may approve any use that is listed as potentially allowed in the zone in which the PUD is proposed.*
   The proposal is located in and RSX 72. zone. This zone allows single family residences along with accessory uses to those residences.

2. *The City may approve any use that the Comprehensive Plan specifically states is appropriate in the area that includes the subject property.*
   The North Rose Hill Neighborhood Comprehesnsive Plan designates this property as single family residential.

125.30 Decision on the PUD – Density

The language of this section of the code is not presented for brevity.
See the chart below for the allowed density calculations:

Density Calculations	
Gross Site Area	69,448 sq. ft. (1.59 acres)
Less ROW Dedication	582 sq. ft
Net Site Area	68,866 sq. ft.
Vehicular Circulation and Parking Area Exclusion per Sec. 125.30 (4)	11,936 sq. ft.
Site Area for Density Calculation Purposes	56,930 sq. ft.
Base Density Allowed: 1 unit per ea 7,200 sq. ft. of site area	56,930 sq. ft. / 7,200 sq. ft. = 7.9 units
110% PUD Bonus (Per Sec. 125.30 (1))	7.9 x 1.1 = 8.69 (round to 9 units)
Base Density Allowed	9 units

Affordable Housing Density Bonus	
Affordable Housing Units (Bonus Units)	3 units
Percentage of Total	33 % of Base Density
Density Multiplier (125.30 (2)(b)	1.5 (9 base units x 1.5 = 13 units)
Allowable Project Density	**13 Units**
Proposed Project Density	**13 Units**

As required by Section 125.30 (3), if the PUD is approved, the applicant will prepare a document, to be approved by the City Attorney, stating that the PUD will be used for the approved purpose. This document will run with the subject property and will be recorded in the King County Department of Elections and Records.

125.35 – Decision on the PUD – Criteria for Approving a PUD

The City may approve a PUD only if it finds that all of the following requirements are met:

1. *The proposed PUD meets the requirements of this chapter.*
   Compliance will be realized with the completion of the PUD process.

2. *Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by the specifically identified benefits to the residents of the City.*
   Any adverse impacts of the increased density are offset by:
   a. The provision of 3 units of affordable housing.
   b. The completion of half street improvements to NE 90th Street.
   c. Improvements to 132nd Ave. NE including street widening and construction of a sidewalk separated from the street by a landscaped planting strip.
   d. The completion of half street improvements to NE 90th Street.
   e. Providing on-site passive recreational amenities.

3. *The applicant is providing one or more of the following benefits to the City as apart of the proposed 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.*
      Through the PUD process, tree preservation and replacement will provide for superior tree retention over a lot by lot development. This provides the potential for a better bird habitat.

   c. *The design of the PUD incorporates active or passive solar energy systems.*
      The ability to site the residences in a planned environment allows for the provision of passive solar energy usage without the complications of unknown future changes in the built environment.

d. *The design of the proposed PUD is superior in one or more of thee following ways to the design that would result from a development of the subject property without a PUD:*

i. Increased provisions of open space or recreational facilities.

A centralized common open space is provided through a park like setting. The unified site design provides a planned common open space. The common area open spaces coupled with the private open spaces for use of the individual residents provides a community setting that is superior to a lot by lot subdivision.

ii. Superior circulation patterns or location or screening of parking facilities

Parking is located in clustered areas on the interior of the site. This provides screening of parking from off site views. Vehicular access is limited to three street access points versus nine individual driveways. Vehicular and pedestrian safety is increased due to no back out parking situations being created.

iii. Superior landscaping, buffering or screening in or around the proposed PUD.

Landscaping for the entire project will be a coordinated, unified design that will be maintained in common. This superior landscaping, along with uniformly designed fencing and other hardscape features provides a continuity to the project design. Maintenance of the landscaping and open space through a full site program will insure a high degree of continuing quality.

iv. Superior architectural design, placement, relationship or orientation of structure.

Common site ownership allows buildings to be placed on site in such a manner that orientation to parking, open space, and solar access is superior to a lot by lot design.

v. Minimum use of impervious surfacing materials.

Impervious surface materials are limited through the grouping and sharing of areas for vehicular parking and sharing of on site sidewalks.

d. 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.)

The project is located on a bus route, the buss stop being on 132nd Ave. NE in the vicinity of the project. This bus route is a short distance from shopping and medical facilities. The project is located very near to a church.

125.40 Decision on the PUD – Site Plan Required

As a part of the approval of the PUD, the City shall incorporate a site plan submitted by the applicants of the PUD showing at a minimum:

1. *The topography at five-foot intervals of the PUD after grading.*
   A finished grading plan has been submitted, showing the finished topography at 2' intervals.

2. *The structures in the PUD.*
   The structures are shown on the site plan.

3. *All revenant dimensions of the PUD, including three outside dimensions and required yards.*
   The revenant dimensions illustrating the sizes and special relationships of the various features in the PUD as shown on the site plan.

4. *The pedestrian and vehicular circulation and parking areas in the PUD.*
   The pedestrian and vehicular circulation areas are shown on the site plan.

5. *The areas of common open space, or areas to be dedicated to the City.*
   Road right-of-way will be dedicated to the City. This area is shown in the submitted site plans.

6. *The landscaping of the PUD, including the general type, location, and growth characteristics of the vegetation.*
   The required landscape plan is submitted as a part of the application.

7. *Any other relevant physical feature in the PUD.*
   The overall site design, which creates to a unified site development both in terms of building siting, infrastructure development, and creation of coordinated open spaces is shown in the supporting documents.

125.45 Decision on the PUD – Effect of an Approved PUD

No site work will be requested or undertaken unless specifically allowed by the city through this section of the code.

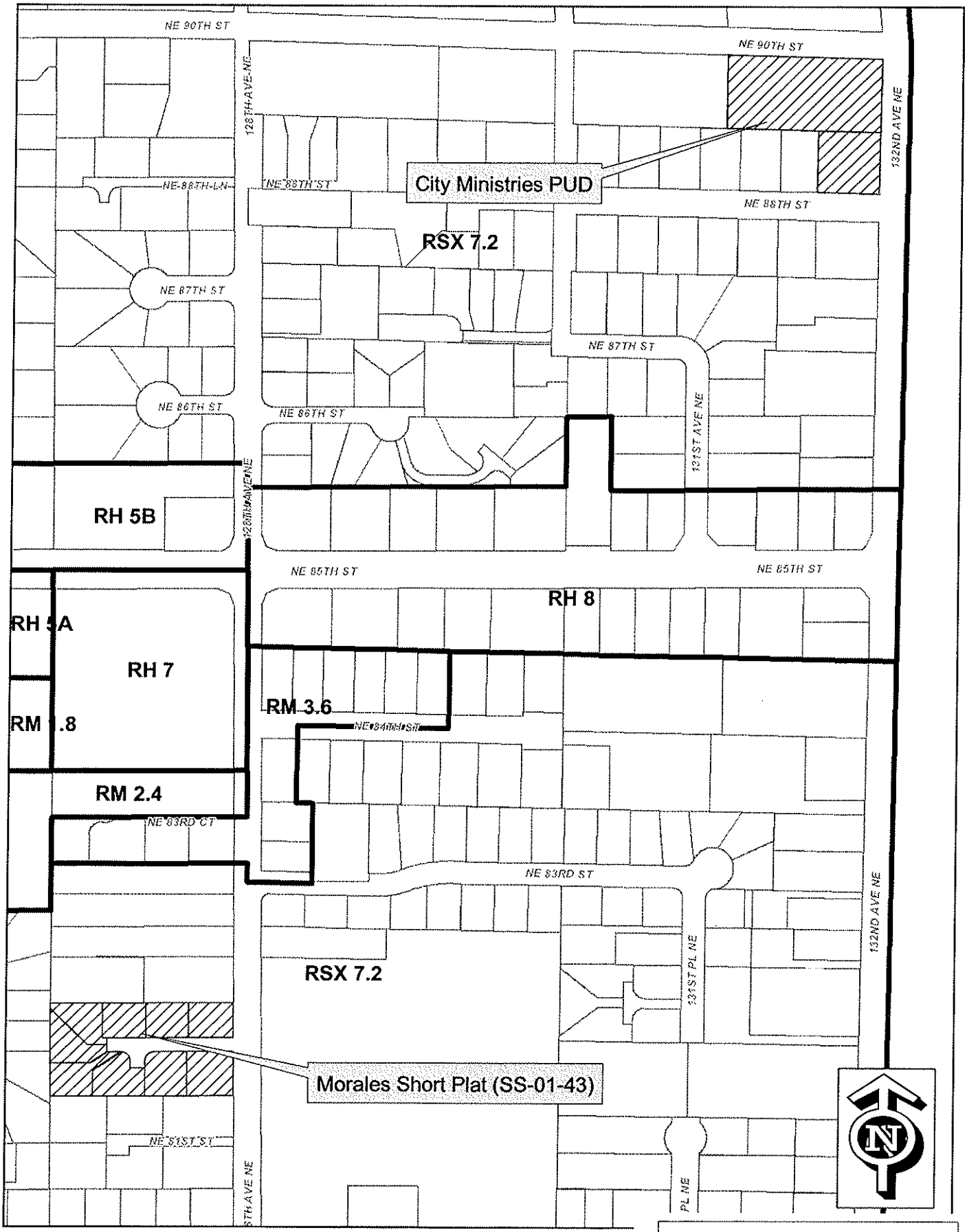
Additional Information:

The proposed PUD does not request any modification of the following zoning code requirements associated with an RSX 7.2 zone, for either a lot by lot development or an overall site analysis:

Item	Required	Proposed
Uses allowed	Single Family Detached + accessory uses	Single Family Detached + accessory uses.
Front Yard Setback	20'	20' average
Rear Yard Setback	10'	10'
Side Yard Setback	5'	14'
Street Side Yard Setback	5'	20'
Building Height	30' above ave. bldg. elev.	23'-9" worst case
Minimum Parking Spaces	2.0 per unit	2.0 per unit
Lot Coverage	50%	39%

III. Conclusion

As is shown above, the proposal complies with the uses allowed in the zone, complies with the goals of the comprehensive plan, and meets goals and requirements of the PUD ordinance. The approval of a PUD will provide a superior development to a lot by lot subdivision.



ATTACHMENT 6

ZON06-00021: City Min PUD

CHAPTER 17 – SINGLE-FAMILY RESIDENTIAL ANNEXATION (RSX) ZONES

17.05 User Guide. The charts in KZC 17.10 contain the basic zoning regulations that apply in each RSX 35, RSX 12.5, RSX 8.5, RSX 7.2 and RX 5.0 zor City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find regulations that apply to that use.

ATTACHMENT 7
ZON06-00021: City Min PUD

Section 17.08

Zone RSX

Section 17.08 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone sl exceed 50 feet.

   See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.
   (Does not apply to Detached Dwelling Unit and Mini-School or Mini-Day-Care Center uses).

Zone RSX

USE ZONE CHART

Section 17.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Detached Dwelling Unit	None	As established on the Zoning Map. See Spec. Reg. 1.	20′	5′ each side. See Spec. Reg. 3.	10′	50% See Spec. Reg. 5.	30′ above average building elevation.	E	A	2.0 per dwelling unit.	1. Minimum lot size per dwelling unit is as follows: a. In RSX 35 zones, the minimum lot size is 35,000 square feet. b. In RSX 8.5 zones, the minimum lot size is 8,500 square feet. c. In RSX 7.2 zones, the minimum lot size is 7,200 square feet. d. In RSX 5.0 zones, the minimum lot size is 5,000 square feet. In RSX 35, 8.5, 7.2 and 5.0 zones, not more than one dwelling unit may be on each lot, regardless of the size of the lot. 2. Floor Area Ratio (F.A.R.) allowed for the subject property is as follows: a. In RSX 35 zones, F.A.R. is 20 percent of lot size. b. In RSX 12.5 zones, F.A.R. is 35 percent of lot size. c. In RSX 8.5 zones, F.A.R. is 50 percent of lot size. d. In RSX 7.2 zones, F.A.R. is 50 percent of lot size. e. In RSX 5.0 zones, F.A.R. is 60 percent of lot size. See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information. 3. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. Residential lots in RSX zones within the Bridle Trails neighborhood north of Bridle Trails State Park must contain a minimum area of 10,000 permeable square feet, which shall comply with Special Regulation 6 for large domestic animals in KZC 115.20(4) (chart).

NEW F.A.R. REGS. EFFECTIVE 9-12-07

RUEBE & ASSOCIATES, INC.

September 29, 2006

RECEIVED
OCT - 3 2006
AM PM
PLANNING DEPARTMENT
BY

Mr. Tony Leavitt
City of Kirkland
123 5th Avenue
Kirkland, Washington 98033

RE: City Ministries Housing Project: ZON06-00021

Dear Tony,

On Monday September 18th we made a presentation of our proposed PUD before the North Rose Hill Neighborhood Association.

The meeting was attended by approximately 60 people and there was an extended discussion and question and answer session with the community.

A number of items of concern came to light from the community. Below is my recollection of the concerns that were presented.

Neighbors on NE 88th Street:

- A number of our neighbors living on NE 88th Street were present.
- They were concerned about traffic issues, in particular the number of trips that would exit the site from our southern entrance onto NE 88th Street and parking on the city street by our residents. While there is currently street parking allowed and available on NE 88th Street, they are concerned that the availability of it will decrease with a new development.
    - We presented that there will be parking available in the existing City Church parking lot for overflow uses and we would be happy to request that our residents use this parking for overflow purposes instead of street parking on NE 88th.
    - A neighbor suggested that the southern entrance to our project be made an emergency vehicle entrance only. We are in favor of that alternative and would like to pursue that with the city. Is this something that I should initially talk to the fire department about or is one of the other departments the lead for something like this?
- The landscaping treatment, fencing alternatives, and the location of our buildings along our south property line are concerns of the neighbors abutting our property.
    - I left my card with a neighbor who seemed to be the most concerned and volunteered that I would be more than happy to meet with the neighbors that abut our property to discuss alternatives that would mitigate their concerns. I suggested that the neighbors determine what would be a good time for them to meet and I would make myself available. When that meeting is held, I will advise you in case you would like to attend.

A few people had questions about who our residents would be. We presented that we anticipate that the residents of the project will be interns in the church's Generation Interns program, visiting missionaries or pastors that are on sabbatical at the City Church, families from the church, and that 4 units in the project will be affordable units and will be made available to the general public through ARCH.

ARCHITECTURE AND PLANNING
2112 116TH AVE. NE, SUITE A, BELLEVUE, WASHING
PHONE: (425) 451-4084 FAX: (425) 451-4078

ATTACHMENT 8
ZON06-00021: City Min PUD

Some neighbors were concerned about unrelated individuals living together and about how would the project would be managed.

- We presented that we plan to have an onsite manager residing in one of the homes, and that the number of unrelated individuals allowed to live in a single family residence is governed by city ordinances.

A question came up about the potential of selling of the homes in the future.

- We presented that there is no anticipation that the homes will ever be sold, but that if it were to happen, we understand that it would be through a condominium type of ownership due to the common parcel of land.

Building Green questions were asked.

- We presented that renewable building materials would be used in the construction; energy efficient heating systems and appliances will be used; a single master landscape maintenance system will be put in place, maximizing the use of water;
- A neighbor asked about the use of porous paving. She provided us with an article that explains the benefits of porous paving. I told this neighbor that we will explore the use of that material with the City. We will have our Civil Engineers get in touch with the Public Works Department to explore the materials available.

Community Benefits of a PUD questions were asked.

- We explained the benefits provided with a PUD versus traditional lot by lot development. Some people seemed placated while others thought that more should be provided.

In summary, I did not get the impression that the neighborhood was against our project, but instead took a position that their concerns should be addressed as best as possible.

A list was passed around the room by one of the neighbors and anyone that was interested in being put on a list of concerned citizens was asked to sign. I told the lady that gave me the completed list that I would forward this list to you for inclusion in your list of citizens that have notified the city that they wanted to be notified of any decisions or actions on the project. Attached is a copy of that list.

If you or any of the other city staff should have any questions about this information or should staff wish that we do anything further with the neighborhood association, please do not hesitate to contact me.

Sincerely,

E. Dennis Riebe
Architect

125.30 Decision on the PUD – Density

The maximum residential densities that the City may approve in a PUD are as follows:

1. Except as allowed under subsections (2) and (3) of this section, the maximum permitted residential density is the greater of that recommended by the Comprehensive Plan or 110 percent of that permitted in the zone in which the PUD is located.

2. If the PUD is designed, developed and maintained as "special needs housing," additional density may be permitted on the following basis:

   a. Housing for senior citizen households, or for mentally, physically or emotionally impaired persons, except for assisted living facilities, may be permitted a maximum density of up to 1.5 times the maximum density recommended by the Comprehensive Plan or, if the development includes affordable housing units approved pursuant to Chapter 112 KZC, the maximum density allowed for the development through Chapter 112 KZC, whichever is greater; *provided, that traffic impacts, impacts to public services and utilities, and impacts to adjacent* properties are comparable to the impacts of the project if it were not providing special needs housing and if it were developed at the maximum density permitted in the zone in which the project is located.

   b. Housing for low or moderate income households in low density zones may be permitted a maximum density above the density permitted under subsections (1) and (2)(a) of this section based upon the percentage of dwelling units which are low or moderate income units, using the following multipliers:

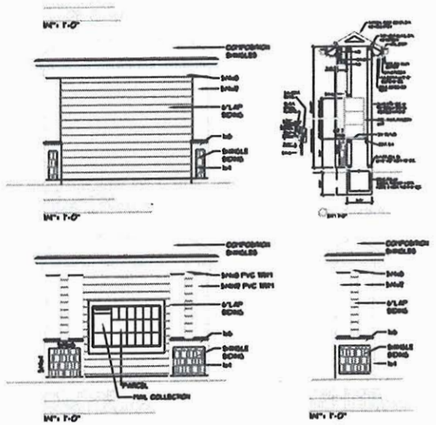
Density		
% of Low or Moderate Income Units	=	Multiplier
5 – 9%	=	1.1
10 – 14%	=	1.2
15 – 19%	=	1.3
20 – 24%	=	1.4
25% +	=	1.5

3. If a project consists of special needs housing, the applicant shall prepare a document, to be approved by the City Attorney, stating that the PUD will become void and use and occupancy must cease if the development is used for any purpose other than that for which it was specifically approved. This document, which will run with the subject property, must be recorded in the King County Department of Elections and Records.

4. If the PUD is proposed in an RS 35, RSX 35, RS 12.5, RSX 12.5, RS 8.5, RSX 8.5, RS 7.2, RSX 7.2, RS 5.0 or RSX 5.0 Zone, the City will subtract the area actually used for vehicular circulation and surface parking areas that serve more than one dwelling unit, before determining the maximum number of dwelling units potentially permitted under this section.

ATTACHMENT 9

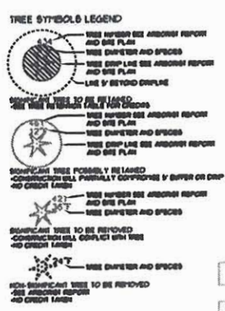
ZON06-00021: City Min PUD



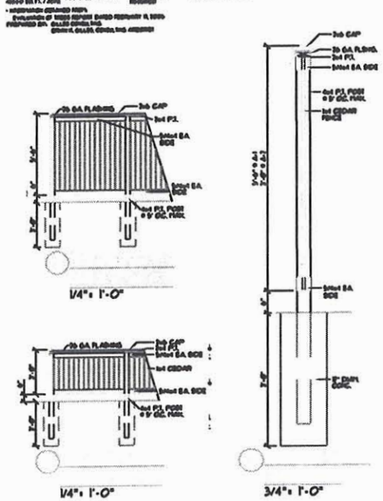
TREE RETENTION TABLE *

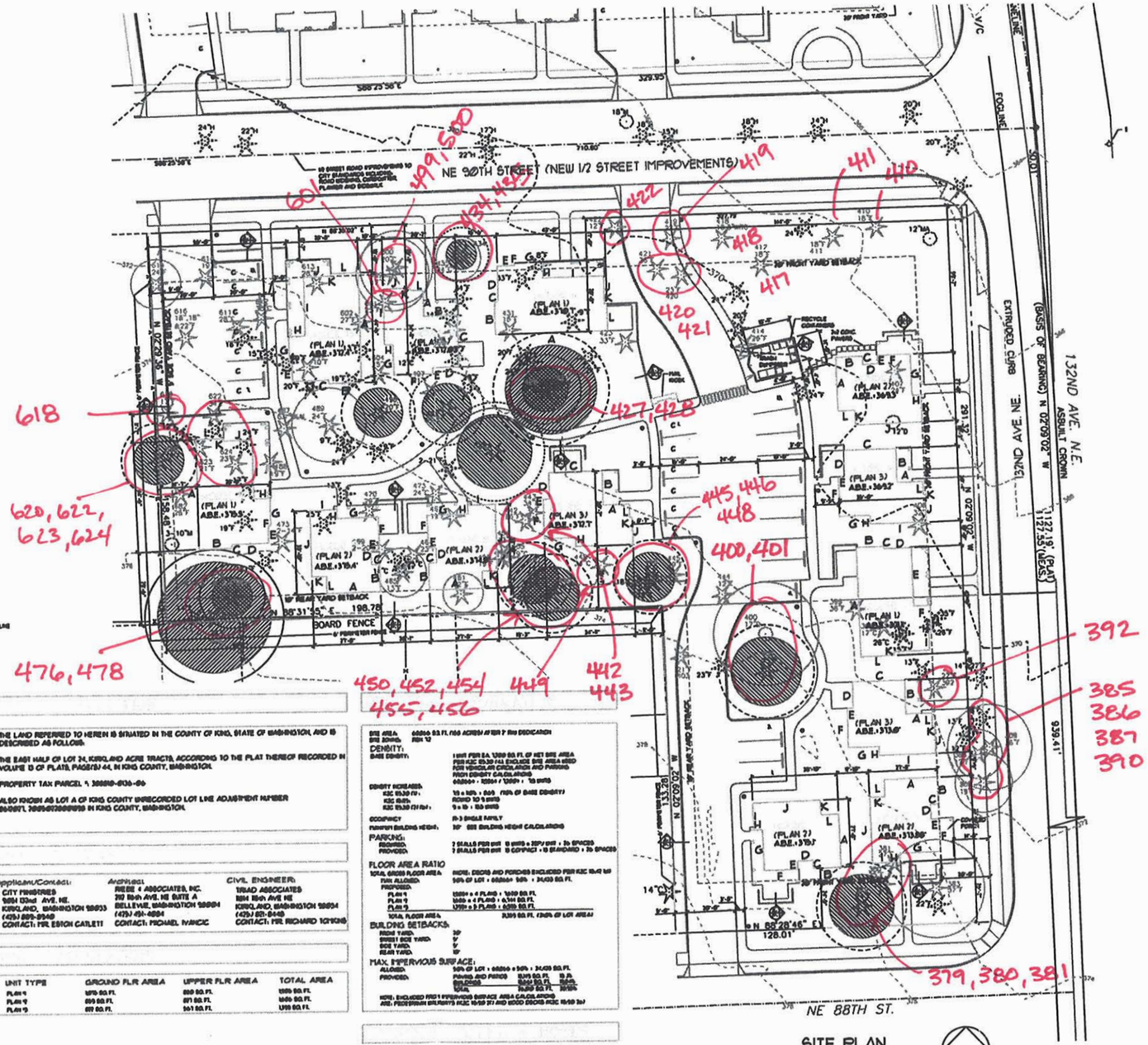
TREE #	DRIP LINE	TREE CREDIT
379	26'	6
401	36'	10
421	36'	10
428	18'	1
434	12'	1
445	28'	5
450	27'	4
452	28'	4
476	18'	1
478	45'	14
499	38'	5
500	28'	5
618	28'	1
620	28'	2
TOTAL CREDITS		71 PROVIDED

REQUIRED TREE CREDITS



TREE SYMBOLS LEGEND





THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF LOT 24, KIRKLAND ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 44, IN KING COUNTY, WASHINGTON.

PROPERTY TAX PARCEL #: [illegible]

ALSO KNOWN AS LOT A OF KING COUNTY UNRECORDED LOT LINE ADJUSTMENT NUMBER [illegible] IN KING COUNTY, WASHINGTON.

Applicant/Contact:
CITY MINISTRIES
9051 132nd AVE. NE.
KIRKLAND, WASHINGTON 98033
(425) 803-3233
CONTACT: MR. ERION CARLETT

Architect:
RIEBE & ASSOCIATES, INC.
2112 116th AVE. NE SUITE A
BELLEVUE, WASHINGTON 98004
(425) 451-4084
CONTACT: MICHAEL IVANCIC

CIVIL ENGINEER:
TRIAD ASSOCIATES
1811 10th AVE NE
KIRKLAND, WASHINGTON 98034
(425) 821-8448
CONTACT: MR. RICHARD TORKINS

UNIT TYPE	GROUND FLR AREA	UPPER FLR AREA	TOTAL AREA
PLAN 1	[illegible] SQ. FT.	[illegible] SQ. FT.	[illegible] SQ. FT.
PLAN 2	[illegible] SQ. FT.	[illegible] SQ. FT.	[illegible] SQ. FT.
PLAN 3	[illegible] SQ. FT.	[illegible] SQ. FT.	[illegible] SQ. FT.

SITE AREA: [illegible] SQ. FT. (1.00 ACRES) AFTER 2' RW DEDICATION
SITE ZONING: RSX 7.2

DENSITY:
BASE DENSITY: 1 UNIT PER 6,500 SQ. FT. OF NET SITE AREA PER KZC 15.30.140 EXCLUDE SITE AREA USED FOR VEHICULAR CIRCULATION AND PARKING FROM DENSITY CALCULATIONS
[illegible] / [illegible] = [illegible] UNITS

DENSITY INCREASES:
KZC 15.30.170: [illegible]
KZC 15.30: [illegible] (50% OF BASE DENSITY)
ROUND TO 5 UNITS
[illegible] = [illegible] UNITS

OCCUPANCY: R-3 SINGLE FAMILY

MAXIMUM BUILDING HEIGHT: 30' SEE BUILDING HEIGHT CALCULATIONS

PARKING:
REQUIRED: 2 STALLS PER UNIT [illegible] UNITS = [illegible] SPACES
PROVIDED: 2 STALLS PER UNIT [illegible] COMPACT + [illegible] STANDARD = [illegible] SPACES

FLOOR AREA RATIO
TOTAL GROSS FLOOR AREA: NOTE: DECKS AND PORCHES ENCLOSED PER KZC 15.42.150
MAX ALLOWED: 50% OF LOT = [illegible] SQ. FT. = 24,420 SQ. FT.
PROPOSED:
PLAN 1: [illegible] x 4 PLANS = [illegible] SQ. FT.
PLAN 2: [illegible] x 4 PLANS = [illegible] SQ. FT.
PLAN 3: [illegible] x 3 PLANS = [illegible] SQ. FT.
TOTAL FLOOR AREA: [illegible] SQ. FT. ([illegible]% OF LOT AREA)

BUILDING SETBACKS:
FRONT YARD: 30'
STREET SIDE YARD: 5'
SIDE YARD: 5'
REAR YARD: 10'

MAX IMPERVIOUS SURFACE:
ALLOWED: 50% OF LOT = [illegible] x 50% = 24,420 SQ. FT.
PROVIDED: PARKING AND PATIOS [illegible] SQ. FT. [illegible]%; BUILDINGS [illegible] SQ. FT. [illegible]%; TOTAL [illegible] SQ. FT. [illegible]%

NOTE: ENCLOSED PER [illegible] IMPERVIOUS SURFACE AREA CALCULATIONS ARE: PERVIOUS PAVERS KZC 15.50.37 AND WOOD DECKS KZC 15.50.36

E. Dennis Riebe
ARCHITECT

CITY MINISTRIES
9051 132nd AVE NE
KIRKLAND, WASHINGTON 98033
TEL: (425) 803-3233

ARCHITECTURE · PLANNING
2112 116th AVENUE N.E. - SUITE A
BELLEVUE, WASHINGTON 98004
PH:(425)451-4084 FAX:(425)451-4078

CITY MINISTRIES
HOUSING PROJECT
8819 & 8807 132nd AVE NE
KIRKLAND, WASHINGTON

SITE PROPOSAL

PUD SUBMITAL

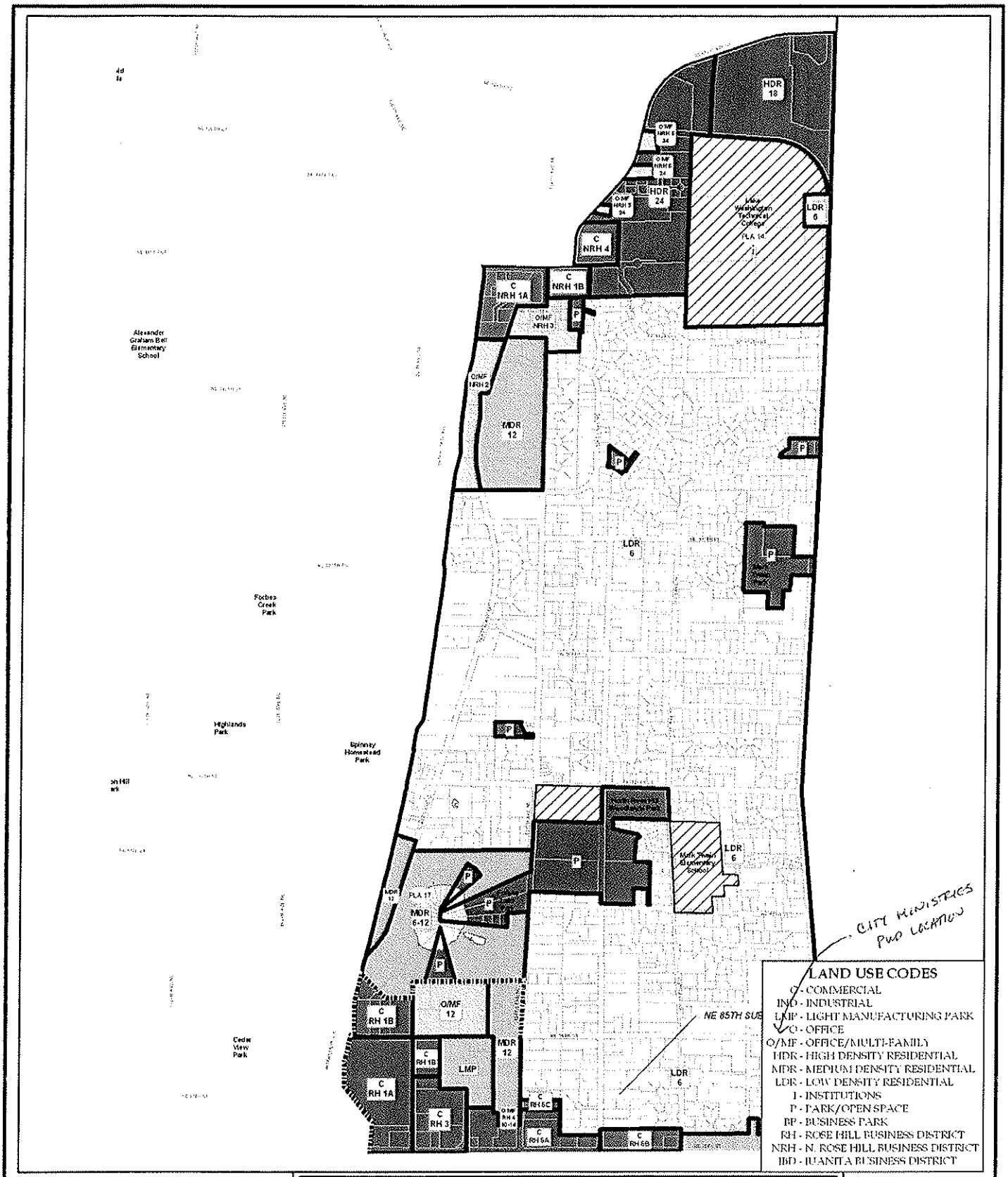
DATE	NO	REVISION
ISSUED 9/26/06		

ATTACHMENT 10

ZON06-00021: City Min PUD

Comments from City of Kirkland's Urban Forester:

- Trees 379, 380, and 381 need to be retained together. These are large, prominent trees on the property.
- Retain as a stand: 385, 386, 387, 390. Work with PW to create alternative sidewalk plan (ex. Meandering). Look to retain 392.
- 388 and 389 may be removed, however, work shall be done carefully as to not disturb retained trees. Retain 400, 401
- Retain 410, 411, 417, 418. Preference for retention of 419, 420, 421, 422, but realize that it is highly unlikely the road can be moved.
- Retain 427, 428.
- Retain 434, 435. Shift #12 South/East to retain 500, 499, 601. Do not retain 496 or 498.
- Do not retain 489.
- Shift house south to retain small stand: 618, 620, 622, 623, 624. Do not retain 619, 621, or 625, however, remove carefully as to not disturb remaining stand. This is a small clump of younger d.firs which can help buffer the adjacent property. If this can't be achieved, retain 476 and 478.
- Retain 455, 456, and 454. Retain 452 and 450 (already indicated for preservation). Do not retain 495, as the tree is not healthy.
- Retain 449-Type 1 tree. Retain 442, 443. Retain 445, 446, and 448 (already indicated for preservation).


HDR 18
O/MF NRH 6 34
O/MF NRH 5 24
HDR 24
O/MF NRH 3 24
Lake Washington Technical College
PLA 14
LDR 6
C NRH 4
C NRH 1A
C NRH 1B
O/MF NRH 3
P
Alexander Graham Bell Elementary School
O/MF NRH 2
MDR 12
Forbes Creek Park
Highlands Park
Spinney Homestead Park
PLA 17
MDR 6-12
C RH 1B
O/MF 12
MDR 12
C RH 1B
LMP
C RH 1A
C RH 3
C RH 5C
C RH 5A
C RH 5B
Cedar View Park
NE 85TH SUE
CITY MINISTRIES PUD LOCATION
LAND USE CODES
C - COMMERCIAL
IND - INDUSTRIAL
LMP - LIGHT MANUFACTURING PARK
O - OFFICE
O/MF - OFFICE/MULTI-FAMILY
HDR - HIGH DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL
LDR - LOW DENSITY RESIDENTIAL
I - INSTITUTIONS
P - PARK/OPEN SPACE
BP - BUSINESS PARK
RH - ROSE HILL BUSINESS DISTRICT
NRH - N. ROSE HILL BUSINESS DISTRICT
IBD - JUANITA BUSINESS DISTRICT
North Rose Hill Neighborhood
Land Use Map
ORDINANCE NO. 4028
ADOPTED by the Kirkland City Council
December 13, 2005
LAND USE BOUNDARIES
PARCEL BOUNDARIES
SUBAREA BOUNDARY
PLANNED AREA NUMBER
TOTEM CENTER
LAND USE CODE
PUBLIC FACILITIES
Maps produced January 3, 2006
Produced by the City of Kirkland. (c) 2006, the City of Kirkland, all rights reserved
No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accep
ATTACHMENT 11
ZON06-00021: City Min PUD

VII. HOUSING

CHARTING A FUTURE COURSE

(December 2004 Revision)

ATTACHMENT 12

ZON06-00021: City Min PUD

◆ RELATIONSHIP TO THE FRAMEWORK GOALS ◆

The **Housing Element** highlights the following Framework Goals:

✓ **FG-1 Maintain and enhance Kirkland's unique character.**

FG-2 Support a strong sense of community.

✓ **FG-3 Maintain vibrant and stable residential neighborhoods and mixed-use development, with housing for diverse incomes, ages, and lifestyles.**

FG-4 Promote a strong and diverse economy.

FG-5 Protect and preserve environmentally sensitive areas, and a healthy environment.

FG-6 Identify, protect and preserve the City's historic resources, and enhance the identity of those areas and neighborhoods in which they exist.

FG-7 Encourage low impact development and sustainable building practices.

FG-8 Maintain and enhance Kirkland's strong physical, visual, and perceptual linkages to Lake Washington.

FG-9 Provide accessibility to pedestrians, bicyclists, and alternative mode users within and between neighborhoods, public spaces, and business districts and to regional facilities.

FG-10 Create a transportation system that allows the mobility of people and goods by providing a variety of transportation options.

FG-11 Maintain existing park facilities, while seeking opportunities to expand and enhance the current range and quality of facilities.

FG-12 Ensure public safety.

FG-13 Maintain existing adopted levels of service for important public facilities.

✓ **FG-14 Plan for a fair share of regional growth, consistent with State and regional goals to minimize low-density sprawl and direct growth to urban areas.**

✓ **FG-15 Solve regional problems that affect Kirkland through regional coordination and partnerships.**

FG-16 Promote active citizen involvement and outreach education in development decisions and planning for Kirkland's future.

✓ **FG-17 Establish development regulations that are fair and predictable.**

VII. HOUSING

A. INTRODUCTION

EXISTING CONDITIONS

Kirkland is a largely residential community, as housing remains the City's predominant land use. About 64 percent of the City's land area is devoted to residential uses. In the early 1990s, about half of the housing in Kirkland was single-family homes. That has dropped to just 45 percent of the City's housing over the past 10 years. We have also seen an increase in mixed-use developments that combine housing with other uses, such as office and retail. The City has a wide variety of other housing styles including zero lot line, townhomes, multifamily flats, and accessory dwelling units (also known as mother-in-law apartments). Neighborhoods are well established and are one of the City's most desirable assets. Numerous neighborhood associations and homeowners' associations contribute to the livability of the community.

Just as there are a variety of housing types in Kirkland, there are a range of housing densities – from large residential estates of close to one acre in size near Bridle Trails State Park to over 100 units per acre in some Downtown condominiums and apartments, where the number of units is limited only by the building envelope allowed on the site. The City's most dense neighborhoods are Totem Lake and Moss Bay, which includes Downtown, where a high proportion of the housing is multifamily units.

FUTURE NEEDS

Critical housing needs facing Kirkland from 2004 to 2022 include the preservation of neighborhood quality, the creation and retention of housing that is affordable, and the provision of housing for residents with special needs.

Kirkland's future will also include the need to accommodate additional growth. The challenge will be to find ways to develop additional housing that is compatible with existing neighborhoods and the environment. While much of the new housing will be located in existing areas of higher densities, other housing will occur in predominantly low-density residential neighborhoods as infill. The Housing Element contains goals and policies designed to promote and protect neighborhood quality as growth occurs.

The City's role in ensuring neighborhood quality will be to provide a compatible mix of land uses in and around residential areas, and to ensure that the physical elements inherent in a well-designed neighborhood are maintained and established. The Land Use and Housing Elements work together to achieve these goals.

In addition to preserving the character of neighborhoods while providing for growth, Kirkland faces the weighty challenge of supplying housing affordable to all economic segments of the population. The issue of affordable housing reaches most people in a community, since the quality of life in a city is tied, to a large extent, to the ability of its residents to find the kind of housing they desire at a price they can afford.

Affordable housing is generally discussed in two contexts: that of "affordability" in general, or how well the general population can afford a home, and that of "affordable housing," which is defined as housing affordable to all economic segments of the community. Housing is affordable if a household spends no more than 30 percent of monthly income for total housing cost (including costs such as taxes, insurance, and utilities).

In 2000, about one third of the City's residents earned less than 80 percent of median income and faced considerable difficulty in affording housing. According to the 2003 Kirkland Housing Needs Analysis, prepared by A Regional Coalition for Housing (ARCH), Kirkland's current housing market is most lacking in providing rental housing units priced appropriately for low-income households (those earning zero to 50 percent of median income) and ownership housing priced appropriately for median-income households (earning 80 – 120 percent of median income). Therefore, the Housing Element promotes policies designed to:

VII. HOUSING

- Increase the supply of rental units affordable to low-income households; and

- Increase first-time homeowner opportunities for moderate-income households.

In comparison to Countywide averages, Kirkland in 2003 is home to relatively few persons with special needs. While this may be true for a number of reasons, one reason is likely to be the lack of appropriate housing. A range of strategies to address this problem is contained in the Housing Element.

In the spring of 2000, the City Council appointed a Housing Task Force to examine and make strategy recommendations in five issue areas: market provision of affordable housing, innovative housing styles to increase housing supply and affordability, transit-oriented development, preservation of existing affordable housing, and subsidization of affordable housing. The Task Force's recommendations on these issues are incorporated in the goals and policies contained in the Housing Element. The goals and policies are interrelated to, and must be balanced with, those included in the other Comprehensive Plan Elements. The location, density, and design of housing is intended to serve community objectives such as affordable housing, housing affordability, environmental quality, support for transit, and the effective use of existing public facilities and utilities. Overarching all of these objectives is a need to increase awareness of housing issues in our community.

B. THE HOUSING CONCEPT

The central goal of the Housing Element is to preserve neighborhood quality while improving housing opportunities for all residents. To accomplish this, the Element:

- Promotes neighborhood quality through the continuation of the existing residential land use pattern, and through the application of standards where infill development occurs to ensure compatibility;

- Provides for diversity in housing types and options to serve all economic segments and those with special housing needs; and

- Supports the creative use of land where greater residential capacity can be achieved, while protecting environmentally sensitive areas.

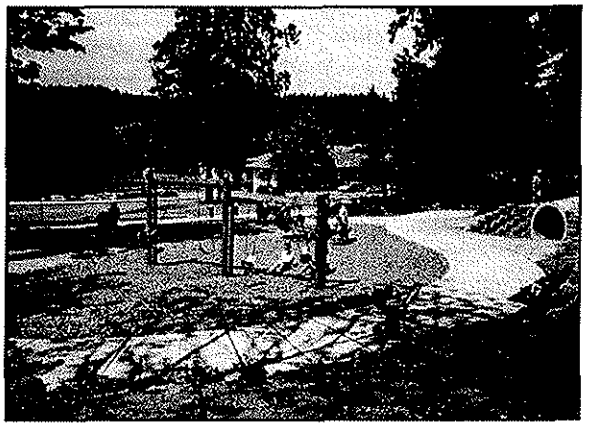
C. HOUSING GOALS

Goal H-1: Maintain and enhance the unique residential character of each City neighborhood.

Goal H-2: Promote the creation of affordable housing and provide for a range of housing types and opportunities to meet the needs of all segments of the population.

Goal H-3: Provide for greater housing capacity and home ownership opportunities.

NEIGHBORHOOD QUALITY



North Kirkland Community Center Park

As the Vision Statement and Framework Goals describe, Kirkland's citizens consider the preservation and enhancement of neighborhoods to be strong community values.

Kirkland encompasses many distinct neighborhoods that can be differentiated on the basis of density, age of structures, size of detached homes or multifamily structures, and a variety of visible features. The City's

neighborhoods, with their own unique residential characters, offer a choice of living environments. This diversity adds to the community's ability to meet a wide variety of residential needs.

The following goals and policies are designed to ensure that new development meets the high standards for livability of Kirkland neighborhoods, and that the preferred community character is preserved.

Goal H-1: Maintain and enhance the unique residential character of each City neighborhood.

Policy H-1.1: Retain the character of existing neighborhoods by incorporating neighborhood character and design principles into standards for new development.

Because change will take place in all neighborhoods between 2004 and 2022, design standards for new development to be incorporated into existing neighborhoods will be important to the preservation of neighborhood quality. Standards should address how new development, particularly when sited on smaller lots or at greater densities than surrounding development, can occur in a manner compatible with existing neighborhood character.

These standards can encourage structures to integrate sensitively with the surrounding area by addressing issues such as scale and bulk, setbacks which reinforce those of surrounding residences, as well as landscape buffers where appropriate.

HOUSING DIVERSITY

This Element contains policies designed to address the housing needs of all Kirkland residents, who vary greatly in terms of income and personal need.

Housing Affordability

The policies strive to improve housing affordability at all income levels, and emphasize a combination of appropriately zoned land, regulatory incentives, financial subsidies, and innovative planning techniques, in order to ensure that the needs of moderate-income and low-income persons are adequately served. Housing for these groups is least likely to be provided by the private housing market.

Kirkland's population within each of the defined income groups (based on King County median income) in 2000 was as follows:

- Low-Income Households: Households making up to 50 percent of median income ($26,500 or less annually)
  - Percent of Kirkland's population in 2000: 15 percent
- Moderate-Income Households: Households with incomes between 50 percent and 80 percent of median income ($26,501 to $42,500 annually)
  - Percent of Kirkland's population in 2000: 16 percent
- Median-Income Households: Households with incomes between 80 percent and 120 percent of median income ($42,501 to $63,800 annually)
  - Percent of Kirkland's population in 2000: 21 percent
- Above-Median-Income Households: Households with incomes above 120 percent of median income (above $63,800 annually)
  - Percent of Kirkland's population in 2000: 48 percent

As these figures show, nearly one third of the City's residents fall within the low- and moderate-income categories. This is about the same proportion as in 1990, although there has been a shift in the upper-income categories. In 2000, about seven percent more households earned more than the median income and about five percent fewer households were in the median income category.

In 2000, 71 percent of Kirkland's lowest-income households, those earning $20,000 per year or less, paid more than 35 percent of their income toward

housing costs. It is known that as households overpay to this extent, they may be forced to forgo other necessities, or be unable to save to buy a home because their housing expenses consume such a large portion of their income.

Typically, the lower the household income, the greater percentage of income is paid to housing costs. The higher percentage of income paid toward housing, the more vulnerable a household is to actually losing their housing if someone in the household loses a job, suffers a medical emergency, or incurs some other major expense. As a result, these households may become homeless, displaced, or reside in overcrowded or substandard housing.

The vast majority of housing affordable to low- and moderate-income families in Kirkland, as in most communities, is rental housing. This housing is typically multifamily. In 2000, just over 60 percent of the City's rental housing was affordable to moderate-income families, including about 16 percent that was also affordable to low-income families.

While housing affordability does not appear to be as great a problem among Kirkland's higher-income residents, meeting the needs of the higher economic segments of the population with housing they can afford serves those at the lower levels as well.

For example, potential first-time home buyers earning incomes over 80 percent of median income but less than 100 percent of median find it difficult to purchase a home in Kirkland without some form of assistance. These groups may be forced to remain in rental housing and to delay home purchases. Increasing rents, in turn, make it even more difficult for them to save down payments, thus further delaying plans for home purchases.

These individuals or families may then displace the lower-income groups in the rental market, by paying higher rents than would otherwise be charged, if appropriate lower-cost housing were available for them in the ownership market. Consequently, the supply of rental housing is restricted and rents are inflated to a point out of reach for the lowest-income families.

The housing needs analysis identified moderate-income first-time home buyers as one of the groups least served by Kirkland's housing market. Greater housing choices and opportunities can be provided for this group.

Special Needs Housing

Policies aimed at meeting the demand for special needs housing of residents are also included. These approaches generally include providing funding, research, and coordination assistance to social service agencies providing housing to these populations, as well as adding flexibility to the City's land use policies and regulations to provide a greater range of housing options that may meet the demands for special needs housing.

Short-term special needs housing is needed to provide shelters for victims of domestic violence, or transitional housing for homeless families, for example. Long-term housing with appropriate supportive services, such as single-family homes shared by adults with developmental disabilities, apartments adapted to serve the frail elderly, or efficiency units for the mentally ill, are also needed to prevent the cycle of homelessness.

Goal H-2: Promote the creation of affordable housing and provide for a range of housing types and opportunities to meet the needs of all segments of the population.

Policy H-2.1: Strive to meet the targets established and defined in the Countywide policies for low- and moderate-income housing as a percentage of projected net household growth.

The targets established by the Countywide Planning Policies maintain that housing plans for Kirkland must be designed to provide for:

- Seventeen percent of growth in new households affordable to moderate-income households; and
- Twenty-four percent of growth in new households affordable to low-income households.

VII. HOUSING

These targets have proven to be a challenge to meet. While market conditions and existing plans have been fairly successful in providing rental housing for moderate-income households, low-income households have not been well served by either the rental or home ownership markets. Policies contained in this Element are designed to provide more and a broader range of housing opportunities for these groups. The City should track its progress toward meeting these goals and consider additional tools or strategies if appropriate progress is not being made.

Policy H-2.2: Allow the development of accessory dwelling units on single-family lots. Regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility.

Accessory units are promoted as a means to achieve affordable housing and increased density in existing neighborhoods by more efficiently using the existing housing stock. Accessory units can help to meet the need for low- and moderate-income housing by opening up surplus space on single-family lots.

Income from these units can help residents in a variety of situations, as well as help to preserve the City's existing housing through supplementing upkeep costs, thereby extending the livability of a dwelling.

In 1995, Kirkland adopted regulations to allow accessory dwelling units on all single-family properties. Since that time, over 80 accessory units have been approved. These have included units built within existing houses, units built over detached garages, and separate structures.

Policy H-2.3: Promote the provision of affordable housing by private sector residential developments.

Special incentives for the development of low- and moderate-income housing should be used as a means to promote the provision of these units by private or nonprofit developers. Kirkland's existing programs which provide density bonuses for affordable housing could be expanded, and other types of incentives also should be explored. Approaches such as expedited permit processing, permit and impact fee waivers, flexible site and development standards, tax exemptions, the allocation of Community Development Block Grant and general funds to write down project costs, inclusionary zoning, and other techniques should be evaluated.

Policy H-2.4: Provide affordable housing units when increases to development capacity are considered.

Many rezones and height increases result in increased development capacity. This can result in additional value to property owners and an opportunity to create affordable housing at little or no cost to the owner. The economic value of the increased capacity should be compared to the economic cost of providing affordable units when evaluating if affordable housing should be required.

Policy H-2.5: Ensure that affordable housing opportunities are not concentrated, but rather are dispersed throughout the City.

The bulk of housing affordable to low- and moderate-income households is multifamily. Nevertheless, opportunities for affordable housing, and special-needs housing, may occur in single-family neighborhoods through infill, accessory units, or group homes. These housing options should be dispersed throughout the community and integrated into neighborhoods. This distribution will ensure a wider range of housing options for Kirkland residents.

Policy H-2.6: Streamline the City's development review and approval processes, while ensuring that the integrity of the planning process is not compromised.

Since time is a critical factor in financing development projects, a reduction in the time needed to receive City approval can result in savings to housing providers. Adding certainty to the development review process will also help to promote residential development.

VII. HOUSING

Policy H-2.7: Create flexible site and development standards which balance the goals of reduced housing development costs with other community goals.

Site and development standards affect many direct development costs, such as infrastructure, land, and building costs. Street widths, setbacks, curb and sidewalk requirements, and parking standards are some of the residential standards that may affect costs. Standards that allow alternative approaches to site and building design may provide cost savings. Some combination of a prescriptive standard that is permitted outright and an optional performance standard may be desirable to balance the desire to minimize costs and maintain quality.

Policy H-2.8: Preserve, maintain, and improve existing affordable housing through assistance to residents and housing providers.

The City's Housing Repair program supports the preservation of both the owner-occupied and rental housing stock through grants and loans for housing repair and rehabilitation. Community Development Block Grant (CDBG) funds and City funds are also allocated to housing providers to acquire and rehabilitate emergency and transitional housing facilities, as well as permanent low- and moderate-income housing development and homeownership programs.

Due to the high land values prevailing in the City, and the resulting difficulty developers face in producing new housing that meets the needs of low- and moderate-income residents, assistance to enable rehabilitation of existing housing may be one of the most effective strategies to maintain and produce affordable housing in Kirkland. Another benefit of rehabilitation is that it is less likely to change the appearance of neighborhoods.

Policy H-2.9: Continue to support the acquisition and creation of housing by private or nonprofit organizations, housing authorities, or other social and health service agencies for low- and moderate-income tenants.

Local resources can be a critical part of developing or preserving affordable housing. Efforts to identify potential opportunities and resources, such as inventorying and possibly donating surplus public property, acquiring land, contributing Community Development Block Grant (CDBG) funds or City funds, and paying or waiving impact and permit fees and utility and infrastructure costs, can improve the feasibility of affordable housing projects.

This is especially true of housing for individuals and families who cannot afford housing created through the private market. Local resources are often required as a match for other public (County, State, federal) and private funding sources, and therefore work to leverage a significant amount of funding into Kirkland and the region that would otherwise not be available.

The City can also support affordable housing acquisition and development in indirect ways by working with local lenders to coordinate financing for projects, encouraging private and other public donation of resources, inventorying multifamily residential properties and encouraging preservation of those that are affordable, and working with the State Legislature to provide additional tax relief.

Policy H-2.10: Ensure that zoning does not unduly restrict group homes or other housing options for persons with special needs.

Special-needs housing can be provided in a variety of structures, such as single-family homes, group homes, multifamily dwellings, congregate care facilities, or other institutional settings. Flexibility in land use regulations to allow group homes and home-based care represents a significant opportunity available to the City to meet the demand for special needs housing. Barriers to creating these housing options, including extensive special review processes, should be avoided.

Policy H-2.11: Encourage and support the development of emergency, transitional, and permanent housing with appropriate on-site services for persons with special needs.

Sources of emergency and transitional housing include shelters, single-room occupancy hotels (SROs), group homes, congregate care facilities, and many of

the other housing options discussed in the Housing Element. The City should continue to make funding available to social service agencies serving these special-needs populations, to facilitate their development and operation.

The City should work cooperatively with nonprofit agencies or the private sector to site special-needs housing while helping neighbors to understand the role of special-needs housing in the community and the requirements of the Federal Fair Housing Law.

Policy H-2.12: Cooperate at a regional level to increase the base of both public and private support necessary to address local housing needs.

Communities within King County should work together to address shared housing needs, since housing needs and solutions cross jurisdictional boundaries. They should work cooperatively on a regional housing finance strategy that allows sharing resources to support affordable and special needs housing throughout east King County.

Similarly, efforts to reduce housing costs through streamlining and flexibility in regulation should be coordinated with neighboring jurisdictions. Kirkland lies within a regional housing market, and cost reductions in Kirkland alone will not affect affordability significantly elsewhere in the region. Proactive leadership by Kirkland can encourage participation and action by other cities, thus promoting greater affordability throughout the Eastside. Reducing the percentage of income devoted to housing costs will improve the quality of life for low- and moderate-income families, and enable residents to contribute to other regional goals, such as schools and transit.

Policy H-2.13: Support efforts to achieve a geographic balance in siting special-needs housing throughout the City and region, including support of housing in jurisdictions that serve residents from elsewhere on the Eastside.

Generally, special-needs housing should be dispersed throughout the region. Funds set aside by Kirkland to provide this type of housing should be considered for projects both in Kirkland and elsewhere on the Eastside. Similarly, projects serving special-needs populations from Bellevue, Redmond, and other Eastside communities should be sited in Kirkland when appropriate.

Some clustering of special-needs housing may be appropriate when proximity to public transportation, medical facilities, or other basic services is necessary.

HOUSING CAPACITY

At an average density of 6.5 dwelling units per residential acre citywide, Kirkland's residential densities are relatively high for a suburban community. Nevertheless, the City contains many neighborhoods developed at lower densities (three to five dwelling units per acre). In 2003, Kirkland had 22,100 housing units, capacity for a total of 28,000 units, and a 2022 Growth Target of 26,800 units.

As noted in the Housing Diversity section of this Element, greater opportunities for home ownership may be created through smaller lots and more varied housing types. In addition, cost savings are generally associated with smaller lots and revised development standards. The savings obtained through reducing the amount of street, sidewalk, water, sewer, and other utilities needed for each home may be reflected in the initial purchase price as well as ongoing maintenance and services costs to both the home owner and the public.

Goal H-3: Provide for greater housing capacity and home ownership opportunities.

Policy H-3.1: Provide additional capacity for single-family development through allowing reductions in lot sizes where surplus land exists on underdeveloped parcels.

As Kirkland has become more fully developed in recent years, residential development trends have included a shift away from large subdivisions to "infilling" of vacant and underdeveloped lots within existing neighborhoods.

VII. HOUSING

The City already allows slight reductions in the required lot size as one method to accommodate more housing on existing residential land while helping to avoid suburban sprawl. Further lot size reductions would increase capacity in areas already served by transit and other public utilities and services. This should only be considered where compatibility with surrounding neighborhoods can be ensured through site and building design.

Policy H-3.2: Allow a broad range of housing and site planning concepts in single-family areas to increase housing supply and choice, to reduce cost, and to ensure design quality and neighborhood compatibility.

Clustering and innovative housing types may include cottages, compact single-family, zero lot line, clustered and common wall housing. These development styles can allow for more environmentally sensitive site planning by concentrating development on the most buildable portion of a site while preserving natural drainage, vegetation, and other natural features. Similarly, allowing zero lot line or other design innovations in these areas can further help to lower land and development costs.

In addition to environmentally sensitive areas, innovative housing types may be appropriate on sites throughout the City's single-family neighborhoods. The demographics of our population are changing, with the average number of people living in each housing unit decreasing and the average age increasing. Cottage, compact single-family and common-wall housing can provide more housing on the same land area, in smaller structures that better match the needs of our population. In addition, housing affordability can be improved through reduced construction costs resulting from smaller or common-wall development.

In all cases, design standards are important to ensure that new development is integrated sensitively with its neighbors. Greater attention to building and site design, such as building bulk, roofline variation, garage and parking location, and landscaped buffers can enhance aesthetic appeal and neighborhood compatibility.

The Park at Forbes Creek Apartments

Policy H-3.3: Allow for the maintenance and redevelopment of existing developments that do not conform to current density standards in planned multifamily areas.

A number of multifamily structures exist within the City that are built at densities above those planned for their sites. These structures provide a valuable source of close-in and often affordable housing to Kirkland residents. In order to retain the housing capacity and affordability provided by these units, property owners should be allowed to maintain, remodel, or rebuild these structures, while retaining their existing densities. Restrictions on unit size should be considered as a means to maintain affordability.

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: Anne Watanabe, Kirkland Hearing Examiner

From: Tony Leavitt, Planner TL

Date: March 8, 2007

Subject: CITY MINISTRIES PUD, PCD FILE NO. ZON06-00021

At the Hearing on March 1st, 2006, Staff requested that the Hearing Examiner hold the hearing record open to obtain comments from the Public Works Department and the Fire & Building Department regarding emergency access and parking questions that came up during the hearing.

On March 5th, Planning Staff met with representatives from the Fire and Public Works Departments. After discussing the issues brought up at the Hearing, the department representatives requested that Planning Staff have the applicant submit a revised site plan for them to review and comment on.

On March 7, the applicant submitted a revised site plan that was routed to each department (see Enclosure 1). The revised site plan includes the following elements:

- Access to NE 88th Street has been revised to reflect emergency access only.
- Addition of a "No Parking" area to NE 88th Street
- Addition of a no construction parking note

Grace Steuart, Fire Marshall, reviewed the revised site plan and approved the basic design for the Fire Department.

Rob Jammerman, Development Engineering Manager, reviewed the revised site plan and had the following comments:

- As shown on the revised plans submitted March 7, 2007, the access through the site between NE 88th St. and NE 90th St. shall not be available for general vehicular use. An emergency access to NE 88th St. will be designed and constructed per Fire Department and Public Works specifications.
- Install "NO PARKING ANYTIME" signs along 132nd Ave. NE. In addition, per the revisions submitted on March 7, 2007 install "NO PARKING ANYTIME" signs along the north side of NE 88th St.

EXHIBIT B
ZON06-00021 HE Rec.

- Per the revisions submitted on March 7, 2007, no construction parking shall occur on NE 88th St.

As a result of the revised site plan, the Public Works Department Development Standards have been revised to include the above comments (See Enclosure 2).

Enclosures

1. Revised Site Plan
2. Revised Public Works Development Standards

RIEBE & ASSOCIATES, INC.

Transmittal

To: City of Kirkland
Attn: Tony Leavitt

From: E. Dennis Riebe

CC: Eston Catlett

Date: March 7, 2007

Re: City Ministries PUD File #Zon06-00021

Attached are three copies of the PUD site plan that has been revised to reflect the following:

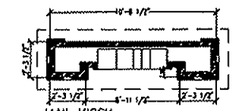
1. Access to NE 88th St. has been revised to reflect and emergency only access. We understand the Fire Department's need to provide a drivable surface and that no bollards will be allowed. We proposed to work with the Fire Department on the specifications for this driving surface during the preparation of the Land Surface Modification documents.
2. Delineation and note has been added to the site plan to illustrate that "No Parking will be allowed on the North side of NE 88th St. along our property frontage.
3. A note has been added to the site plan specifying that no construction vehicle parking will be allowed on NE 88th Street.

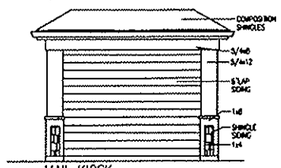
This is being submitted so that the affected city departments can complete their evaluation on these proposals for the Hearing Examiner's deliberations.

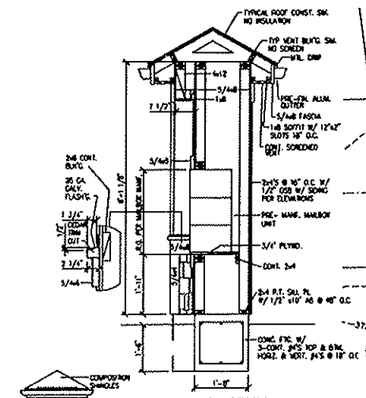
Should you, the Hearing Examiner, or any of the other staff have any questions about this information or should additional information be needed, please do not hesitate to contact me.

ARCHITECTURE AND PLANNING
2112 116TH AVE. NE, SUITE A, BELLEVUE, WASHINGTON 98004
PHONE: (425) 451-4084 FAX: (425) 451-4078

ENCLOSURE 1
March 8 HE Memo







TREE RETENTION TABLE *

TREE #	DRIP LINE	TREE CREDIT
379	26'	8
401	28'	10
427	36'	10
428	18'	1
434	12'	1
446	20'	5
450	22'	4
452	20'	4
476	16'	1
478	45'	14
495	30'	5
496	20'	5
498	20'	1
620	20'	2
TOTAL CREDITS		71 PROVIDED

REQUIRED TREE CREDITS

[illegible]

* INFORMATION OBTAINED FROM EVELYN NOP OF TREES REPORT DATED FEBRUARY 11, 2005 PREPARED BY: GILLES CONSULTING BRIAN K. GILLES, CONSULTING ARBORIST

TREE SYMBOLS LEGEND

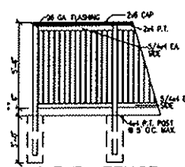
- TREE NUMBER SEE ARBORIST REPORT AND SITE PLAN
- TREE DIAMETER AND SPECIES
- TREE DRIP LINE SEE ARBORIST REPORT AND SITE PLAN
- LINE 5' BEYOND DRIPLINE

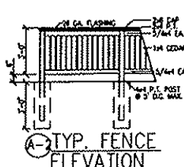
SIGNIFICANT TREE TO BE RETAINED
- SEE ARBORIST REPORT FOR CREDITS
- TREE NUMBER SEE ARBORIST REPORT AND SITE PLAN
- TREE DIAMETER AND SPECIES
- TREE DRIP LINE SEE ARBORIST REPORT AND SITE PLAN

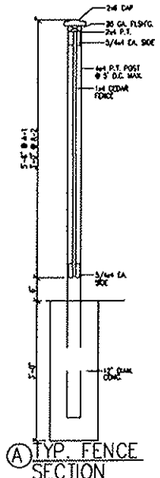
SIGNIFICANT TREE POSSIBLY RETAINED
- CONSTRUCTION WILL PARTIALLY COMPROMISE 5' BUFFER OR DRIP LINE
- NO CREDIT TAKEN
- TREE NUMBER SEE ARBORIST REPORT AND SITE PLAN
- TREE DIAMETER AND SPECIES

SIGNIFICANT TREE TO BE REMOVED
- CONSTRUCTION WILL CONFLICT WITH TREE
- NO CREDIT TAKEN
- TREE DIAMETER AND SPECIES

NON-SIGNIFICANT TREE TO BE REMOVED
- SEE ARBORIST REPORT
- NO CREDIT TAKEN







LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF LOT 24, KIRKLAND ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 44, IN KING COUNTY, WASHINGTON.

PROPERTY TAX PARCEL #: 388810-0136-06

ALSO KNOWN AS LOT A OF KING COUNTY UNRECORDED LOT LINE ADJUSTMENT NUMBER 6612027, 20050228001898 IN KING COUNTY, WASHINGTON.

PROJECT TEAM

Applicant/Contact:
CITY MINISTRIES
9051 132nd AVE. NE.
KIRKLAND, WASHINGTON 98033
(425) 889-8240
CONTACT: MR. ESTON CATLETT

Architect
RIEBE & ASSOCIATES, INC
2112 116th AVE. NE SUITE A
BELLEVUE, WASHINGTON 98004
(425) 451-4084
CONTACT: MICHAEL IVANOC

CIVIL ENGINEER:
TRIAD ASSOCIATES
11814 115th AVE NE
KIRKLAND, WASHINGTON 98034
(425) 821-8448
CONTACT: MR. RICHARD TOMONS

UNIT CALCULATIONS

UNIT TYPE	GROUND FLR AREA	UPPER FLR AREA	TOTAL AREA
PLAN #1	1,075 SQ. FT.	830 SQ. FT.	1,905 SQ. FT.
PLAN #2	858 SQ. FT.	827 SQ. FT.	1,685 SQ. FT.
PLAN #3	822 SQ. FT.	587 SQ. FT.	1,409 SQ. FT.

PROPOSAL INFORMATION

SITE AREA: 88,866 SQ. FT. (2.06 ACRES) AFTER 2' R/W DEDICATION
SITE ZONING: RSX 7.2

DENSITY:
BASE DENSITY: 1 UNIT PER EA. 7,200 SQ. FT. OF NET SITE AREA PER KZC 125.30 (4) (EXCLUDE SITE AREA USED FOR NONRURAL CIRCULATION AND PARKING FROM DENSITY CALCULATIONS
88,866 - 11,636 / 7,200 = 7.8 UNITS

DENSITY INCREASE:
KZC 125.30 (1): 7.8 x 1.108 = 8.68 (110% OF BASE DENSITY)
KZC 115.135: ROUND TO 9 UNITS
KZC 125.30 (2) (a): 9 x 1.5 = 13.5 UNITS

OCCUPANCY: R-3 SINGLE FAMILY
MAXIMUM BUILDING HEIGHT: 30' SEE BUILDING HEIGHT CALCULATIONS

PARKING:
REQUIRED: 2 STALLS PER UNIT 13 UNITS x 2SP/ UNIT = 26 SPACES
PROVIDED: 2 STALLS PER UNIT 13 COMPACT + 13 STANDARD = 26 SPACES

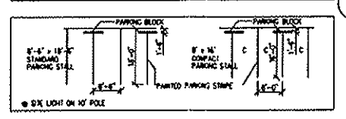
FLOOR AREA RATIO
TOTAL GROSS FLOOR AREA: (NOTE: DECKS AND PORCHES EXCLUDED PER KZC 115.42 (4))
MAX ALLOWED: 50% OF LOT = 88,866 SQ. FT. x 50% = 34,433 SQ. FT.
PROPOSED:
PLAN #1: 1,905 x 4 PLANS = 7,620 SQ. FT.
PLAN #2: 1,686 x 4 PLANS = 6,744 SQ. FT.
PLAN #3: 1,409 x 5 PLANS = 8,045 SQ. FT.
TOTAL FLOOR AREA: 21,394 SQ. FT. (24.0% OF LOT AREA)

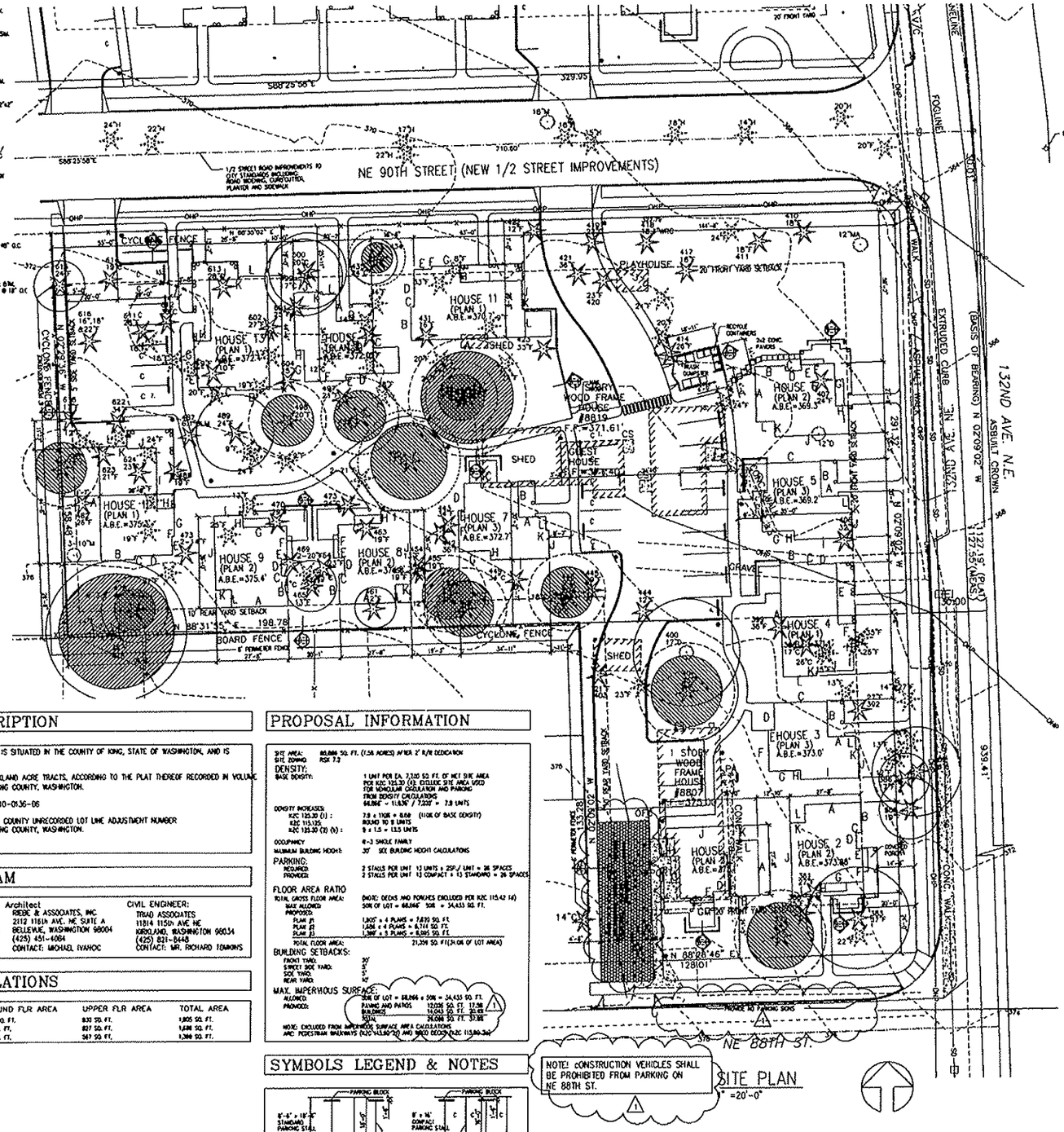
BUILDING SETBACKS:
FRONT YARD: 20'
STREET SIDE YARD: 15'
SIDE YARD: 5'
REAR YARD: 10'

MAX. IMPERVIOUS SURFACE:
ALLOWED: 50% OF LOT = 88,866 x 50% = 34,433 SQ. FT.
PROVIDED: PAVING AND PATIOS 17,036 SQ. FT. 17.96; BUILDINGS 10,043 SQ. FT. 20.69; TOTAL 26,078 SQ. FT. 37.66

NOTE: EXCLUDED FROM IMPERVIOUS SURFACE AREA CALCULATIONS ARE: PEDESTRIAN WALKWAYS (KZC 115.80 (2)) AND DECKS (KZC 115.80 (4))

SYMBOLS LEGEND & NOTES





SITE PLAN
1" =20'-0"

RIEBE & ASSOCIATES, INC.
ARCHITECTURE · PLANNING
2112 116th AVENUE N.E. - SUITE A
BELLEVUE, WASHINGTON 98004
PH:(425)451-4084 FAX:(425)451-4078

REGISTERED ARCHITECT
E. DENNIS RIEBE
STATE OF WASHINGTON
E. Dennis Riebe
ARCHITECT

CITY MINISTRIES
9051 132nd AVE NE
KIRKLAND, WASHINGTON 98033
TEL: (425) 803-3233

CITY MINISTRIES HOUSING PROJECT
8819 & 8807 132nd AVE NE
KIRKLAND, WASHINGTON

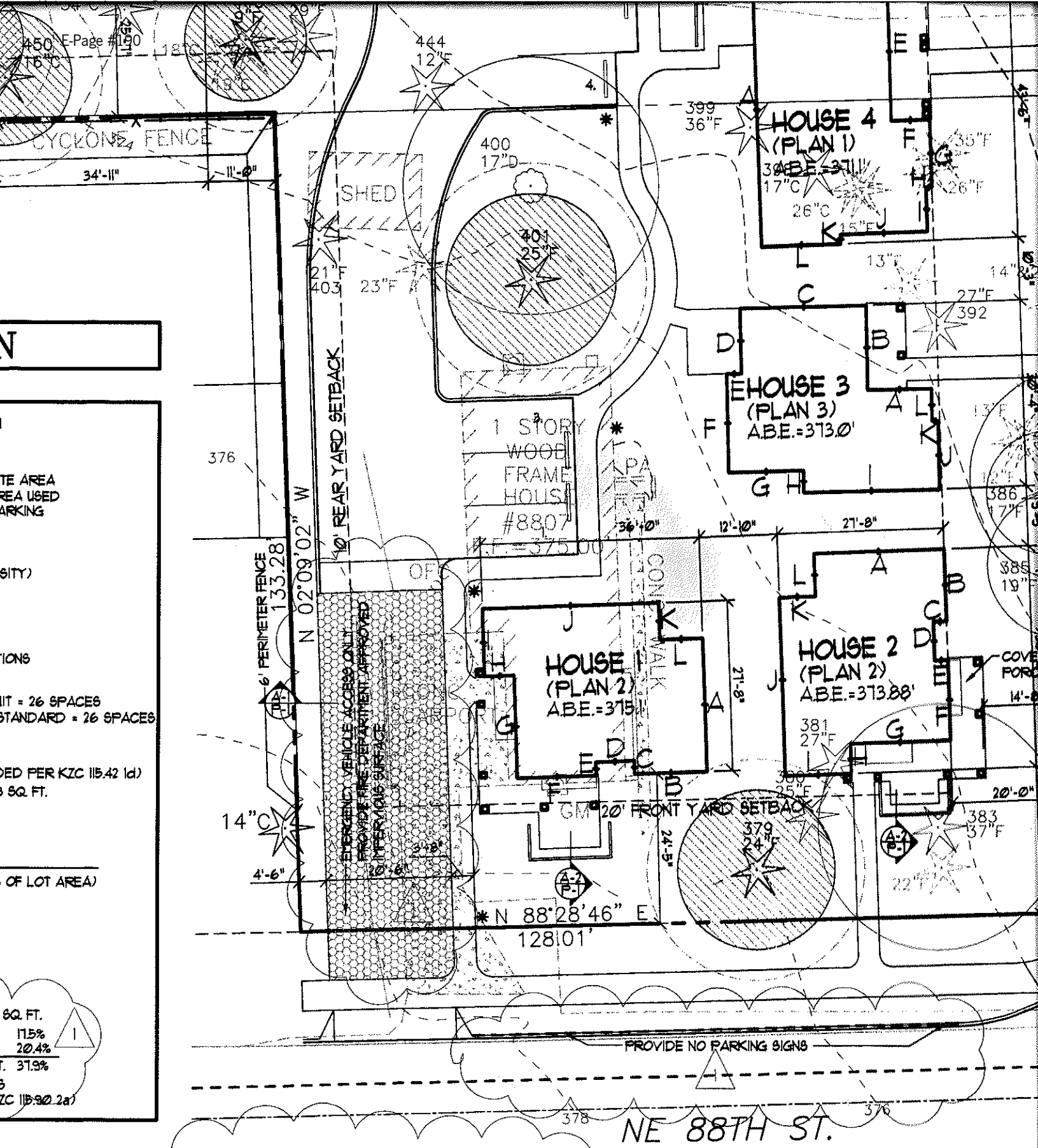
SITE PROPOSAL

PUD SUBMITAL

ISSUED	5 / 26 / 06
DATE	NO. REVISION
3 / 07 / 07	1 PUBLIC HEAR'G

PUD-1

FILENAME .dwg — Directory



N

TE AREA
REA USED
ARKING

SITY)

TIONS

IIT = 26 SPACES
STANDARD = 26 SPACES

DED PER KZC 115.42 1d)
3 SQ. FT.

OF LOT AREA)

SQ. FT.
17.5%
20.4%
T. 37.9%
3
ZC 115.90.2a)

OTES

PARKING BLOCK

NOTE! CONSTRUCTION VEHICLES SHALL BE PROHIBITED FROM PARKING ON NE 88TH ST.

SITE PLAN

1" =20'-0"

You can review your permit status and conditions at www.kirklandpermits.net

PUBLIC WORKS CONDITIONS

Permit Information
Permit #: ZON06-00021
Project Name: City Ministries 13 unit PUD
Project Address: 8819 132nd Ave. NE
Date: March 8, 2007 (updated)

Public Works Staff Contacts
Land Use and Pre-Submittal Process:
Rob Jammerman, Development Engineering Manager
Phone: 425-587-3845 Fax: 425-587-3807
E-mail: rjammer@ci.kirkland.wa.us

Building and Land Surface Modification (Grading) Permit Process:
John Burkhalter, Senior Development Engineer
Phone: 425-587-3846 Fax: 425-587-3807
E-mail: jburkhal@ci.kirkland.wa.us

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.ci.kirkland.wa.us.

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.ci.kirkland.wa.us. The applicant should anticipate the following fees:
   - Water and Sewer connection Fees (paid with the issuance of a Building Permit)
   - Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
   - Septic Tank Abandonment Inspection Fee
   - Water Meter Fee (paid with the issuance of a Building Permit)
   - Right-of-way Fee
   - Review and Inspection Fee (for utilities and street improvements).
   - Traffic Impact Fee (paid with the issuance of Building Permit). For additional information, see notes below.

ENCLOSURE 2
March 8 HE Memo

3. Prior to submittal of a Building or Zoning Permit, the applicant must apply for a Concurrency Test Notice. Contact Thang Nguyen, Transportation Engineer, at 425-576-2901 for more information. A separate Concurrency Permit will be created.

4. Building Permits associated with this proposed project will be subject to the traffic impact fees per Chapter 27.04 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s).

5. Any existing single family homes within this project which are demolished will receive a Traffic Impact Fee credit. The credit amount for each demolished single family home will be equal to the most currently adopted Traffic Impact Fee schedule.

6. 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.

7. 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.

8. 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).

9. A completeness check meeting is required prior to submittal of any Building Permit applications.

10. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall be approved by Waste Management and the City.

Sanitary Sewer Conditions:

1. As depicted on sheet C2 of the plan submittal, extend an 8-inch sewer main from the new sewer main in NE 90th St, south through the project parking lot and then east on NE 88th Street to 132nd Ave. NE. The sewer main through the parking lot shall be encompassed in a 20 ft. wide utility easement.

2. Provide a plan and profile design for the sewer line extension

3. The existing septic system shall be abandoned per City standards.

4. Provide a 6-inch minimum side sewer stub to each unit.

Water System Conditions:

1. The existing water main in 132nd Ave. NE and NE 88th St. is adequate.

2. As depicted on sheet C2 of the project submittal, loop an 8-inch water main through the site between the water main in NE 88th Street and NE 90th Street. The water main shall be encompassed in a 20 ft. wide utility easement (the same easement for the sewer main).

3. Replace the 6-inch water main in NE 88th St. with an 8-inch water main from 132nd Ave. NE to the new 8-inch loop through the site (depicted on sheet C2).

4. Provide water service to the project per the Uniform Plumbing Code.

5. The existing water service may be used provided that it is in the right location, is not galvanized, and is sized adequately to serve the building (per the Plumbing Code).

6. Per the Fire Departments request, provide a new hydrant within the site off of the new 8-inch water main loop.

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 1998 King County Surface Water Design Manual.

2. Storm detention calculations for the entire site are required.

3. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).

4. For new or reconstructed impervious areas, which are subject to vehicular use, and greater than 5,000 sq. ft., provide storm water quality treatment per the most current City-adopted Surface Water Design Manual.

5. When applicable, structural source control measures, such as car wash pads or dumpster area roofing, shall be shown on the site improvement plans submitted for engineering review and approval.

6. The National Pollutant Discharge Elimination System (NPDES) Phase II Final Rule requires operators of small construction sites (disturbing between 1 and 5 acres of land) to obtain a Construction Storm water General Permit through the Washington State Department of Ecology. Information about the permit can be obtained at:
   Washington State Department of Ecology
   http://www.ecy.wa.gov/programs/wq/stormwater/construction/
   U.S. EPA Office of Wastewater Management http://cfpub.epa.gov/npdes/stormwater/const.cfm
   Specific question can be directed to:
   Jeff Killelea
   PO Box 47600
   Olympia, WA 98504-7600

(360) 407-6127
jkil461@ecy.wa.gov

7. Provide an erosion control plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 1998 King County Surface Water Design Manual.

8. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from April 1 to October 31, all denuded soils must be covered within 15 days; between November 1 and March 31, all denuded soils must be covered within 12 hours. If an erosion problem already exists on the site, other cover protection and erosion control will be required.

9. All roof and driveway drainage must be tight-lined to the storm drainage system.

10. Provide a plan and profile design for the storm sewer system.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts 132nd Ave. NE (an arterial type street), NE 90th St (a collector type street) and NE 88th St (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 these streets must be improved with the following:

   132nd Ave. NE
   A. Dedicate 2 ft. of property for right-of-way
   B. Widen the street to 22 ft. from centerline to face of curb.
   C. 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.

   NE 90th St.
   A. Widen the street to 17 ft. from centerline to face of curb (this assumes that the street improvements have been installed on the north side of NE 90th St.
   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.

   NE 88th St
   A. Widen the street to 12 ft. from centerline to face of curb.
   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.

2. A 2-inch asphalt street overlay will be required where more than three utility trench crossings occur with 150 lineal ft. of street length or where utility trenches parallel the street centerline. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.

3. Install a Type III barricade at the west end of the NE 90th Street improvements

4. As shown on the revised plans submitted March 7, 2007, the access through the site between NE 88th St. and NE 90th St. shall not be available for general vehicular use. An emergency access to NE 88th St. will be designed and constructed per Fire Department and Public Works specifications.

5. Prior to the final of the building or grading permit, pay for the installation of stop and street signs at the new intersections.

6. Install "NO PARKING ANYTIME" signs along 132nd Ave. NE. In addition, per the revisions submitted on March 7, 2007 install "NO PARKING ANYTIME" signs along the north side of NE 88th St.

7. Install new monuments at the intersection of NE 90th St. and 132nd Ave. NE

8. 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.

9. Underground all new, existing, on-site overhead utility lines.

10. 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 on 132nd Ave. NE and NE 88th St. 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 a condition requiring all associated lots to sign a LID No Protest Agreement prior to the issuance of a building permit for said lot. In addition, if a house is to be saved on one of the lots within the subdivision, a LID No Protest Agreement shall be recorded against this lot at the time of subdivision recording.

11. New street lights are required per Puget Power design and Public Works approval. Design must be submitted prior to issuance of a grading or building permit.

12. Per the revisions submitted on March 7, 2007, no construction parking shall occur on NE 88th St.

Date: March 1, 2007

To: City of Kirkland Hearing Examiner

Re: City Ministries PUD "ZON06-00021"

From: Bill Andrews
8529 132nd Ave NE
Kirkland, WA 98033

Rosalio Briseno
8547 132nd Ave NE
Kirkland, WA 98033

We own Property to the South of the proposed PUD and would like to submit our SUPPORT for the proposed PUD. The PUD will provide an opportunity to access Sanitary Sewer to an area now "isolated" from Sanitary Sewer. Furthermore, the PUD will help facilitate Goal NRH 31 of the Kirkland Comprehensive Plan. (provide sanitary sewer to those areas currently on septic systems pursuant to the sanitary sewer comprehensive plan) In addition, the PUD will aid in attaining Goal U-3 of the Utilities element of the Kirkland Comprehensive Plan, in specific Policy U-3.3. (connect areas that are on septic systems to sanitary sewer) The PUD will also "improve" the area with new sidewalks,curbs,street trees as well as the associated aesthetic benefits of "new" construction and "fresh" architectural features. The PUD will also improve the "security and safety" of the area through improved lighting and by the conversion of a currently vacant,dark,unsecured parcel to a new and vibrant part of the area..

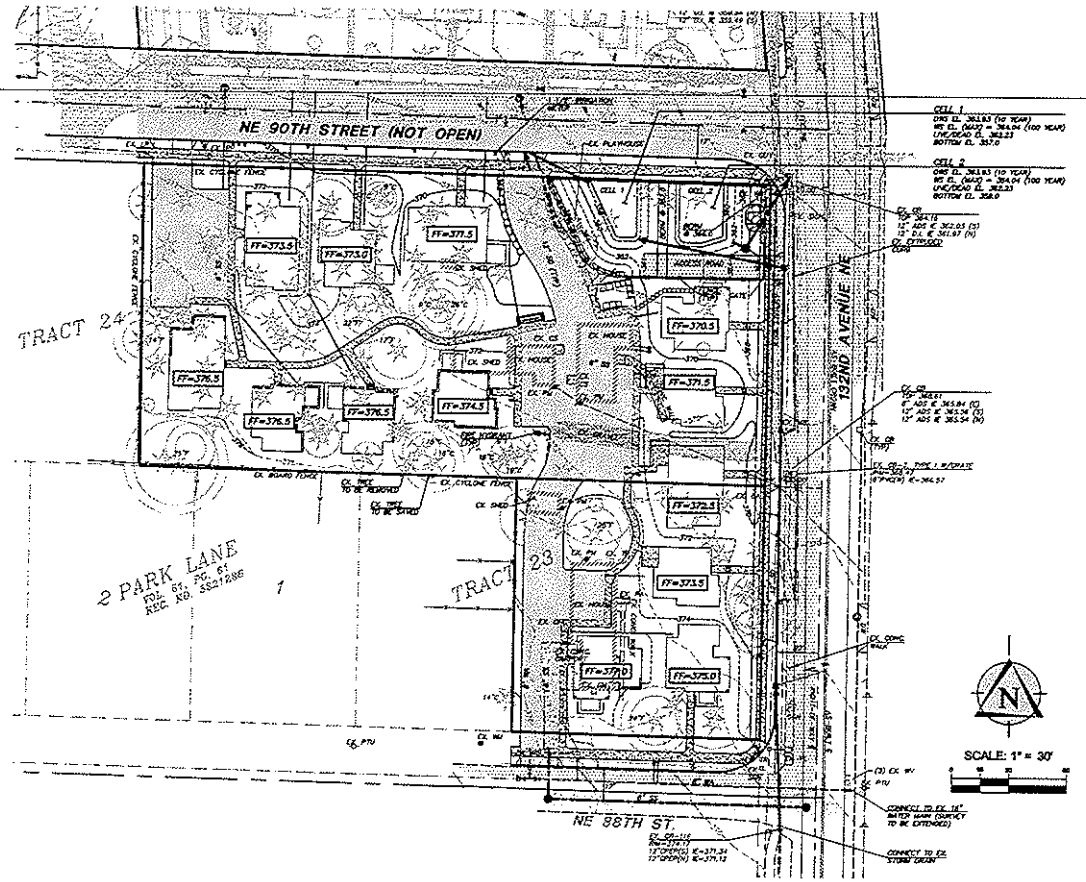
Thank You,

Bill Andrews

J. Rosalio Macedo Briseno

EXHIBIT C
ZON06-00021 HE Rec.

A PORTION OF NE 1/4, NE 1/4, SEC 4, TWP 25 N, RGE 5 E, W.E.



LEGEND

PROPOSED FEATURES		EXISTING FEATURES
BOUNDARY	FIRE HYDRANT	EXISTING STORM DRAIN PIPE
RIGHT-OF-WAY	AIR/VAC RELEASE VALVE	EXISTING SEWER MAIN
CUTTER, FLOW, & CURB LINE	BLOW OFF	EXISTING WATER MAIN
CENTER LINE	GATE VALVE	EXISTING POWER LINE
EASEMENT	TEE	EXISTING UNDERGROUND POWER LINE
BUILDING SETBACK LINE (BSBL)	BEND	EXISTING GAS MAIN
STORM DRAIN PIPE	REDUCER	EXISTING TELEPHONE LINE
SEWER MAIN	CONCRETE BLOCKING	EXISTING CATCH BASIN, TYPE I
SEWER SERVICE		EXISTING CATCH BASIN, TYPE II
WATER MAIN	EXISTING GRAVEL	EXISTING SEWER MANHOLE
10' EXISTING CONTOURS		EXISTING POWER POLE
2' EXISTING CONTOURS	PROPOSED GRAVEL	EXISTING POWER VAULT
10' PROPOSED CONTOURS		EXISTING GUY ANCHOR
2' PROPOSED CONTOURS	EXISTING ASPHALT	EXISTING WATER METER
CATCH BASIN, TYPE I		EXISTING FIRE HYDRANT
CATCH BASIN, TYPE II	PROPOSED ASPHALT PAVEMENT	EXISTING AIR/VAC RELEASE VALVE
STORM CLEANOUT		EXISTING BLOW OFF
YARD DRAIN	PROPOSED SIDEWALK	EXISTING GATE VALVE
SEWER MANHOLE		EXISTING CONIFEROUS TREE
SEWER CLEANOUT	PROPOSED CONCRETE	
SINGLE WATER METER		EXISTING DECIDUOUS TREE
DOUBLE WATER METER		

NOTE: BUILDINGS, WALLS AND SIDEWALKS OUTSIDE OF ROAD AND ALLEY SECTIONS ARE SHOWN FOR REFERENCE ONLY AND SHALL BE APPROVED UNDER SEPARATE PERMIT BY OTHERS.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

CITY OF KIRKLAND
DEPT. OF PUBLIC WORKS/UTILITIES

APPROVED BY
UTILITIES ENGINEER — DATE
SUPERVISOR ENGINEER — DATE

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TRIAD ASSOCIATES

PRELIMINARY GRADING AND UTILITY PLAN

CITY MINISTRIES HOUSING PROJECTS

CITY OF KIRKLAND, WASHINGTON

PRELIMINARY

JOB NO. 05-261

SHEET NO. C2.C2

XV.F. North Rose Hill Neighborhood

development (through design requirements), and programs and projects implemented by the City to address existing problems.

The easiest and least expensive way to protect water quality is to stop pollution at its source. Everyday activities of individuals in a watershed affect the quality of water in our streams. In cases where pollution cannot be eliminated at the source, treatment systems can be used to remove pollutants from water before it flows into a stream or lake.

When peak flows are increased, and persist for longer time periods than under pre-developed conditions, the quality of the water and available habitat in a stream will decrease. Kirkland has many streams in which such damage has already occurred. Two of the major goals of the surface water utility are to repair such damage, and to prevent future damage. This is accomplished through construction of capital improvement projects, and through regulation of new development.

Goal NRH 30 – Enhance and protect the Forbes Creek and Juanita Creek Basins in the North Rose Hill neighborhood.

Policy NRH 30.1:

Investigate water quality and Forbes Lake flooding/levels and develop projects and programs to address identified problems.

Property owners adjoining Forbes Lake are concerned that lake level fluctuations contribute to infiltration of drain fields and basement flooding. Lack of formal public access to the lake has hindered public involvement in these issues since there has been no public benefit identified in using City funds for private benefit. However, if potential water quality impacts to fish in lower reaches of Forbes Creek do result from fluctuations in Forbes Lake water levels, there is a public benefit for the City to investigate and address these concerns.

Policy NRH 30.2:

Give funding priority to projects and programs that address identified water quality and lake flooding/level problems.

These projects and programs should be identified in both the Surface Water Master Plan, and the surface water portion of the Capital Improvement Program.

SEWER

Goal NRH 31 – Provide sanitary sewers to those areas currently on septic systems pursuant to the Sanitary Sewer Comprehensive Plan.

Policy NRH 31.1:

Install new sanitary sewer systems concurrent with new development.

Policy NRH 31.2:

Maintain individual property owners' existing septic systems in high working order.

Policy NRH 31.3:

Eliminate failing septic systems.

The Emergency Sewer Program is a program identified in the Capital Improvement Program to eliminate failing septic systems.

WATER

Goal NRH 32 – Provide water service to new development in accordance with the Water Comprehensive Plan.

Policy NRH 32.1:

Provide potable water to meet water quality and fire flow standards.

XI. UTILITIES

Policy U-1.9: Coordinate with other jurisdictions when utility additions and improvements cross jurisdictional boundaries to ensure that decisions are consistent with regional demand and resources and consistency in timing of permit review.

Where utility improvements are planned to serve regional demand, it is imperative that affected jurisdictions and utilities work together from the early planning stage. This will help reduce delays and a lower quality of regional service.

CITY-MANAGED UTILITIES

Water

Goal U-2: Provide an efficient system to deliver high quality water.

Policy U-2.1: Work in coordination with other jurisdictions and purveyors in the region to ensure a reliable, economic source of water and to address the long-term regional water demand needs of all agencies and purveyors.

Water tank in North Rose Hill Neighborhood

To accomplish this, Kirkland needs to participate in and facilitate the development of a regional water supply system that effectively balances regional water resources and regional water supply needs and provides equitable participation in ownership and management.

Policy U-2.2: Implement system rehabilitation and improvements in order to manage water resources.

Increasing system efficiencies by taking such measures as replacement of older pipes can delay the need for new and more costly supply solutions.

Policy U-2.3: Protect public health and safety, through the appropriate design, installation, and maintenance of water facilities.

The primary concerns with water supply are quantity and quality. The quantity of water has health and safety implications, particularly related to fire suppression. Water quality has obvious public health implications regulated by different levels of government.

Sewer

Goal U-3: Protect public health and environmental quality through appropriate and efficient design, installation, and maintenance of sanitary sewer facilities.

Policy U-3.1: Work with King County, adjoining jurisdictions, and local purveyors to manage, regulate, and maintain the regional sewer system.

The existing regional sewage system has the capacity to handle Kirkland's future growth. The system will require maintenance and improvements to increase efficiencies.

Policy U-3.2: Ensure that all new development proposals are served by adequate sanitary sewer systems.

In general, new development should not be permitted on property that is served only by septic tanks. However, in limited situations, septic systems should be considered for low-density residential development where no reasonable alternatives exist upon demonstration that soil conditions will permit proper functioning of a septic system.

XI. Utilities

Policy U-3.3: ***Connect areas that are on septic systems to sanitary sewer.***

Some older, less urbanized areas of the City are served only by septic systems. As these systems age and fail, they present health and environmental risks. The City should facilitate sewer extensions to these areas by prioritizing City-funded extensions and facilitating innovative privately funded solutions such as Local Improvement Districts and latecomer agreements.

Policy U-3.4: ***Correct deficiencies and increase system efficiency. Emphasis should be placed on correcting deficiencies that present sewage overflow risks.***

The greatest system deficiencies in Kirkland's sanitary sewer system are related to the age and reliability of parts of the system. Infiltration and inflow of stormwater into the older pipes decreases system capacity and exfiltration of effluent from older pipes presents environmental and health risks. The focus should continue to be on updating older portions of the systems, with an emphasis on areas where overflows could occur near water bodies.

Surface Water

Goal U-4: Provide surface water management facilities programs and services that provide adequate drainage and minimize flooding while protecting and enhancing the water quality and habitat value of streams, lakes, and wetlands.

Policy U-4.1: ***Adopt surface water design standards for new development and redevelopment that incorporate best available research and technology in protecting water resources in an economical and feasible manner.***

The goal of surface water design for new development and redevelopment projects is to provide adequate drainage and to provide post-construction controls that mimic predevelopment hydrologic patterns and protect water quality to the degree that is economically feasible. Such facilities may include low impact development techniques and/or structural controls such as detention vaults or ponds, infiltration facilities, biofiltration swales, or wetvaults.

Policy U-4.2: ***Adopt and implement standards for control of runoff and erosion from construction sites.***

In order to reduce erosion from construction, use of erosion control techniques should be required at all sites where significant clearing and grading will take place.

Policy U-4.3: ***Minimize the surface water impacts of development through the use of environmentally "low impact development" techniques.***

Low impact development techniques include the following:

- Minimize creation of impervious surfaces;
- Use site soils and vegetation to soak up and filter stormwater runoff;
- Use green roofs to minimize runoff from impervious surfaces; and
- Collect and store water for landscaping or other nonpotable water uses.

The City should respond to new low impact technologies and evaluate techniques that may be feasible in Kirkland, and to evaluate possible incentives for use of such techniques.

Policy U-4.4: ***Minimize environmental damage from spilling and/or dumping of pollutants into the storm drainage system.***

The City should respond to instances of spilling and dumping of materials into the storm drainage system through activities such as the following:

- Identify and where appropriate take enforcement action against those responsible for nonstormwa-

XV.L. NE 85TH STREET SUBAREA PLAN

several streams drain into this wetland. Also, a stream runs from the south central portion of the Subarea west and then north, draining into Forbes Lake. Most of the stream is piped, although the stream daylights north of NE 90th Street and upstream from where it crosses NE 85th Street at approximately 124th Avenue NE (see Figure NE85-6, "NE 85th Subarea Sensitive Areas"). The NE 85th Street Subarea is part of the Forbes Lake drainage basin.

Together these sensitive areas, in conjunction with Forbes Lake, constitute a valuable natural drainage system that in part serves as the drainage, water quality, and open space function for the Subarea.

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

7. PUBLIC SERVICES AND FACILITIES

The City of Kirkland provides water and sewer service to the NE 85th Street Subarea. Some older single-family homes in the eastern part of the Subarea still use septic systems. Puget Sound Energy provides electric and natural gas service to the Subarea.

Goal NE85-16: Provide adequate public services within the Subarea.

Policy NE85-16.1:

Require new development to be served by sewers. Where sewer extensions are required, enter into agreements with developers to allow cost reimbursement from future development.

Policy NE85-16.2:

Require that all new development and redevelopment, including street improvements, make adequate provisions for storm drainage.

Policy NE85-16.3:

Place existing utility lines underground when making major arterial street improvements. Require the undergrounding of existing utility lines by developers, when properties fronting on NE 85th Street and arterial streets develop or redevelop.

8. URBAN DESIGN

Visually, NE 85th Street is an auto-oriented landscape. The Subarea's "main street" is given over almost completely to cars, with traffic speeding by large, minimally landscaped parking lots, car dealerships, tire stores, and gas stations. NE 85th Street has few sidewalks, inadequate crosswalks, very long blocks, and nothing in the way of pedestrian amenities such as benches, drinking fountains, or other street furniture. Nor have any of the properties along NE 85th Street developed any "pedestrian oriented frontage," such as street front retail shops, display windows, or other architectural features to give a pedestrian an interesting walk. Rather, NE 85th Street is characterized by a mix of older strip commercial development, some newer buildings and, particularly at the east end of the Subarea, some former single-family residential structures converted to commercial use.

In most of the Subarea, commercial development abuts single-family residential properties; in some places, multifamily buildings provide a limited transition between commercial and single-family. Although in some locations (particularly on the north side of NE 85th Street, in the eastern half of the Subarea), there is a topographic change that helps to separate these adjacent land uses, in other places the change is quite abrupt.

Urban design polices for the Subarea should guide a coordinated effort by the City, business owners and property owners to improve the appearance and the pedestrian friendliness of the area. In addition to the wider sidewalks, street trees and landscaped medians, these policies call for more attractive street lights and traffic signals, better public signage, new benches,

March 1, 2007

My name is Dana Brewer and I live with my husband at 13046 NE 88th Street, Kirkland WA 98003. My telephone number is 425-828-4245. I am addressing the Kirkland Hearing Examiner regarding file number ZON06-00021.

The homeowners on 88th Street have already lived the reality of City Ministries ability to run a "housing community". In 2004 the now demolished Twogood home was used to house students and visiting ministers of the church. The lack of respect the renters had for their neighbors was appalling.
The result was:

- Garbage cans not delivered to the curb on a weekly basis. Frequent calls made to the church to have someone come over and remove the visible garbage bags piled in the carport.
- Frequent calls to the church, asking them to communicate to their renters the etiquette of neighborhood parking, such as not on our lawns, not blocking our mailboxes, and to limit the number of parked cars. On average 7 cars were squeezed onto the Twogood property. The record was 14 cars.
- Frequent late night calls to the City of Kirkland Police Department, asking the officers to instruct renters to turn off loud radios, cease live music playing, and break up loud arguments (sometimes carried out onto the street!).
- Graffiti'd walls visible to the neighbors.

The City of Kirkland Environmental Checklist (dated as being received June 20, 2006) states: "(the)13 units, single family housing would result in aprox 52 residents".
History has proved that City Ministries cannot control how many residents would live in one of their rented homes. That history indicates a possible 91 residents would be added to our community. 91 residents with a potential for 80 to 90 cars, adding more traffic congestion to an already busy thoroughfare where the local police must direct traffic on days of church functions. 91 residents who would have no vested interest in the quality of life for the neighborhood, as they are visiting ministers or ~~students~~ interns of the church, thus a transient type of renter. DB

The building of the 13 units would only increase and magnify the negative impact the church has had on our neighborhood. However, progress must happen, that is undisputable. We are asking for reasonable growth. We ask the Hearing Examiner to taking into consideration the current traffic conditions, the noise level of 132nd Street, the protection of the current homeowner's property values, the addition of a population that has no vested interest in maintaining the neighborhood's quality of life and the maintenance of the neighborhood's stability and safety.
Eight units would be tolerable and able to assimilate into the neighborhood rather than thirteen units disrupting it.

Thank you for your considereation.

Dana G. Brewer

City of Kirkland
Planning and Community Development Department
123 Fifth Avenue
Kirkland, WA 98033

August 22, 2006

City Council Re: FILE NO. ZON06-00021

How much more of North Rose Hill is City Church going to be allowed to dominate?

This planned unit development will create far too much traffic, congestion, noise and pollution and should not be allowed to proceed as planned. Is City Ministries in the religion business or the real estate business? In studying this proposal I hope the City council will give first and foremost consideration to the neighborhood and residents who will be most affected and who bought their homes in the area believing it was permanently zoned for one house per parcel.

There are enough high density developments in North Rose Hill. I am not against development, I'm against over-development. I'm not against the church; I'm for my peaceful community and Quiet Street. I'm for quality of life.

In that beautiful little forest on the property in question, I have enjoyed seeing deer, coyotes, raccoons, possums, ermines, eagles, hawks, woodpeckers, including the big Pilated woodpeckers, scores of other song birds and several times on dark quiet evenings I have heard owls hooting. What happens to these beautiful creatures when the bulldozers show up? What's happening to the soul of North Rose Hill?

I am asking the City Council to NOT allow the requested modifications to the Kirkland Zoning code. No additional density, setback encroachments and no multiple dwelling units on a single parcel.

When City Ministries bought the Twogood property and rented it, on several occasions the police had to be called late at night to ask the residents to turn down their loud music and other noise. Trash accumulated, it seemed they were not capable setting out their trash containers. On many nights, for the entire night there were many more cars parked along the street than there were residents. Is this an indication of poor management we can expect from City Ministries in the future?

However this development proceeds, why not utilize the existing church parking lot for the needed parking space. Why can't the houses be set back further from the property lines? These two modifications to the plan would help a great deal.

I would like to thank the City Council for allowing my comments.

Sincerely, Robert Brewer

13046 NE 88th Street, Kirkland 98033 425 828-4245

Robert A. Brewer

Dana A. Brewer

OTHER CONCERNED NEIGHBORS

Dena L Ruckle 8563-132nd Ave NE Kirkland 425 827 1611

Melissa Garvin 13031 NE 88th St. Kirkland 425.803.9639

Jim Garvin 13031 NE 88th St., Kirkland Wk 425-803-9639

Erling Hoyle 13003 N.E 88TH ST

Ryan Riday 13004 NE 88th ST 828-6209
(& LAND)

Shayla Riday 13004 NE 88th St 828-6209

[illegible] 13038 NE 88 TH ST. 889-0269

Lynn Quackenbush 13038 NE 88th St 889-0269

Carl A. Jeppson 13050 NE. 88TH

2-3769

BREWER
13046 NE 88TH STREET
KIRKLAND, WA 98033

NB

KIRKLAND HEARING EXAMINER
March 01, 2007

1. **CALL TO ORDER** (7:00 PM)

Members Present:	Anne Watanabe, Hearing Examiner.
Members Absent:	None.
Staff Present:	Jeremy McMahan, and Tony Leavitt.

2. **PUBLIC HEARINGS**

A. City Ministries PUD FILE NO. ZON06-00021 (7:01 PM)

Anne Watanabe, Deputy Hearing Examiner, explained the agenda. She stated that she will make a decision on the project within 8 days from tonight and then will issue a recommendation. She added that she has visited the site and is familiar with it.

A comment letter from Bill Andrews was added to the record.

In preparation for the public hearing portion of the meeting, the Hearing Examiner swore in audience members who wanted to provide verbal testimony. She then called Tony Leavitt forward to present.

Tony Leavitt, Project Planner, presented an overview of the Applicant's project. Topics discussed included the site location, the proposal, modification requests, proposed site plan, PUD approval criterion, (including increased density, multiple units on the parcel, front setback reduction), PUD Benefits, tree retention, and SEPA.

Mr. Leavitt concluded his presentation at this time and provided the staff recommendation.

Mr. Leavitt responded to questions from the Hearing Examiner at this time regarding tree retention, right-of-way improvement requirements, and the definition of low and moderate income housing.

The Hearing Examiner had no further questions.

The Hearing Examiner entered the staff report into the record at this time. She then invited the Applicant to come forward to present.

Dennis Riebe, President of Riebe and Associates, 2110 116th Avenue NE, Bellevue, is the architect of the project representing the Applicant, City Ministries. He presented the proposed site plan, discussed fence location and setbacks, and retention of the southern tree cluster.

Mr. Riebe and staff discussed set backs and property lines.

Mr. Riebe concluded his presentation at this time.

Mr. Riebe addressed questions from the Hearing Examiner regarding the long term goals of project.

The Hearing Examiner began the public hearing portion of the meeting and called

ENCLOSURE 2
City Min PUD - CC Memo

audience members forward to testify.

Shelly George, 13021 NE 88th Street, Kirkland, said that the density of the project is nice, but is concerned about vehicular access, increase in traffic and traffic accidents. She stated that 132nd should be used for vehicular access.

Dana Brewer, 13046 NE 88th Street, Kirkland, spoke against the City Ministries development. She spoke about the trouble the neighborhood had with the former City Ministries project including poor garbage and parking etiquette, loud radios, loud arguments in the street, grafittied walls, increase in population and traffic, and transient renters. She is concerned about the current traffic conditions and noise and addition of a transient population which poses a risk in stability and safety for the neighborhood.

Robert Brewer, 13046 NE 88th Street, Kirkland, commended the development as being attractive, but feels it is too large for the character of North Rose Hill. He expressed concern about the increase in people, traffic and parking on 88th. He expressed concern about the impact on wildlife and said that the current environmental review does not include all of the types of wildlife that live in the area. He said that quality of life is at stake with these wildlife species being lost as a result of this development.

Mary Koostra,13022 NE 88th Street, Kirkland, enjoys the wildlife and is sad that the wild space is being lost. Would support the idea of emergency only vehicle access as she is concerned about accidents on 88th and increase in fast moving traffic. She would like a restriction on construction parking on NE 88th, and a restriction on parking after the project is complete. She also feels that the number of homes on the property should be reduced from its current number.

Mr. Leavitt addressed questions that the Hearing Examiner asked about emergency vehicle access and parking restrictions.

Mr. Riebe then responded to the same questions.

Mr. Riebe then responded to questions from the Hearing Examiner regarding enhancement of the storm detention area.

The Hearing Examiner, Jeremy McMahan and Mr. Riebe discussed options for emergency vehicle access and parking on 88th Street.

The Hearing Examiner, staff and Mr. Riebe discussed the timeframe of one week for holding the record open to obtain feedback from the Fire Department and Public Works on emergency vehicle access and parking restrictions.

The Hearing Examiner called additional members from the audience forward for testimony.

Betty Lou Crampton, 12647 NE 87th Street, Kirkland, discussed the affordable housing aspect of the project. She expressed concern about the number of houses in the area. She questions the public benefit of this project. Also concerned about loss of trees. A solution would be fewer houses to leave room for more trees.

John Qualsund, 13038 NE 88th, Kirkland, is concerned about the zoning code and that the houses will be too close to his property. He is concerned about overflow parking. Two parking spaces per unit will not be sufficient for the residents. Wants more information about manager location on the project and which houses will be the affordable housing units. Also expressed concerns about setbacks.

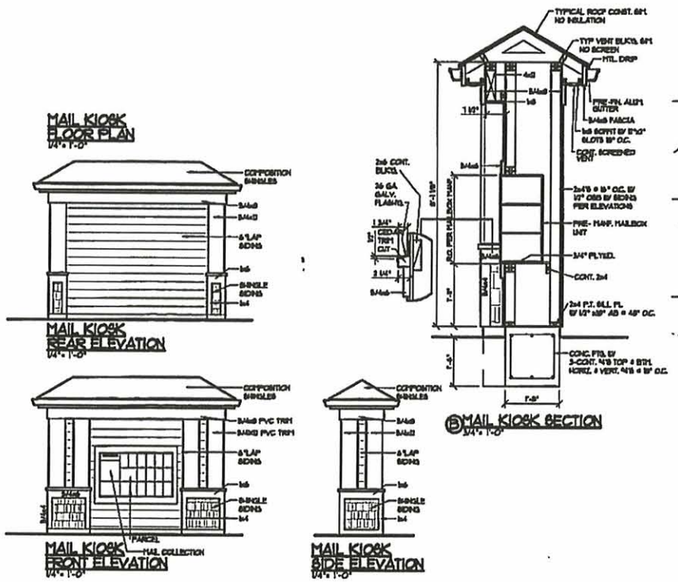
There was no further testimony at this time. The Hearing Examiner stated the she will be obtaining additional information from the Fire Department and Publics Works in the next

week regarding emergency vehicle access, parking along 88th Street and construction parking.

Mr. Leavitt and Mr. Riebe responded to Ms. Crampton's questions about the renting of the affordable housing units.

3. **ADJOURNMENT** (8:14 pm)

Planning Staff



TREE RETENTION TABLE *

TREE #	DRIP LINE	TREE CREDIT
375	26'	8
401	28'	10
421	36'	10
428	18'	1
434	12'	1
446	20'	5
450	22'	4
452	20'	4
454	10'	1
455	16'	2
456	16'	1
458	45'	14
620	20'	2
TOTAL CREDITS		63 PROVIDED

REQUIRED TREE CREDITS

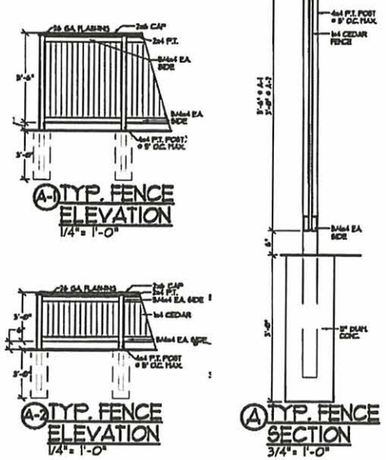
SITE AREA 34,360 SQ.FT. / 43,560 SQ.FT./ACRE = .79 ACRE × 10 CREDITS/ACRE = 7.9 CREDITS REQUIRED

SITE AREA 34,360 SQ.FT. / 2,000 SQ.FT./TREE = 17.18 CREDITS REQUIRED

* INFORMATION OBTAINED FROM EVALUATION OF TREES REPORT DATED FEBRUARY 11, 2004 PREPARED BY: ALLEN CONSULTING BRIAN K. ALLEN, CONSULTING ARBORIST

TREE SYMBOLS LEGEND

- TREE NUMBER SEE ARBORIST REPORT AND SITE PLAN; TREE DIAMETER AND SPECIES; TREE DRIP LINE SEE ARBORIST REPORT AND SITE PLAN; LINE 5' BEYOND DRIPLINE
- SIGNIFICANT TREE TO BE RETAINED -SEE TREE RETENTION TABLE FOR CREDITS
- TREE NUMBER SEE ARBORIST REPORT AND SITE PLAN; TREE DIAMETER AND SPECIES; TREE DRIP LINE SEE ARBORIST REPORT AND SITE PLAN
- SIGNIFICANT TREE POSSIBLY RETAINED -CONSTRUCTION WILL PARTIALLY COMPROMISE 5' BUFFER OR DRIP LINE -NO CREDIT TAKEN
- TREE NUMBER SEE ARBORIST REPORT AND SITE PLAN; TREE DIAMETER AND SPECIES
- SIGNIFICANT TREE TO BE REMOVED -CONSTRUCTION WILL CONFLICT WITH TREE -NO CREDIT TAKEN
- TREE DIAMETER AND SPECIES
- NON-SIGNIFICANT TREE TO BE REMOVED -SEE ARBORIST REPORT -NO CREDIT TAKEN



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF LOT 24, KIRKLAND ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 44, IN KING COUNTY, WASHINGTON.

PROPERTY TAX PARCEL #: 388510-0036-06

ALSO KNOWN AS LOT A OF KING COUNTY UNRECORDED LOT LINE ADJUSTMENT NUMBER 8612071, 20050728001098 IN KING COUNTY, WASHINGTON.

PROJECT TEAM

Applicant/Contact:	Architect:	CIVIL ENGINEER:
CITY MINISTRIES 9051 132nd AVE NE KIRKLAND, WASHINGTON 98033 (425) 889-9540 CONTACT: MR. ESTON CATLETT	RIEBE & ASSOCIATES, INC. 112 116th AVE NE SUITE A BELLEVUE, WASHINGTON 98004 (425) 451-4084 CONTACT: MICHAEL IVANCIC	TRIAD ASSOCIATES 1814 15th AVE NE KIRKLAND, WASHINGTON 98034 (425) 821-8448 CONTACT: MR. RICHARD TOPKINS

UNIT CALCULATIONS

UNIT TYPE	GROUND FLR AREA	UPPER FLR AREA	TOTAL AREA
PLAN 1	1,078 SQ.FT.	838 SQ.FT.	1,916 SQ.FT.
PLAN 2	894 SQ.FT.	871 SQ.FT.	1,766 SQ.FT.
PLAN 3	872 SQ.FT.	947 SQ.FT.	1,819 SQ.FT.

PROPOSAL INFORMATION

SITE AREA: 68,866 SQ.FT. (1.58 ACRES) AFTER 1' R/W DEDICATION
SITE ZONING: RSX 7.5

DENSITY:
BASE DENSITY: 1 UNIT PER EA. 7,200 SQ.FT. OF NET SITE AREA PER KZC 115.30 (4) (INCLUDE SITE AREA USED FOR VEHICULAR CIRCULATION AND PARKING FROM DENSITY CALCULATIONS) 68,866 ÷ 7,200 / 7,200 = 7.5 UNITS

DENSITY INCREASE:
KZC 115.30 (1): 7.5 × 50% = 3.8 (50% OF BASE DENSITY) ROUND TO 9 UNITS
KZC 115.30: 9 × 1.5 = 13.5 UNITS

OCCUPANCY: R-3 SINGLE FAMILY
MAXIMUM BUILDING HEIGHT: 30' SEE BUILDING HEIGHT CALCULATIONS

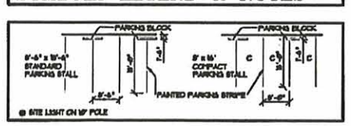
PARKING:
REQUIRED: 2 STALLS PER UNIT 13 UNITS × 2SP/ UNIT = 26 SPACES
PROVIDED: 3 STALLS PER UNIT 13 COMPACT + 13 STANDARD = 26 SPACES

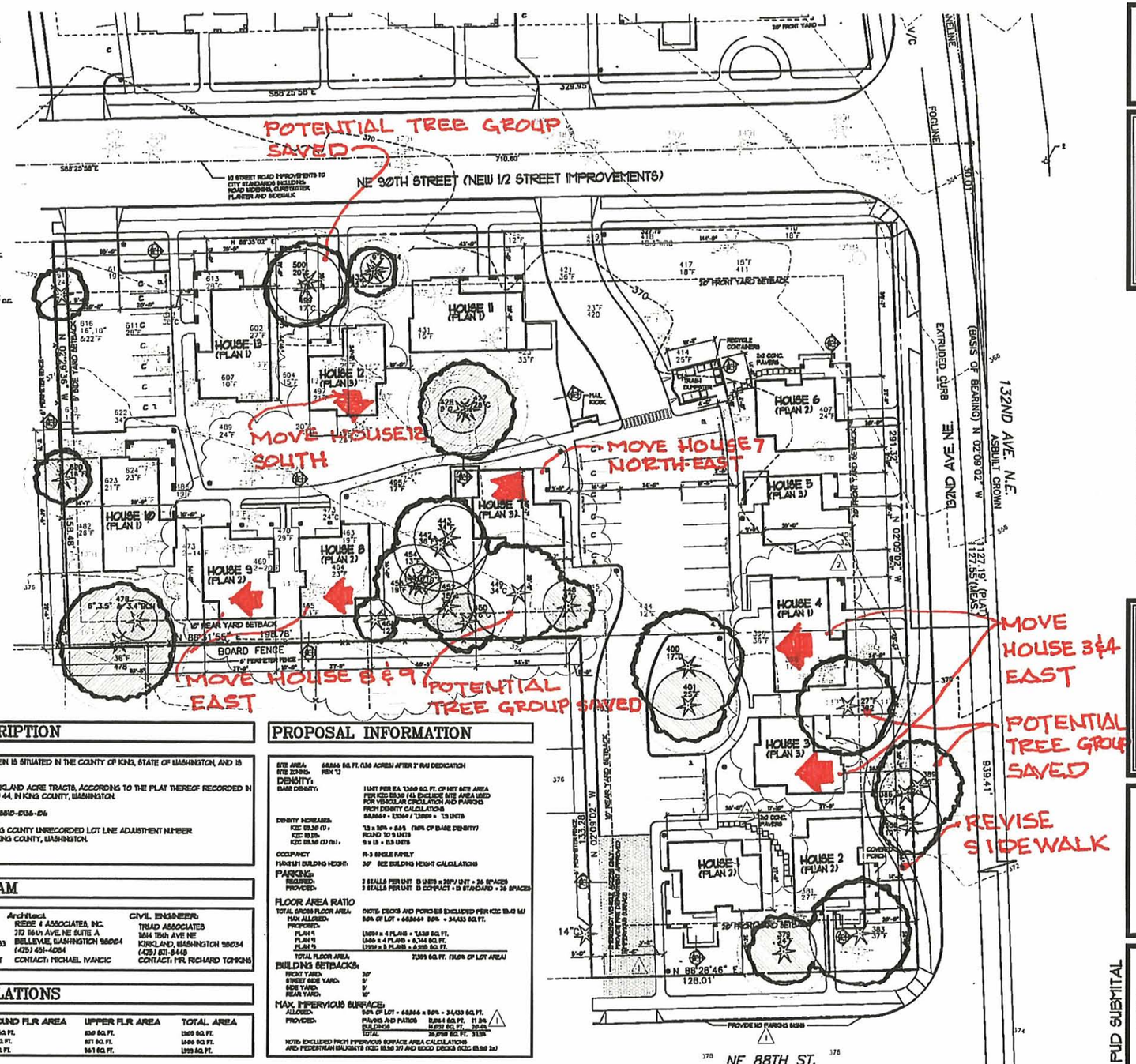
FLOOR AREA RATIO
TOTAL GROSS FLOOR AREA: EXCLUDE DECKS AND PORCHES EXCLUDED PER KZC 115.42 (6)
MAX ALLOWED: 50% OF LOT = 68,866 × 50% = 34,433 SQ.FT.
PROPOSED:
PLAN 1: 1,916 × 4 PLANS = 7,664 SQ.FT.
PLAN 2: 1,766 × 4 PLANS = 6,344 SQ.FT.
PLAN 3: 1,819 × 5 PLANS = 9,095 SQ.FT.
TOTAL FLOOR AREA: 23,099 SQ.FT. (33.5% OF LOT AREA)

BUILDING SETBACKS:
FRONT YARD: 20'
STREET SIDE YARD: 5'
SIDE YARD: 5'
REAR YARD: 10'

MAX IMPERVIOUS SURFACE:
ALLOWED: 50% OF LOT = 68,866 × 50% = 34,433 SQ.FT.
PROVIDED: PAVED AND PATIOS 20,864 SQ.FT. 31.3% ⚠1
BUILDINGS 14,872 SQ.FT. 21.6%
TOTAL 35,736 SQ.FT. 51.9%
NOTE: EXCLUDED FROM IMPERVIOUS SURFACE AREA CALCULATIONS ARE: PEDESTRIAN WALKWAYS (KZC 115.30 (2)) AND DECKS (KZC 115.30 (2))

SYMBOLS LEGEND & NOTES





NOTE: CONSTRUCTION VEHICLES SHALL BE PROHIBITED FROM PARKING ON NE 88TH ST. ⚠1

SITE PLAN
1" =20'-0"

RIEBE & ASSOCIATES, INC.
ARCHITECTURE · PLANNING
2112 116th AVENUE N.E. – SUITE A
BELLEVUE, WASHINGTON 98004
PH: (425) 451-4084 FAX: (425) 451-4078

CITY MINISTRIES
9051 132nd AVE NE
KIRKLAND, WASHINGTON 98033
TEL: (425) 803-3233

CITY MINISTRIES HOUSING PROJECT
8819 & 8907 132nd AVE NE
KIRKLAND, WASHINGTON

SITE PROPOSAL

PUD SUBMITTAL

ISSUED	DATE	NO.	REVISION
5/26/06	3/01/07	1	PUBLIC HEARING
	4/30/07	2	FORMESTER

DAVIDES CITY CHURCH

ENCLOSURE 3
City Min PUD - CC Memo

City Ministries PUD
File No: ZON06-00021

Low Impact Development Methods Analysis

The Planned Unit Process allows the implementation of many alternative systems and devices that are not necessarily available in a traditional lot by lot development. Low Impact Development methods go hand in hand with flexible planning and review procedures.

Low Impact Development elements which have been explored include:

Vehicular Drives

The project design employs common clustered parking areas. This strategy provides a road layout which minimizes the amount of impervious surface on site, allows a greater amount of open space, and allows a pedestrian friendly environment throughout the site without being forced through traffic areas. The private drives on site allow a reduced road width in comparison to a dedicated roadway thus reducing the impervious surface of the roadways by approximately 50%.

Turnarounds and hammerheads have been eliminated.

- One parking area is short enough to allow an emergency vehicle to back out, versus turning around.
- The other parking pod does not need a turn around for emergency vehicles because as an alternate, an emergency vehicle access only area is provided. This access area has been discussed with the Kirkland Fire Department. As an alternate to paving, the use of Grasspave 2 is proposed. This product provides a road base that is acceptable to the fire department and is 100% pervious. This product is ideal for a use such as this as it creates an open space that is usable by people on an every day basis and is yet available for an emergency vehicle. The use of this alternative reduces the impervious surface on site by an approximate 1,300 square feet.

Efficient Site Design

The Planned Unit Development allows the clustering of the buildings, integration of walkways, and preservation of trees to a much greater extent than a traditional development. These site planning techniques help to preserve and provide for increased open spaces.

- Clearing and grading will be occurring during the drier months which limit erosion, soil compaction, and sediments into the storm drainage systems.
- Construction phases will be sequenced which will reduce equipment activity and potential damage to soil and vegetation protection areas.
- Erosion and sedimentation controls will be in place at the outset of construction and will be maintained during the entire construction period. These systems limit the amount of, and control the quality of, any runoff and sedimentation during construction.
- Construction vehicles and storage will be limited on site to those locations of future parking areas and roadways, thereby minimizing the impact on the soils.
- Topsoil will be retained and reused on site. All disturbed areas will be amended.

ENCLOSURE 4
City Min PUD - CC Memo

Pervious materials:

Examination of the on site soil types reveals that they are not very suitable for the use of pervious paving materials in the roadways. A sub grade drainage system would have to be employed which would direct any excess water to the storm drainage pond. Because of this need, the size of the pond could not be decreased to any great degree. The cost of this type of system is estimated at approximately 80% to 100% more that an impervious alternative. Because of the cost increase and the inability to reduce storm drainage systems that other soil types would allow, the cost effectiveness is lost and the project would be impacted significantly. Therefore, pervious paving in the roadways is not feasible.

The grading of the site is being finalized such that patios on the homes will be limited. Spaced wood decking will be the preferred alternative. This system allows the water to infiltrate into the soils in these areas.

On site sidewalks will employ either pervious paving materials or the "Gravelpave 2" method of construction. The Gravelpave 2 system consists of a base material identical to "Grasspave 2" and is finished with a gravel fill. This system provides a pervious walkway, allowing infiltration of that water back into the soils.

Rain Gardens:

The use of rain gardens has been explored. Unfortunately there is not enough area available on site to provide for an acceptable rain garden system to handle the roof runoffs for the houses. As an alternative, the downspouts from the homes will be tied together and directed to the storm drainage system. This system will include a water quality treatment to cleanse the water prior to any discharge from the detention facility.

Tony Leavitt

From: Troy Anderson [Troy.Anderson@thecity.org]
Sent: Friday, April 20, 2007 12:56 PM
To: Tony Leavitt
Cc: Eston Catlett; Edriebe@msn.com
Subject: City Ministries PUD

Tony –

I feel I didn't adequately answer Joan McBride's concern at the City Council meeting on Tuesday, and particularly her question about whether City Ministries is an "exclusive organization" because we plan to look first to those with a relationship or affiliation with City Ministries or The City Church when we consider possible tenants for the non-ARCH houses.

As I thought more about her question I realized City Ministries has done a poor job of letting the Council know about the organization and the community services we provide.

City Ministries' primary activity is food collection and distribution. Every day of the week our trucks pick up food from grocery stores and other food outlets, which is then taken to our warehouse in Redmond and sorted, stored, and made ready for distribution. Through direct distribution at apartment complexes and other sites and through its network of over 150 food banks, churches and other organizations, City Ministries provides food for over 20,000 families in Western Washington each week. We also collect household items from Bed, Bath and Beyond and clothes from the community that are all in turn distributed to those in need.

We have a computer school in Kirkland (at The City Church building) that offers training in Microsoft programs to the community for only $20 per class, which is a fraction of the cost of most training programs. We have helped many people from Kirkland and throughout the Eastside gain the knowledge and skills they need to be part of today's workforce.

We have a youth center in the Central District of Seattle that will be opening soon on South Jackson Street, where we will offer after-school tutoring and other programs for youth in that community.

These services are provided to the community without any question about whether the individuals and families we serve are involved in any church or religious organization. The cost to provide these services is hundreds of thousands of dollars each year, all of which is funded by private donations.

As to the particular issue of City Ministries considering membership or affiliation for the PUD rental housing, it's not something that we discussed as a board before it was put in an information application filed for the 2004 PUD. Once it became an issue with the Council in 2004, the City Ministries board had to consider that issue and in all honesty say that we would plan on looking first to the tenant pool that has some affiliation or relationship with the church or City Ministries. That is not because we want to be exclusive, but because we know there is so much need among that large group of people for good, affordable rental housing.

I hope this information helps better answer Joan's questions and concerns and helps give the Council a better idea of City Ministries' goals and activities.

Troy Anderson
Board Member, City Minstries

ENCLOSURE 5
City Min PUD - CC Memo

ORDINANCE NO. 4096

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE, APPROVAL OF A PRELIMINARY (AND FINAL) PLANNED UNIT DEVELOPMENT AS APPLIED FOR BY DENNIS RIEBE REPRESENTING CITY MINISTRIES IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. ZON06-00021 AND SETTING FORTH CONDITIONS OF SAID APPROVAL.

WHEREAS, the Department of Planning and Community Development has received an application, pursuant to Process IIB/III, for a Preliminary (and Final) Planned Unit Development (PUD) filed by Dennis Riebe representing City Ministries as Department of Planning and Community Development File No. ZON06-00021 to construct a 13 unit PUD within a RSX 7.2 zone; and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, KMC Title 25, a concurrency application has been 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, RCW 43.21C, 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 negative determination reached on this action; and

WHEREAS, said 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 thereon at her regular meeting of March 1, 2007; and

WHEREAS, the Kirkland Hearing Examiner after her public hearing and consideration of the recommendations of the Department of Planning and Community Development did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the Process IIB Permit subject to the specific conditions set forth in said recommendations; and

WHEREAS, the City Council, in regular meeting, did consider 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 PUD to be made by ordinance.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. The Findings, Conclusions, and Recommendations of the Kirkland Hearing Examiner as signed by her and filed in the Department of Planning and Community Development File No. ZON06-00021 are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. After completion of final review of the PUD, as established in Sections 125.50 through 125.75 (inclusive) of the Kirkland Zoning Code, Ordinance 3719, as amended, the Process IIB Permit shall be issued to the applicant subject to the conditions set forth in the Recommendations hereinabove adopted by the City Council, and subject to the additional condition that the applicant (City Ministries), the Generation Intern School or the City Church, and their successors (collectively, the "City Church"), shall not consider membership in or affiliation with the City Church in leasing or renting the three affordable units to income qualified households or persons.

Section 3. 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 herein.

Section 4. 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 5. This ordinance shall be in full force and effect five (5) days from and after its passage by the City Council and publication as required by law.

Section 6 A complete copy of this ordinance, including 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 7. A certified copy of this ordinance, together with the Findings, Conclusions, and Recommendations herein adopted shall be attached to and become a part of the Process IIB Permit or evidence thereof delivered to the permittee.

PASSED by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 20____.

SIGNED IN AUTHENTICATION THEREOF on this _____ day of _____, 20___.

_____
Mayor

Attest:

_____
City Clerk

Approved as to Form:

_____
City Attorney

Council Meeting: 05/15/2007
Agenda: Unfinished Business
Item #: 10. b.

CITY OF KIRKLAND
Department of Finance & Administration
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Tracey Dunlap, Director of Finance and Administration
Daryl Grigsby, Director of Public Works
Robin Jenkinson, City Attorney
Jenny Schroder, Director of Parks and Community Services
Eric Shields, Planning Director

Date: May 3, 2007

Subject: Follow-up on Impact Fees Update (MIS07-00014)

Recommendation:

Council review additional material and provide direction for inclusion in Impact Fee ordinance. The direction received on May 15 will be incorporated into the ordinance for adoption at the June 5 City Council meeting.

Discussion:

As introduced at the April 3 City Council meeting and discussed at the April 23 Special Study Session and May 1 Public Hearing, the City is considering revisions to its adopted impact fees for transportation and parks as part of the process to prepare the 2008-2013 Capital Improvement Program (CIP). The existing impact fees, adopted in 1999 and based on 1998 studies (using 1997 project costs), have not been updated since that time. As authorized under the Growth Management Act, the City may charge impact fees to applicants of new development or for a change in use to pay for the cost of new public facilities that provide future capacity needed to accommodate new growth and development. The results of the rate studies represent the maximum supportable charge that the City could implement. The City Council could choose to implement a lower fee as a matter of policy. The following table summarizes the calculated impact fees for single family residences from the 1999 study and the results from the 2007 update.

Summary of Single Family
Residential Impact Fees per Dwelling Unit

Transportation	**1999 Study**	**2007 Study**
Full Cost	$1,931	$3,432
@ Current 50% Recovery	$ 966*	
Parks		
Full Cost	$1,224	$3,621
@ Current 50% Recovery	$ 612*	

*current City of Kirkland impact fee

The recommendations summarized below reflect the policy guidance given by the City Council at the Public Hearing on May 1. For the remaining policy questions, additional information has been provided for consideration at the May 15 meeting.

Policy Issues:

1. Cost Recovery Policy

Should the City Council adopt revised impact fee rate schedules for transportation and parks that reflect 100% of what can legally be charged as outlined in the new rate studies or a lesser amount?

Recommendation: The direction of the City Council is that the impact fees reflect 100% cost recovery and that the full fee be put in place on the implementation date rather than phasing-in the increase.

2. Indexing with Inflation (See Attachment 1 – Inflation and Construction Cost Indices)

Should the impact fee rate schedules be indexed for inflation on an annual basis, except when the rate schedules have been updated the preceding year to reflect revised project costs (generally coinciding with the CIP budget process)? If so, what inflation index should be used?

Recommendation: The direction of the City Council is that the ordinance provide for indexing of the impact fees with inflation. Attachment 1 provides a detailed description of the issue and options for inflation indices for inclusion in the revised ordinance. For the Transportation impact fee, staff recommends tying the index to the Washington Department of Transportation (WSDOT) construction cost index (CCI), applied as a 3-5 year average. For the Parks impact fee, the choice of index options is more complex. While parks project costs have many similar elements to transportation projects (right-of-way improvements, parking lots, similar labor components), the impact fee calculation is based in large part on property acquisition costs. Rather than choose a potentially volatile index related to land costs or create a hybrid measure, staff recommends applying a standard inflation measure to the Parks fees, the CPI-W that is used in cost of living adjustment calculations. This choice can be revisited as part of the evaluation of alternate fee calculation methods during the next fee update.

3. All Capacity Projects versus Only Concurrency Projects for Transportation

Should the City charge impact fees based on all capacity projects or just those projects necessary to meet concurrency requirements?

Recommendation: City Council concurs with the recommendation to base the Transportation impact fee on only the concurrency projects rather than capacity projects.

3. Implementation Date

On what date should the revised impact fees take effect?

Recommendation: Following further discussions with planners in the Planning Department after the City Council meeting on May 1st, staff recommends an effective date of no later than November 1, 2007.

To vest under the current fee rates, an applicant must submit a complete building permit. Typically when fees are to be increased, the City receives a high volume of permits to review for completeness and receipt shortly up to and on the day that the fees go into effect. Once the permits are in, then City staff has a set timeline in which it must complete the first review of the permit and provide a comment letter back to the applicant with the missing items. For example, we have 15 days to complete the review of single family permits that have applied for the fast track 3rd party review process. Many staff members are on vacation during Thanksgiving week and the month of December. By setting November 1st or before as the effective date, staff will most likely be able to meet the permit review timelines.

Several projects have gone through design review and may be in the "pipeline" to be submitted in the near future. However, it is impossible to know exactly when the permits will be submitted. Various factors, such as financing, preparation of the permit submittals, market demand, the applicant's other commitments and other reasons determine if and when an applicant moves ahead with a project. Staff considers 3 to 6 months as a reasonable time to allow an applicant to submit a permit prior to the fees being increased.

The City Council also directed that the impact fees be updated every 3 years, consistent with adopted fiscal policies.

5. Alternate Methods and Extension of Park Impact Fees to Non-Residential

Should alternate methods of calculation be considered?

Should the Parks Impact Fees be extended to non-residential development?

Recommendation: The City Council concurred with the staff recommendation to evaluate alternate methods during the next update to the impact fees (2-3 years) or after the annexation decision is made, whichever occurs first. The issue of extending Park impact fees to non-residential land uses would require a Comprehensive Plan Amendment to the level of service methodology and a study of what park services the local non-residential sector uses. All of this would need to be done before a non-residential parks impact fee could be adopted and is recommended to be done before the next impact fee update.

6. Adoption of School Impact Fees

Should the City of Kirkland impose and collect school impact fees on behalf of the Lake Washington School District?

Should this issue be considered at the same time as the City's Parks and Transportation Impact Fees or on a separate timetable?

Recommendation: The City Council has directed that the issue of imposing School Impact Fees be addressed after the City adopts its updated Parks and Transportation fees. In the meantime, City staff will gather additional information from the Lake Washington School District, as requested by the City Council, which will be provided when the School Impact Fees are brought forward for consideration.

Other Issues:

At the May 1 Public Hearing, the City Council discussed two additional policy considerations:

Exemptions Allowed Under the Growth Management Act

RCW 82.02.060(2), the state statute on impact fees, specifically limits exemptions from impact to "low income housing and the development with broad public purposes." The State law also says that when an exemption is granted, the fees must be paid out of the jurisdiction's general funds. Typically, jurisdictions have taken "development with broad public purposes" to mean public agencies or possibly non-profit human service organizations. In 1999 when the City adopted impact fees, the City Council discussed the exemption options and decided to only provide an exemption to low income housing.

The current impact fee ordinance reads as follows for the low income housing exemption:

> **KMC 27.04.050.7 Exemptions.**
>
> (A) Construction or Creation of Low-Income Housing. Any claim for an exemption must be made before payment of the impact fee. Any claim not so made shall be deemed waived. The claim for exemption must be accompanied by a draft lien and covenant against the property guaranteeing that the low-income housing will continue. Before approval of the exemption, the department shall approve the form of the lien and covenant. Within ten days of approval, the applicant shall execute and record the approved lien and covenant with the King County department of records and elections. The lien and covenant shall run with the land. In the event that the housing unit is no longer used for low-income housing, the current owner shall pay the current impact fee plus interest to the date of the payment.
>
> (B) The amount of impact fees not collected from low-income housing pursuant to this exemption shall be paid from public funds other than the impact fee account.

Recommendation: Staff finds that the current impact fee ordinance definition for low income housing is out of date and needs to be revised to be consistent with the more recent definition used in Chapter 112 of the Zoning Code for Affordable Housing which reads as follows:

> Affordable Housing Unit – (A) an owner-occupied dwelling unit reserved for occupancy by eligible households and affordable to households whose household annual income does not exceed 70 percent of the King County median household income, adjusted for household size, as determined by the United States Department of Housing and Urban Development (HUD), and no more than 30 percent of the monthly household income is paid for monthly housing expenses, or (B) a renter-occupied dwelling unit reserved for occupancy by eligible households and affordable to households whose household annual income does not exceed 50 percent of the King County median household income, adjusted for household size, as determined by HUD, and no more than thirty percent of the monthly household income is paid for monthly housing expenses (rent and an appropriate utility allowance). In the event that HUD no longer publishes median income figures for King County, the city may use any other method for determining the King County median income, adjusted for household size.

Small Lot Housing

Staff would need to do additional research to determine if the small lot housing concept could be considered a "development with broad public purposes" and thus be eligible for an exemption. The City Council would then need to decide if the City wants to pay the park and transportation impact fee for these types of developments.

There is also an equity question. Currently, detached single family units on multi-family property pay the single family rate for both parks and transportation because we can only assume that they have the same impacts as a detached single family home on an individual lot. However, these homes are generally smaller in size and can be in a zone with a density ranging from 5000 – 1800 square feet per unit. If we exempt the small lot housing for lots in single family zoning, then maybe the exemption should also apply to detached single family homes in multifamily zoned areas.

Attachment 2 contains recent correspondence from a citizen related to this issue.

Recommendation: If the City Council wishes to pursue this exemption, staff would need to do research as part of the next impact fee update process in 2-3 years to see if there is the available technical data needed to justify reducing the impact fee rates for small lot housing from the single family fee to the multi-family fee or some fee in between.

Ordinance:

Attachment 3 is a revised draft copy of the Impact Fee Ordinances reflecting the following changes:

- **Inclusion of the full cost impact fee amounts as directed by City Council.**

- **New provision to index the fee schedule for inflation on an annual basis** (Sections 27.04.120 and 27.06.120).

- **New provision to charge impact fees for a change in use when no building permit is required, but new use does create new impact** (Sections 27.040.030 and 27.06.030). Currently, impact fees are only assessed when a building permit is issued. In limited situations, a building permit may not be required, but the new use creates impacts on city facilities. Examples would be a change from retail to office, general retail to auto sales or hotel with kitchens converted to apartments. The transportation fee schedule shows a higher number of trips and thus a greater fee for office versus retail use and auto sales versus general retail. Hotels do not pay an impact fee for parks, whereas apartments do pay the fee.

- **Add in the Exemption section that accessory dwelling units do not require impact fees** (Sections 27.04.050 ad 27.06.050). The definition section and the fee schedule state this, but the exemption section does not.

- **Change the name of Road Impact Fees to Transportation Impact Fees** (Chapter 27.04). The term transportation impact fee is more commonly used than road impact fee.

- **Minor housekeeping amendments** throughout both ordinances that include deleting sections no longer applicable and clarifying certain provisions on processing and accounting of the fees.

Attachments

1 – Inflation and Construction Cost Indices Memo
2 – Citizen Correspondence
3 – Draft Ordinances

cc: Sandi Hines, Financial Planning Manager
Ray Steiger, Capital Projects Manager
Teresa Swan, Senior Planner
Michael Cogle, Park Planning & Development Manager
Teresa Levine, Interim Financial Operations Manager

CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.ci.kirkland.wa.us

MEMORANDUM

To: Tracey Dunlap, Finance Director

From: Daryl Grigsby, Public Works Director
Ray Steiger, P.E., Capital Projects Manager

Date: May 3, 2007

Subject: Inflation and Construction Cost Indices

A number of factors have caused staff to look at available indices that might allow CIP projects to keep pace with the current inflation and cost escalation being experienced on City projects. The impact fee study, recent bid estimates and bid award discussions with City Council, and the upcoming 2008 – 2013 CIP process are all drivers to examine other options available for planning current and future projects.

Over the last four to five years, the construction industry has seen factors that are driving costs higher: natural disasters requiring reconstruction, energy costs, significant regional measures such as Sound Transit and the WSDOT nickel package, and even foreign development increase the demand and thus cost for material; all of these along with normal inflation continue to drive prices. Labor issues such as the strike by concrete finishers last spring and contractor availability can also be attributed to increased costs that are beyond the ability of the City to control. As such, solutions such as delaying bids, using reserves and/or deleting needed projects have been methods to contend with the City's needs.

In the last CIP process, a large step was taken in the CIP by inflating costs automatically over the six year period. Present day costs were put into future (date of expenditure) costs – this has been appropriate on some projects. Research by staff however has shown 30 and 40% increases in some components of construction. As a means to project more realistic construction costs, Council requested that staff provide other options or indices that may be available and be utilized in the current planning.

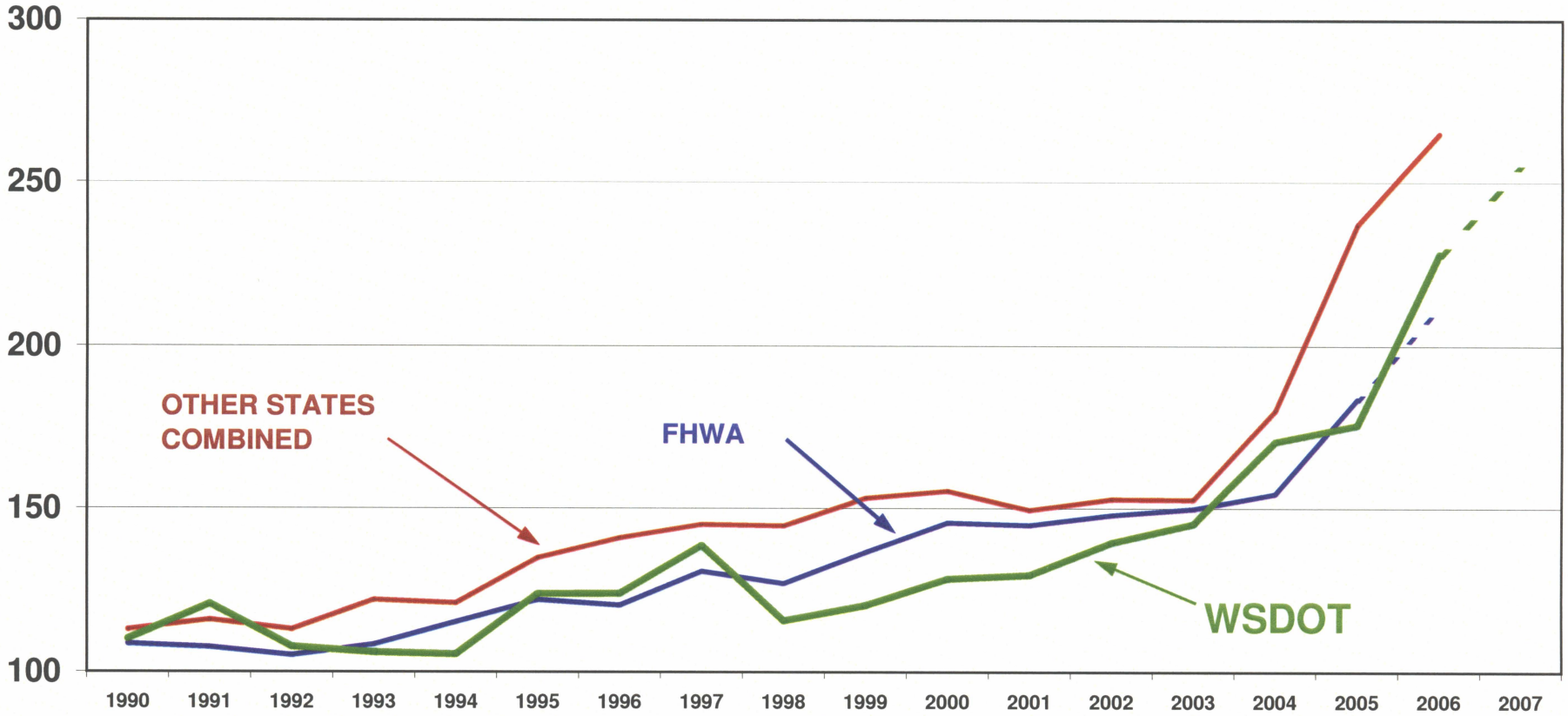
Much of the work that is being done by Public Works, at least in transportation is similar, albeit on a smaller scale, than that which is being done by other agencies surrounding Kirkland. Inflation is a common escalation factor that is being used by agencies. The use of previous bid tabs, employed by Kirkland, is also being used by other agencies and the WSDOT. The WSDOT also utilizes a Construction Cost Index (CCI) that considers a number of common items as a base. The CCI is modeled after the Federal Highway Administration's own CCI, however the WSDOT uses regional costs (Attachment A). Engineering News Record (ENR) cost index is also well known, however tends to lend itself more to the building construction industry in the measures that they use (lumber, building cement, labor). WSDOT's CCI utilizes seven roadway construction oriented measures: concrete pavement, crushed rock, asphalt, roadway excavation, steel re-bar, structural concrete, and structural steel. WSDOT has monitored and published the regional cost of these items since 1990 when the CCI base of 110 was established. WSDOT publishes local prices and utilizes the measures to anticipate upcoming trends and is able to compare to previous years (Attachment B). The CCI clearly shows the trend that Kirkland has also been experiencing and would be an option for Kirkland to consider.

The resources available to the WSDOT afford them the opportunity to maintain and update the CCI; Kirkland does not have the same resources, nor are all of the components utilized by the State used by Kirkland. During the research into this measure, there are alternatives that do align quite compatibly with the City.

If the CCI is looked at on a year by year basis, the comparison between year to year indicates that although the actual CCI continues to escalate, the magnitude of the increases is somewhat consistent. Examining the 2002-2006 timeframe, the average increase in the CCI is around 12% (Attachment C). This matches to a large degree the 13% increase in costs over that same time period in the City's annual overlay program (Attachment D); it is also noted that the price per ton of asphalt experienced by Kirkland is very consistent with the State's cost and suggests additional support for this measure. Utility projects (namely water and wastewater replacement projects) are also continuing to increase in cost. Although not published by the WSDOT, their respective increases of between 17% (Attachment E) and 22% (Attachment F) suggest inflation factors of at least 15% in the upcoming CIP discussions.

Based on the available resources and the comparatively consistent trends, staff would recommend that an Index tied to the WSDOT CCI be employed. Staff would recommend a moving 3-5 year average that could be looked at during each CIP and/or Impact Fee process update. For the upcoming Impact Fee discussion, a three year average would be 17% and the five year average (as shown in Attachment C) would be 12% per year.

CONSTRUCTION COST INDICES



WSDOT BASE 1990 = 110
FHWA AND OTHER STATES BASE 1987 = 100
OTHER STATES: CALIFORNIA, COLORADO, OREGON, SOUTH DAKOTA & UTAH

Note: 2003 and 2004 WSDOT CCI data points adjusted to correct for spiking bid prices on structural steel

WSDOT 2007 INDEX IS FOR QUARTER 1
FHWA 2006 DATA IS FOR QUARTERS 1, 2 & 3
OTHER STATES 2006 DATA IS FOR THE ENTIRE YEAR

Attachment A

Washington State Department of Transportation

For more information, please call the WSDOT Construction Office at (360) 705-7822
or visit http://www.wsdot.wa.gov/biz/construction

4/25/2007

Attachment B

WSDOT Highway Construction Costs

First Quarter 2007

This is a recap of prices bid last quarter and includes a comparison to the previous quarter. It is intended to provide insight into the cost of an item by showing the range of prices bid. The estimated cost of future projects is dependant on many factors and the unit price selected is determined by an evaluation past history, future trends and specific details of the project. The average price listed for each item below is not intended to be the bid price used in an estimate.

Roadway Excavation: $9.01 per cubic yard

The unit bid price decreased by $1.82 from the average unit price of $10.83 per cubic yard last quarter. The prices ranged from $5.95 to $150.00 per cubic yard.

Crushed Surfacing: $17.29 per ton

The unit bid price increased by $1.17 from the average unit price of $16.12 per ton last quarter. The prices ranged from $9.35 to $86.30 per ton.

Hot Mix Asphalt: $55.19 per ton

The unit bid price increased by $0.61 from the average unit price of $54.58 per ton last quarter. The prices ranged from $45.00 to $400.00 per ton. The average unit bid price for eastern Washington was $48.60 and for western Washington was $58.70.

Concrete Pavement: $246.34per cubic yard

The unit bid price decreased by $20.33 from the average unit price of $266.67 in the second quarter of 2006. The prices ranged from $172.00 to $325.00 per cubic yard.

Structural Concrete: $424.67 per cubic yard

The unit bid price increased by $186.50 from the average unit bid price of $424.67 in the third quarter of 2006. The prices ranged from $350.00 to $1,000.00 per cubic yard.

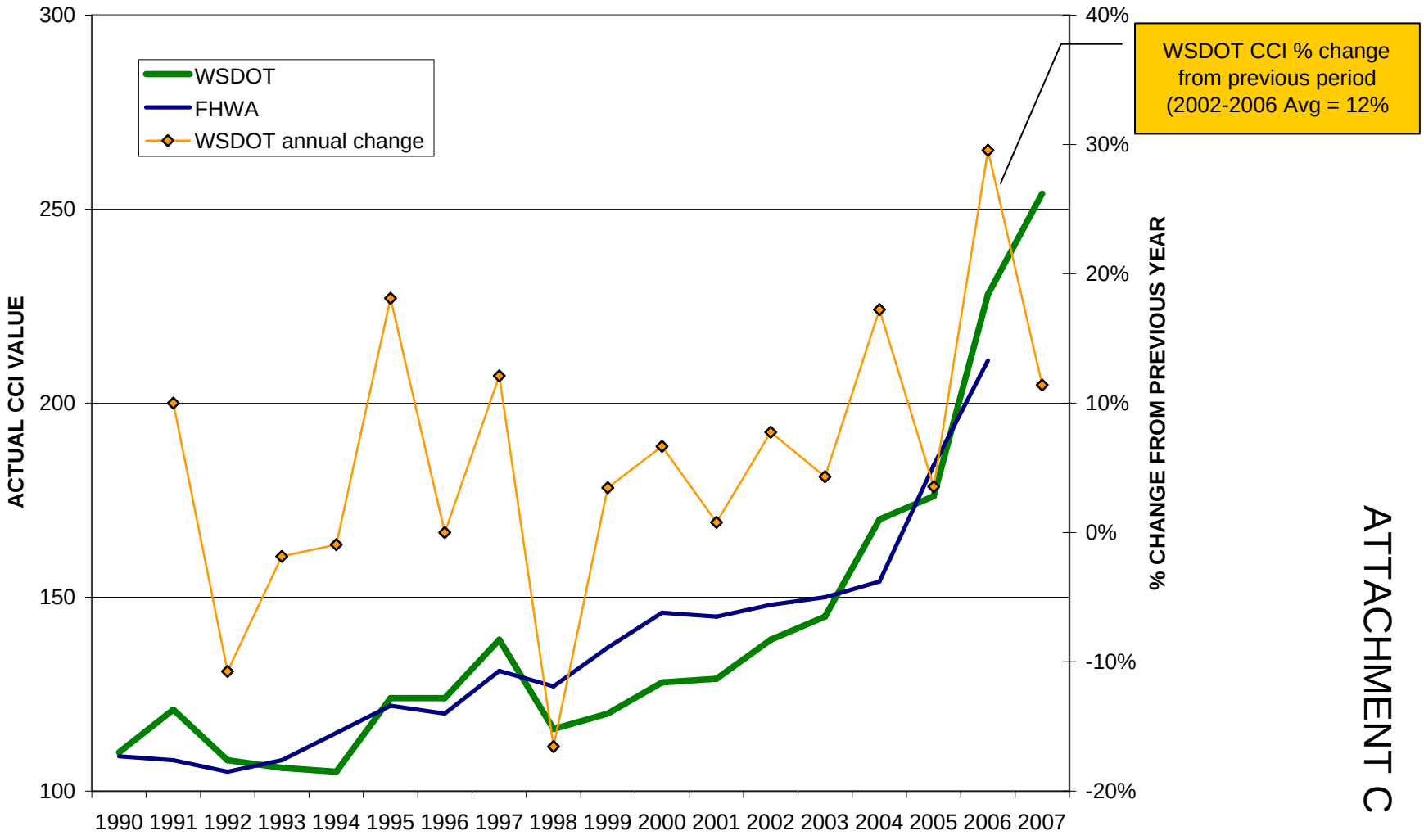
Steel Reinforcing Bar: $1.15 per pound

The unit bid price decreased by $8.04 from the average unit price of $9.19 per pound last quarter. The prices ranged from $0.85 to $1.75 per pound.

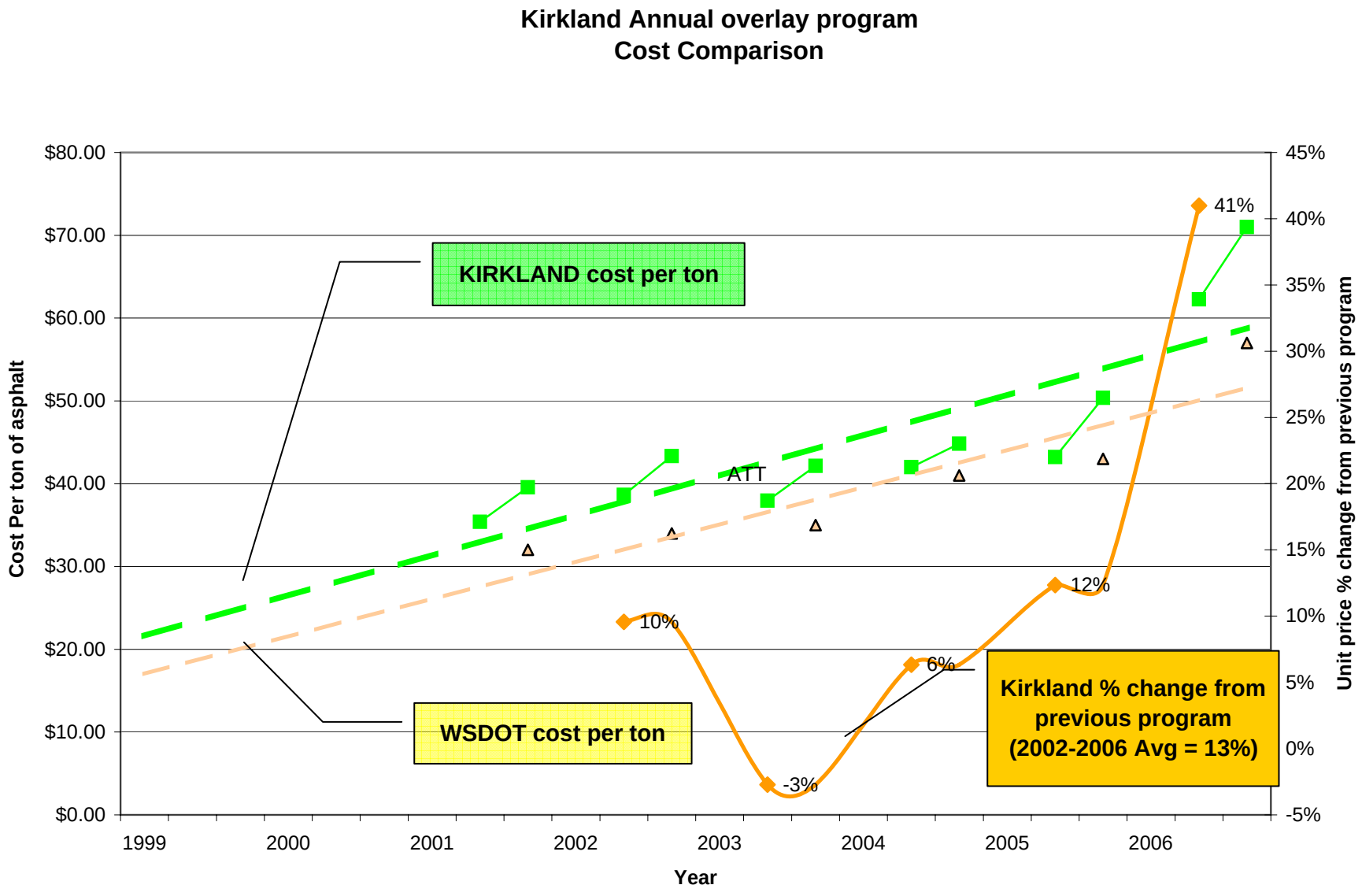
Structural Steel: $2.67 per pound

No structural steel has been awarded since the first quarter of 2006. The average unit bid price at that time was $2.67 per pound.

Construction Cost Indices



ATTACHMENT C



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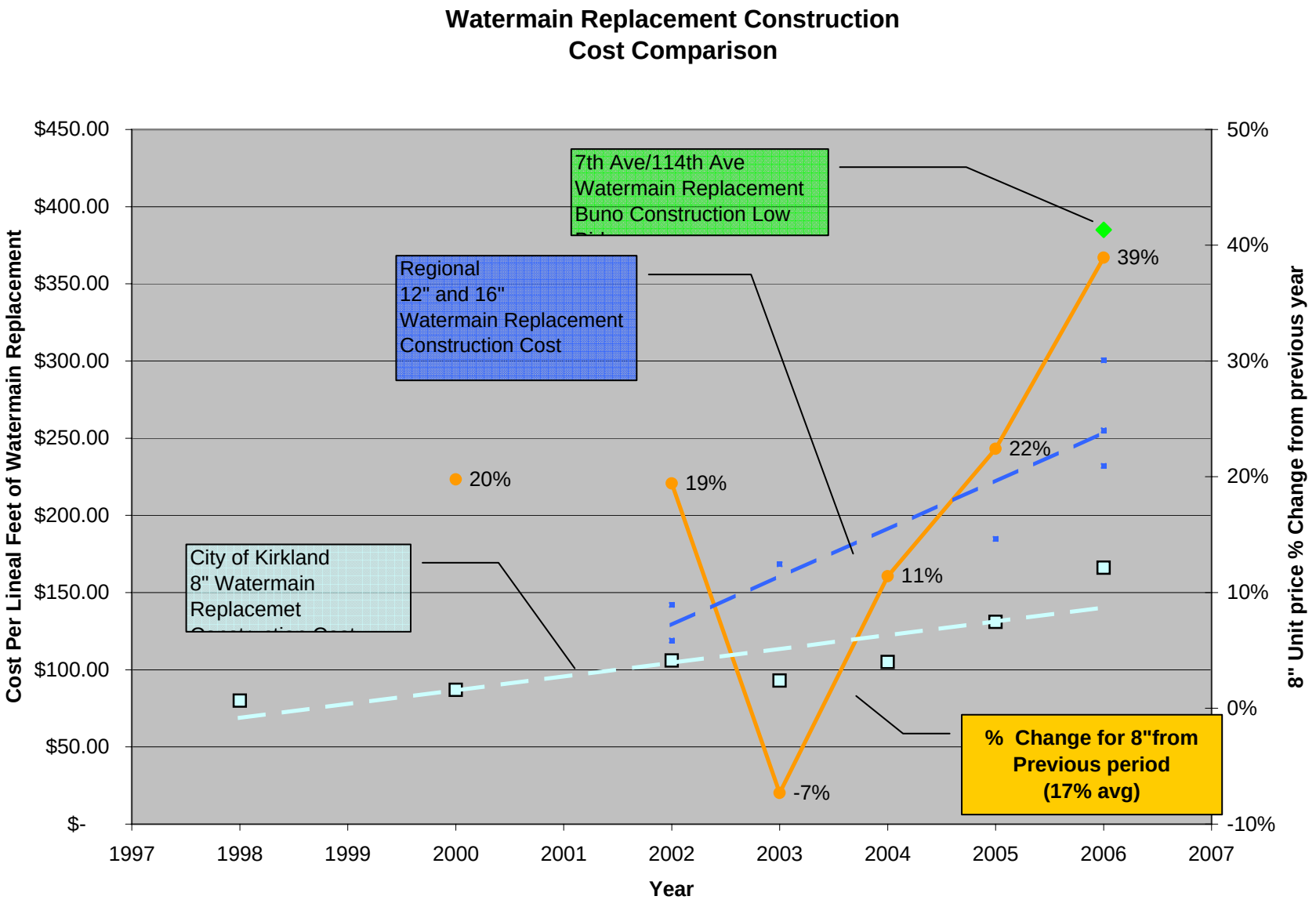
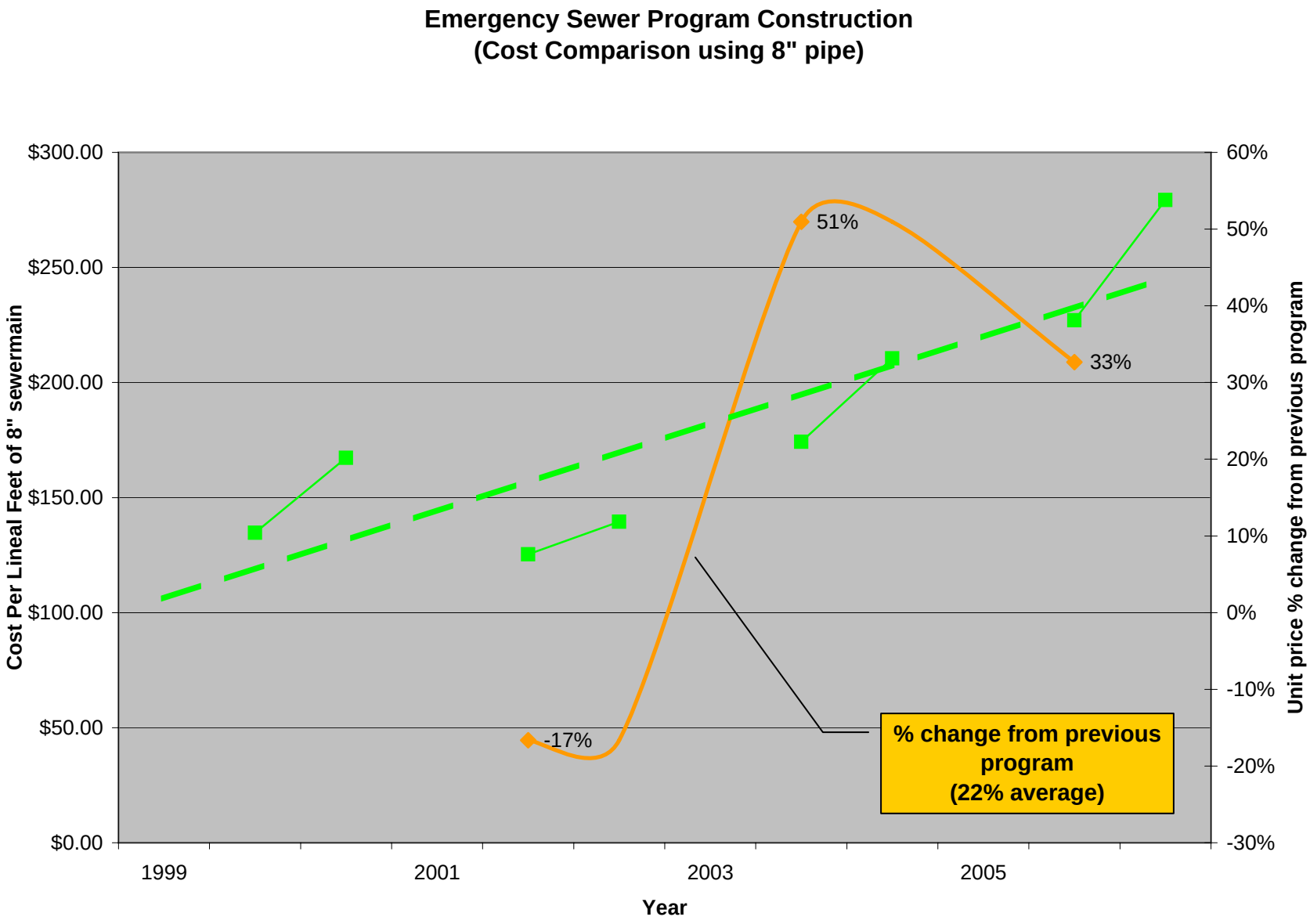


ATTACHMENT E



ATTACHMENT F

Attachment 2

From: Byron Katsuyama [mailto:bkatsuyama@mrsc.org]
Sent: Tuesday, May 01, 2007 4:17 PM
To: KirklandCouncil
Subject: Impact Fees

Dear Mayor and City Council:

In your consideration of impact fees, you may want to review the possibility of varying impact fees by unit size, including a fee structure that recognizes varying impacts of larger vs. smaller single-family dwelling units.

As we move forward with the small lot single family subdivision incentive proposal it has become apparent that one of the factors that will affect the success of this incentive is the additional subdivision and impact fee costs that property owners will face if they choose to take advantage of the small lot small home incentive. The higher such fees are, the less likely property owners will be to choose this option. One of the ways that we may be able to incentivize the small lot small home option will be to set our impact fees to reflect the relatively lower impact such homes and households are likely to have. Such an approach may also provide an additional way to address the issue of the varying impacts of mega-homes in our community.

I found a few articles and reports that support the calculation of impact fees based on unit size. I've also included links to several codes that relate impact fees to unit size:

- "Impact Fees and Housing Affordability," Clancy Mullen, presented at APA National Conference, Denver CO, 2003 (See particularly section on variable impact fees by unit size) – http://www.impactfees.com/pdfs_all/housing_affordability.pdf
- Impact Fees & Housing Affordability: A Practitioners Guidebook, (PDF 2.7 MB), Newport Partners LLC (See particularly discussion on "policy-making criteria beginning on page 41)
- 2006 Conference Session: Impact Fees and Housing Affordability Advances, By Meghan Stromberg, Senior Editor, Planning, Conference Session APA National Conference in San Antonio, TX, 2006 (panel includes Arthur Nelson, Julian Juergensmeyer and James Nicolas) - http://www.planning.org/conferencecoverage/2006/monday/impactfees.htm
- Aspen/Pikin County Sec. 26.610.030 – Fee Schedule (higher fee per unit for larger residences with more bedrooms) - http://www.aspenpitkin.com/pdfs/depts/38/coaspent26-600.pdf#search=%22size%20unit%20%20%22impact%20fees%22%22

- Palm Beach County, FL Unified Development Code, Article 13 – Impact Fees - http://www.co.palm-beach.fl.us/pzb/uldc/articles/Article13.pdf
- Palm Beach County, FL Impact Fee Office (See especially 2006 impact fee schedule – impact fees related to square footage) - http://www.co.palm-beach.fl.us/pzb/impactfees/
- Lake County School Impact Fee Model - http://www.co.lake.il.us/elibrary/publications/planning/schoolimpactmodel.pdf
- Broward County, FL Impact Fees (fees vary by number of bedrooms or by trip generation related to type of unit) - http://www.co.broward.fl.us/development/dmi00127.pdf or http://www.co.broward.fl.us/development/impactfees.htm

Byron Katsuyama
11420 NE 90th St
Kirkland, WA 98033

Attachment 3

ORDINANCE _____

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO PARK IMPACT FEES

The City Council of the City of Kirkland do ordain as follows:

Section 1. Appendix A of Chapter 27.06 of the Kirkland Municipal Code is hereby repealed.

Section 2. Chapter 27.06 of the Kirkland Municipal Code is hereby amended to read as follows:

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 developments 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.

27.06.020 Definitions.

The following words and terms shall have the following meanings unless the context clearly requires otherwise. Terms otherwise not defined herein shall be defined pursuant to RCW 82.02.090, or given their usual and customary meaning.

(a) "Act" means the Growth Management Act, Chapter 36.70A RCW.

(b) "Applicant" means the owner of real property according to the records of the King County department of records and elections, or the applicant's authorized agent.

(c) "Building permit" means the official document or certification that is issued by the building division of the fire and building department and that authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, tenant improvement, demolition, moving or repair of a building or structure.

(d) "Capital facilities" means the facilities or improvements included in the capital facilities plan.

(e) "Capital facilities plan" means the capital facilities plan element of the city's comprehensive plan adopted pursuant to Chapter 36.70A RCW, and such plan as amended.

~~(f) "Certificate of occupancy" means the term as defined in the Uniform Building Code adopted in Title 21 of this code. In the case of a change in use or occupancy of an existing building or structure which may not require a building permit, the term shall specifically include certificate of occupancy for multifamily and the final inspection for single-family, as those approvals are defined or required by this code.~~

(f~~g~~) "City" means the city of Kirkland, Washington.

(g~~h~~) "Council" means the city council of the city.

(h~~i~~) "Department" means the parks and community service department.

(i~~j~~) "Director" means the director of the parks and community service department, or the director's designee.

(j~~k~~) "Encumbered" means to reserve, set aside or otherwise earmark the impact fees in order to pay for park planning, design, land surveys and acquisition, engineering, permitting, financing, administrative expenses, construction of parks and related facilities and any other commitments, contractual obligations or other liabilities incurred for public facilities.

(k~~l~~) "Hearing examiner" means the person who exercises the authority of Chapter 3.34 of this code.

(l~~m~~) "Impact fee" means a payment of money imposed by the city on an applicant prior to issuance of a building permit~~, or a certificate of occupancy if a building permit is not required pursuant to this chapter~~ as a condition of granting a building permit~~, or certificate of occupancy permit if no building permit is required,~~ in order to pay for the public facilities needed to serve new residential growth and development. "Impact fee" does not include a reasonable permit fee or application fee.

(m~~n~~) "Impact fee account" or "account" means the account established for the system improvement for which impact fees are collected. The account shall be established pursuant to this chapter, and shall comply with the requirements of RCW 82.02.070.

(n~~o~~) "Independent fee calculation" means the study or data submitted by an applicant to support the assessment of an impact fee other than the fee in the schedule ~~attached as Appendix A to~~ set forth in KMC 27.06.150 of this chapter.

(o~~p~~) "Interest" means the interest rate earned by local jurisdictions in the State of Washington Local Government Investment Pool, if not otherwise defined.

(p~~q~~) "Interlocal agreement" or "agreement" means a park interlocal agreement, authorized in this chapter, by and between the city and other government agencies concerning the collection and expenditure of impact fees, or any other interlocal agreement entered by and between the city and another municipality, public agency or governmental body to implement the provisions of this chapter.

(q~~r~~) "Low-income housing" means an "Affordible Housing Unit" as defined in the Kirkland Zoning Code (Title 23 of this Code). ~~: (1) an owner-occupied housing unit affordable to households whose household income is less than eighty percent of the King County median income, adjusted for household size,~~

~~as determined by the United States Department of Housing and Urban Development (HUD), and no more than thirty percent of the household income is paid for housing expenses or (2) a renter-occupied housing unit affordable to households whose income is less than sixty percent of the King County median income, adjusted for household size, as determined by HUD, and no more than thirty percent of the household income is paid for housing expenses (rent and an appropriate utility allowance). In the event that HUD no longer publishes median income figures for King County, the city may use or determine such other method as it may choose to determine the King County median income, adjusted for household size.~~ The director will make a determination of sales prices or rents which meet the affordability requirements of this section. An applicant for a low-income housing exemption may be a public housing agency, a private nonprofit housing developer or a private developer.

(r~~s~~) "Multifamily dwelling" means attached, stacked, duplex, or assisted living unit as defined in Chapter 5 of Title 23 of this code (zoning code).

(s~~t~~) "Owner" means the owner of real property according to the records of the King County department of records and elections; provided, that if the real property is being purchased under a recorded real estate contract, the purchaser shall be considered the owner of the real property.

(t~~u~~) "Parks" means parks, open space, and recreational facilities.

(u~~v~~) "Project improvements" means site improvements and facilities that are planned and designed to provide service for a particular development or users of a project, and are not system improvements. No improvement or facility included in the capital facilities plan shall be considered a project improvement.

(v~~w~~) "Public facilities" means the public parks, open space, and recreational facilities.

(w~~x~~) "Residential" means housing, such as single-family dwellings (detached), multifamily dwellings (attached or stacked), accessory dwelling units, apartments, condominiums, mobile homes and/or manufactured homes or assisted living units intended for occupancy by one or more persons. For the purpose of this chapter, an accessory dwelling unit, as defined in Chapter 5 and regulated in Chapter 115 of Title 23 of this code (zoning code), is considered an adjunct to the associated single-family dwelling unit and is not charged a separate impact fee. For the purpose of this chapter, single family dwellings include one or more detached dwelling units on one lot.

(x~~y~~) "Rate study" means the "Rate Study for Impact Fees for Parks and Recreational Facilities," city of Kirkland, by Henderson, Young and Company, dated March 27, 2007~~July 1999~~.

(y~~z~~) "Single-family dwelling" means detached living unit as defined in Chapter 5 of Title 23 of this code (zoning code).

(z~~aa~~) "System improvements" means public facilities included in the capital facilities plan and designed to provide service to service areas within the community at large, in contrast to project improvements.

27.06.030 Assessment of impact fees.

(a) The city shall collect impact fees, based on the schedule in ~~Appendix A to~~ KMC 27.06.150 of this chapter, from any applicant seeking a building permit from the city~~, or certificate of occupancy permit if a building permit is not required~~.

(b) All impact fees shall be collected from the applicant prior to issuance of the building permit~~, or certificate of occupancy permit if no building permit is required,~~ using the impact fee schedule then in effect or pursuant to an independent fee calculation accepted by the director pursuant to Section 27.06.040.

(c) The department shall establish the impact fee rate for a land use that is not listed on the rate schedule ~~in Appendix A to~~ set forth in KMC 27.06.105 of this chapter. The applicant shall submit all information requested by the department for purposes of determining the impact fee rate pursuant to Section 27.06.040.

(d) For a change in use, the impact fee shall be the applicable impact fee for the land use category of the new use, less the impact fee for the land use category of the prior use.

(e) For building permits for mixed use developments, impact fees shall be imposed on the residential component of the development found on the schedule in Appendix A to this chapter.

(f) The building division of the fire and building department shall not issue any building permit, or certificate of occupancy if no building permit is required, unless and until the impact fee has been paid.

27.06.040 Independent fee calculations.

(a) If, in the judgment of the director, none of the fee categories or fee amounts set forth in the schedule in ~~Appendix A to~~ KMC 27.06.150 of this chapter accurately describes the impacts resulting from issuance of the proposed building permit, ~~or certificate of occupancy if no building permit is required,~~ the applicant shall provide to the department for its review and evaluation an independent fee calculation. The director may impose on the proposed building permit, ~~or certificate of occupancy if no building permit is required,~~ an alternative impact fee based on this calculation. With the independent fee calculation, the applicant shall pay to the department an administrative processing fee of one hundred dollars per calculation unless otherwise provided in Title 5 of the KMC.

(b) If an applicant requests not to have the impact fees determined according to the schedule in ~~Appendix A to~~ KMC 27.06.150 of this chapter, then the applicant shall submit to the director an independent fee calculation, paid for by the applicant, for the building permit~~, or certificate of occupancy if no building permit is required~~. The independent fee calculation shall show the basis upon which it was made. With the request, the applicant shall pay to the department an administrative processing fee of two hundred dollars per fee calculation unless otherwise provided in Title 5 of the KMC.

(c) An applicant may request issuance of a building permit prior to completion of an independent fee study provided that the impact fee is collected based on the fee schedule in KMC 27.06.150. A partial refund may be forthcoming if the fee collected exceeds the amount determined in the independent fee calculation and the parks and community development department agrees with the independent fee calculation.

(d~~c~~) While there is a presumption that the calculations set forth in the rate study used to prepare the fee schedule in KMC 27.06.150 are correct, the director shall consider the documentation submitted by the applicant, but is not required to accept such documentation which the director reasonably deems to be inaccurate or not reliable, and may, in the alternative, require the applicant to submit additional or different documentation. The director is authorized to adjust the impact fee on a case-by-case basis based on the independent fee calculation, the specific characteristics of the building permit~~, or certificate of occupancy permit if no building permit is required,~~ and/or principles of fairness.

(e~~d~~) Determinations made by the director pursuant to this section may be appealed to the hearing examiner subject to the procedures set forth in Section 27.06.130.

27.06.050 Exemptions.

(a) The following building permit applications~~, or certificate of occupancy if no building permit is required,~~ shall be exempt from impact fees:

~~(1) Any building permit application, or certificate of occupancy application if no building permit is required, that has been submitted to the building division of the fire and building department before five p.m. the business day before the effective date of this chapter and subsequently determined to be a complete application by the public works department, the fire and building department and the planning department based on the information on file as of the effective date of this chapter.~~

~~(2) Any building permit application, or certificate of occupancy application or final inspection if no building permit is required, for a single-family lot which is within a subdivision approved under Ordinance No. 3700 or Ordinance No. 2766, passed on October 3, 1983, and as repealed (Title 22 of this code, subdivision ordinance); and recorded with the King County department of records and elections prior to the effective date of the ordinance codified in this chapter.~~

(1~~3~~) Replacement, alteration, expansion, enlargement, remodeling, rehabilitation or conversion of an existing dwelling unit where no additional units are created and the use is not changed. Replacement must occur within ~~twelve~~ twenty-four consecutive months of the demolition or destruction of the prior structure.

(2) Any building permit for a legal accessory dwelling unit approved under Title 23 of this Code (Kirkland Zoning Code).

(3~~4~~) Miscellaneous improvements, including but not limited to fences, walls, swimming pools, mechanical units, and signs.

(4~~5~~) Demolition or moving of a structure.

(5~~6~~)(A) Construction or Creation of Low-Income Housing. Any claim for an exemption must be made before payment of the impact fee. Any claim not so made shall be deemed waived. The claim for exemption must be accompanied by a draft lien and covenant against the property guaranteeing that the low-income housing will continue. Before approval of the exemption, the department shall approve the form of the lien and covenant. Within ten days of approval, the applicant shall execute and record the approved lien and covenant with the King County department of records and elections. The lien and covenant shall run with the land. In the event that the housing unit is no longer used for low-income housing, the current owner shall pay the current impact fee plus interest to the date of the payment.

(B) The amount of impact fees not collected from low-income housing pursuant to this exemption shall be paid from public funds other than the impact fee account.

(b) The director shall be authorized to determine whether a particular development for a proposed building permit~~, or certificate of occupancy if no building permit is required,~~ falls within an exemption of this chapter or of this code. Determinations of the director shall be subject to the appeals procedures set forth in Section 27.06.130.

27.06.060 Credits.

(a) An applicant may request a credit or credits for the value of dedicated land, improvements, or construction if the land and/or the facility constructed are included within the capital facilities plan or the director makes the finding that such land and/or facility would serve the goals and objectives of the capital facilities plan.

(b) Each request for a credit or credits shall include a legal description of land donated, a detailed description of improvements or construction provided, and a legal description or other adequate description of the development to which the credit will be applied.

(c) For each request for a credit or credits, the director shall determine the value of the dedicated land, improvements, or construction on a case-by-case basis. In the event that the applicant disagrees with the director's valuation, the applicant may submit an appraisal for the director's consideration, prepared by a state-certified real estate appraiser who has an MAI or SRA designation from the Appraisal Institute, establishing the fair market value of the dedicated land, improvements, or construction. The applicant shall pay the cost of the appraisal.

(d) After the director has determined the amount of the credit, the department shall include the determination with issuance of the building permit~~, or occupancy permit if no building permit is required;~~ a statement setting forth the dollar amount of the credit; the basis for the credit, where

applicable; the description of the land donated to which the credit is applied; and the date of the determination.

(e) Any claim for credit must be made before payment of the impact fee and prior to issuance of the building permit~~, or certificate of occupancy if no building permit is required~~. Any claim not so made shall be deemed waived.

(f) No credit shall be given for project improvements within the subject development.

(g) Determinations made by the director pursuant to this chapter shall be subject to the appeals procedures set forth in Section 27.06.130.

27.06.070 Adjustments.

Pursuant to and consistent with the requirements of RCW 82.02.060, the rate study has provided adjustments for past and future taxes paid or to be paid by the new development which are earmarked or proratable to the same new system improvements that will serve the new development. The schedule ~~in Appendix A to~~ set forth in KMC 27.06.150 of this chapter has been reasonably adjusted for taxes and other revenue sources that are anticipated to be available to fund system improvements.

27.06.080 Establishment of impact fee account.

(a) An impact fee account is established for the fees collected pursuant to this chapter and shall be entitled the "park impact fee account." Impact fees shall be earmarked specifically and deposited in the special interest-bearing account ~~and shall be prudently invested in a manner consistent with the investment policies of the city~~. Funds withdrawn from this account shall be used in accordance with the provisions of Section 27.06.110. Interest earned on impact fees shall be retained in the account and expended for the purpose for which the impact fees were collected.

(b) On an annual basis, the finance director shall provide a report to the council on the account showing the source and amount of all moneys collected, earned, or received, and system improvements that were financed in whole or in part by impact fees.

(c) Impact fees shall be expended or encumbered within six years of receipt, unless the council identifies in written findings an extraordinary and compelling reason or reasons for the city to hold the fees beyond the six-year period. Under such circumstances, the council shall establish the period of time within which the impact fees shall be expended or encumbered.

27.06.090 Authorization for interlocal agreements.

The city manager is authorized to execute, on behalf of the city, an interlocal agreement with other state and local governments for the collection, expenditure, and reporting of impact fees.

27.06.100 Refunds.

(a) If the city fails to expend or encumber the impact fees within six years of payment, (or where extraordinary or compelling reasons exist, such other

time periods as established pursuant to Section 27.06.080), the current owner of the property for which impact fees have been paid may receive a refund of the fee. In determining whether impact fees have been expended or encumbered, impact fees shall be considered expended or encumbered on a first-in, first-out basis.

(b) The city shall notify potential claimants by first class mail deposited with the United States Postal Service at the last known address of such claimants.

(c) Property owners seeking a refund of impact fees must submit a written request for a refund of the fees to the director within one year of the date the right to claim the refund arises or the date that notice is given, whichever is later.

(d) Any impact fees for which no application for a refund has been made within the one-year period shall be retained by the city and expended on the appropriate public facilities.

(e) Refunds of impact fees under this chapter shall include any interest earned on the impact fees by the city.

(f) When the city terminates the impact fee program, all unexpended or unencumbered funds, including interest earned, shall be refunded pursuant to this chapter. The city shall publish notice of the termination and the availability of refunds in a newspaper of general circulation at least two times and shall notify all potential claimants by first class mail to the last known address of the claimants. All funds available for refund shall be retained for a period of one year after the second publication. At the end of one year, any remaining funds shall be retained by the city, but must be expended for the appropriate public facilities. This notice requirement shall not apply if there are no unexpended or unencumbered balances within the account.

(g) The city shall also refund the impact fee paid plus interest to the current owner of property for which the impact fee had been paid, if the development was never completed or occupied; provided, that if the city expended or encumbered the impact fee in good faith prior to the application for a refund, the director may decline to provide the refund. If, within a period of three years, the same or subsequent owner of the property proceeds with the same or substantially similar development, the owner can petition the director for an offset. The petitioner shall provide receipts of impact fees previously paid for a development of the same or substantially similar nature on the same property or some portion thereof. The director shall determine whether to grant an offset, and the determinations of the director may be appealed pursuant to the procedures in Section 27.06.130.

27.06.110 Use of funds.

(a) Impact fees may be spent for system improvements, including but not limited to park planning, architectural and/or engineering design studies, land surveys, land acquisition, engineering, permitting, financing, administrative expenses, construction, site improvements, necessary off-site improvements, applicable impact fees or mitigation costs and capital equipment pertaining to recreational facilities.

(b) Impacts fees shall be expended or encumbered on a first in, first out basis.

(c~~b~~) Impact fees may be used to recoup cost for system improvements previously incurred by the city to the extent that new growth and development will be served by the previously constructed system improvements.

(d~~c~~) In the event that bonds or similar debt instruments are or have been issued for the advanced provision of system improvements, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that system improvements provided are consistent with the requirements of this chapter and are used to serve the new development.

27.06.120 Review of schedule and fee increases.

(a) The schedule in KMC 27.06.150 will be amended to reflect changes to the capital facilities plan in Chapter XIII of Title 17 of this code. Amendments to the schedule for this purpose shall be adopted by the council.

(b) The fees on the schedule in KMC 27.06.150 shall be indexed to provide for an automatic fee increase each January. The (***to be determined by City Council***) Index will be used to determine the increase in fees for each year to reflect increased project costs. In the event that the fees on the schedule in KMC 27.06.150 are increased during the preceding calendar year due to changes to the capital facilities plan pursuant to Section 27.04.120(a), the fees will not be indexed the following January. The finance and administration department shall compute the fee increase and the new schedule shall be become effective immediately after the annual fee increase calculation.

(c~~a~~) A new rate study, which establishes the schedule in KMC 27.06.150, shall be updated every 3 years, unless the city determines that circumstances have not changed to warrant an update. ~~The schedule in Appendix A shall be reviewed by the council no later than three years after the effective date of the ordinance codified in this chapter, and every three years thereafter.~~

(d) Vesting shall occur with submittal of a building permit, prior to the date of a fee increase, to the building division of the fire and building department that the City determines to be complete. Vesting shall occur for a change in use when no building permit is required with submittal of the fee prior to the date of a fee increase.

~~(b) The schedule in Appendix A may be reviewed by the council as it deems appropriate in conjunction with the update of the capital facilities plan.~~

27.06.130 Appeals.

(a) An appeal of an impact fee imposed on a building permit~~, or certificate of occupancy if no building permit is required,~~ may only be filed by the applicant of the building permit for the subject property. An applicant may either file an appeal and pay the impact fee imposed by this chapter under protest, or appeal the impact fee before issuance of the building permit ~~or certificate of occupancy if no building permit is required~~. No appeal may be filed after the impact fee has been paid and the building permit ~~or certificate of occupancy~~ has been issued.

(b) An appeal shall be filed with the hearing examiner on the following determinations of the director:

(1) The applicability of the impact fees to a given building permit ~~or certificate of occupancy~~ found in Sections 27.06.030 and 27.06.050;

(2) The decision on an independent fee calculation in Section 27.06.040;

(3) The availability or value of a credit in Section 27.06.060; or

(4) Any other determination which the director is authorized to make pursuant to this chapter.

(c) An appeal, in the form of a letter of appeal, along with the required appeal fee, shall be filed with the department for all determinations by the director, prior to issuance of a building permit~~, or certificate of occupancy if no building permit is required~~. The letter must contain the following:

(1) A basis for and arguments supporting the appeal; and

(2) Technical information and specific data supporting the appeal.

(d) The fee for filing an appeal shall be two hundred and fifty dollars.

(e) Within twenty-eight calendar days of the filing of the appeal, the director shall mail to the hearing examiner the following:

(1) The appeal and any supportive information submitted by the appellant;

(2) The director's determination along with the record of the impact fee determination and, if applicable, the independent fee calculation; and

(3) A memorandum from the director analyzing the appeal.

(f) The hearing examiner shall review the appeal from the applicant, the director's memorandum, and the record of determination from the director. No oral testimony shall be given, although legal arguments may be made. The determination of the director shall be accorded substantial weight.

(g) The hearing examiner is authorized to make findings of fact and conclusions of law regarding the decision. The hearing examiner may, so long as such action is in conformance with the provisions of this chapter, reverse or affirm, in whole or in part, or modify the determination of the director, and may make such order, requirements, decision or determination as ought to be made, and to that end shall have the powers which have been granted to the director by this chapter. The hearing examiner's decision shall be final.

(h) The hearing examiner shall distribute a written decision to the director within fifteen working days.

(i) The department shall distribute a copy of the hearing examiner's decision to the appellant within five working days of receiving the decision.

(j) In the event the hearing examiner determines that there is a flaw in the impact fee program, that a specific exemption or credit should be awarded on a consistent basis, or that the principles of fairness require amendments to this chapter, the hearing examiner may advise the council as to any question or questions that the hearing examiner believes should be reviewed as part of the council's review of the fee schedule in ~~Appendix A to this chapter~~ KMC 27.06.150 as provided by Section 27.06.120.

27.04.135 Responsibility for payment of fees.

(a) The building permit applicant is responsible for payment of the fees authorized by this chapter in connection with a building permit application.

(b) In the event that a building permit is erroneously issued without payment of the fees authorized by this chapter, the building official may issue a written notice to the property owner and occupant advising them of the obligation to pay the fees authorized by this chapter. Such notice shall include a statement of the basis under which the fees under this chapter are being assessed, the amount of fees owed, and a statement that the property owner or occupant may appeal the fee determination within 20 calendar days of the date the notice was issued. Any appeals of such a fee determination shall be processed in accordance with the procedures set forth in KMC 27.04.130.

(c) If a property owner or occupant fails to appeal the issuance of a fee notice under subsection (b) of this section, or if the property owner or occupant's appeal is unsuccessful, the City is authorized to institute collection proceedings for the purpose of recovering the unpaid impact fees.

27.06.140 Existing authority unimpaired.

Nothing in this chapter shall preclude the city from requiring the applicant for a building permit~~, or certificate of occupancy if no building permit is required,~~ to mitigate adverse environmental impacts of a specific development pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, based on the environmental documents accompanying the underlying development approval process, and/or Chapter 58.17 RCW, governing plats and subdivisions; provided, that the exercise of this authority is consistent with the provisions of RCW 82.02.050 (1)(c).

27.06.150 Fee schedule.

Park Impact Fee Schedule

Type of Land Use	Impact Fee	Per Unit
Single-Family Dwelling (detached unit)	$3,621	Dwelling Unit
Multifamily Dwelling (attached, stacked, and assisted living unit)	$2,368	Dwelling Unit

Section 3. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 4. This ordinance shall be in force and effect on _____, 2007.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2007.

Signed in authentication thereof this _____ day of _____, 2007.

_____
MAYOR

Attest:

_____
City Clerk

Approved as to Form:

_____
City Attorney

Attachment 3

ORDINANCE _____

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO TRANSPORTATION IMPACT FEES

The City Council of the City of Kirkland do ordain as follows:

Section 1. The title of Chapter 27.04 of the Kirkland Municipal Code is hereby changed to "Transportation Impact Fees."

Section 2. Appendix A of Chapter 27.04 of the Kirkland Municipal Code is hereby repealed.

Section 3. Chapter 27.04 of the Kirkland Municipal Code is hereby amended to read as follows:

27.04.010 Findings and authority.

The city council finds and determines that new growth and development, including but not limited to new residential, commercial, retail, office, industrial, ~~and~~ institutional development, and changes in land uses~~,~~ in the city will create additional demand and need for public facilities (public streets and roads) in the city and finds that new 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 developments 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 RCW Chapter 82.02, the city council adopts this chapter to assess impact fees for public facilities.

27.04.020 Definitions.

The following words and terms shall have the following meanings unless the context clearly requires otherwise. Terms otherwise not defined herein shall be defined pursuant to RCW 82.02.090, or given their usual and customary meaning.

(1) "Act" means the Growth Management Act, RCW Chapter 36.70A.

(2) "Applicant" means the owner of real property according to the records of the King County department of records and elections, or the applicant's authorized agent.

(3) "Building permit" means the official document or certification that is issued by the building division of the fire and building department and that authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, tenant improvement, demolition, moving or repair of a building or structure.

(4) "Capital facilities" means the facilities or improvements included in the capital facilities plan.

(5) "Capital facilities plan" means the capital facilities plan element of the city's comprehensive plan adopted pursuant to RCW Chapter 36.70A, and such plan as amended.

~~(6) "Certificate of occupancy" means the term as defined in the Uniform Building Code adopted in Title 21 of this code. In the case of a change in use or occupancy of an existing building or structure which may not require a building permit, the term shall specifically include certificate of occupancy and for residential development the final inspection, as those permits are defined or required by this code.~~

(6~~7~~) "City" means the city of Kirkland, Washington.

(7~~8~~) "Council" means the city council of the city.

(8~~9~~) "Department" means the public works department.

(9~~10~~) "Director" means the director of the public works department, or the director's designee.

(10~~11~~) "Encumbered" means to reserve, set aside or otherwise earmark the impact fees in order to pay for transportation planning, engineering design studies, land surveys, right-of-way acquisition, engineering, permitting, financing, administrative expenses , construction of roads and related facilities, and any other commitments, contractual obligations or other liabilities incurred for public facilities.

(11~~12~~) "Gross floor area" is the total square footage of all floors in a structure as defined in Chapter 5 of Title 23 of this code (zoning code).

(12~~13~~) "Hearing examiner" means the person who exercises the authority of Chapter 3.34 of this code.

(13~~14~~) "Impact fee" means a payment of money imposed by the city on an applicant prior to issuance of a building permit or a change in land use when no building permit is required~~, or a certificate of occupancy if a building permit is not required~~, pursuant to this chapter as a condition of granting a building permit~~, or certificate of occupancy permit if no building permit is required,~~ or as a requirement for a change in use in order to pay for the public facilities needed to serve new growth and development. "Impact fee" does not include a reasonable permit fee or application fee.

(14~~15~~) "Impact fee account" or "account" means the account established for the system improvement for which impact fees are collected. The account shall be established pursuant to this chapter, and shall comply with the requirements of RCW 82.02.070.

(15~~16~~) "Independent fee calculation" means the study or data submitted by an applicant to support the assessment of an impact fee other than the fee in the schedule attached as ~~Appendix A~~KMC 27.04.150 to this chapter.

(16~~17~~) "Interest" means the interest rate earned by local jurisdictions in the State of Washington Local Government Investment Pool, if not otherwise defined.

(17~~18~~) "Interlocal agreement" or "agreement" means a roads interlocal agreement, authorized in this chapter, by and between the city and other

government agencies concerning the collection and expenditure of impact fees, or any other interlocal agreement entered by and between the city and another municipality, public agency or governmental body to implement the provisions of this chapter.

(18~~19~~) "Low-income housing" means as defined in Title 23 of this code (zoning code) as an "Affordable Housing Unit."~~(A) an owner-occupied housing unit affordable to households whose household income is less than eighty percent of the King County median income, adjusted for household size, as determined by the United States Department of Housing and Urban Development (HUD), and no more than thirty percent of the household income is paid for housing expenses, or (B) a renter-occupied housing unit affordable to households whose income is less than sixty percent of the King County median income, adjusted for household size, as determined by HUD, and no more than thirty percent of the household income is paid for housing expenses (rent and an appropriate utility allowance). In the event that HUD no longer publishes median income figures for King County, the city may use or determine such other method as it may choose to determine the King County median income, adjusted for household size.~~ The director will make a determination of sales prices or rents which meet the affordability requirements of this section. An applicant for a low-income housing exemption may be a public housing agency, a private nonprofit housing developer or a private developer.

(19~~20~~) "Owner" means the owner of real property according to the records of the King County department of records and elections; provided, that if the real property is being purchased under a recorded real estate contract, the purchaser shall be considered the owner of the real property.

(20~~21~~) "Prior use" means the use with the highest impact fee per unit, based on the schedule in KMC 27.04.150, in existence since January 1, ~~1998~~2006, as documented by City records, ~~based on the schedule in Appendix A~~KMC 27.04.150.

(21~~22~~) "Project improvements" means site improvements and facilities that are planned and designed to provide service for a particular development or users of a project, and are not system improvements. No improvement or facility included in the capital facilities plan shall be considered a project improvement.

(22~~23~~) "Public facilities" means the public streets and roads of the city or other governmental entities.

(23~~24~~) "Residential" means housing, such as single-family dwellings, accessory dwelling units, apartments, condominiums, mobile homes and/or manufactured homes, intended for occupancy by one or more persons and not offering other services. For the purpose of this chapter, an accessory dwelling unit, as defined in Chapter 5 and regulated in Chapter 115 of Title 23 of this code (zoning code), is considered an adjunct to the associated single-family dwelling unit and is not charged a separate impact fee. For the purpose of this chapter, single-family dwellings include one or more detached dwelling units on one lot.

(24~~25~~) "Rate study" means the Transportation Impact Fee Rate Study, City of Kirkland, by Mirai, Associates~~BRW, Inc.~~, dated April 10, 2007~~March 1999~~.

(25~~26~~) "Road" means a right-of-way which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, street, and other thoroughfare, except an alley.

(26~~27~~) "Square footage" means the square footage of the gross floor area of the development as defined in Chapter 5 of Title 23 of this code (zoning code).

(27~~28~~) "System improvements" means public facilities included in the capital facilities plan and designed to provide service to service areas within the community at large, in contrast to project improvements.

27.04.030 Assessment of impact fees.

(a) The city shall collect impact fees, based on the schedule in ~~Appendix A~~KMC 27.04.150, from any applicant seeking a building permit from the city, or ~~certificate of occupancy permit if a building permit is not required~~any applicant seeking a change in land use based on the land use categories on the schedule in KMC 27.04.150 when no building permit is required. The public works department is authorized to determine what land use category found in the rate schedule applies to the application.

(b) All impact fees shall be collected from the applicant prior to issuance of the building permit~~,~~ or prior to occupancy for a change in land use when no building permit is required based on the land use categories on the schedule in KMC 27.04.150 ~~certificate of occupancy permit if no building permit is required~~, using the impact fee schedule then in effect or pursuant to an independent fee calculation accepted by the director pursuant to Section 27.04.040.

(c) The department shall establish the impact fee rate for a land use that is not listed on the rate schedule in ~~Appendix A~~KMC 27.04.150. The applicant shall submit all information requested by the department for purposes of determining the impact fee rate pursuant to Section 27.04.040. The adopted cost per trip in ~~Appendix A~~KMC 27.04.150 shall be the basis for establishing the impact fee rate.

(d) For a change in use of an existing building or dwelling unit, or portion thereof, the impact fee shall be the applicable impact fee for the land use category of the new use, less the impact fee for the land use category of the prior use. For any change in use that includes an alteration, expansion, replacement or new accessory building, the impact fee shall be the applicable impact fee for the land use category of the new gross floor area (or if applicable, gross leasable area), less the impact fee for the land use category of the prior gross floor area (or if applicable, gross leasable area).

(e) For mixed use buildings or developments, impact fees shall be imposed for the proportionate share of each land use based on the applicable unit of measurement found on the schedule in ~~Appendix A~~KMC 27.04.150.

~~(f) For existing or new mixed use buildings or developments, the impact fee for any building permit, or certificate of occupancy if a building permit is~~

~~not required, shall be determined by multi-tenant averaging, if the owner has entered into a multi-tenant averaging agreement with the city. The public works director is authorized to prepare and execute the agreement. For purposes of this subsection, "multi-tenant averaging" shall be determined as follows:~~

~~(1) Concurrent with execution of the agreement, determine the total impact fee for all land use categories, based on the schedule in Appendix A ("total impact fee").~~

~~(2) For a proposed change of use, determine the total impact fee for the continuing and new uses, based on the schedule in Appendix A ("new total impact fee").~~

~~(3) If the new total impact fee is greater than the total impact fee, then an impact fee is due and owing for the difference between the two impact fees. If the opposite is true, no impact fee is due and owing.~~

~~(4) When an impact fee is due and owing due to a change in use, the amount of the total impact fee shall be increased to the amount of the new total impact fee for purposes of determining future impact fees.~~

(f~~g~~) The building division of the fire and building department shall not issue any building permit, ~~or certificate of occupancy if no building permit is required,~~ unless and until the impact fee has been paid. For a change in land use when a building permit is not required, an applicant shall not occupy or permit a tenant to occupy the subject property unless and until the impact fee has been paid.

~~(h) Notwithstanding the provisions of subsections (b) and (g) of this section, for a period of one year following the effective date of the ordinance codified in this subsection, an applicant for a building permit that meets the criteria of this subsection (h) may defer the payment of impact fees imposed on the building permit until the start of construction of the development that is authorized by the permit. For the purposes of this subsection (h), the following criteria shall apply:~~

~~(1) Only an applicant for a building permit subject to an impact fee of $10,000 or greater is eligible to defer the impact fee payment until the start of construction of the development that is authorized by the permit.~~

~~(2) "Start of construction" is defined as the initial performance of any clearing, grading, underground utilities work, foundation work, or other construction activity of any nature whatsoever on the development that is authorized by the building permit.~~

~~(3) If the applicant allows the building permit to expire without starting construction of the development that is authorized by the permit, the applicant shall not be required to pay the impact fees to the city.~~

~~(4) The building permit applicant shall post a performance security equal to the amount of the fee prior to the issuance of the building permit. The performance security shall be released upon payment of the impact fee or expiration of the building permit, whichever occurs first.~~

~~(5) The deferment of the payment of the impact fee by the applicant shall have no effect on (a) the expiration date of the building permit, or (b) the~~

~~requirement in Section 27.04.130 that an appeal of the imposition of the impact fee be filed prior to issuance of the building permit.~~

~~(6) If the applicant starts construction of the development authorized by the building permit prior to paying the impact fee, the city shall issue and post a stop work order on the development. The applicant shall have no right to appeal or challenge a stop work order posted pursuant to this subsection (h)(6).~~

~~(7) The owner of the property that is the subject of the building permit shall sign an agreement, in a form approved by the city attorney, to be recorded with the King County records office, acknowledging the following:~~

~~(A) The owner has opted to defer the payment of the impact fee, indicating the amount of the impact fee.~~

~~(B) The deferred impact fee is due to the city at the start of construction.~~

~~(C) The owner cannot appeal the payment of the impact fee.~~

~~(D) The owner is subject to a stop work order if the owner starts construction before paying the impact fee, and such stop work order cannot be appealed.~~

~~(E) The owner will forfeit the performance security if the owner defaults on the impact fee payment.~~

27.04.040 Independent fee calculations.

(a) If in the judgment of the director, none of the fee categories or fee amounts set forth in the schedule in ~~Appendix A~~KMC 27.04.150 accurately describes the impacts resulting from issuance of the proposed building permit, or for a change in use when ~~certificate of occupancy if~~ no building permit is required, the applicant shall provide to the department for its review and evaluation an independent fee calculation, prepared by a traffic engineer approved by the director. The director may impose on the proposed building permit or on a change in land use when no building permit is required~~, or certificate of occupancy if no building permit is required,~~ an alternative impact fee based on this calculation. With the independent fee calculation, the applicant shall pay to the department an administrative processing fee of one hundred dollars per calculation, unless otherwise listed in Title 5 of the KMC.

(b) If an applicant requests not to have the impact fees determined according to the schedule in ~~Appendix A~~KMC 27.04.150, then the applicant shall submit to the director an independent fee calculation, prepared by a traffic engineer approved by the director and paid for by the applicant, for the building permit~~,~~ or for a change in use when~~certificate of occupancy if~~ no building permit is required. The independent fee calculation shall show the basis upon which it was made and shall include, but not be limited to, trip generation characteristics. With the request, the applicant shall pay to the department an administrative processing fee of two hundred dollars per fee calculation, unless otherwise listed in Title 5 of the KMC.

(c) An applicant may request issuance of a building permit or permission to occupy for a change in use when no building permit is required, prior to completion of an independent fee study, provided that the impact fee is

collected based on the fee schedule in KMC 27.04.150. A partial refund may be forthcoming if the fee collected exceeds the amount determined in the independent fee calculation and the public works department agrees with the independent fee calculation.

(d~~c~~) While there is a presumption that the calculations set forth in the rate study used to prepare the fee schedule in KMC 27.04.150 are correct, the director shall consider the documentation submitted by the applicant, but is not required to accept such documentation which the director reasonably deems to be inaccurate or not reliable, and may, in the alternative, require the applicant to submit additional or different documentation. The director is authorized to adjust the impact fee on a case-by-case basis based on the independent fee calculation, the specific characteristics of the building permit, or change in use ~~certificate of occupancy permit~~ if no building permit is required, and/or principles of fairness.

(e~~d~~) Determinations made by the director pursuant to this section may be appealed to the hearing examiner subject to the procedures set forth in Section 27.04.130.

27.04.050 Exemptions.

(a) The following building permit applications~~, or certificate of occupancy if no building permit is required,~~ shall be exempt from impact fees:

~~(1) Any building permit application, or certificate of occupancy application if no building permit is required, that has been submitted to the building division of the fire and building department before five p.m. the business day before the effective date of the ordinance codified in this chapter and subsequently determined to be a complete application by the public works department, the fire and building department and the planning department based on the information on file as of the effective date of the ordinance codified in this chapter.~~

(1~~2~~) Replacement of a structure with a new structure of the same gross floor area and use at the same site or lot when such replacement occurs within twenty-four~~twelve~~ consecutive months of the demolition or destruction of the prior structure.

(2~~3~~) Replacement, alteration, expansion, enlargement, remodeling, rehabilitation or conversion of an existing dwelling unit where no additional units are created and the use is not changed.

(3) Any building permit for a legal accessory dwelling unit approved under Title 23 of this code (zoning code) as it is considered part of the single family use associated with this fee.

(4) Alteration of an existing nonresidential structure that does not expand the usable space or change the use.

(5) Miscellaneous improvements, including but not limited to fences, walls, swimming pools, mechanical units, and signs.

(6) Demolition or moving of a structure.

(7)(A) Construction or Creation of Low-Income Housing. Any claim for an exemption must be made before payment of the impact fee. Any claim not so

made shall be deemed waived. The claim for exemption must be accompanied by a draft lien and covenant against the property guaranteeing that the low-income housing will continue. Before approval of the exemption, the department shall approve the form of the lien and covenant. Within ten days of approval, the applicant shall execute and record the approved lien and covenant with the King County department of records and elections. The lien and covenant shall run with the land. In the event that the housing unit is no longer used for low-income housing, the current owner shall pay the current impact fee plus interest to the date of the payment.

(B) The amount of impact fees not collected from low-income housing pursuant to this exemption shall be paid from public funds other than the impact fee account.

(b) The director shall be authorized to determine whether a particular development for a proposed building permit or a change in land use when no building permit is required~~, or certificate of occupancy if no building permit is required,~~ falls within an exemption of this chapter or in this code. Determinations of the director shall be subject to the appeals procedures set forth in Section 27.04.130.

27.04.060 Credits.

(a) An applicant may request a credit or credits for the value of dedicated land, improvements, or construction if the land and/or the facility constructed are included within the capital facilities plan or the director makes the finding that such land and/or facility would serve the goals and objectives of the capital facilities plan.

(b) Each request for a credit or credits shall include a legal description of land donated, a detailed description of improvements or construction provided, and a legal description or other adequate description of the development to which the credit will be applied.

(c) For each request for a credit or credits, the director shall determine the value of the dedicated land, improvements, or construction on a case-by-case basis. In the event that the applicant disagrees with the director's valuation, the applicant may submit an appraisal for the director's consideration, prepared by a state-certified real estate appraiser who has an MAI or SRA designation from the Appraisal Institute, establishing the fair market value of the dedicated land, improvements, or construction. The applicant shall pay the cost of the appraisal.

(d) After the director has determined the amount of the credit, the department shall include the determination with issuance of the building permit~~, or occupancy permit if no building permit is required,~~ a statement setting forth the dollar amount of the credit, the basis for the credit, where applicable, the description of the land donated to which the credit is applied and the date of the determination.

(e) Any claim for credit must be made before payment of the impact fee and prior to issuance of the building permit~~, or certificate of occupancy if no building permit is required~~. Any claim not so made shall be deemed waived.

(f) No credit shall be given for project improvements or right-of-way dedications for direct access improvements to and/or within the subject development.

(g) Determinations made by the director pursuant to this chapter shall be subject to the appeals procedures set forth in Section 27.04.130.

27.04.070 Adjustments.

Pursuant to and consistent with the requirements of RCW 82.02.060, the rate study has provided adjustments for past and future taxes paid or to be paid by the new development which are earmarked or proratable to the same new system improvements that will serve the new development. The schedule in ~~Appendix A~~KMC 27.04.150 has been reasonably adjusted for taxes and other revenue sources that are anticipated to be available to fund system improvements.

27.04.080 Establishment of impact fee account.

(a) An impact fee account is established for the fees collected pursuant to this chapter and shall be entitled the transportation ~~roads~~ impact fee account. Impact fees shall be earmarked specifically and deposited in the special interest-bearing account ~~and shall be prudently invested in a manner consistent with the investment policies of the city~~. Funds withdrawn from this account shall be used in accordance with the provisions of Section 27.04.110. Interest earned on impact fees shall be retained in the account and expended for the purpose for which the impact fees were collected.

(b) On an annual basis, the finance director shall provide a report to the council on the account showing the source and amount of all moneys collected, earned, or received, and system improvements that were financed in whole or in part by impact fees.

(c) Impact fees shall be expended or encumbered within six years of receipt, unless the council identifies in written findings an extraordinary and compelling reason or reasons for the city to hold the fees beyond the six-year period. Under such circumstances, the council shall establish the period of time within which the impact fees shall be expended or encumbered.

27.04.090 Authorization for interlocal agreements.

The city manager is authorized to execute, on behalf of the city, an interlocal agreement with other state and local governments for the collection, expenditure, and reporting of impact fees.

27.04.100 Refunds.

(a) If the city fails to expend or encumber the impact fees within six years of payment, (or where extraordinary or compelling reasons exist, such other time periods as established pursuant to Section 27.04.080)~~,~~ the current owner of the property for which impact fees have been paid may receive a refund of the fee. In determining whether impact fees have been expended or encumbered,

impact fees shall be considered expended or encumbered on a first in, first out basis.

(b) The city shall notify potential claimants by first class mail deposited with the United States Postal Service at the last known address of such claimants.

(c) Property owners seeking a refund of impact fees must submit a written request for a refund of the fees to the director within one year of the date the right to claim the refund arises or the date that notice is given, whichever is later.

(d) Any impact fees for which no application for a refund has been made within the one-year period shall be retained by the city and expended on the appropriate public facilities.

(e) Refunds of impact fees under this chapter shall include any interest earned on the impact fees by the city.

(f) When the city terminates the impact fee program, all unexpended or unencumbered funds, including interest earned, shall be refunded pursuant to this chapter. The city shall publish notice of the termination and the availability of refunds in a newspaper of general circulation at least two times and shall notify all potential claimants by first class mail to the last known address of the claimants. All funds available for refund shall be retained for a period of one year after the second publication. At the end of one year, any remaining funds shall be retained by the city, but must be expended for the appropriate public facilities. This notice requirement shall not apply if there are no unexpended or unencumbered balances within the account.

(g) The city shall also refund the impact fee paid plus interest to the current owner of property for which the impact fee had been paid, if the development was never completed or occupied; provided, that if the city expended or encumbered the impact fee in good faith prior to the application for a refund, the director may decline to provide the refund. If within a period of three years, the same or subsequent owner of the property proceeds with the same or substantially similar development, the owner can petition the director for an offset. The petitioner shall provide receipts of impact fees previously paid for a development of the same or substantially similar nature on the same property or some portion thereof. The director shall determine whether to grant an offset, and the determinations of the director may be appealed pursuant to the procedures in Section 27.04.130.

27.04.110 Use of funds.

(a) Impact fees may be spent for system improvements, including but not limited to transportation planning, engineering design studies, land surveys, right-of-way acquisition, engineering, permitting, financing, administrative expenses, construction of streets and roads and related facilities such as curbs, gutters, sidewalks, bike lanes, storm drainage and installation of traffic signals, signs and street lights.

(b) Impact fees shall be expended or encumbered on a first in, first out basis.

(c~~b~~) Impact fees may be used to recoup cost for system improvement previously incurred by the city to the extent that new growth and development will be served by the previously constructed system improvements.

(d~~c~~) In the event that bonds or similar debt instruments are or have been issued for the advanced provision of system improvements, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that system improvements provided are consistent with the requirements of this chapter and are used to serve the new development.

27.04.120 Review of schedule and fee increases.

(a) The schedule in KMC 27.04.150 will be amended to reflect changes to the 20-year transportation project list as part of adoption of amendments to the capital facilities plan in Chapter XIII of Title 17 of this code. Amendments to the schedule for this purpose shall be adopted by the council.

(b) The fees on the schedule in KMC 27.04.150 shall be indexed to provide for an automatic fee increase each January. The (***to be determined by City Council***) Index will be used to determine the increase in fees for each year to reflect increased project costs. In the event that the fees on the schedule in KMC 27.04.150 are increased during the preceding calendar year due to changes to the 20-year transportation project list pursuant to Section 27.04.120(a), the fees will not be indexed the following January. The finance and administration department shall compute the fee increase and the new schedule shall be become effective immediately after the annual fee increase calculation.

(c~~a~~) A new rate study, which establishes the schedule in KMC 27.04.150, shall be updated every 3 years, unless the city determines that circumstances have not changed to warrant an update. ~~The schedule in Appendix A shall be reviewed by the council no later than three years after the effective date of the ordinance codified in this chapter, and every three years thereafter.~~

(d) Vesting shall occur with submittal of a building permit, prior to the date of a fee increase, to the building division of the fire and building department that the City determines to be complete. Vesting shall occur for a change in use when no building permit is required with submittal of the fee prior to the date of a fee increase.

~~(b) The schedule in Appendix A may be reviewed by the council as it deems appropriate in conjunction with the update of the capital facilities plan.~~

27.04.130 Appeals.

(a) An appeal of an impact fee imposed on a building permit or a change in land use when no building permit is required~~, or certificate of occupancy if no building permit is required,~~ may only be filed by the applicant of the subject property. An appeal of an impact fee assessed pursuant to KMC 27.04.135(b) or (c) may be filed by a property owner or occupant responsible for the change in use when no building permit is required. An applicant may either file an appeal and pay the impact fee imposed by this chapter under protest, or appeal the impact fee before issuance of the building permit or before

occupancy for a change in use when no building permit is required~~ or certificate of occupancy if no building permit is required~~. No appeal may be filed after the impact fee has been paid and the building permit~~ or certificate of occupancy~~ has been issued or occupancy has occurred for a change in use when no building permit is required.

(b) An appeal shall be filed with the hearing examiner on the following determinations of the director:

(1) The applicability of the impact fees to a given building permit or change in use if no building permit is required ~~certificate of occupancy~~ found in Sections 27.04.030 and 27.04.050;

(2) The decision on an independent fee calculation in Section 27.04.040;

(3) The availability or value of a credit in Section 27.04.060; or

(4) Any other determination which the director is authorized to make pursuant to this chapter.

(c) An appeal, in the form of a letter of appeal, along with the required appeal fee, shall be filed with the department for all determinations by the director, prior to issuance of a building permit or a change in land use when no building permit is required~~, or certificate of occupancy if no building permit is required~~. The letter must contain the following:

(1) A basis for and arguments supporting the appeal; and

(2) Technical information and specific data supporting the appeal.

(d) The fee for filing an appeal shall be two hundred fifty dollars.

(e) Within twenty-eight calendar days of the filing of the appeal, the director shall mail to the hearing examiner the following:

(1) The appeal and any supportive information submitted by the appellant;

(2) The director's determination along with the record of the impact fee determination and, if applicable, the independent fee calculation; and

(3) A memorandum from the director analyzing the appeal.

(f) The hearing examiner shall review the appeal from the applicant, the director's memorandum, and the record of determination from the director. No oral testimony shall be given, although legal arguments may be made. The determination of the director shall be accorded substantial weight.

(g) The hearing examiner is authorized to make findings of fact and conclusions of law regarding the decision. The hearing examiner may, so long as such action is in conformance with the provisions of this chapter, reverse or affirm, in whole or in part, or modify the determination of the director, and may make such order, requirements, decision or determination as ought to be made, and to that end shall have the powers which have been granted to the director by this chapter. The hearing examiner's decision shall be final.

(h) The hearing examiner shall distribute a written decision to the director within fifteen working days.

(i) The department shall distribute a copy of the hearing examiner decision to the appellant within five working days of receiving the decision.

(j) In the event the hearing examiner determines that there is a flaw in the impact fee program, that a specific exemption or credit should be awarded on a consistent basis, or that the principles of fairness require amendments to

this chapter, the hearing examiner may advise the council as to any question or questions that the hearing examiner believes should be reviewed as part of the council's review of the fee schedule in ~~Appendix A~~KMC 27.04.150 as provided by Section 27.04.120.

27.04.135 Responsibility for payment of fees.

(a) The building permit applicant is responsible for payment of the fees authorized by this chapter in connection with a building permit application.

(b) In the event that a building permit is erroneously issued without payment of the fees authorized by this chapter, the building official may issue a written notice to the property owner and occupant advising them of the obligation to pay the fees authorized by this chapter. Such notice shall include a statement of the basis under which the fees under this chapter are being assessed, the amount of fees owed, and a statement that the property owner or occupant may appeal the fee determination within 20 calendar days of the date the notice was issued. Any appeals of such a fee determination shall be processed in accordance with the procedures set forth in KMC 27.04.130.

(c) In the event a change in land use for which no building permit is required results in an obligation to pay impact fees, the director may issue a written notice to the property owner and occupant advising them of the obligation to pay the fees authorized by this chapter. Such notice shall include a statement of the basis under which the fees under this chapter are being assessed, the amount of fees owed, and a statement that the property owner or occupant may appeal the fee determination within 20 calendar days of the date the notice was issued. Any appeals of such a fee determination shall be processed in accordance with the procedures set forth in KMC 27.04.130.

(d) If a property owner or occupant fails to appeal the issuance of a fee notice under subsection (b) or (c) of this section, or if the property owner or occupant's appeal is unsuccessful, the City is authorized to institute collection proceedings for the purpose of recovering the unpaid impact fees.

27.04.140 Existing authority unimpaired.

Nothing in this chapter shall preclude the city from requiring the applicant for a building permit, or a change in use ~~certificate of occupancy~~ if no building permit is required, to mitigate adverse environmental impacts of a specific development pursuant to the State Environmental Policy Act, RCW Chapter 43.21C, based on the environmental documents accompanying the underlying development approval process, and/or RCW Chapter 58.17, governing plats and subdivisions; provided, that the exercise of this authority is consistent with the provisions of RCW 82.02.050(1)(c).

Section 4. A new Section 27.04.150 is hereby added to the Kirkland Municipal Code to read as follows:

27.04.150 Fee Schedule

Land Uses	Unit of Measure	ITE Land USE Code	Fee Per Unit
Cost per Trip End >			**$3,398.20**
Residential			
Detached Housing	dwelling	210	**$3,432**
Attached and Stacked Housing	dwelling	220,221,230,233	**$2,012**
Senior Housing	dwelling	See note 4	**$761**
Nursing Home	bed	620	**$598**
Congregate Care/ Assisted Living	dwelling	253,254	**$462**
Commercial - Services			
Drive-in Bank	sq ft/GFA	912	**$39.97**
Walk-in Bank	sq ft/GFA	911	**$38.62**
Day Care Center	sq ft/GFA	565	**$19.20**
Library	sq ft/GFA	590	**$8.78**
Post Office	sq ft/GFA	732	**$13.48**
Hotel/Motel**	room	310	**$2,291**
Extended Stay Motel	room	311	**$1,553**
Service Station	VFP	944	**$9,151**
Service Station/Minimart	VFP	945	**$6,625**
Service Station/Minimart/Car Wash	VFP	946	**$9,901**
Carwash	stall	947	**$5,594**
Movie Theater	seats	445	**$550**
Health Club	sq ft/GFA	492	**$9.14**
Racquet Club	sq ft/GFA	491	**$4.12**
Marina	Berth	420	**$512**
Commercial - Institutional			
Elementary School/Jr. High School	student	520	**$435**
High School	student	530	**$272**
University/College	student	550	**$553**
Church	sq ft/GFA	560	**$2.37**
Hospital	sq ft/GFA	610	**$4.58**
Commercial - Restaurant			
Restaurant	sq ft/GFA	931	**$19.78**
Fast Food Restaurant w/o drive thru	sq ft/GFA	933	**$25.39**
Fast Food Restaurant w drive thru	sq ft/GFA	934	**$33.63**
Tavern	sq ft/GFA	936	**$19.32**
Industrial			
Light Industry/High Technology	sq ft/GFA	110	**$5.29**
Industrial Park	sq ft/GFA	130	**$4.64**
Warehousing/Storage	sq ft/GFA	150	**$2.54**

Land Uses	Unit of Measure	ITE Land USE Code	Fee Per Unit
Commercial - Retail			
Shopping Center	sq ft/GLA	820	**$4.02**
Auto Parts Sales	sq ft/GFA	943	**$5.15**
Auto Care Center	sq ft/GLA	942	**$3.91**
Car Sales - New/Used	sq ft/GFA	841	**$9.43**
Convenience Market	sq ft/GFA	851	**$29.77**
Discount Club	sq ft/GFA	861	**$11.53**
Electronics Superstore	sq ft/GFA	863	**$6.42**
Free Standing Discount Store	sq ft/GFA	815	**$7.22**
Furniture Store	sq ft/GFA	890	**$0.46**
Hardware/Paint Store	sq ft/GFA	816	**$5.59**
Home Improvement Superstore	sq ft/GFA	862	**$3.50**
Other Retail Sales	sq ft/GFA	814	**$3.13**
Nursery/Garden Center	sq ft/GFA	817	**$4.39**
Pharmacy(with Drive Through)	sq ft/GFA	881	**$7.11**
Quick Lubrication Vehicle Shop	Service Bay	941	**$3,427**
Video Rental	sq ft/GFA	896	**$7.72**
Supermarket	sq ft/GFA	850	**$15.98**
Tire Store	Service Bay	849	**$4,379**
Commercial - Office			
General Office Building	sq ft/GFA	710	**$6.64**
Medical Office/Clinic	sq ft/GFA	720	**$13.00**

VFP= Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)
GLA= Gross Leasible Area
GFA= Gross Floor Area

* For uses with Unit of Measure in sq ft, trip rate is given as trips per 1000 sq ft
** Hotel/Motel: Assumes 83% room occupancy (per ITE)
*** New Trip % and Trip Lengths for selected uses are based upon characteristics of similar land use types
Primary sources for PM Peak Hour Trip Rates, Percent New Trips, & Average Trip Length:

1. ITE's "Trip Generation, 7th Edition" Report
2. Pinellas County Impact Fee Study
3. City of Tampa Transportation Impact Fee Update
4. Senior Housing rate is 1/2 of Attached and Stacked Housing

Section 5. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 6. This ordinance shall be in force and effect on _____, 2007.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2007.

Signed in authentication thereof this _____ day of _____, 2007.

_____
MAYOR

Attest:

_____
City Clerk

Approved as to Form:

_____
City Attorney

Council Meeting: 05/15/2007
Agenda: New Business
Item #: 11. a.

CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Daryl Grigsby, Public Works Director

Date: May 3, 2007

Subject: 2007 PAVEMENT MARKING PROJECT
AWARD CONTRACT AND AUTHORIZE ADDITIONAL FUNDS

RECOMMENDATION:

It is recommended that the City Council award the contract for the 2007 Pavement Marking Project to Stripe Rite, Inc. of Auburn, Washington in the contract amount of $164,743.55. Additionally, it is also recommended that Council authorize the use of an additional $70,000 from the street improvement reserve fund.

BACKGROUND DISCUSSION:

The purpose of this City wide project is to maintain the pavement markings that define the path of safe travel for motorists, bicyclists, and pedestrians. This project includes restriping lane lines, bike lanes, and on-street public parking stalls as well as replacing worn crosswalk markings, stop lines, turn arrows, railroad crossing, and other symbols. The annual striping program is broken into two phases: Phase I is performed in the spring and includes striping of all aforementioned facilities, Phase II is performed in the fall and restripes all collectors and arterials; both phases are included with this contract award.

The project has an approved budget of $122,000 that is programmed in the street improvement fund. It is proposed that additional funds of $70,000 come from the street improvement reserve fund as identified in the attached fiscal note. A similar recommendation was made in April 2006 at the award of the 2006 Striping program; Council approved that recommendation. In the award memo for the 2006 striping program, staff had indicated that a budget adjustment would be made in the improvement fund to account for increased quantities and increased unit prices on materials that have been experienced since the current striping program was established in 2000. This adjustment was inadvertently left out of the budget process. It will however, be incorporated into this year's mid biennial adjustment.

Two general contractors expressed interest in the project and received the bid documents placed on the Builders Exchange of Washington website on April 23, 2007. On May 1, 2007, two bids were received and tabulated with Stripe Rite, Inc. being the lowest responsive bidder. The total bid prices are as follows:

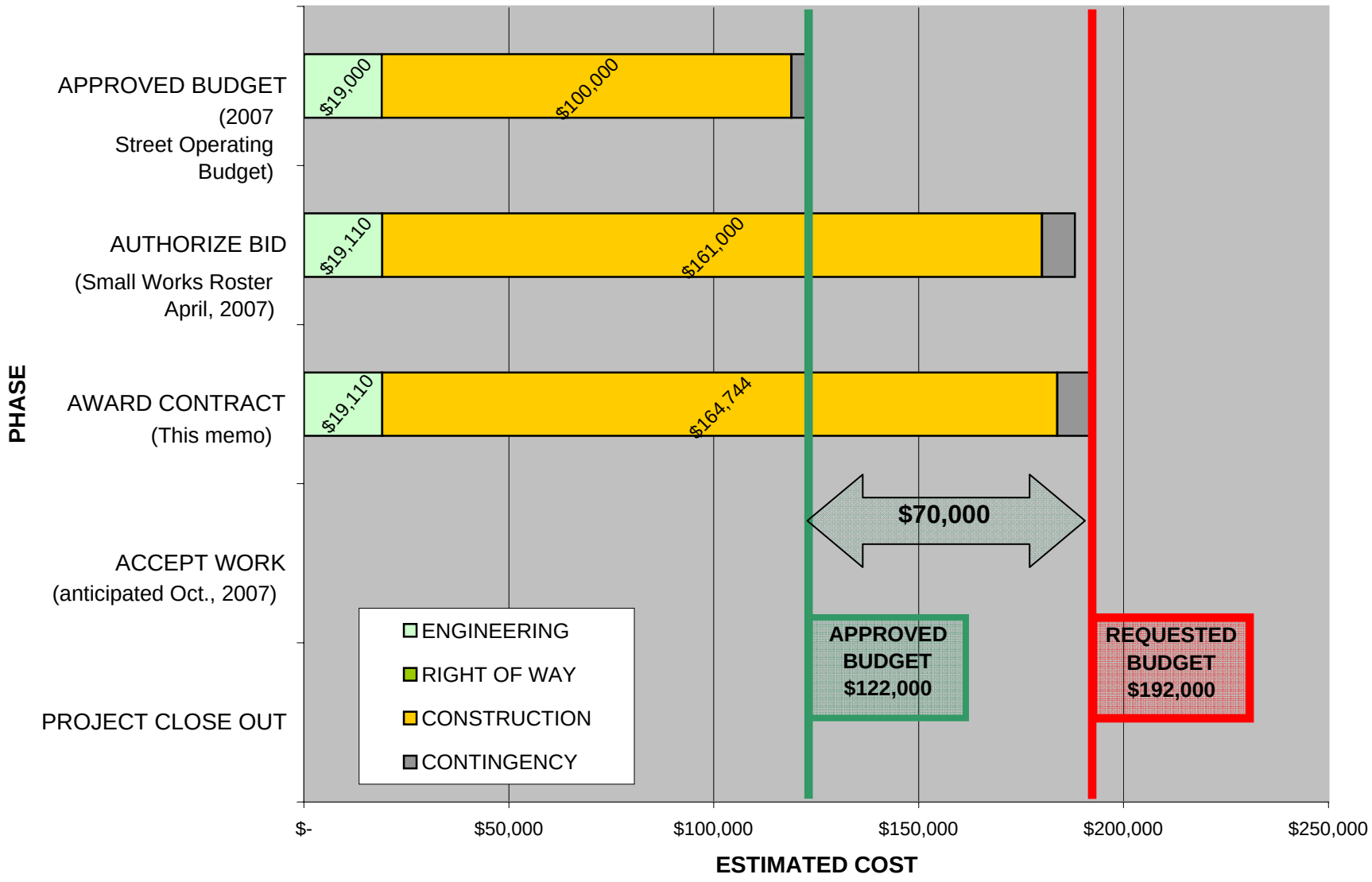
Contractor	Total Bid
Engineer's Estimate	*$ 161,102.78*
Stripe Rite, Inc.	**$ 164,743.55**
Apply-A-Line, Inc.	$ 187,588.70

With Council approval, Phase I striping will begin in May and Phase II striping will be completed in September.

Attachment: (2)

2007 PAVEMENT MARKING PROJECT -- ST 0701

PROJECT BUDGET REPORT



Attachment A

ATTACHMENT B

FISCAL NOTE

CITY OF KIRKLAND

Source of Request

Daryl Grigsby, Public Works Director

Description of Request

Request for additional funding of $70,000 from Street Improvement Reserve to complete the 2007 Pavement Marking project. Additional funding is needed to supplement the current budget of $122,400 due to increased costs of materials and labor as reflected by the lowest bid received.

Legality/City Policy Basis

Fiscal Impact

One-time use of $70,000 of the Street Improvement Reserve. The reserve is able to fully fund this request.

Recommended Funding Source(s)

	Description	2008 Est End Balance	Prior Auth. 2007-08 Uses	Prior Auth. 2007-08 Additions	Amount This Request	Revised 2008 End Balance	2008 Target
Reserve	Street Improvement Reserve	1,121,498	91,100	0	70,000	960,398	N/A
	2007-2008 Prior Authorized Uses includes $91,100 in additional funding to close the Central Way Improvements project.						
Revenue/ Exp Savings							
Other Source							

Other Information

Prepared By	Neil Kruse, Budget Analyst	Date	May 3, 2007

Council Meeting: 05/15/2007
Agenda: New Business
Item #: 11. b.

CITY OF KIRKLAND
City Manager's Office
123 Fifth Avenue, Kirkland, WA 98033 425.587.3001
www.ci.kirkland.wa.us

MEMORANDUM

To: Dave Ramsay, City Manager

From: Marilynne Beard, Assistant City Manager
Erin Leonhart, Public Works Facilities and Administrative Manager

Date: May 2, 2007

Subject: CITY HALL SPACE OPTIONS

Background

The present City Hall facility was originally built in 1982 and expanded in 1994. The 1994 expansion was expected to accommodate ten years of growth. The City Hall facility is now at capacity and two departments were moved to another facility (505 Market) to relieve overcrowding in this facility. Over the years, the City was able to acquire the properties to the south of City Hall (now rental properties) with the intent of completing a future expansion of the City Hall campus. The rental properties include a duplex, the "Neish House," the "Carter House" and the "City Hall Annex" (former site of Hopelink). All of the buildings are being rented on a month-to-month basis with the exception of the City Hall Annex. The rental properties are in need of significant repairs. A memo from Erin Leonhart is attached that describes the current rental income potential and needed repairs for the properties.

In 2004, the City engaged the services of McClaren, Wilson and Laurie Associates to conduct a long range space needs assessment for the City Hall facility. The consultant was asked to evaluate the City's space needs with and without annexation (final report included space projections based on current staffing, ten years out and twenty years out). The McClaren study concluded that the existing City Hall property along with adjoining residential properties was sufficient to accommodate the expansion of City Hall without annexation. The expansion would accommodate all departments currently in City Hall (including Police) and allow the Human Resources and Parks and Community Services departments to move back into City Hall. The Kirkland Municipal Court which is currently housed in a leased facility in Totem Lake would need to remain off site due to the extensive parking requirements of the operation.

With annexation, the existing City Hall site would be able to accommodate an expanded City Hall with all non-public safety functions housed in one facility. The Police Department (including the jail) and Municipal Court would need to be housed together in a Public Safety Building at another location.

Depicted another way:

	City Hall	Court	Public Safety Building
Without Annexation	Expand on Existing Site	Stay Off Site	None
With Annexation	Expand on Existing Site	Locate in Public Safety Building	Include Police and Court

In 2005, the City Council completed an updated fiscal study of the potential annexation and determined that the near-term deficits created by annexation were sufficient to put the discussion of annexation on hold. In March 2006, the State legislature passed a bill providing annexation incentive funding and the Council began a series of studies and public involvement efforts to revisit the question of annexation. Given the Council's renewed discussion on annexation, a new committee was formed to discuss current and future facilities plans.

The Space Planning Committee is composed of:

Marilynne Beard, Assistant City Manager
Erin Leonhart, Public Works Facilities and Administrative Manager
Dave Snider, CIP Supervisor
Nancy Cox, Development Review Manager
Rob Jammerman, Development Engineering Manager
Eric Olsen, Police Captain
Sandi Hines, Financial Planning Manager
Tom Phillips, Building Manager
Donna Gaw, Network and Operations Manager

The committee has been working on short term space planning and coordination to meet immediate space needs as well as longer term space planning needs (including annexation planning). Part of our work has been related to current capital projects that were funded in the 2006-2011 Capital Improvement Program to redistribute space in Information Technology and Police and to make safety improvements to the jail booking area.

- Police Department Improvements ($1,958,100) – Included improvements to the Police evidence storage and processing lab facility adjoining the Municipal Court facility and Police Department jail safety and space improvements. The Police Department will proceed with improvements at the evidence facility and jail booking area but will wait to do general space improvements until more is known about annexation. Once the evidence room at the Court is improved, the existing evidence room in the Police Department will be vacated and available for additional locker room, conference and report-writing spaces.

- Information Technology Department Reconfiguration ($201,000)– This project would reallocate space in the IT Department to better accommodate new functions moved to the department in 2005. This project was also put on hold.

Until a final decision on annexation is known (by way of a Council decision not to pursue annexation or a vote of the PAA residents), long term space planning is necessarily "on hold." Without annexation all City services (except the Court) would be placed on one site. Annexation would require us to place services on two sites (City Hall and a Public Safety Building). In both cases, the expansion of City Hall would need to take place. However, the expansion of City Hall would entail distinctly different requirements if Police were in or out of the building. Consequently, even though we know that the City Hall expansion will need to go forward, specific design cannot commence until an annexation decision is known.

The Space Planning Committee began meeting in mid-2006 and identified possible short and medium-term options for addressing the most immediate space needs in City Hall (with the understanding that we will ultimately expand City Hall and/or construct a Public Safety facility). The committee identified new positions emerging in the 2007-2008 Budget as well as additional needs arising from phase two of the annexation process. We initially identified three possible short term space solutions:

1. Leased Space

2. Portable Buildings

3. Reallocation of Space within City Hall

During this time, a fourth option emerged when Hopelink relocated to another facility and the City Hall "Annex" became available.

In November, the committee engaged the services of Jensen Fey Associates to analyze the feasibility and cost of these four options. We also asked the consultant to include an estimate of the cost of demolishing the rental properties and replacing them with a temporary parking facility until the City Hall expansion can proceed. Although parking is generally available, the recent and planned addition of new City vehicles associated with new positions and additional staff placed in City Hall creates periods where on-site parking is limited.

The Jensen Fey Report along with a series of staff summaries and memos are attached to this memo and include:

- Rental House Status – A report about the current rental status and condition of the properties to the south of City Hall.

- Space Needs Matrix – This is a summary of newly authorized positions for 2007-2008 with their proposed location (i.e. City Hall, Maintenance Center, etc) and whether they can be accommodated within existing cubicles or need new spaces created.

- Options Matrix – This is high level summary of the options, costs, pros and cons presented in the Jensen/Fey report.

- Preliminary Draft – Review of Historical Significance – This is a preliminary report provided by the Kirkland Heritage Society about the historic significance of two properties located on the properties adjacent to City Hall.

- Jensen/Fey Report on Space Options – This is a report on the feasibility and cost of four options to address short term space needs. The four options were the use of portables, leased space, renovation of the annex (old Hopelink site) and reallocation of space within City Hall. The report includes a cost comparison table.

- Funding Summary – A summary of currently-funded facility projects and new possible projects.

- Timeline – An estimated time line for facilities projects under three scenarios.

Summary of Findings

Staff presented the Space Planning Committee's findings and recommendations to the Finance Committee and their questions and comments are taken into consideration in the sections below.

Short Term Office Space Needs

Of the four options studied, **reallocation of existing space within City Hall** is clearly the least expensive option for providing short term space in City Hall. Space needs in 2007 and 2008 can be met by converting the Houghton Room, Juanita Bay Room (proceeding with the IT Department reconfiguration) and the Lakeview Room to office space. We are proceeding with these projects at this time. The obvious downside of this option is that it provides limited new space and eliminates meeting rooms.

Three other possible projects within City Hall that have been considered include:

- **Remodeling the Public Works Front Counter.** Originally proposed as a way to recapture square footage for staff cubicles, there may be other advantages to this project if it creates better access for customers on Main Street (estimated cost $80,000).

- **Reconfiguring Meeting Table in the Council Chamber.** This project would reconfigure the conference table in the Council Chambers to provide for a more flexible meeting room. Proceeding with this project may mitigate the loss of conference space. We do not have an estimate for this project at this time.

- **Co-locating the development-related staff within Public Works, Fire and Building and Planning.** This would not necessarily produce any additional space (it may even require more space), but it may create operational efficiencies and improve communications between the various functions. We have asked the three departments to provide a list of staff that would be co-located and where the remainder of their department could be located. Jensen Fey will then analyze the feasibility of this change.

None of the projects noted above are funded at this time.

Two other options that were studied include **leased offsite space and portables** which have similar costs when comparing proposals based on equivalent amount of space.

Portable Buildings could either be placed where the rental properties are currently located or in the existing parking lot at City Hall. Portables could provide more new space than conversion of conference rooms but could also be problematic when we begin the City Hall expansion process (which needs to take place at the same location) and would potentially displace parking. The appearance of portables may also be an issue for the neighborhood.

Leased office space is more practical for functions that don't require any special facilities (i.e. office uses). The Police Department's needs are too specialized to make this a cost effective short term option for their operation. In order to make leasing cost effective, we would need to relocate a large enough department or a portion of the department in order to recapture significant space in City Hall. Development services departments would need to remain together, requiring a large amount of leased space and creating excess space in City Hall. Other functions, such as the City Attorney's Office, are relatively small and are expected to remain close to the City Council and City Manager's Office. Parking may also be an issue with leased space. Available office space close to City Hall typically allocates three parking spaces per each 1,000 square feet of leased space and do not accommodate customer traffic well. Leased space is a better option in the Totem Lake area where parking is more plentiful; however, we would need to make the decision to relocate a group of services to another area of the city.

Renovation of the City Hall Annex could provide up to 6,500 square feet of useable space (assuming use of the main floor and basement areas). The site could house anywhere from 30 to 50 staff, depending on how the space is allocated. The site could also provide meeting space (i.e. office on the main floor and meeting space on the lower floor). The Annex has the advantage of being close to City Hall but needs significant renovation in order to make it useable for office space. The high cost of renovation (estimated at about $1.8 million) is due, in large part, to the need to replace mechanical, plumbing and electrical systems in the building which are currently in disrepair and inadequate to support a business environment. An alternative would involve demolition of the annex and building a new facility that would eventually be incorporated into the expanded City Hall campus. If the decision was made to demolish the annex and construct a new building the estimated cost for similar square footage would be somewhat higher (closer to $2.5 million). In either case, we would want to consider opportunities for obtaining LEED certification and using applying "green building" concepts.

Renovation of the Annex (or construction of a new building) is the most expensive option <u>in the short term</u> for providing space for City services. Earlier City Council direction preserved the Annex since it was housing the Hopelink food bank operation. Since Hopelink has moved, interest has been expressed in preserving the building for its historic significance. In the long term, the renovated building could be incorporated into the expanded City Hall campus as a small conference/meeting facility. Although it is not cost effective as a long term space solution, if the City Council wants to preserve the building we will need to incur the renovation expense sooner or later. Staff recommends that the first priority for the renovated building would be to provide additional space for City staff until more permanent solutions can be put in place.

The Planning Department was asked to comment on the building's historic significance and to discuss the building with the Kirkland Heritage Society. Senior Planner Angela Ruggeri responded with the following

note:

> *I[City Hall Annex is] on the B list of the Historic Resources Inventory. This is the "significant" category. These buildings have been altered slightly but substantially retain their original character. They can be improved and potentially moved up to Category A. There are 79 buildings in this category. It was the Sessions Funeral Home and was built in 1923. The building style is classical vernacular. This architecture type and the fact that it was a funeral home give it historic value.*

The Finance Committee requested additional information on the historic significance of the City Hall Annex and the Carter House – two of the buildings on the property adjacent to City Hall originally purchased to accommodate the expansion of City Hall. Staff spoke with Bob Burke to obtain input from the Heritage Society on both the Annex and the Carter house which is located next to the annex. They have provided a preliminary report that is included as an attachment to this report. Most of the report relates to the annex (formerly the Sessions Funeral Home). The Heritage Society recommends that the Sessions Funeral Home building be preserved and renovated and that the City engage the services of an architectural firm that specializes in the restoration of historic buildings to oversee the project. They have not fully evaluated the Carter House and have not provided a recommendation at this time. They also reference the City's comprehensive plan policy related to preservation of historic properties which is provided in full below.

> ***Policy CC-2.1: Preserve historic resources and community landmarks of recognized significance.***
>
> *The preservation of resources that are unique to Kirkland or exemplify past development periods is important to Kirkland's identity and heritage. The City, the Kirkland Heritage Society, and Kirkland's citizens can utilize a variety of methods to preserve historic resources and community landmarks, including the following, which are listed in order of priority:*
>
> - *Retain historic buildings by finding a compatible use that requires minimal alteration.*
> - *Design new projects to sensitively incorporate the historic building on its original site, if the proposed development project encompasses an area larger than the site of the historic resource.*
> - *Retain and repair the architectural features that distinguish a building as an historic resource.*
> - *Restore architectural or landscape/streetscape features that have been destroyed.*
> - *Move historic buildings to a location that will provide an environment similar to the original location.*
> - *Provide for rehabilitation of another historic building elsewhere to replace a building that is demolished or has its historic features destroyed.*
> - *Provide a record and interpretation of demolished or relocated structures by photographs, markers and other documentation.*

As noted earlier, the rental properties (including the Annex and the Carter House) are in need of significant repair. Any rental income that could be derived from the properties will be needed to pay for replacement of furnaces, siding, roofs, etc. that will be demolished within five years (when the City Hall expansion takes place). Given the recommendation of the Heritage Society, staff recommends that the City Hall Annex be considered for renovation and designated as office space for City services until the City Hall expansion is completed. We further recommend that the Carter House be demolished along with the other rental properties adjacent to City Hall and that the City engage a qualified consultant that can identify and salvage any historic features of the house that still remain intact.

Public Safety Building

For the long term, staff can continue to explore options for a **Public Safety Building**, however, unless annexation occurs, it is not necessary to build a new public safety facility on a different site. The outcome of the jail operations study will also inform us about the degree to which the City should continue to have a jail and whether to expand it as proposed in the McClaren study (the current jail occupies about 1,000 square feet and the larger, 75-bed jail in the McClaren report would occupy a total of 20,461 square feet with or without annexation – about 25% of the total public safety building space needs). The NORCOM project will also affect space needs. The current communications center occupies about 800 square feet and the McClaren report projected a need of up to 3,970 square feet (with annexation). Certain elements of public safety facilities such as jails and communications centers are required to be built to "essential facilities" standards in order to withstand the effects of natural disasters. Any facility requiring an essential facility standard will be more costly. Consequently, decisions about these functions may yield significant savings from the original building costs estimate.

An additional alternative to the original proposal from McClaren would be the development of a **Public Safety "campus"** utilizing the existing Court building and acquiring adjacent buildings to house other police functions. Despite the original proposal to keep all services on site without annexation, the facilities needs of the Police Department may be more cost-effectively met with the campus concept, especially if we no longer operated a communications center and chose not to expand the jail. A $50,000 study was approved by the City Council for a Public Safety Building feasibility study as part of the phase two annexation effort. The City also received a funding allocation of $750,000 from the State for the public safety building that may be able to be applied to the feasibility study.

Timeline

Additional space is needed at this time (with or without annexation). The design and construction of a major new facility can be expected to take about three years (twelve to fourteen months to design and two years for construction). A diagram of a possible timeline is included as an attachment at the end of this report. Even if the City Council ultimately decided not to pursue annexation and we started the City Hall expansion project now, it would not be ready for occupancy until mid-2010. Assuming that annexation continues forward and is approved, new facilities would not be available for occupancy until late 2011 and early 2012. With a 2009 effective date for annexation, leased space will be the only realistic option to house new staff hired to serve the annexation area.

Recommendation

In summary, the committee recommends that we take the following steps to address space needs in the City Hall facility. In the short term, staff is currently in the process of converting some of the City Hall conference rooms to office space to address immediate space needs this year. In order to make this option work, we will need to be more flexible about meeting spaces (e.g. use directors' or managers' offices, Heritage Hall, and make the Norkirk Room more available). Some funding will be needed to be allocated for the project and we can reallocate funding from the CIP projects.

In addition, staff is recommending three additional actions:

1. **The City should invest in restoration of the City Hall Annex**, since its renovation could provide a medium term solution for City Hall (until an annexation decision is made).

2. **The City should demolish the other rental properties** to the south of City Hall and consider temporary parking for the site until the City Hall project begins. Items of historic significance should be salvaged from the Carter House before demolition.

3. **Staff should proceed with the Public Safety Feasibility Study** and report back to Council about options and relative costs.

A summary of costs and available funding is included as the last attachment to this memo.

CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.ci.kirkland.wa.us

MEMORANDUM

To: Marilynne Beard, Assistant City Manager

From: Erin J. Leonhart, Public Works Facilities & Administrative Manager

Date: February 15, 2007

Subject: RENTAL HOUSES ADJACENT TO CITY HALL – STATUS REPORT

The City of Kirkland owns the block of properties on Third Avenue between First Street and Second Street. These properties were purchased for future expansion of City Hall. These properties, from west to east, are:

BUILDING NAME	STREET ADDRESS	YEAR BUILT
City Hall Annex	302 1st Street	1923
Carter House	120 3rd Avenue	1912
Neish House	136 3rd Avenue	1950
Duplex	144 & 148 3rd Avenue	1979

The City Hall Annex was leased by Hopelink until October 2006; the other properties have been leased to private residents. In 2006, when we began discussions about space needs at City Hall, the leases on those properties were allowed to expire. Since that time, tenants in the Carter House, Neish House and one unit of the Duplex have continued to rent the properties on a month-to-month basis (at monthly rates ranging from $1050 to $1795). One unit of the Duplex has been vacant since September 1, 2006.

The City contracts with Protocol Property Management to handle the day-to-day needs at these properties as well as find new tenants when properties are available. Rent is set based upon market conditions. Our contract with Protocol sets forth the following payment schedule:

1. A management fee of nine percent (9%) of monthly rental fees collected, excluding Leasehold Excise Tax.
2. A leasing commission equivalent to one month's rent for signing a new tenant.
3. Leasing commission of) four percent (4%) of the total lease amount for renewing an existing tenant's lease.

In addition, we must pay Leasehold Excise Taxes (LHET) in the amount of 12.84%

CURRENT RENTAL RATES & INCOME POTENTIAL

PROPERTY	MONTHLY RENT	ANNUAL RENT	PROTOCOL FEES	LHET	POSSIBLE INCOME*	2006 ACTUAL
CARTER	$ 1,795	$ 21,540	$ 3,734	$ 2,766	$ 15,041	$ 14,768
NEISH	$ 1,395	$ 16,740	$ 2,902	$ 2,149	$ 11,689	$ 11,614
DUPLEX	$ 2,100	$ 25,200	$ 4,368	$ 3,236	$ 17,596	$ 14,777
TOTAL	**$ 5,290**	**$ 63,480**	**$ 11,003**	**$ 8,151**	**$ 44,326**	**$ 41,160**

*DOES NOT INCLUDE MAINTENANCE & MINOR REPAIRS

The rental properties along Third Avenue are in need of maintenance, in some cases major repairs would be required to continue leasing them. According to the "Rental Property Lifecycle Model" that was created to schedule major maintenance for these buildings, the items in the table below are due now or in the recent past.

MAINTENANCE NEED	**COST (IN 2004 $)**	**YEAR DUE**
CARTER HOUSE		
Roof	$16,000	2007
Paint - Exterior	$12,000	2006
Furnace	$5,000	2007
Water Heater	$3,000	2007
CARTER TOTAL	$36,000	
NEISH HOUSE		
Roof	$11,440	2006
Gutters	$1,300	2006
Paint - Exterior	$4,000	2007
Water Heater	$1,900	2005
NEISH TOTAL	$18,640	
DUPLEX		
Roof	$14,300	2003
Gutters	$2,500	2003
Paint - Exterior	$10,400	2003
Flooring	$14,000	2003
Shake Siding	$42,200	2003
DUPLEX TOTAL	$83,400	
GRAND TOTAL	***$138,040***	

RECOMMENDATION

The rental properties along Third Avenue were purchased with the intent of demolishing the buildings when City Hall was expanded. The properties are in various states of disrepair and, in order to continue renting them, major replacements/repairs would be necessary. In order to recoup funds invested in the properties, we would need to continue renting them for at least four more years. Staff recommends that the properties be demolished in 2007.

Facilities Space Requirements

New Positions/Temps	Facility	Contact	Existing Position	Have Space	Need Space	Hire Date	Notes
Probation Officer	CT	T. Jeffries		x			
Communications Coordinator	CH	Burrows		x			
Temp HR Analyst	505		x				
Parks Accounts Associate	MC		x				
Parks Maintenance Adds (Seasonal)	MC	Filan			x		Locker/parking
Parks Environmental Steward	505	Schroder			?	January	Could be a contract position that works elsewhere/at home
Dock Master	Parks	Metteer		x			Budgeted for a "shack" in Marina Park
PW Engineering Office Specialist	CH	Jammerman		x		Jan/Feb	
NTCP Program Support	CH		x				
PW Temp Construction Inspector	CH		x				
Customer Account Associate	CH	M. Olson		x		February	
Code Enforcement Officer	CH		x				
Corrections Officers (5 FTEs)	CH	Markle			x*		*Need locker room space!!
Building Permit Technician	CH	Blake		x			
Temp Electrical Inspector	CH	Blake		x			
Plans Examiner	CH	Blake	x		x		
3rd Party Review (3 FTEs)	CH	T. Phillips			x	Mar/April	
Emergency Planning Coordinator	CH	Blake			x	Feb/March	
Graffiti Program	MC		x				
Field Arborist	MC		x				

Facilities Space Requirements

New Positions/Temps	Facility	Contact	Existing Position	Have Space	Need Space	Hire Date	Notes
Public Grounds Tech	MC		x				
Recreation Coordinator	PKCC	LaRue			?		left msg 12/28
Recycling Program Coordinator	CH	Jammerman		x		January	Combined w/existing Stormwater Outreach
Fleet Administrative Clerk	MC		x				
Systems Administrator Finance/HR	CH		x				
Applications Analyst Police	CH		x				
Web Production Assistant	CH		x				
GIS Analyst	CH	Cooper	x		x		Existing space is inadequate
Videographer	CH	Cooper	x		x		Planned space changes would help, has work-stations but no desk space
Help Desk Vista	CH	Cooper			x	2008	Small space/desk for intern-type person who is primarily in the field
New Positions/Temps	**Facility**	**Contact**	**Existing Position**	**Have Space**	**Need Space**	**Hire Date**	**Notes**
Annexation Study (if we proceed to Phase 2)							
Coordinator	CH	Beard			x	June	
Administrative Assistant	CH		x				
HR Analyst	505	Kenny			x	June	
Fiscal Analyst	CH	Dunlap		?	x	June	
Planner	CH	Shields			x	June	
PD Recruit	CH	Markle			x		
GIS Mapping	CH	Cooper		x			Contract work – no space component

Key

CH	City Hall	CT	Courthouse	PKCC	Peter Kirk Community Center
MC	Maintenance Center	505	505 Market (HR & Parks)		

Kirkland City Hall
Facilities & Space Need Study

Option	Space Provided FTEs	Cost (Annual/One Time)	Pros	Cons
1. Lease	3,000–5,000 sf 1,000 lsf for 10 staff 2,000 lsf for 19 staff 3,000 lsf for 28 staff 5,000 lsf for 46 staff	$16–$30 sf/yr plus $10/sf for Tenant Improvements beyond allowance[1] Cost if $30 sf/yr $30K yr/$150K for 5 yrs $60K yr/$300K for 5 yrs $90K yr/$450K for 5 yrs $150K yr/$750K for 5 yrs	Short-term needs met, quickly occupied, low initial cost, no parking impact at City Hall	Distant from City Hall, not long-term solution, offerings are limited and volatile, potentially limited parking on-site
2. Annex Building	6,500 sf Additional single large room (possible meeting space)	$1,800,627 assumes conference center use (includes additional 30% for design, engineering, permits, contingency, furnishings and sales tax)	City-owned, close to City Hall, flexible uses, preserves building, short- and long-term needs met, investment	Building's condition, extensive improvements required, high initial cost, occupancy not immediate, affects future City Hall expansion, parking spaces needed
3. Portables	924 sf for 8 staff (or replace 2-3 conference rooms) Single (14' x 66') 1,792 sf for 16 staff (or replace up to 5 conference rooms) Double (28' x 64')	$10,200/year ($10,680 incl. restroom) lease plus[1] -$112,183 set up ("Dry" site improvements & utility) -$123,320 set up ("Wet" site improvements & utility) $20,400/year ($23,064 incl. restroom) lease[1] -$120,183 set up ("Dry" site improvements & utility) -$131,320 set up ("Wet" site improvements & utility)	Not permanent, short-term needs met, close to City Hall	Initial cost, temporary, appearance, occupies/ needs land, parking spaces needed, not long-term solution
4. Remodel City Hall Conference room/ cubicle reconfiguration	2,791 sf for 32 Staff	See note[1]	Relative low cost, uses existing space, short-term needs met	Loss of meeting/conference rooms, temporary solution, somewhat disruptive
Existing residential properties developed into parking lot	Parking only	$745,322		

NOTE

1. $27 per sf (New/reconditioned cubicles) + $8 per sf (Power whips, wiring, terminations) + $15 per sf (Reconfiguration work) + $5 per sf (IT)

PRELIMINARY DRAFT
REVIEW OF HISTORICAL SIGNIFICANCE
Carter House and Sessions Funeral Home
City of Kirkland

It should be noted that this is preliminary information based on limited additional research on these two properties. Members of the Kirkland Heritage Society visited the Sessions Building on March 23rd. We have not looked at the interior of the Carter House; although I have asked Sue Carter for historical information. We have also asked members of the Unitarian Church if they have records of the building during the time they occupied it such as photographs and plans.

General Background Information

Both of these structures were included in an *Historic Resources Survey and Inventory Report* conducted by Mimi Sheridan, AICP, for the Kirkland Heritage Society in 1999. The City had requested that we prioritize the importance of these properties. Both the Carter House (K 310) and the Sessions Funeral Home (K-004) were in the second highest priority – Category B. This is defined as being "Significant" and noted "These buildings have been altered slightly but substantially retrain their original character. The owners of these buildings may be interested in improving them to get the potential benefits of Category A designation."

Specific Historical Information by Building

Attachment A includes the Historic Property Inventory Form for each of these properties. The Sessions Funeral Home was inventoried in 1991 by David Harvey. The Carter House was inventoried in 1999 by Mimi Sheridan.

Carter House, 120 Third Avenue

The Carter House was built in 1912 and is associated with John Wester as the builder. He was also an early Mayor of Kirkland. The building was built in the days of Burke & Farrar who bought the holdings of Peter Kirk's Company. The prominent location of the building has been documented in many photographs from Lake Street in downtown Kirkland. That view is now partially blocked by new development.

Sessions Funeral Home, 302 First Street

The Sessions Funeral Home was built in 1923 by E.L.Sessions for $18,000. It was touted as one of the most modern in the West. Attachment B has some articles copies from the microfilm of the East Side Journal from 1923 through 1936 when Mr. Sessions died. There is also a picture of Sterling and Dorothy Sessions and Milton and Coralie Sessions under the E. L. Sessions, Undertaker sign in our KHS space in Heritage Hall. We conducted an

oral interview on February 11th of this year. The two brothers are grandchildren of E.L. Sessions.

The Harvey inventory calls this a fine example of a vernacular adaptation of the Classical Revival style. It also notes that were dormers on the front façade roof and a portico located on the north façade that have been removed. It is noted that the ramps were added when the building was converted to church and day care uses. Additional research needs to be done to document these historical features.

The visit to the building shows that it is essentially intact. That most of the windows and glass doors which are considered defining features are intact and in good shape. A long term member of the Unitarian Church said that she didn't think they made any major changes, but they are trying to find additional information. It appears that some of the stencil work referred to in one of the articles may still be evident on the ceiling in the main room. The design of the ramps and railings is not in character with the building.

City Policy on Preserving Kirkland historic identity (Policy CC-2.1)

There are a number of policies in the Community Character chapter of the Comprehensive Plan dealing with historic preservation, but this one provides some specific, prioritized methods.

This policy identifies a variety of methods in priority order to preserve Kirkland's historic identity:

- Retain historic buildings by finding a compatible use that requires minimal alteration;
- Design new projects to sensitively incorporate the historic building on its original site, if the proposed development project encompasses an area larger that the site of the historic resource;
- Retain and repair the architectural features that distinguish a building as an historic resource;
- Restore architectural or landscape/streetscape features that have been destroyed;
- Move historic buildings to a location that will provide an environment similar to the original location;
- Provide for rehabilitation of another historic building elsewhere to replace a building that is demolished or has its historic features destroyed; and
- Provide a record and interpretation of demolished or relocated structures by photographs, markers and other documentation.

Recommendations for the Sessions Funeral Home

The following recommendations apply to the Sessions Funeral Home since we have not fully evaluated the Carter House.

We feel this building should be preserved, restored and renovated due to the essential integrity of the original building and the role that it has played in the Community's history not only as one of the first, if not the first, major funeral home, but also through re-use over the years as a church and daycare as well as City functions such as Hope Link.

Assuming the Sessions Funeral Home is to be preserved additional research should be done on the building and its history and an application should be prepared to make it a Kirkland Landmark. This would make it eligible for 4Culture funds.

To assure a sensitive restoration and renovation of the building, it is recommended that the City solicit qualifications and hire a qualified Historic Preservation Architect. Some of the firms interviewed for the Cannery Feasibility Study should be considered and KHS can provide additional names to consider.

For the renovation work on Heritage Hall, we were fortunate the winning contractor had some limited experience with historic structures; however, the practice of utilizing the small works roster makes it such that you cannot utilize the criteria of having historic structure experience. A way should be found to make that a priority criteria for any contractor.

The Kirkland Heritage Society offers its service and experience to help through the selection, design and construction process to help assure the historic character.

ATTACHMENTS:

A. Historic Property Inventory Forms

B. Articles and Photographs Related to Sessions Family

Kirkland Heritage Society
Robert A Burke
29 MAR 07

E-Page #278

HISTORIC PROPERTY INVENTORY FORM

Field Surv# **K-310**

Area **Norkirk**

State of Washington, Department of Community Development
Office of Archaeology and Historic Preservation
P.O. Box 48343
Olympia WA 98504 (360) 407-0752

IDENTIFICATION SECTION

Field Site No. OAHP Inv # Category **B**

Site Name Historic
Common

Field Recorder Mimi Sheridan

Owner's Name Susan S. Carter

Address 120 Third Avenue

City/State/Zip Code Kirkland WA 98033

Status

- ☒ Survey / Inventory
- ☐ National Register
- ☐ State Register
- ☐ Determined Eligible
- ☐ Determined Not Eligible
- ☐ Other (HABS, HAER, NHL)
- ☐ Local Designation

PHOTOGRAPHY

Photography Neg. No. R8, F25
(Roll No. & Frame No.)
View of SW
Date 10/5/98

Classification ☐ District ☐ Site ☒ Building ☐ Structure ☐ Object bldg

District Status ☐ NR ☐ SR ☐ LR ☐ INV

Contributing ☐ Non-Contributing ☐

District/Thematic Nomination Name

LOCATION SECTION

Address **120 THIRD AVENUE**

City/Town/County/Zip Code KIRKLAND King WA 98033

Twp. / Range / Section 25-05-05 1/4 Section 1/4 1/4 Section

Tax No./Parcel No. 388580-8600 Acreage

Quadrangle or map name

UTM References Zone Easting Northing

Plat / Block / Lot Kirkland Add. Bl. 210, Lots 8-10

Supplemental Map(s)

DESCRIPTION SECTION

Materials & Features / Structural Types

Building Type residence

Plan rectangular

Structural System wood

No. of Stories 1.5

Roof Type gable

- ☒ Gable
- ☐ Flat
- ☐ Monitor
- ☐ Gambrel
- ☐ Shed
- ☐ Hip
- ☐ Pyramidal
- ☐ Other (specify) _____

Cladding (Exterior Wall Surface) shingle, clapboard

- ☐ Log
- ☐ Horizontal Wood Siding
- ☐ Rustic Drop
- ☒ Clapboard
- ☒ Wood Shingle
- ☐ Board and Batten
- ☐ Vertical Board
- ☐ Asbestos/Asphalt
- ☐ Brick
- ☐ Stone
- ☐ Stucco
- ☐ Terra Cotta
- ☐ Concrete/Concrete Block
- ☐ Vinyl/Aluminum Siding
- ☐ Metal (specify) _____
- ☐ Other (specify) _____

Roof Material composition

- ☐ Wood Shingle
- ☐ Wood Shake
- ☒ Composition
- ☐ Slate
- ☐ Tar/Built-Up
- ☐ Tile
- ☐ Metal (specify) _____
- ☐ Other (specify) _____
- ☐ Not Visible

Foundation poured

- ☐ Log
- ☐ Post & Pier
- ☐ Stone
- ☐ Brick
- ☐ Not Visible

Concrete

- ☐ Block
- ☒ Poured
- ☐ Other (specify) _____

Integrity (Include detailed description in **Description of Physical Appearance**)

	Intact	Slight	Moderate	Extensive	
Changes to plan	☐	☒	☐	☐	slight
Changes to windows	☒	☐	☐	☐	intact
Changes to original cladding	☐	☐	☐	☒	extensive
Changes to interior					
Other (specify)					

High Styles/Forms (check one or more of the following) bungalow

- ☐ Greek Revival
- ☐ Gothic Revival
- ☐ Italianate
- ☐ Second Empire
- ☐ Romanesque Revival
- ☐ Stick Style
- ☐ Queen Anne
- ☐ Shingle Style
- ☐ Colonial Revival
- ☐ Beaux Arts / Classical
- ☐ Chicago / Commercial Style
- ☐ American Foursquare
- ☐ Mission Revival
- ☐ Spanish Colonial Revival/ Mediterranean
- ☐ Tudor Revival
- ☐ Craftsman / Arts & Crafts
- ☒ Bungalow
- ☐ Prairie Style
- ☐ Art Deco / Art Moderne
- ☐ Rustic Style
- ☐ International Style
- ☐ Northwest Style
- ☐ Commercial Vernacular
- ☐ Residential Vernacular (see below)
- ☐ Other (specify) _____

Vernacular House Types

- ☐ Gable Front
- ☐ Gable front and wing
- ☐ Side Gable
- ☐ Cross Gable
- ☐ Pyramidal / Hipped
- ☐ Other (specify) _____

ATTACH A.

Field Surv # **K-310**

Study Unit Theme (check one or more of the following) architecture

- ☐ Agriculture
- ☑ Architecture/Landscape Architecture
- ☐ Commerce
- ☐ Communications
- ☐ Community Planning / Development
- ☐ Conservation
- ☐ Education
- ☐ Entertainment/Recreation
- ☐ Ethnic Heritage (specify) _____
- ☐ Health / Medicine
- ☐ Manufacturing / Industry
- ☐ Military
- ☐ Politics / Government / Law
- ☐ Religion
- ☐ Science & Engineering
- ☐ Social Movements / Organizations
- ☐ Transportation
- ☐ Other (specify) _____
- ☐ **Study Unit Sub-Theme(s)** (specify) _____

Statement of Significance

Date of Construction 1912 Architect / Engineer / Builder Westerly

- ☐ In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places.
- ☐ In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

This simple bungalow was built in the early days of Burke & Farrar's Kirkland development. Although it has new windows, it retains many of its original bungalow characteristics such as wood shingle cladding, knee brackets and a recessed porch. The carport may replace a porch that was once in that location; the decorative trim on the support posts has probably been added.

This house acquires additional prominence from its highly visible location on a hill at the end of a major street, and because it was built by Westerly, one of the best known local builders during those years.

Description of Physical Appearance

This bungalow sits slightly above the street with a rockery and shrubs in the front. A driveway goes up to the left side of the house, where there is an attached gabled carport.

The full-width recessed porch has decorative brackets on the wood support posts and a plain wood balustrade. Cladding is narrow clapboard to the top of the first floor , with bands of narrow and wide wood shingles above. The main (west) facade has a large gabled dormer with bargeboards, heavy knee brackets and alternating bands of wide and narrow wood shingles, with the upper part flaring out slightly over the lower section. The top of the gable has three narrow vents in a decorative pattern. The dormer has large aluminum-framed sliding windows with shutters and no surrounds. Other windows are new fixed pane, with several original Craftsman-style multipane on the side elevations. Near the carport on the west elevation is a side entry with an unpainted wood stoop. There are two brick chimneys with decorative tops.

Major Bibliographic References

King County Property Tax Records

Jensen / Fey

Architecture and Planning

KIRKLAND CITY HALL
FACILITIES & SPACE NEEDS STUDY

Facility & Space Options
and
Estimates of Costs

Prepared for

City of Kirkland

December 2006

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Kirkland City Hall Facilities & Space Needs Study

Background

The City of Kirkland retained Jensen/Fey Architecture and Planning in December of 2006 to provide services in support of determining possible options for accommodating anticipated increased numbers of employees at City Hall, with and without annexation, as determined by the various city departments. Jensen/Fey was tasked with:

- Coordinating with City staff to determine space needs, deficiencies and desired improvements.
- Performing necessary data collection and facility and other information about current City Hall interior space and overall campus layout, City Hall Annex, and properties along south edge of City hall campus.
- Performing appropriate assessment and feasibility analysis of space utilization scenarios including general concept cost estimates.

City Hall & Campus:

The Kirkland City Hall building presently encompasses over 70,000 gross square feet in area. Housing the majority of the City's operations and departments with their associated staff, the building is divided between two floors. The upper floor is occupied by City Administration (City Manager's Office), Public Works, Building & Fire, Permitting, Planning, Finance, City Attorney Departments, the Council Room and meeting rooms and restrooms. The lower floor is occupied by the Police Department, 911 Dispatch Center, and I.T. Department, as well as staff break room, fitness center, locker and restrooms, storage and mechanical/electrical rooms, and meeting rooms. City Hall work spaces are mostly open-office cubicles with some enclosed offices and various other general support spaces (restrooms, storage rooms, copy room, conference rooms) and specialized rooms (council room, 911 dispatch, break room). While the size of City Hall seems large, very little interior space is available for absorbing growth or additional services, especially once annexation takes place.

The City Hall campus (see Figure A), which includes City Hall, the Annex, and three residential structures, is comprised of two city blocks of approximately 6.7 acres in area. On-site parking is located around City Hall and at the Annex for visitors, staff, and various city and departments vehicles. There is also on-street parking and a small shared parking lot across Fifth Avenue north of City Hall. Little, if any, excess parking capacity is available and the surrounding streets would be impacted by any significant addition of staff or increase in the number of visitors to City Hall.

To accommodate additional staff and public usage, additional parking will need to be developed. Implementing or expanding carpooling, ride-sharing, use of public transportation

and similar programs to reduce parking demand may also be necessary. Adding additional parking is also a possibility and the place for adding parking is on the three residential properties just south of City Hall (see Figure B). The City owns these properties and they are presently either unoccupied or leased on a month-to-month basis by the occupants. Current thinking is to remove the three structures at some future time. Long range plans are to use these properties for an expansion of City Hall and/or for a possible parking structure.

The Annex building, located on the southwest corner of the City Hall block is thought to have been built in 1923. The wood-framed, two-story building is almost 7,000 gross square feet in area with approximately 6,500 square feet being usable and split equally between the upper main floor and a "daylight" basement. Recently vacated by Hopelink, the building believed to originally been a Church has served different purposes over the years including a funeral home and temporary City office space. The building, while serviceable, is in average-to-fair condition and is in need of repairs and improvements including replacement of major systems such as electrical and mechanical. It could be used by the City as a conference center, as office space by one of the smaller Departments or a combination of these.

Options for Space

Lease:
Leasing space in an existing office building in the vicinity of City Hall is one option. A quick survey of "For Lease" office space in the areas surrounding City Hall was conducted with the assistance of Ryan Dunham of Ryan Dunham Real Estate, Kirkland. Office space is available for lease in the vicinity of City Hall and in downtown Kirkland. However, offerings are limited and volatile. Buildings with space currently available for lease include the Continental Plaza Building at 550 Kirkland Way, the Homeport Building at 135 Lake Street, Kirkwood Building at 200-218 Kirkland Avenue, the 720 Market Street Building, and the 1410 Market Street Building. Space size ranges from 3,000 to 8,000 square feet and rental rates range from $16.00 to $30.00 per SF/year. Basic utilities usually are additional and may be prorated for the entire building based on square footage of space that is leased by a tenant. Parking spaces may be limited at some locations but generally are allocated at 3 spaces per each 1,000 SF of lease space. Most leased space is move-in ready but some remodeling and reconfiguring may be necessary. Larger spaces may be sub-dividable into smaller lease space and some properties may offer an allowance amount for reconfiguring and remodeling leased space. Reconfiguring and remodeling would likely require permits.

PROs: Short-term Needs Met, Quickly Occupied, Low Initial Cost, No Parking Impact

CONs: Distant from City Hall, Not Long-term Solution

Annex Building:
The City owned Annex building is an available option. Hopelink was renting the building from the City but has recently moved out. The Annex has been used for city office space in the past, notably, during the expansion and remodel of City Hall in the early 1990's. It has approximately 6,500 SF of usable space and has a single large, high ceiling room on the main floor that presents opportunities for various uses including a community meeting space. If the annex is to be used for office space, extensive renovation would need to occur due to its present condition. The annex could also be used as a conference center with the potential to free-up space in City Hall for offices and work areas. Slightly less renovation would need to occur if the annex is to be used as a conference center. Improvements other than cosmetic improvements would require permits.

PROs: City Owned, Close to City Hall, Flexible Uses, Preserves Building, Short & Long-term Needs Met, Investment

CONs: Building's Condition, Extensive Improvements Required, High Initial Cost, Occupancy Not Immediate, Affects Future City Hall Expansion, Parking Spaces Needed

Portables:
Portable structures are another available option for space. They are usually a temporary and short-term solution for more space. Portables are complete self-contained units with heating and cooling, lighting, stairs and ramps, and can include an accessible restroom. Available in several sizes, portables can be single-wide or double-wide, and can be open-plan or have an enclosed area for an office or conference room. Utilities and services and including electrical power, communication and data, fire alarm systems, and connection to domestic water and a sewer system (if applicable) must be provided after delivery and setup of a portable. Setup also typically includes seismic tie-downs and skirting. Lease terms are typically 12 months minimum. Deliver, setup, and rental rates vary depending on portable size, whether they are wet or dry – have restrooms or not, and other factors. Permits are required to locate and install portables.

The recommended suitable locations to install portable buildings are in fairly level open areas on firm ground with grass, gravel, or pavement free of trees or other obstructions. Any locations should be close to utilities and services and where connections and links to the existing City Hall communications, security and safety infrastructure and systems could easily be made. This would suggest any portables be located in existing on-site parking areas or another area such as the three residential properties south of City Hall and east of the Annex building (see Figures C and D). Locating a portable in the existing parking areas

would require closing a portion of the driveway around city hall, and this might block a prescribed fire lane and emergency vehicle access which may not be allowed.

PROs: Not Permanent, Short-term Needs Met, Close to City Hall

CONs: Initial Cost, Temporary, Appearance, Occupies/Needs Land, Parking Spaces Needed, Not Long-term Solution

Remodel City Hall:
A remodel of City Hall to gain more usable office space is an option. As presently configured, a limited amount of space exists within City Hall to possibly accommodate some increased growth and additional staff. Obtaining this extra space might be possible by reconfiguring some of the existing cubicle workstations. Significant disruption might occur whilst reconfiguring the cubicles with the amount of time required being unknown at this time, but at least a few days, and depending on a particular departments staffing needs, sufficient space may not be available in that area to accommodate any more staff. This would result in staff being located away or remote from their department. Regardless, any reconfiguration must be well organized, planned and well managed. For space planning purposes, the standard cubicle size is 64 SF plus 16 SF for circulation/access or 80 SF. Smaller functional cubicles (48 SF) are possible. Depending on employee requirements or organizational needs, cubicles can also be larger, but typically they are not more than 100 SF in area.

Other spaces which might be used for office space are conference and meeting rooms. They could be re-purposed for use as work spaces rather than support-type spaces. Re-purposing has occurred in the past at City Hall according to city staff, and would require little or no cost other than installation of cubicles furniture systems with I.T. modifications for networking and communications. An analysis of existing City Hall finds approximately 2,790 square feet of conference and meeting rooms may be available for staff workstation space. See Figure E for a conversion of meeting and conference rooms to workspaces and the number that could be accommodated. Some meeting rooms including the Council Room, Peter Kirk Room (ECC), and Police Dept. Briefing room are not included in this square footage. These rooms are required for their respective uses and can not or should not be re-purposed.

Any significant remodel of City Hall in order to optimize space in the short-term would be extremely costly, disruptive, and would not add space to the building. An addition or further expansion of City Hall has been previously addressed in a space needs report by McClaren, Wilson & Lawrie of Phoenix, Arizona and is part of a long-term solution which is not addressed by this report.

PROs: In City Hall, Relative Low Cost, Uses Existing Space, Short-term Needs Met

CONs: Loss of Meeting/Conference Rooms, Temporary Solution, Somewhat Disruptive

Estimated Costs of Space

Leased Office Space

At the current possible maximum rental rate of $30/sf/year for office space in the vicinity of City Hall, the approximate rent for one-year for different leased square footage (LSF) are:

1,000 LSF, for approx. 10 staff	=	$30,000 per year; a 5-year lease would be $150,000.
2,000 LSF, for approx. 19 staff	=	$60,000 per year; a 5-year lease would be $300,000.
3,000 LSF, for approx. 28 staff	=	$90,000 per year; a 5-year lease would be $450,000.
5,000 LSF, for approx. 46 staff	=	$150,000 per year; a 5-year lease would be $750,000.

These costs do not include furniture, fixtures, and equipment which would be required and necessary for operations. A suggested budgetary allowance amount for new or reconditioned cubicles similar to the City's existing system is $27.00 per square foot plus an allowance of $8.00 per square foot for power whips and communications wiring and terminations. Leased space reconfiguration or remodeling costs, deposits for cleaning and damages, in-advance rent payments, utilities, maintenance services, and any applicable taxes are also not included in the above rent amounts. Note that staff numbers decrease as more space is leased in order to provide support areas. Support areas would include copier and file space, conference rooms and break rooms.

Annex Building Improvements

Figure F is an estimate of probable construction costs for budgeting purposes of improvements which have been identified as being necessary for the Annex Building. The estimate includes construction costs with contractor markups. Design and engineering costs, permitting costs, design and construction contingencies, sales taxes, and inflation escalation are not included. This cost estimate assumes the Annex is to be used as a conference center. If to be used for office, the electrical power upgrade and telecommunications and low-voltage systems costs would be significantly more – perhaps double.

Portable Building
Figure G is an estimate of probable costs for delivery and setup of a portable building for use as office space.

Figure H is an estimate of probable costs for providing utilities to a "dry – no restroom" portable building and to a "wet – with restroom portable building to be used as office space.

City Hall Remodel
Re-purposing meeting rooms and conferences rooms would likely require little or no cost other than purchase of cubicles, furniture, and supporting equipment (if spare cubicle components and furniture are not in storage) and their installation. Because costs for cubicles, furniture, and supporting equipment can vary widely depending on quality, specific components, and quantities required, no estimate is provided. A suggested budgetary allowance amount for new or reconditioned cubicles similar to the City's existing system is $27.00 per square foot plus an allowance of $8.00 per square foot for power whips and communications wiring and terminations. Cost of reconfiguring the existing cubicles is likewise undeterminable at this time as such costs are labor intensive, require some preliminary plans of configurations, type of specific components, and quantities required to price out. However, a suggested budgetary allowance amount for reconfiguration work, assuming any new parts are same as the existing cubicle systems, is $15.00 per square foot. This amount does not include I.T. work described below.

I.T. modifications for networking and communications and/or reconfigured cubicles would be required in the re-purposed meeting and conference rooms, and to reconfigure existing workstations in the open office work areas. This work might be performed "in house" by I.T. personnel at relatively low cost. However, a budget allowance amount for the I.T work of $5.00 per square foot is suggested.

Existing Residential Properties – Parking Lot
Figure I shows an estimate of probable construction costs of developing the existing three "City Owned" residential properties as a possible parking lot. The cost estimate includes construction costs with contractor markups. Design and engineering costs, permitting costs, design and construction contingencies, sales taxes, and inflation escalation are not included.

Conclusions and Recommendations

In the short-term, the best and least costly option is to use space available in City Hall to house new part and full-time employees by reconfiguring of cubicles and re-purposing some if not all meeting and conference rooms. This option locates new staff in City Hall near to the various departments and support spaces. The disadvantages of this option are the necessary reconfiguration of cubicles with the inherent disruptions and resulting in smaller cubicles, and the loss of meeting and conference rooms. The meeting and conference room space can be redeveloped in the Annex Building at significant cost, although this could be considered a long-term investment. A variation on this option would be to locate new offices in the Annex Building. This would be slightly less costly, would avoid the disruptions, and preserve the existing meeting rooms and conference rooms in City Hall. A remodel of the Annex would take more than a few months to complete and relatively high cost may be justified.

The second best option would be to lease the necessary amount of office space in a nearby building. Disadvantages of this option would be the possible need to remodel the lease space prior to move in, the likely multi-year lease with its upfront and on-going costs, and the separation of some personnel form City Hall.

The remaining option to use portable buildings is not a viable option, in our opinion, because their rental rates combined with their costs of delivery, setup, and providing utilities and services is comparable to the cost of the leased office space option. Other disadvantages are the requirement for more parking or the displacement of existing parking, and if located on the three residential properties, would require their removal for any future expansion of City Hall; this would result in having to again find temporary space for staff as a result of the loss of space the portables were providing.

Report prepared by:

Clay Wallace, AIA, NCARB
Principal

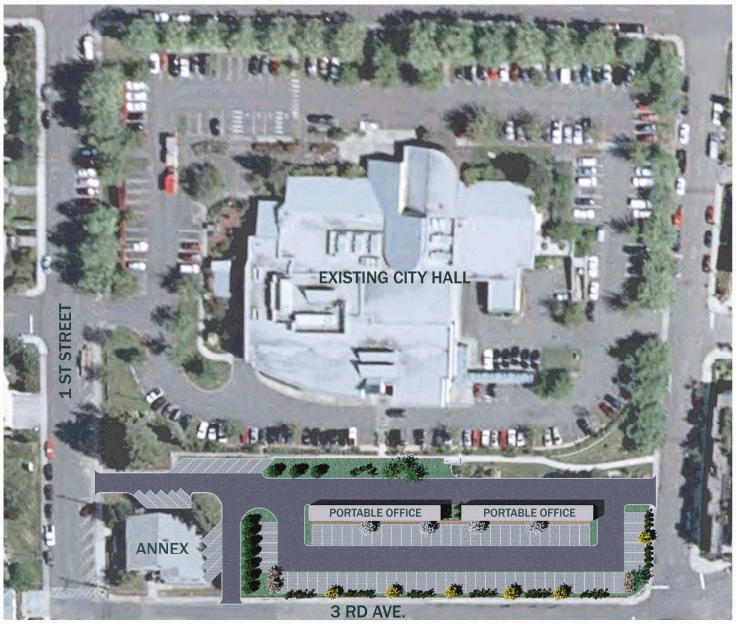
Figure A

Figure B

POSSIBLE PARKING LOT

FIGURE B KIRKLAND CITY HALL SPACE NEEDS STUDY

Figure C



SINGLE PORTABLES

FIGURE C KIRKLAND CITY HALL SPACE NEEDS STUDY

Figure D

DOUBLE PORTABLE

FIGURE D

KIRKLAND CITY HALL SPACE NEEDS STUDY

Figure E

FIGURE E

Kirkland City Hall Facility/Space Study — Dec 2006

Kirkland City Hall Conference/Meeting Rooms - Conversion to Work Space

	Conference / Meeting Room Name	Size (approx sf)	Located On	Dept/Area	Available For Use	Max # of Estimated Work Spaces @ 80 sf ea.
1	Everest*	236	2nd Floor	Public Works	Yes*	3
2	Houghton	453	2nd Floor	Public-General	Yes	5
3	Juanita Bay	288	1st Floor	Public-General	Yes	3
4	Highlands	247	2nd Floor	Planning	Unk	3
5	Moss Bay	223	2nd Floor	Building & Fire	Yes	3
6	Norkirk	271	2nd Floor	City Manager	Yes	3
7	Rose Hill	541	2nd Floor	Public-General	Yes	6
8	Lakeview	289	2nd Floor	Finance	Unk	3
9	Police Dept Conf	243	1st Floor	Police	Yes	3
	TOTALS	**2,791**				**32**

* The Everest room has been converted into work space for 4 Public Works construction inspectors.

Note:
Peter Kirk Room not included
Council Study Room not included
Police Dept Briefing Room not included

Figure F

FIGURE F

Kirkland City Hall Facility/Space Study — Dec 2006

ANNEX BUILDING IMPROVEMENTS

Description	Quantity	Unit	Unit Cost	Extension	Total
Replace Windows	34	EA	500.00	$17,000	
Replace Exterior Doors & Hardware	8	EA	2,000.00	$16,000	
Patch & Repair Trim/Siding/Railings	1	LS	5,000.00	$5,000	
Prep & Paint Building Exterior	6000	SF	2.00	$12,000	
Repair Brick Chimney	1	LS	2,500.00	$2,500	
Clean Up Site	10,000	SF	0.20	$2,000	
					$54,500
Demo Exterior & Interior Wall GWB & Insulation	16000	SF	0.60	$9,600	
Demo Attic Insulation	3500	SF	0.30	$1,050	
Hazardous Material Removal & Decontamination	1	LS	20,000.00	$20,000	
Demo Restrooms	4	EA	300.00	$1,200	
Demo Kitchen, Cabinets, & Misc Areas	1	LS	1,500.00	$1,500	
Remove Interior Doors & Frames	1	LS	1,000.00	$1,000	
Demo Floor Finishes	7000	SF	0.80	$5,600	
					$39,950
Repair Damaged Wall/Floor/Ceiling Structure	1	LS	10,000.00	$10,000	
Seismic Connections & Upgrades	1	LS	5,000.00	$5,000	
Reconfigure Interior Walls, Infill Openings, Etc	1	LS	10,000.00	$10,000	
Construct New Restrooms	4	EA	20,000.00	$80,000	
Construct New Food/Beverage Prep Room	2	LS	10,000.00	$20,000	
Install New Interior Doors, Frames & Hardware	20	EA	1,500.00	$30,000	
Insulate Exterior Walls - Upper Floor	2900	SF	2.50	$7,250	
Insulate Exterior Walls - Lower Floor	2600	SF	3.00	$7,800	
Install Vapor Barrier & GWB - Exterior Walls	5500	SF	2.00	$11,000	
Install New Attic Insulation	3800	SF	2.00	$7,600	
Install New Interior GWB Walls	9500	SF	1.50	$14,250	
Install New Ceilings - GWB & Acoustic	7000	SF	2.00	$14,000	
Paint Walls & Trim	15000	SF	1.00	$15,000	
Paint Ceilings & Soffits	3500	SF	1.50	$5,250	
New Floor Finishes	7000	SF	3.50	$24,500	
Misc Interior Trim & Accessories	1	LS	10,000.00	$10,000	
					$271,650
Electrical (Power & Lighting) Demolition	7000	SF	1.00	$7,000	
Electrical Service Upgrade	1	LS	20,000.00	$20,000	
New Electrical (Power & Lighting) Systems	7000	SF	23.00	$161,000	
Telecommunications & Low-Voltage Demolition	7000	SF	0.50	$3,500	
New Telecommunications & Low-Voltage Systems	7000	SF	5.00	$35,000	
New Security System Allowance	7000	SF	2.00	$14,000	
New Audio-Visual System Allowance	1	LS	15,000.00	$15,000	
Telecommunications Ductbank to City Hall	1	LS	15,000.00	$15,000	
					$270,500
Mechanical (HVAC & Plumbing) Demolition	7000	SF	1.00	$7,000	
New Mechanical (HVAC & Plumbing)	7000	SF	40.00	$280,000	
Oil Fuel Tank Decommissioning & Cleanup	1	LS	25,000.00	$25,000	
Natural Gas Service	1	LS	20,000.00	$20,000	
					$332,000
Subtotal					$968,600
Estimating Contingency	10%	of	968,600		$96,860
Subtotal					$1,065,460
Contractor Markups (GC/OH&P/Insur)	30%	of	1,065,460		$319,638
TOTAL					$1,385,098

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Figure G

FIGURE G

Kirkland City Hall Facility/Space Study — Dec 2006

Portable Buildings for Office Space - Delivery, Setup, & Lease Costs*

* Site Improvements, Utility Connections, Permits & Fees, & Taxes are not included

Single Portable Size **14 X 66** **924 SF** Estimated Max # of Possible Work Spaces 8

FIXED CHARGES					
Delivery Rate w/ Pilot Car				$475.00	
Return Rate w/ Pilot Car (estimated)				$600.00	
Standard Setup				$250.00	
Breakdown (estimated)				$300.00	
Cleaning/Damage Deposit				$625.00	
Seismic Tiedown				$1,140.00	
Skirting				$3,360.00	
ADA Ramp Setup				$900.00	
ADA Ramp Breakdown				$900.00	
OSHA Compliant Steps	25 each	X	10	$250.00	
	Total			**$8,800.00**	
RENT COSTS					
Unit Rental Rate (Monthly)	12 months	X	625	$7,500.00	
ADA Ramp Rate (Monthly)	12 months	X	225	$2,700.00	
	Subtotal			**$10,200.00**	**per year rental charges**
	TOTAL w/o Restroom			**$19,000.00**	
ADA Restroom (Monthly)	12 months	X	40	$480.00	
	TOTAL w/ Restroom			**$19,480.00**	

Double Portable Size **28 X 64** **1792 SF** Estimated Max # of Possible Work Spaces 16

FIXED CHARGES					
Delivery Rate w/ Pilot Car				$950.00	
Return Rate w/ Pilot Car (estimated)				$1,100.00	
Standard Setup				$3,500.00	
Breakdown (estimated)				$3,750.00	
Cleaning/Damage Deposit				$1,475.00	
Seismic Tiedown				$2,280.00	
Skirting				$3,864.00	
ADA Ramp Setup				$900.00	
ADA Ramp Breakdown				$900.00	
OSHA Compliant Steps	25 each	X	10	$250.00	
	Total			**$18,969.00**	
RENT COSTS					
Unit Rental Rate (Monthly)	12 months	X	1475	$17,700.00	
ADA Ramp Rate (Monthly)	12 months	X	225	$2,700.00	
	Subtotal			**$20,400.00**	**per year rental charges**
	TOTAL w/o Restroom			**$39,369.00**	
ADA Restroom (Monthly)	12 months	X	222	$2,664.00	
	TOTAL w/ Restroom			**$42,033.00**	

Figure H

FIGURE H

Kirkland City Hall Facility/Space Study — Dec 2006

PORTABLE (Dry) BUILDING SITE IMPROVEMENTS & UTILITY SERVICES

Description	Quantity	Unit	Unit Cost	Extension	Total
Electrical Service	1	EA	15,000.00	$15,000	
Telecommunications Ductbank & Cable to City Hall	1	LS	55,000.00	$55,000	
Telecommunications	924	SF	2.50	$2,310	
CATV Systerm	924	SF	0.50	$462	
Fire Alarm System	924	SF	1.50	$1,386	
Security System	924	SF	1.50	$1,386	
Portable Building Delivery & Setup, etc				NA	
Subtotal					$75,544
Estimating Contingency	10%	of	$75,544		$7,554
Subtotal					$83,098
Contractor Markups (GC/OH&P/Insur)	35%	of	83,098		$29,084
TOTAL					**$112,183**

Note: SF costs for a single portable of 924 sf. For double portable or each additional single portable add $8000.

PORTABLE (Wet) BUILDING SITE IMPROVEMENTS & UTILITY SERVICES

Description	Quantity	Unit	Unit Cost	Extension	Total
Electrical Service	1	EA	15,000.00	$15,000	
Telecommunications Ductbank & Cable to City Hall	1	LS	55,000.00	$55,000	
Telecommunications	924	SF	2.50	$2,310	
CATV Systerm	924	SF	0.50	$462	
Fire Alarm System	924	SF	1.50	$1,386	
Security System	924	SF	1.50	$1,386	
Domestic Water Connection (less meter cost)	1	EA	2,500.00	$2,500	
Sanitary Sewer Connection	1	EA	5,000.00	$5,000	
Portable Building Delivery & Setup, etc				NA	
Subtotal					$83,044
Estimating Contingency	10%	of	83,044		$8,304
Subtotal					$91,348
Contractor Markups (GC/OH&P/Insur)	35%	of	91,348		$31,972
TOTAL					**$123,320**

Note: SF costs for a single portable of 924 sf. For double portable or each additional single portable add $8000.

Figure I

FIGURE I

Kirkland City Hall Facility/Space Study — Dec 2006

3 EXISTING HOUSES/LOTS REDEVELOPMENT - PARKING LOT

Description	Quantity	Unit	Unit Cost	Extension	Total
Demolition of Existing Houses & Disposal Costs	6800	SF	3.00	$20,400	
Demolition & Clearing 3 Existing Lots	40000	SF	0.50	$20,000	
Oil Fuel Tank Decommissioning & Cleanup	2	EA	20,000.00	$40,000	
					$80,400
Lot/Site & Paving Base Prep	40000	SF	1.50	$60,000	
New Pervious Concrete Paving & Extruded Curbs	38000	SF	8.00	$304,000	
Drainage System Allowance	1	LS	15,000.00	$15,000	
Landscaping & Screening Allowance	1	LS	25,000.00	$25,000	
Parking Lot Lighting Allowance	1	LS	17,500.00	$17,500	
					$421,500
Subtotal					$501,900
Estimating Contingency	10%	of	501,900		$50,190
Subtotal					$552,090
Contractor Markups (GC/OH&P/Insur)	35%	of	552,090		$193,232
TOTAL					**$745,322**

KIRKLAND SPACE NEEDS STUDY

SPACE NEEDS OPTIONS - COST COMPARISONS

Approximate Same SF (except Annex) and 5-Year Time Frame - No Furniture or Moving Costs

PORTABLES

Number of Units		**3**					
Size (SF)		924					
Total		**2772**					
Possible Number of Work Spaces		**26**					
Total Parking*		**45**			*New Gravel	*New Pvmt	Existing Lot
Fixed Costs	D/SU/R Crg	$ 8,800			$ 26,400	$ 26,400	$ 26,400
	Site Work	$ 123,000	$ 131,800		$ 369,000	$ 369,000	$ 369,000
	Site Prep	$ 745,322			$ 440,000	$ 745,322	$0
Annual Costs	Rent Port.	$ 7,500	$ 22,500				
	Rent Stair	$ 2,700	$ 8,100				
	Rent RR	$ 480	$ 1,440				
		$ 10,680	$ 32,040				
Term (yrs)		**5**			$ 160,200	$ 160,200	$ 153,000
					$ 995,600	**$ 1,300,922**	**$ 548,400**
Issues:	Parking Spaces Lost						Dry Portables

Number of Units		**2**					
Size (SF)		1792					
Total		**3584**					
Possible Number of Work Spaces		**33**					
Total Parking*		**60+**			*New Gravel	*New Pvmt	Existing Lot
Fixed Costs	D/SU/R Crg	$ 18,969			$ 37,938	$ 37,938	$ 37,938
	Site Work	$ 123,000	$ 141,969		$ 246,000	$ 246,000	$ 246,000
	Site Prep	$ 745,322			$ 440,000	$ 745,322	$0
Annual Costs	Rent Port.	$ 17,700	$ 35,400				
	Rent Stair	$ 2,700	$ 5,400				
	Rent RR	$ 2,664	$ 5,328				
		$ 23,064	$ 46,128				
Term (yrs)		**5**			$ 230,640	$ 230,640	$ 204,000
					$ 954,578	**$ 1,259,900**	**$ 487,938**
Issues:	Parking Spaces Lost & Fire Lane Blocked						Dry Portables

LEASE

Size (SF)		**3000**				
Possible Number of Work Spaces		**28**				
Total Parking		**3+**				
Upfront Costs				Unknown		Unknown
Annual Rent - Possible Range			$16/SF	$ 48,000	$30/SF	$ 90,000
Annual Costs - Utilities, Etc.				Unknown		Unknown
Term (yrs)		**5**		**$ 240,000**		**$ 450,000**
Issues:	Lack of Parking					

KIRKLAND SPACE NEEDS STUDY

SPACE NEEDS OPTIONS - COST COMPARISONS

CITY HALL MEETING ROOMS

Size (SF)		**2791**	Conference/Meeting Rooms - See Figure
Possible Number of Work Spaces		**32**	
Total Parking		Existing - Unchanged	
Fixed Costs	Conversion	MINIMAL	Furniture/Office Systems & Data-Electrical Connections

Issues: Loss of Conference/Meeting Spaces & No Added Parking

ANNEX BUILDING - CONFERENCE CENTER or OFFICES

Size (SF)		**6500**			
Possible Number of Work Spaces		**30-50**			
Total Parking	Existing	**13**			
Fixed Costs	Remodel		**$1,385,098**	plus 30% soft costs	**$1,800,627**

Issues: Cost

City of Kirkland
Space Projects Funding Summary

Projects	One-Time Costs	Annual Ongoing Cost	Office Square Footage Gained	Cost per Square Foot Gained
Funded CIP Projects				
Police Evidence Storage and Lab Improvements	960,100			
Police Space and Jail Safety Improvements[1]	998,000			
Technology Department Space Improvements	201,000			
City Hall Rental Property Life Cycle Carryover	98,612			
Total	2,257,712			
Spent/Committed Funding				
Police Evidence Storage and Lab Improvements	(960,100)			
Police Space and Jail Safety Improvements	(500,000)			
Technology Department Space Improvements	(201,000)			
City Hall Rental Property Life Cycle Carryover	-			
Total	(1,661,100)			
Net Available	**596,612**			
Possible Space Projects to Fund				
Convert Conference Rooms to Office Space	29,680	-	742	40.00
City Hall Annex Renovation	1,800,627	-	6,500	277.02
Council Chamber Remodel	543,400	-	-	N/A
Rental House Demolition	80,400	-	-	N/A
Portables - 8 staff [2]	123,320	10,680	924	145.02
Portables - 16 staff [2]	131,320	23,064	1,792	86.15
Leased Office Space [3]	10,000	30,000	1,000	40.00
Remodel of PW Front Counter	80,000	-	800	100.00
Total	**2,798,747**	**63,744**		

[1] Gain of 2,200 square feet of locker space, but no additional office space gained.

[2] Portable costs shown are the higher end of the range and include the following:
8 staff - $10,680 annual lease cost (including restroom) & $123,320 set-up cost for wet site improvements
16 staff - $23,064 annual lease cost (including restroom) & $131,320 set-up cost for wet site improvements
Option - Portable costs excluding restrooms and with dry site improvements range from:
8 staff - $10,200 annual lease cost & $112,183 set-up cost for dry site improvements & utilities
16 staff - $20,400 annual lease cost & $120,183 set-up cost for dry site improvements & utilities

[3] Leased office space costs range from $16 to $30 per square foot for annual lease and an additional $10 per squ
foot for tenant improvements beyond any allowance.
At a cost of $30 per sf/year:
1,000 lsf for 10 staff = $30,000 yr/$150,000 for 5 yrs (plus tenant improvements)
2,000 lsf for 19 staff = $60,000 yr/$300,000 for 5 yrs (plus tenant improvements)
3,000 lsf for 28 staff = $90,000 yr/$450,000 for 5 yrs (plus tenant improvements)
5,000 lsf for 46 staff = $150,000 yr/$750,000 for 5 yrs (plus tenant improvements)

Facilities Timeline

NO Annexation March 2007

NO Annexation August 2008

YES Annexation August 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2007		Go/No Go to Phase 2*		IF YES -- GO TO Phase 2 and 3 of Annexation								
				IF NO -- Proceed with City Hall Project	IF NO -- City Hall Bldg Design							
			Go/No Go on CH Annex	IF YES -- Complete City Hall Annex Project								
2008	ICity Hall Bldg Design						CITY HALL CONSTRUCTION					
	Phase 2 and 3 (continued)							Election***	IF YES GO TO Phase 4			
									IF YES -- City Hall and Public Safety Bldg Design			
									IF NO -- City Hall Bldg Design			
2009	CITY HALL CONSTRUCTION											
	City Hall and Public Safety Bldg Design									CITY HALL AND PS BLDG CONSTRUCTION		
	City Hall Design									CITY HALL CONSTRUCTION		
			Annexation Effective Date									
2010	CITY HALL CONSTRUCTION ★											
	CITY HALL CONSTRUCTION											
	Phase 4 (continued)											
	CITY HALL AND PS BLDG CONSTRUCTION											
2011	CITY HALL CONSTRUCTION ★											
	Phase 4 (continued)											
	CITY HALL AND PS BLDG CONSTRUCTION ★											

*If "Go" then proceed to ILA negotiation with King County to establish timeline and funding commitment

**If "Go" then proceed to election and select election date

***If annexation measure passes, Council to adopt ordinance accepting annexation.

★ = occupancy