



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

From: Janice Soloff, AICP, Senior Planner

Date: June 18, 2008

Subject: CORRESPONDENCE CONCERNING TREE RETENTION AT OLD GREEN'S
FUNERAL HOME SITE ON STATE STREET

RECOMMENDATION

That City Council authorize the Mayor to sign the attached letter responding to an email from Jill Keeney regarding tree removal associated with the Camwest Development project at the old Green's Funeral Home site on State Street between 4th and 5th Avenue So.

BACKGROUND DISCUSSION

City Council received the enclosed email from Jill Keeney on June 14, 2008 concerning tree removal at the Camwest PUD project. Staff contacted her and found out she is a member of the East Lake Washington Audubon Society and her concerns are more specifically related to removal of tree habitat during bird nesting periods. She mentioned she will share your response letter with the group. The enclosed letter provides background on the Camwest PUD project and the tree retention requirements. The applicant is required to install tree fencing and retain an arborist during construction activity. City staff will continue to monitor the project for compliance to tree protection requirements.

cc: File ZON07-00022

From: j.keeney@comcast.net [<mailto:j.keeney@comcast.net>]
Sent: Saturday, June 14, 2008 9:03 PM
To: City Council
Subject: item of concern

Dear Council Members,

Have you seen the Green's Funeral Home property in the last two weeks? What a sad and shocking site. I was stunned to see the number of mature evergreens that were cut down there just two and a half weeks ago. Since I'm a member of the Eastside Audubon Society and we have our office and meetings at the Unitarian Church, I've been well aware of the changes and plans for the Green property. However, since Kirkland is a Tree City, concerned with its tree canopy, I was horrified to see the extent of the tree demolition on the site. Some of those trees must have been one hundred years old judging by their diameters. Surely some guidelines had to have been overlooked to have wrecked such devastation on what had been a beautiful piece of property. Who is responsible and what reparations can ever be made to make up for this monumental mistake? And what can I do as a caring citizen of Kirkland to make sure my voice is heard BEFORE such acts occur in the future?

Most sincerely,

Jill M. Keeney

July 2, 2008

DRAFT

Jill Keeney
329 8th Street So.
Kirkland WA 98033

Dear Ms. Keeney,

Re: Tree retention at the old Green's Funeral Home site at State Street between 4th and 5th Avenue So.

This letter is a response to your email to City Council on June 14, 2008 regarding tree removal at the old Green's Funeral Home property on State Street. We share your values of retaining trees to the maximum extent feasible when re-development occurs. Below is background on the tree retention and protection requirements for the Camwest Development project.

In December 2007 and following a public hearing before the Hearing Examiner, Camwest Development received approval from the City Council for a Planned Unit Development (PUD) permit and Historic Overlay zone at the site. The project includes relocating the historic Nettleton house to the southwest corner of the site, renovating it back to a single family home, and construction of twenty four detached dwelling homes on the remainder of the property, installation of new landscaping, trees, and street trees.

City staff worked with Camwest on the design of the site plan to retain the maximum number of trees possible and still meet their development goals. As part of the zoning permit review process Camwest Development submitted an arborist report evaluating the health of all the existing trees. In turn, the City's Urban Forester reviewed the arborist report. During the public hearing process, the Hearing Examiner recommended additional trees be retained along the east property line.

Based on recommendations from both arborists and the Hearing Examiner, a final tree retention plan was agreed upon. As you can see by the enclosed site plan, two groups of trees are required to be retained along the east property line and southwest corner of the property. The applicant will try to retain the trees located in the center of the site but because of their poor health they may not survive. Not only must the applicant comply with the tree retention and protection requirements in Chapter 95 of the Kirkland Zoning Code and the PUD conditions of the approval, three trees (two beech; one oak) located in the southwest corner of the property have been designated as "landmark trees" because of their species, age and condition. A protective covenant was created and recorded over the trees to ensure they will be retained in perpetuity. The applicant is required to retain their arborist throughout construction to do frequent site visits to ensure tree protection techniques are being followed.

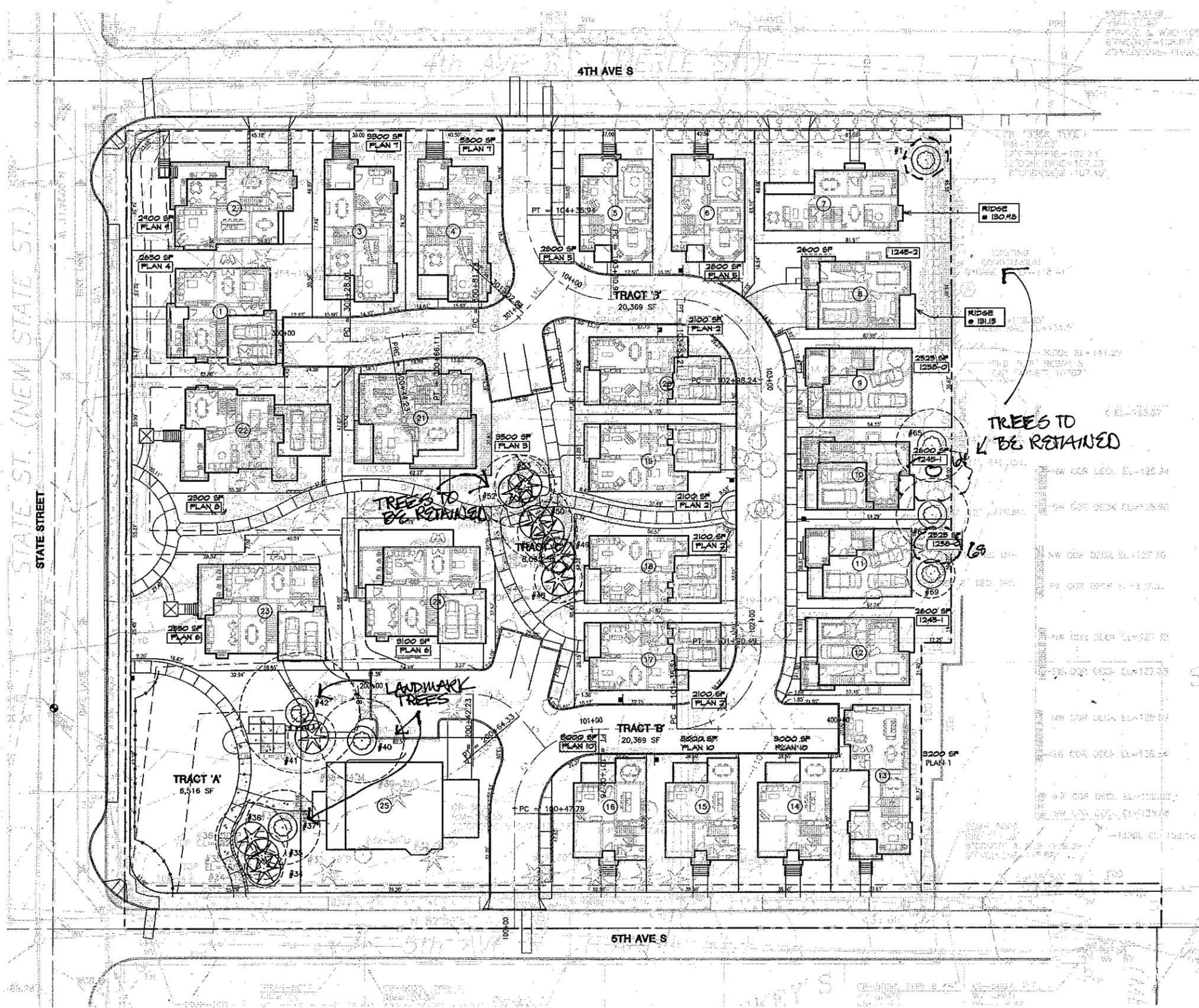
Thank you for expressing your concerns. We understand that site disturbance and tree removal is often difficult to observe. Regarding the issue of tree removal during bird nesting season, the City will be looking at possible code amendments to the Chapter 95 Tree Regulations and we encourage the Audubon Society to become involved in that process by contacting the Planning Department. City staff will continue to monitor the Camwest construction activity for compliance to the City's tree retention and protection requirements. If you have further questions please contact Janice Soloff at jsoloff@ci.kirkland.wa.us or 425-587-3257.

Sincerely,
KIRKLAND CITY COUNCIL

By James L. Lauinger
Mayor

Encl.

Cc: Bruce Knowlton, Camwest Development



SITE PLAN

SCALE: 1" = 20'

September 7, 2007

Project No.: 113.101



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Pleasanton, CA 94588
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