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 19, 2009
5:30 p.m. – Special Study Session – Peter Kirk Room
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. *SPECIAL STUDY SESSION*, Peter Kirk Room
   a. Joint Meeting with Youth Council, 5:30 p.m.
   b. City Council Goals, 6:00 p.m.
4. *EXECUTIVE SESSION*
5. *SPECIAL PRESENTATIONS*
   a. University of Washington Bothell - Chancellor Kenyon Chan and Director of Government and Community Relations Kelly Snyder
   b. Gloria Martin, Twenty Year Service Award
   c. 2009 Eileen Trentman Memorial Scholarship Recipients
   d. Proclaiming May 17-23, 2009 as Public Works Week in the City of Kirkland
6. *REPORTS*
   a. *City Council*
      (1) Regional Issues
   b. *City Manager*
      (1) Council Policies and Procedures – Public Comment Periods
      (2) Calendar Update

7. *COMMUNICATIONS*

a. *Items from the Audience*

b. *Petitions*

8. *CONSENT CALENDAR*

a. *Approval of Minutes:* (1) May 5, 2009 Special Meeting

(2) May 5, 2009

b. *Audit of Accounts:*

Payroll *$*

Bills *$*

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.

c. *General Correspondence*

(1) Duane and Nancy Earlywine, Regarding the 2009 Emergency Sewer Program

d. *Claims*

(1) Earl D. Bensel

(2) Sylvia A. Beaumier

(3) Patricia L. Mau

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.

e. *Award of Bids*

(1) Award Bid for 2009 Annual Striping Program to Apply- A-Line Inc., Pacific, Washington and Authorize a Small Works Re-bid on Thermo Plastic Removal and Replacement

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

g. *Approval of Agreements*

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

h. *Other Items of Business*

(1) Authorizing Advertisement for Bids for North Reservoir Rehabilitation/Repainting Project

(2) Authorizing Advertisement for Bids for 2009 Water System Improvement Project

(3) Kirkland Library Board Resignation and Appointment

(4) Outside Agency Funding – Celebrate Kirkland

(5) Resolution R-4760, Adopting the Climate Protection Action Plan

P - denotes a presentation from staff or consultant

(6) Resolution R-4761, Pertaining to the 2009–2011 Planning Work Program

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

9. PUBLIC HEARINGS

10. UNFINISHED BUSINESS

a. 2009-2010 Budget Update

b. Reviewing Draft of Zoning for Proposed Annexation Area

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. Request to Collect School Impact Fees

b. Energy Efficiency and Conservation Block Grant and Puget Sound New Energy Solutions

12. ANNOUNCEMENTS

13. ADJOURNMENT

P - denotes a presentation from staff or consultant

Council Meeting: 05/19/2009
Agenda: Study Session
Item #: 3. a.

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 Council

From: Kirkland Youth Council Leadership

Date: May 8, 2009

Subject: Kirkland Youth Council Leadership Study Session with Council

The 2008-09 Kirkland Youth Council is in the midst of yet another busy and success-filled year. The year began with a highly competitive selection process during September and October. The Leadership Group conducted interviews over three days, selecting 16 new members.

The first activity for the 40 member group was the annual trip to the Waterhouse Center Challenge Course in Monroe. This trip is always a great way for members to develop leadership skills and camaraderie. After training, the group was ready to start the year and all the projects ahead.

The following is a brief overview of the Youth Council's 2008-09 projects.

Community Service Projects
The Kirkland Youth Council sets out to participate in at least four diverse service projects during the school year. The following is a list of six projects KYC has been involved with this year.

November 2008 – KYC members sponsored a food drive for Hopelink at the Juanita Albertsons. During the four hour drive, the Youth Council was able to fill the reserve aid truck (900 lbs of donations) and collect $560 in cash.

December 2008 – The Youth Council hosted its annual Holly Day Brunch at the Peter Kirk Community Center. Members of KYC host, cook and serve brunch to patrons of PKCC. Over 50 seniors attended the event.

December 2008 – KYC members assisted with the 12ks of Christmas run stuffing goodie bags for the runners as well as at the race.

March 2009 – The group traveled to Eastside Baby corner to assist with various tasks at the warehouse in Issaquah.

April 2009 – Members of the Kirkland Youth Council assist with the City's Earth Day project at Juanita Bay Park removing blackberry bushes.

May 2009 – The Kirkland Youth Council will assist with three water stations along the route of the Kirkland ½ Marathon.

Teen Court
Members of the Kirkland Youth Council continue to serve as judge and jury for the bi-monthly Teen Traffic Court. Cases are heard monthly at the Kirkland Municipal Court. This program has been extremely successful reducing the recidivism rates of the participants for more than 10 years.

Mini Grant Program
Every year, the Youth Council awards $6,000 in mini grants to area schools and youth serving organizations. The purpose of these monies is to help support small events, projects and activities for Kirkland teens. Members of the Youth Council serve as the review committee for the grant applications and make funding recommendations. Awards typically range from $250-$750.

We've Got Issues
At the start of the school year, there were several We've Got Issues programs that were in progress. The goal for this year was to complete the Teen Stress, Summit and Going Green programs.

Superintendent Meetings
The Youth Council continues to meet quarterly with the Lake Washington School District Superintendent Chip Kimball. During these meetings a wide variety of topics are discussed. This year, topics that have been covered include; Linkage Teams, Internet Usage Policy, District-wide College fair, Harassment Policy, and District budgetary issues.

City Manager Meetings
KYC Leadership looks forward to their quarterly meetings with City Manager, Dave Ramsay. Topics that have been discussed include; annexation, library remodel, budget issues, KTUB, and the transit center.

Visits by Mayor
New this year, Mayor Lauinger has been periodically stopping by the regularly scheduled Kirkland Youth Council meetings. This has been a great opportunity for both the Youth Council and the Mayor to discuss current issues and trends in the City.

Respect Booklet
The revised edition of the Respect Booklet is in its final stages. Edits have been completed, photos taken and the final formatting is currently underway. The completed booklet should be finalized by the end of the school year.

Bluefish Festival
Every year, the Kirkland Youth Council partners with the Teen Union Building to host the Bluefish Festival. This event features teen music, art and several other teen related activities. This day-long celebration will take place on Saturday, June 13th at the KTUB and in Peter Kirk Park. Subcommittees have been working hard planning the various aspects of this event.

Police-Fire Social
As in years past, the Youth Council hosted an event to get Police, Fire and teens together in a fun, stress free environment. This year the group decided to hold a social at the teen center featuring Wii games and other activities.

Website
A representative of the Youth Council has been meeting with the City's Webmaster, City Attorney, and IT Director to discuss the possibility of KYC having its own website. Several options are currently being researched.

This is a short summary of what the Kirkland Youth Council has been working on during the 2008-09 school year. Members of the Youth Council Leadership are looking forward to sharing and discussing event and project details with Council members during the upcoming Study Session.

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

Date: May 8, 2009

Subject: COUNCIL GOALS

RECOMMENDATION:

City Council continues its discussion of Council Goals.

BACKGROUND DISCUSSION:

At the May 5 Council meeting, the City Council discussed a draft strategic goals document that had been prepared by consultant Lynn Melby after the City Council retreat held in March. Mr. Melby returned to the May 5 meeting to facilitate further discussion and refinement of the draft strategic goals. The City Council identified additions, deletions and edits needed to strategic goals, however, it was acknowledged that the Council would need more time to work on the document.

At the request of the Mayor, staff scheduled two study sessions to continue work on the strategic goals – one on May 19 and one on July 21. The attached document reflects the comments provided by Council at the last study session. Two versions are provided – one in strike and edit format and one in final format. Staff will be available at the meeting to assist Council in their review as needed.

I. Neighborhoods

Value Statement: The citizens of Kirkland experience a high degree of satisfaction with neighborhood zoning and land use regulations, actively participate in policy development and enjoy a strong functional infrastructure in their neighborhoods.

Goal Statement: To continuously seek out and respond to citizen input and maintain the livability of Kirkland's diverse neighborhoods.

Action Items:

1. Conduct a survey of residents to determine the levels of connection and identification with their neighborhoods and encourage discussion of neighborhood options (Resurvey to gauge success).
2. Encourage community participation in their neighborhood by providing opportunities for citizen input and utilizing available and emerging technologies to increase the levels of communication.
3. Monitor community satisfaction levels with capital infrastructure (Sidewalks, school walk routes, parks, etc.) and develop strategies to address concerns.

Comment [MB1]: Discuss adding item regarding acceptability of land uses to the neighbors.

Performance Measures:

1. At least 90% of residents responding in the citywide survey rate their neighborhoods as a good place to live.
2. 90% of residents who participate in neighborhood services programs rate them as good or excellent.
3. At least 90% of respondents responding in the citywide survey are satisfied with capital infrastructure in their neighborhood.

II. Public Safety

Value Statement: Ensuring that all those who live, work, play and visit in Kirkland are safe is a primary function of city government. This is achieved through a community-based approach that focuses on prevention of problems and a timely response.

Goal: To plan for and implement public safety systems that promote safety in our community.

Comment [MB2]: "Community based" needs better definition.

Comment [MB3]: Need to articulate "prevention"

Comment [MB4]: Need better connection between value and goal statement.

Action Items:

1. Continuously update and implement Fire, Emergency Preparedness and Police strategic plans (update short term and implement medium to long term).
2. Provide yearly report of departments' ability to carry out the goals
3. .

Performance Measures:

1. 60% of building fires are contained to area of origin (medium)
2. 90% of Kirkland's residents feel safe walking in their neighborhoods after dark.(community survey) (medium)
3. 90% of response times are within standards established in strategic plans (med)
4. Number of community meetings held
5. Number of citizen volunteers
6. Monitor progress on the implementation of strategic plans.
7. Monitor citizen survey results and achieve 90% respondents feel safe

Move to Implementation Plan:

1. *Adopt a sprinkler ordinance (short term)*
2. *Install Red light cameras to reduce red light violations(short to medium)*
3. *Complete mapping of neighborhoods (short)*
4. *Complete training of 500 CERT individuals (short)*
5. *Increase emphasis on community-oriented policing. (med to long)*
6. *Implement NORCOM (short)*
7. *Investigate traffic calming devices that would lessen the impediment to emergency vehicles and response times. (med)*

III. Human Services

Value Statement: Kirkland is a diverse community that respects and welcomes people of all ages, incomes, cultures, ethnicities, faith, abilities, language, and sexual orientation. We partner with local and regional organizations to provide continuous support of human services.

Goal: To provide a coordinated system of human services designed to meet the special needs of our community and remove barriers to opportunity.
Action Items:

1. Identify and respond to human services needs
2. Promote understanding of human services in Kirkland, through education and outreach to schools, faith based institutions, businesses and neighborhood associations
3. Empower the Human Services Commission to act regionally and locally on human services issues.

Performance Measures:

1. Number of events and activities held
2. Pounds of food donated
3. Number of hours human service agencies use city facilities
4. Trends in One Night Count

Comment [MB5]: Need outcome-based measures.

Add to implementation plan:

1. *Support community and neighborhood responses to hunger issues Add a central site in Kirkland for translation services provided through the ERIC*
2. *Enhance the capacity of the community to support issues of homelessness, including education and outreach to homelessness and use of city facilities*
3. *Convene a community human services audit/forum regarding needs in Kirkland and community responses (sponsored by Human Services Advisory Committee)*
4. *Update the Where to Turn in Kirkland brochure to reflect current resources*
5. *Continue financial support of Eastside Human Services Forum*
6. *Work to bring a one-stop human services campus to Kirkland*
7. *Track the trends of the One Night Count in Kirkland*
8. *Explore a partnership with Northwest University to provide a free health clinic.*

IV. Balanced Transportation

Value Statement: Key to the effective movement of people and goods is an integrated multi-modal system of transportation that provides alternatives to the single occupancy vehicle and facilitates connections between neighborhoods, public spaces, businesses and the regional transportation system.

Goal Statement: To reduce reliance on single occupancy vehicles.

Action Items:

1. Create valid measures for transportation mode split.
2. Make Kirkland more pedestrian friendly by improving and expanding the sidewalk system
3. Develop more strategic connectivity.
4. Link transportation alternatives with health initiatives.
5. Expand bike path miles and less formal pedestrian corridors such as trails (e.g. Cross Kirkland Trail)
6. Create strategies to link land use and transportation.
7. Reduce reliance on single occupancy vehicles by ___%.

Performance Measures:

1. Number of sidewalk feet added per year
2. Number of feet per year of permeable sidewalks added.
3. Percent use of single occupancy vehicles.
4. *Add transit measure.*

Comment [MB6]: Use elements of Active Transportation Plan to identify areas with greatest needs for sidewalks.

Comment [MB7]: Measure should be expressed in terms of feet added in relation to total need.

Add to Implementation Plan:

1. *Add ___ feet of new sidewalk per year.*
2. *Create more permeable sidewalks.*
3. *Assure the availability of alternative fuels and power for transportation.*

V. Parks and Community Services

Value Statement: An exceptional park and recreational system is integral to the high quality of life in Kirkland. We are stewards of our open spaces and natural areas for the enjoyment of our citizens. A wide variety of recreational opportunities are aimed at promoting the community's health and enjoyment.

Goal: To meet the health and wellness needs of the community, provide recreational opportunities, and promote essential gathering spaces in unique natural areas.

Action Items

1. Develop a funding plan to complete capital projects.
2. Maintain our current system.
3. Develop a funding plan to construct a Health and Wellness community center.
4. 2.
5. Support goals of environmental stewardship.
6. 7.

Performance Measures:

Add to Implementation Plan:

1. *Increase burial plots at the Kirkland Cemetery. (medium)*
2. *Develop the cross Kirkland Trail. (medium)*
3. *Increase the connectivity of internal parks and work towards connectivity to regional trails. (medium to long term)*
4. *Develop McAuliffe goat herd to assist in restoration of our natural areas (medium)*
5. *Identify and/or purchase land for a dog park. (medium to long)*
6. *Develop pea patches at McAuliffe Park (short)*
7. *Use annexation to develop more recreational and sports fields (medium)*
8. *Develop a Natural Area Restoration Division with 4 to 6 staff (medium)*
9. *Develop an Active Living Division that coordinates all active living activities with2 staff (medium*
10. *Survey community's willingness to support a park bond (short)*
11. *Conduct fitness audit to address the issues around the national obesity epidemic (short)*

VI. Diverse Housing

Value Statement: The City's housing stock should meet the needs of a diverse community by providing a wide range of types, styles, size and affordability. The City's housing policies, strategies and investments should be forward-looking in order to achieve the desired level of housing diversity and meet the housing unit targets consistent with the Growth Management Act.

Goal Statement: To develop and implement strategies that promote the construction and maintenance of housing stock that meets a diverse range of incomes and needs.

Action Items:

1. Relate housing supply to employment.
2. Provide mechanisms to allow and promote a variety of housing styles to support our diverse population.
3. Integrate new diverse housing language into every neighborhood plan update.
4. Adopt small lot housing regulations city-wide.
5. Adopt mandatory inclusionary zoning.
6. Encourage preservation of existing housing stock.

Performance Measure:

1. Ratio of jobs in Kirkland to appropriate and affordable housing
2. Number of affordable units added
3. Ratio of income to housing affordability

VII. Financial Stability:

Value Statement: Citizens of Kirkland should receive a core level of service that meets the community's priorities and that can be funded with predictable revenue. Unpredictable revenue should be utilized to fund capital and special projects.

Goal Statement: To define sustainable core service levels, define and measure predictable revenue streams to be used in developing budget and funding core service levels, and determine the size and rules for use of the Rainy Day Fund as a way to maintain service levels in times when predictable revenues fall short.

Comment [MB8]: Add statement that supports moving to a performance based budget.

Action Items:

1. Begin discussion and planning to incorporate this approach to financial planning into our thinking and processes.
2. Change the City budget process to reflect the concept of core services and revenues.
3. Educate the public.
4. *Engage and involve the citizens and our Boards and Commissions*

Performance Measures:

1. Maintenance of a high credit rating.
2. Numerical relationship between core revenues and levels of service. (i.e. - revenue is sufficient to provide a core level of service)
3. Meet and maintain Rainy Day Fund goals.
4. Survey of citizen priorities.
5. Survey of citizen satisfaction.

VIII. Environment

Value Statement: The quality of life in our community is dependent upon a quality environment. We are committed to the protection of the natural environment through an integrated natural resource management system.

Goal Statement: To promote and adopt sustainable practices that protect our environment for current residents and future generations.

Action Items:

1. Minimize waste that goes to the land fill
    a. Achieve 75% recycling in residential areas,
    b. Achieve 5% or more per year recycling in multifamily areas
    c. Improve food waste recapture for restaurants
2. Maintain and enhance the urban forest
    a. Create and execute a public information campaign on the value of urban forests
    b. Achieve 40% tree canopy
    c. Obtain wildlife habitat certification for the City)
3. Reduce community's carbon emission by 50% by 2020
    a. Increase Transit availability use
    b. Reduce City motor vehicle reliance on petroleum
    c. Reduce electricity consumption
    d. Install LED lights wherever possible,
    e. Generate electricity wherever possible)
4. Adopt water conservation measures
    a. Increase waste water reuse
    b. Increase storm water reuse
    c. Increase reclaimed water
    d. Unhook closed-loop water reclamation in housing developments
5. Improve the City's water quality
    a. Protect, expand and improve wetlands
    b. Eliminate pesticide
6. Support local agriculture
    a. Community Supported Agriculture (CSA)
    b. Add one pea patch per year for the next 10 years

Comment [MB9]: Identify desired outcomes.

Performance Measures:

1. Percent of waste recycled in single family residential areas.,
2. Percent of waste recycles per year in multifamily areas.
3. Amount of food waste recapture for restaurants
4. Percent change in tree canopy
5. Carbon emissions produced
6. Water usage
7. Number of pea patches.

Comment [MB10]: Include measure of total waste stream.

IX. Economic Development

Value Statement: Kirkland's diverse economy contributes to the financial well-being and service needs of its citizens and supports the ability of the City to provide a variety of quality services to residents and businesses.

Vision Statement: To adopt an economic development strategy that provides a stable source of revenue for a range of goods and services and to create jobs that improve the wealth of the community.

1. **Action Items:**To make Kirkland a tourism destinationTo attract more family wage jobsAttract more businesses that have proven success in Kirkland such as information technology and healthcare
2. Keep Kirkland dollars in Kirkland - Buy Local push
3. Promote land uses that provide a variety of goods and services.

Comment [MB11]: Rephrase to reflect support for tourism (i.e. “friendly to tourism”).

Performance Measures:

1. Lodging tax
2. Food/beverage sales tax
3. Job growth by sector
4. Business tax revenue.
5. Number of new businesses fitting desired profile.
6. Number of new jobs fitting target business profile.
7. Sales tax dollars imported versus exported (leakage)
8. Number of residents who also work in Kirkland
9. Business retention..

Comment [MB12]: Should be expressed in terms of growth

Add measure of diversity of revenue base.

X. Dependable Infrastructure:

Value Statement: It is essential that the City have a well-maintained infrastructure consisting of an integrated system of roads, sidewalks, water, sewer and surface water systems, parks, technology systems and City buildings. This requires both a commitment to long-term capital improvement investments and on-going attention to systems maintenance.

Goal Statement: To maintain the appropriate level of investment in the City's infrastructure that protects the value of existing assets and provides new assets to meet the growing needs of the community.

Action Items:

1. Create and implement a comprehensive infrastructure replacement and maintenance program with funding mechanisms to improve levels of service, reduce liability, and minimize expense.
    a. Maintain pavement condition index of 65% or higher.
2. Implement a community education program on the challenges and values of maintaining high standards for the City's infrastructure
3. Establish partnerships for infrastructure investment.

Comment [MB13]: Add action items related to all instrstructure areas such as technology, water, sewer, etc.

Comment [MB14]: May want to reconsider this level as a goal.

Performance Measures:

1. Pavement condition index.
2. Dollars invested per capita as compared to national benchmark
3. Number of claims due to failing infrastructure

I. Neighborhoods

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Goal Statement: To continuously seek out and respond to citizen input and maintain the livability of Kirkland's diverse neighborhoods.

Action Items:

Comment [MB1]: Discuss adding item regarding acceptability of land uses to the neighbors.

1. Conduct a survey of residents to determine the levels of connection and identification with their neighborhoods and encourage discussion of neighborhood options (Resurvey to gauge success).
2. Encourage community participation in their neighborhood by providing opportunities for citizen input and utilizing available and emerging technologies to increase the levels of communication.
3. Monitor community satisfaction levels with capital infrastructure (Sidewalks, school walk routes, parks, etc.) and develop strategies to address concerns.

Performance Measures:

1. At least 90% of residents responding in the citywide survey rate their neighborhoods as a good place to live.
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Comment [MB2]: "Community based" needs better definition.

Comment [MB3]: Need to articulate "prevention"

Goal: To plan for and implement public safety systems that promote safety in our community.

Comment [MB4]: Need better connection between value and goal statement.

Action Items:

1. Continuously ~~U~~update and implement Fire, Emergency Preparedness and Police strategic plans (update short term and implement medium to long term).
~~1.~~2. Provide yearly report of departments' ability to carry out the goals
~~2.~~3. .
~~3. Adopt a sprinkler ordinance (short term)~~
~~4. Install Red light cameras to reduce red light violations(short to medium)~~
~~5. Complete mapping of neighborhoods (short)~~
~~6. Complete training of 500 CERT individuals (short)~~
~~7. Increase emphasis on community-oriented policing. (med to long)~~
~~8. Implement NORCOM (short)~~
~~9. Investigate traffic calming devices that would lessen the impediment to emergency vehicles and response times. (med)~~

Performance Measures:

1. 60% of building fires are contained to area of origin (medium)
2. 90% of Kirkland's residents feel safe walking in their neighborhoods after dark.(community survey) (medium)
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Move to Implementation Plan:

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III. Human Services

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Goal: To provide a coordinated system of human services designed to meet the special needs of our community and remove barriers to opportunity.
Action Items:

1. ~~Empower and expand the scope of the Human Services Advisory Committee to identify, educate, and respond to emerging issues that present special human service challenges our citizens (expand role beyond fund dispersal).~~
2. ~~Support community and neighborhood responses to hunger issues Add a central site in Kirkland for translation services provided through the ERIC~~
3. ~~Enhance the capacity of the community to support issues of homelessness, including education and outreach to homelessness and use of city facilities~~
4. ~~Convene a community human services audit/forum regarding needs in Kirkland and community responses (sponsored by Human Services Advisory Committee)~~
5. ~~Update the Where to Turn in Kirkland brochure to reflect current resources~~
6. ~~Continue financial support of Eastside Human Services Forum~~
1. Identify and respond to human services needs
2. Promote understanding of human services in Kirkland, through education and outreach to schools, faith based institutions, businesses and neighborhood associations
~~7.~~3. Empower the Human Services Commission to act regionally and locally on human services issues.
8. ~~Work to bring a one-stop human services campus to Kirkland~~
9. ~~Track the trends of the One Night Count in Kirkland~~
10. ~~Explore a partnership with Northwest University to provide a free health clinic.~~

Performance Measures:

Comment [MB5]: Need outcome-based measures.

1. Number of events and activities held
2. Pounds of food donated
3. Number of hours human service agencies use city facilities
4. Trends in One Night Count

Add to implementation plan:

1. *Support community and neighborhood responses to hunger issues Add a central site in Kirkland for translation services provided through the ERIC*
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IV. Balanced Transportation

Value Statement: Key to the effective movement of people and goods is an integrated multi-modal system of transportation that provides alternatives to the single occupancy vehicle and facilitates connections between neighborhoods, public spaces, businesses and the regional transportation system.

Goal Statement: To reduce reliance on single occupancy vehicles.

Action Items:

1. Create valid measures for transportation mode split.
~~1.~~2. Make Kirkland more pedestrian friendly by improving and expanding the sidewalk system ~~(add ___ feet of new sidewalk per year.~~
~~2. Create more permeable sidewalks.~~
3. Develop more strategic connectivity.
4. Link transportation alternatives with health initiatives.
5. Expand bike path miles and less formal pedestrian corridors such as trails (e.g. Cross Kirkland Trail)
~~6. Assure the availability of alternative fuels and power for transportation.~~
~~7. Create valid measures for transportation mode split.~~
~~8.~~6. ~~Establish~~ Create strategies to link land use and transportation.~~desired levels of mixed use and accessibility to services within neighborhoods.~~
~~9.~~7. Reduce reliance on single occupancy vehicles by ___%.

Performance Measures:

1. Number of sidewalk feet added per year
2. Number of~~f~~ feet per year of permeable sidewalks added.
3. Percent use of single occupancy vehicles.
~~3.~~*4.* *Add transit measure.*

Comment [MB6]: Use elements of Active Transportation Plan to identify areas with greatest needs for sidewalks.

Comment [MB7]: Measure should be expressed in terms of feet added in relation to total need.

Add to Implementation Plan:

1. *Add ___ feet of new sidewalk per year.*
2. *Create more permeable sidewalks.*
3. *Assure the availability of alternative fuels and power for transportation.*

V. Parks and Community Services

Value Statement: An exceptional park and recreational system is integral to the high quality of life in Kirkland. We are stewards of our open spaces and natural areas for the enjoyment of our citizens. A wide variety of recreational opportunities are aimed at promoting the community's health and enjoyment.

Goal: To meet the health and wellness needs of the community, provide recreational opportunities, and promote essential gathering spaces in unique natural areas.

Action Items

1. ~~1.~~ Develop a funding plan to complete capital projects.
2. Maintain our current system. ~~C~~
3. Develop a funding plan to construct a Health and Wellness community center. ~~(medium to long)~~

   2. ~~Increase burial plots at the Kirkland Cemetery. (medium)~~

   ~~3. Develop the cross Kirkland Trail. (medium)~~

   ~~4. Increase the connectivity of internal parks and work towards connectivity to regional trails. (medium to long term)~~

~~1.~~4. ~~5. Develop McAuliffe goat herd to assist in restoration of our natural areas (medium)~~

~~2.~~5. Support goals of environmental stewardship.

   7. ~~Identify and/or purchase land for a dog park. (medium to long)~~

   ~~8. Develop pea patches at McAuliffe Park (short)~~

   ~~9. Use annexation to develop more recreational and sports fields (medium)~~

   ~~10. Develop a Natural Area Restoration Division with 4 to 6 staff (medium)~~

   ~~11. Develop an Active Living Division that coordinates all active living activities with2 staff (medium~~

   ~~12. Survey community's willingness to support a park bond (short)~~

~~3.~~6. ~~13. Conduct fitness audit to address the issues around the national obesity epidemic (short)~~

Performance Measures:

Add to Implementation Plan:

1. *Increase burial plots at the Kirkland Cemetery. (medium)*
2. *Develop the cross Kirkland Trail. (medium)*
3. *Increase the connectivity of internal parks and work towards connectivity to regional trails. (medium to long term)*
4. *Develop McAuliffe goat herd to assist in restoration of our natural areas (medium)*
5. *Identify and/or purchase land for a dog park. (medium to long)*
6. *Develop pea patches at McAuliffe Park (short)*
7. *Use annexation to develop more recreational and sports fields (medium)*

8. *Develop a Natural Area Restoration Division with 4 to 6 staff (medium)*
9. *Develop an Active Living Division that coordinates all active living activities with2 staff (medium*
10. *Survey community's willingness to support a park bond (short)*
11. *Conduct fitness audit to address the issues around the national obesity epidemic (short)*

VI. Diverse Housing

Value Statement: The City's housing stock should meet the needs of a diverse community by providing a wide range of types, styles, size and affordability. The City's housing policies, strategies and investments should be forward-looking in order to achieve the desired level of housing diversity and meet the housing unit targets consistent with the Growth Management Act.

Goal Statement: To develop and implement strategies that promote the construction and maintenance of housing stock that meets a diverse range of incomes and needs.

Action Items:

1. Relate housing supply to employment.
2. Provide mechanisms to allow and promote a variety of housing styles to support our diverse population.
3. Integrate new diverse housing language into every neighborhood plan update.
4. Adopt small lot housing regulations city-wide.
5. Adopt mandatory inclusionary zoning.
6. Encourage preservation of existing housing stock.

Performance Measure:

1. Ratio of jobs in Kirkland to appropriate and affordable housing
2. Number of affordable units added
~~1.~~3. Ratio of income to housing affordability

VII. Financial Stability:

Value Statement: Citizens of Kirkland should receive a core level of service that meets the community's priorities and that can be funded with predictable revenue. Unpredictable revenue should be utilized to fund capital and special projects.

Goal Statement: To define sustainable core service levels, define and measure predictable revenue streams to be used in developing budget and funding core service levels, and determine the size and rules for use of the Rainy Day Fund as a way to maintain service levels in times when predictable revenues fall short.

Comment [MB8]: Add statement that supports moving to a performance based budget.

Action Items:

1. Begin discussion and planning to incorporate this approach to financial planning into our thinking and processes.
2. Change the City budget process to reflect the concept of core services and revenues.
3. Educate the public.
4. *Engage and involve the citizens and our Boards and Commissions*

~~4. Engage and involve the citizens.~~

~~5. Educate and involve our Boards and Commissions.~~

Performance Measures:

1. Maintenance of a high credit rating.
2. Numerical relationship between core revenues and levels of service. (i.e. - revenue is sufficient to provide a core level of service)
3. Meet and maintain Rainy Day Fund goals.
4. Survey of citizen priorities.
5. Survey of citizen satisfaction.

VIII. Environment

Value Statement: The quality of life in our community is dependent upon a quality environment. We are committed to the protection of the natural environment through an integrated natural resource management system.

Goal Statement: To promote and adopt sustainable practices that protect our environment for current residents and future generations.

Action Items:

1. Minimize waste that goes to the land fill
    a. Achieve 75% recycling in residential areas,
    b. Achieve 5% or more per year recycling in multifamily areas
    c. Improve food waste recapture for restaurants
2. Maintain and enhance the urban forest
    a. Create and execute a public information campaign on the value of urban forests
    b. Achieve 40% tree canopy
    c. Obtain wildlife habitat certification for the City)
3. Reduce community's carbon emission by 50% by 2020
    a. Increase Transit availability use
    b. Reduce City motor vehicle reliance on petroleum
    c. Reduce electricity consumption
    d. Install LED lights wherever possible,
    e. Generate electricity wherever possible)
4. Adopt water conservation measures
    a. Increase waste water reuse
    b. Increase storm water reuse
    c. Increase reclaimed water
    d. Unhook closed-loop water reclamation in housing developments
5. Improve the City's water quality
    a. Protect, expand and improve wetlands
    b. Eliminate pesticide
6. Support local agriculture
    a. Community Supported Agriculture (CSA)
    b. Add one pea patch per year for the next 10 years

Comment [MB9]: Identify desired outcomes.

Performance Measures:

1. Percent of waste recycled in single family residential areas.,
2. Percent of waste recycles per year in multifamily areas.
3. Amount of food waste recapture for restaurants
4. Percent change in tree canopy
5. Carbon emissions produced
6. Water usage
7. Number of pea patches.

Comment [MB10]: Include measure of total waste stream.

IX. Economic Development

Value Statement: Kirkland's diverse economy contributes to the financial well-being and service needs of its citizens and supports the ability of the City to provide a variety of quality services to residents and businesses.

Vision Statement: To adopt an economic development strategy that provides a stable source of revenue for a range of goods and services and to create jobs that improve the wealth of the community.

Action Items:

~~1.~~ To make Kirkland a tourism destination~~.~~
~~2.~~ To attract more family wage jobs~~.~~
1. Attract more businesses that have proven success in Kirkland such as information technology and healthcare
2. ~~(~~Keep Kirkland dollars in Kirkland - Buy Local push
3. Promote land uses that provide a variety of goods and services.

Comment [MB11]: Rephrase to reflect support for tourism (i.e. "friendly to tourism").

Performance Measures:

1. Lodging tax
2. Food/beverage sales tax
3. Job growth by sector
4. Business tax revenue.
5. Number of new businesses fitting desired profile.
6. Number of new jobs fitting target business profile.
7. Sales tax dollars imported versus exported (leakage)
8. Number of residents who also work in Kirkland
~~7.~~9. Business retention..

Comment [MB12]: Should be expressed in terms of growth

Add measure of diversity of revenue base.

X. Dependable Infrastructure:

Value Statement: It is essential that the City have a well-maintained infrastructure consisting of an integrated system of roads, sidewalks, water, sewer and surface water systems, parks, technology systems and City buildings. This requires both a commitment to long-term capital improvement investments and on-going attention to systems maintenance.

Goal Statement: To maintain the appropriate level of investment in the City's infrastructure that protects the value of existing assets and provides new assets to meet the growing needs of the community.

Action Items:

1. Create and implement a comprehensive infrastructure replacement and maintenance program with funding mechanisms to improve levels of service, reduce liability, and minimize expense.
    a. Maintain pavement condition index of 65% or higher.
2. Implement a community education program on the challenges and values of maintaining high standards for the City's infrastructure
3. Establish partnerships for infrastructure investment.

Comment [MB13]: Add action items related to all instrstructure areas such as technology, water, sewer, etc.

Comment [MB14]: May want to reconsider this level as a goal.

Performance Measures:

1. Pavement condition index.
2. Dollars invested per capita as compared to national benchmark
3. Number of claims due to failing infrastructure

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 & Administration
Michael Olson, Deputy Director of Finance & Administration

Date: May 8, 2009

Subject: Gloria Martin 20 Year Service Award

Gloria Martin joined the City of Kirkland in February 1989, after many years working at the CIA. Gloria fills the position of Customer Account Associate supporting both the City's cemetery and business license functions. For the cemetery, Gloria is responsible for selling plots and niches, as well has helping coordinate burials arrangements at the cemetery between the Parks & Recreation staff, families, and funeral homes. For the business license program, Gloria helps explain the fee structure and requirements, pursues and processes new business licenses, processes annual renewals, and follows up on businesses that have not paid.

Her position, initially reporting to the City Clerk, was added as a result of the Rose Hill annexation in 1988. Gloria has seen the number of business licenses grow from 1,950 in 1989 to 5,500 today. Gloria's tenure at the City has spanned one cemetery expansion and three Finance Directors.

Gloria's position requires a unique blend of sensitivity, compassion, clear communication, and the ability to have strength in consistently applying business license requirements to all customers, all the while providing good customer service. Gloria has excelled in all of these areas throughout her years with the City and is now a wealth of information on the history of cemetery and business license requirements and services. Gloria has implemented many changes in the business license program and cemetery operations over the years, but her greatest pride is the most recent addition to her family, her grandson Howie, now 2 years old.

We truly appreciate all of Gloria's hard work and commitment.

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 12, 2009

Subject: 2009 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 2008 Giving Campaign. The Kirkland Fire Fighters Benevolence Association (KFFBA) was gracious enough to hold the funds through their status as a 501.c.3. $1,600 was raised through employee donations and a gift from the KFFBA.

Awards

On April 21, 2009, members of the Youth Services Team along with a representative from the KFFBA met to discuss and review the applications received. The following candidates were selected for scholarships:

Gabby Patilea – ($800 award) Juanita High School, Kirkland Youth Council

Lars Myren – ($400 award) Juanita High School, Kirkland Youth Council

Anahita Nakhjiri - ($400 award) Lake Washington High School, Human Services Advisory Board & Kirkland Youth Council

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: May 5, 2009

Subject: Public Works Week, May 17-23, 2009

Each year the American Public Works Association promotes Public Works Week throughout the nation. Cities, counties and special districts can choose to what extent they celebrate and acknowledge Public Works Week. The theme for 2009 is 'Revitalize, Reinvest, Renew', in keeping with the national focus on infrastructure investment as a catalyst to economic growth.

In addition, 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. 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.

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 20, at the Wednesday Market in Marina Park. 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.. On Thursday, May 21, 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 17-23, 2009 as Public Works Week in the City of Kirkland.

A PROCLAMATION OF THE CITY OF KIRKLAND

Designating May 17-23, 2009 as "Public Works Week" in the City of Kirkland

WHEREAS, the National American Public Works Association acknowledges Public Works Week each year in the third week in May; and

WHEREAS, the theme for this year is 'Revitalize, Reinvest, Renew;' and

WHEREAS, many of the essential services of a productive life, such as clean water, adequate drainage, safe roads, reliable wastewater collection, functional tree canopy, critical bike lanes, safe walk routes, timely solid waste collection, and reliable emergency response vehicles are provided by our Public Works Department; and

WHEREAS, the citizens and the Public Works employees are stewards of that infrastructure; and

WHEREAS, the City of Kirkland, through Council action, has been a leader in maintenance standards, capital investments, sustainability, pedestrian safety and recycling; and

WHEREAS, the mission of Kirkland Public Works is 'caring for your infrastructure to keep Kirkland healthy, safe and vibrant;' and

WHEREAS, the 102 employees of the Public Works Department have a collective 911 years of service, anchored by fourteen employees with 330 years of service; and

NOW, THEREFORE, I, James L. Lauinger, Mayor of Kirkland, do hereby proclaim the week of ***May 17-23, 2009 as Public Works Week*** in the City of Kirkland, and call upon all citizens to join in celebrating their investment in the public works of their City.

Signed this 19th day of May, 2009

_____

James L. Lauinger, Mayor

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

Date: May 4, 2009

Subject: COUNCIL POLICIES AND PROCEDURES – PUBLIC COMMENT PERIODS

RECOMMENDATION:

City Council considers eliminating the requirement for speakers under "Items from the Audience" and "Public Hearings" to provide their address for the record.

BACKGROUND DISCUSSION:

As part of the Council Policies and Procedures Manual update, the Council had expressed an interest in revisiting the practice of asking individuals who participate in public comment periods to provide their address. Staff has received requests from individuals in the past asking that their address not be published in the City Council's official record and a recent email was sent to the City Council making the same request.

There is no legal requirement for citizens to provide their address as part of public comment periods. The practice began with a request from the City Council who wanted to be able to follow-up regarding individual citizen concerns. This particular practice is not contained within any adopted rules (and is not contained within the existing Council Policies and Procedures Manual). Consequently, no formal action is required and the Council's part and the staff will amend Council Agenda script and sign-up sheet to exclude this field. If the Council specifically wants to follow-up with an individual, they can be asked to leave their contact information with staff.

If a document (e.g. a letter to the City Council) is included in the Council packet, the letter is included in its entirety and the name and address of the sender is included.

KIRKLAND CITY COUNCIL SPECIAL MEETING

Minutes

May 5, 2009

1. CALL TO ORDER

Mayor Lauinger called the Special Meeting of the Kirkland City Council to order at 5:30 p.m.

2. ROLL CALL

Members Present: Mayor James Lauinger, Deputy Mayor Joan McBride, Councilmembers Dave Asher, Jessica Greenway, Tom Hodgson and Bob Sternoff. Councilmember Mary-Alyce Burleigh was excused as she was late returning from a Shoreline Hearings Board meeting.

3. CULTURAL COUNCIL INTERVIEWS

a. Bhaj Townsend
b. Gwen Zierdt

4. SELECTION AND APPOINTMENT OF CULTURAL COUNCIL MEMBERS

Councilmember Asher moved to appoint Bhaj Townsend to position 1 for a four year term ending 3/31/2013 on the Cultural Council. Councilmember Sternoff seconded the motion, which passed unanimously.

Councilmember Asher moved to appoint Gwen Zierdt to position 3 for a four year term ending 3/31/2013 on the Cultural Council. Councilmember Sternoff seconded the motion, which passed unanimously.

5. ADJOURNMENT

The May 5, 2009 Special Meeting of the Kirkland City Council was adjourned at 5:59 p.m.

City Clerk

Mayor

KIRKLAND CITY COUNCIL REGULAR MEETING MINUTES
May 05, 2009

1. CALL TO ORDER

2. ROLL CALL

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

Councilmember Mary-Alyce Burleigh was late arriving due to an earlier Shoreline Hearings Board meeting.

3. STUDY SESSION

a. City Council Goals

Joining Councilmembers for this discussion in addition to City Manager Dave Ramsay were Assistant City Manager Marilynne Beard, and Lynn L. Melby of Melby, Cameron and Anderson.

4. EXECUTIVE SESSION

a. To Discuss Property Acquisition

5. SPECIAL PRESENTATIONS

a. Fire Chief J. Kevin Nalder - Swearing In Ceremony

City Manager Dave Ramsay introduced Chief Nalder and reviewed his background and qualifications. City Clerk Kathi Anderson administered the Oath of Office. Chief Nalder thanked Council and staff and introduced his family, wife Lauren, son Roman and daughter Paris.

b. 2008 Solid Waste and Recycling Annual Report

Solid Waste Coordinator John MacGillivray introduced Susan Robinson, Waste Management Director of Public Sector Services, who provided an overview of their annual report. Mr. MacGillivray followed with a focus on waste diversion goals and accomplishments.

c. Certificate of Achievement for Excellence in Financial Reporting

Mayor Lauinger acknowledged the work of Finance and Administrative Services Director Tracey Dunlap, Deputy Director Michael Olson and Accounting Manager

Teresa Levine, which earned the award for the City's 2007 Comprehensive Annual Financial Report. Director Dunlap also acknowledged Finance and other City Staff whose work contributed to the award.

d. Green Tips

Network and Operations Manager Donna Gaw shared information on Personal Computer Power Management.

6. REPORTS

a. City Council

(1) Association of Washington Cities Annual Business Meeting

Motion to appoint as voting delegates Councilmembers Bob Sternoff, Mary-Alyce Burleigh and Tom Hodgson.
Moved by Councilmember Mary-Alyce Burleigh, seconded by Deputy Mayor Joan McBride

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

(2) Regional Issues

Councilmembers shared information regarding the Cultural Council draft Strategic Arts Plan; Kirkland Artist Studio Tour; Cascade Water Alliance 10th Anniversary celebration; Metropolitan Solid Waste Management Advisory Committee; NorKirk Neighborhood Garage Sale; Annual Letter Carriers Food Drive; Suburban Cities Association Finance Committee meeting; King County Growth Management Planning Committee meeting; Citizens Police Academy; Eastside Mayors' meeting; and the Cascade Water Alliance Board meeting.

b. City Manager

(1) 2009 Legislative Update 8

Intergovernmental Relations Manager Erin Leonhart reviewed the status of current issues.

(2) Meeting with the Market Neighborhood

(3) Calendar Update

7. COMMUNICATIONS

a. Items from the Audience

Anna Aubry, 341 8th Street South, Kirkland, WA
Clement Neil, 700 5th Avenue South, Kirkland, WA

b. Petitions

None.

8. CONSENT CALENDAR

a. Approval of Minutes

(1) April 21, 2009

(2) March 28 & 29, 2008

(3) March 20 & 21, 2009

b. Audit of Accounts:
Payroll $2,100,116.43
Bills $2,887,918.07
run # 821 check #'s 508075 - 508083
run # 822 check #'s 508084 - 508241
run # 823 check #'s 508242 - 508279
run # 824 check #'s 508281 - 508399

c. General Correspondence

(1) Elizabeth Stockard, Regarding Signage at the Carlton Inn

d. Claims

(1) Saad Z. Ghoraishi

e. Award of Bids

None.

f. Acceptance of Public Improvements and Establishing Lien Period

None.

g. Approval of Agreements

None.

h. Other Items of Business

(1) Victory Garden at Vacant City Property

(2) Surplus Vehicles for Sale

Fleet #	Year	Make	VIN/Serial Number	License #	Mileage
P06-10	2006	Ford Crown Victoria	2FAHP71W76X105256	40543D	75,239
PU-01	2001	Dodge 2500 Utility Truck	3B7KC26Z11M550436	32439D	59,942
PU-30	2000	Dodge 2500 Pick-Up	3B7KC26Z81M276779	30954D	63,849
SV-01	1999	GMC Grumman Step Van	1GDKP32R1X3500433	28049D	32,467

Motion to approve the Consent Calendar.
Moved by Councilmember Mary-Alyce Burleigh, seconded by Councilmember Jessica Greenway

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

Council recessed for a short break at 9:00 p.m.

9. PUBLIC HEARINGS

a. Resolution R-4759, Authorizing the City Manager to Execute an Amendment to the Lease Agreement for the Use of the Water District Property by Hopelink

Mayor Lauinger reviewed the parameters of the hearing and declared it open. Deputy Parks and Community Services Director Carrie Hite introduced Hopelink Director of Client Services Deborah Grant who provided Council with an update on their plans. No further testimony was offered and the Mayor closed the hearing.

Motion to Approve Resolution R-4759, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE LEASE AGREEMENT FOR THE USE OF THE WATER DISTRICT PROPERTY BY HOPELINK."
Moved by Councilmember Dave Asher, seconded by Councilmember Jessica Greenway

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

10. UNFINISHED BUSINESS

a. Downtown Retail Strategy

Planning Supervisor Jeremy McMahan provided an overview of the strategic plan process and introduced Economic and Development Consultant Eric Hovee, who discussed the strategy report recently completed by E.D. Hovee & Company, LLC. Also contributing to the presentation were Downtown Advisory Committee co-chairs Mike Nelson and Jeff Trager, and Economic Development Manager Ellen Miller-Wolfe. Mr. McMahan noted the presence of Downtown Advisory Committee members Bea Nahon and Margaret Carnegie in the audience.

b. Downtown Remaining Zoning Issues

This item was postponed for discussion at a future meeting.

c. Aubry Short Plat Driveway Issue

Development Engineering Manager Rob Jammerman reviewed the background of this project and responded to Council questions and comment.

d. Annexation Resource Needs

Finance and Administrative Services Director Tracey Dunlap responded to Council questions and comment.

Motion to approve the use of $200,000 from the General Fund Contigency to provide annexation resources.
Moved by Councilmember Mary-Alyce Burleigh, seconded by Deputy Mayor Joan McBride

Vote: Motion carried 6-1
Yes: Councilmember Bob Sternoff, Mayor Jim Lauinger, Councilmember Jessica Greenway, Deputy Mayor Joan McBride, Councilmember Mary-Alyce Burleigh, and Councilmember Tom Hodgson.
No: Councilmember Dave Asher.

e. SR 520 Variable Tolling Environmental Assessment

Transportation Commission Chair Jon Pascal discussed the issues addressed in the proposed comment letter to WSDOT for Council consideration.

Motion to approve the proposed comment letter to WSDOT.
Moved by Deputy Mayor Joan McBride, seconded by Councilmember Dave Asher

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

f. Snow and Ice Response

Motion to approve the purchase of specifically identified equipment for snow and ice response activities.

Moved by Councilmember Dave Asher, seconded by Councilmember Bob Sternoff

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

11. NEW BUSINESS

a. Zoning Code Interpretation: Schools in LIT (Light Industrial Technology) Zones

Planning and Community Development Director Eric Shields reviewed the issues for consideration and received Council direction to prepare a formal code interpretation.

12. ANNOUNCEMENTS

None.

13. ADJOURNMENT

The Kirkland City Council regular meeting of May 5, 2009 was adjourned at 10:51 p.m.

City Clerk

Mayor

Council Meeting: 05/19/2009
Agenda: General Correspondence
Item #: 8. c. (1).

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 7, 2009

Subject: 2009 EMERGENCY SEWER PROGRAM – EARLYWINE RESPONSE

RECOMMENDATION:

It is recommended that the City Council approve the attached response letter to Mr. and Ms. Earlywine regarding estimated assessments for the 2009 Emergency Sewer Program (ESP).

BACKGROUND AND DISCUSSION:

The 2009 ESP represents the sixth cycle of a program funded in the Capital Improvement Program that was created to provide sanitary sewer to areas served by septic systems. The program began in 1999 and is funded every other year – initial costs are paid for by the water/sewer reserve fund and upon completion of cycle, properties that benefit from the extensions are provided an opportunity to connect to the system. Properties that elect not to connect to the system can defer entering into a repayment contract for ten years at which time they are required to enter into a repayment contract that has an additional ten year repayment schedule. Assessments must be paid off when the property is sold.

Since its inception the ESP has provided nearly 22,000 feet of new sanitary sewer and provided direct sewer access to more than 400 properties. Nearly $5.7 million has been invested in the new system with a repayment level already over 50%, and 170 properties previously connected to septic systems are now connected to the sanitary sewer.

Staff is mindful of an apparent trend that is occurring with each additional ESP which warrants possible future consideration. Early cycles of the ESP addressed longstanding septic system failures which were notable and often readily accessible by extending short distances benefitting multiple properties and thus keeping individual assessments relatively low. As the program has matured, the frequency of septic failures has diminished, perhaps due to better soil conditions and/or residential maintenance practices; however, the ability to provide access to those failures is becoming more difficult. These two factors are combining to reduce public interest/acceptance of the original tenets of the program, while at the same time moderately increasing individual assessments.

The single factor driving assessments higher, besides historical construction inflation costs, is the ability to access various properties. The analogy is similar to single family development when "easily developable" property is the first to go; hillsides, and narrow or challenging access property will develop however not until the economics are viable. In the case of the ESP, properties that remain to be provided with sanitary sewer often involve extensions past properties that may be served from alternate directions and thus cannot be assessed (Figure 1).

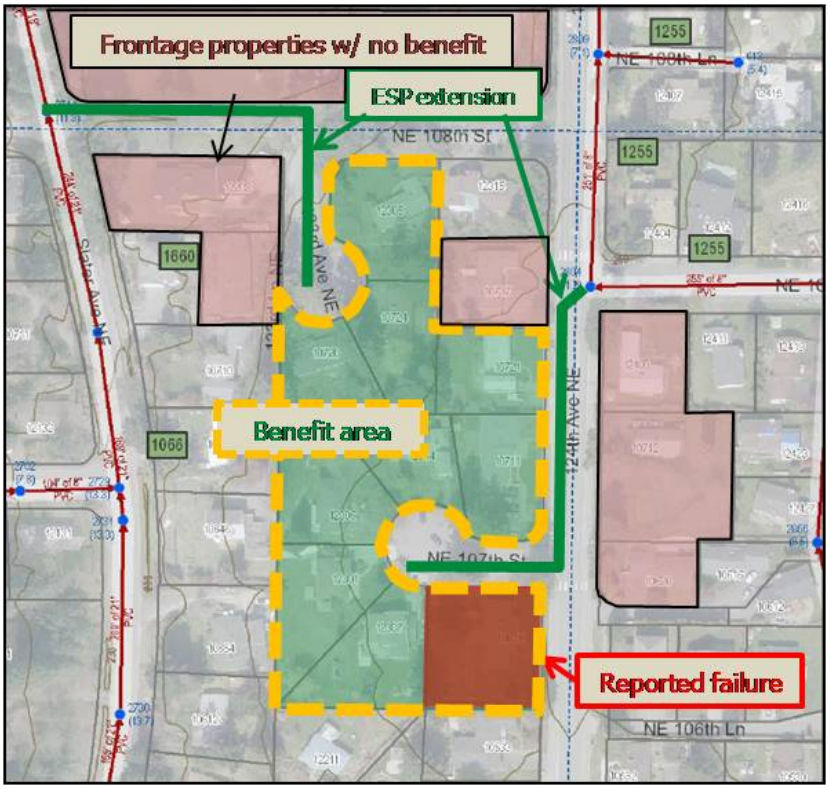


Figure 1 – scenario of ESP sanitary extension and beneficiaries

Individual assessments in the 1999 program were approximately $8,000, and the estimated assessments for the 2009 program are currently $26,000. A comparison of past ESP assessments, adjusted for construction cost inflation, indicates that the assessments have remained relatively consistent from year to year; the geography and the number of beneficiaries per foot of pipe are affecting factors in the final assessments (Figure 2).

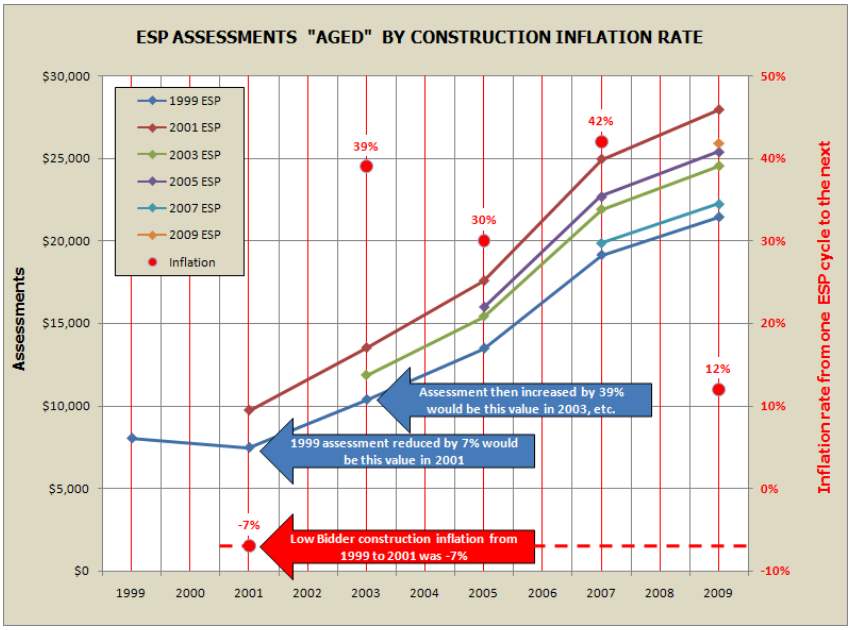


Figure 2 – comparison of ESP assessments adjusted for inflation

On April 29, 2009, staff hosted a second open house to present the proposed design and estimated costs to the property owners who are currently within the 2009 ESP benefit area. There were twelve property owners who registered on the sign-up sheet and approximately twice that many people in attendance – the current total number of prospective beneficiaries of the 2009 ESP is 50 and an additional four assessments could be levied for sub-dividable property.

Staff, along with the design consultant, provided a general overview of the Program, its history, and why it was developed. They also reviewed the specific design approach for areas identified to be included in this year's Program, due to nearby reported failures, and explained why the specific areas were selected. Also discussed was the general economic climate, the estimated costs for both the Program and other associated costs required in order to connect to the system, and the multiple options for payment.

There was a significant amount of opposition voiced by the open house attendees regarding the estimated Program costs (currently $26,000 per assessment for the ESP portion) and the estimated additional costs that property owners would incur to connect to the system (estimated at $10,000 per connection including the side sewer and connection fees). Staff explained the significant escalation of construction costs that has been experienced in the last few years, but also conveyed the hope that the current bidding environment appears to make it a very favorable time to bid and construct. The attendees also raised concerns about the current economic climate and declining property values. Staff was able to relay to the attendees the perspective of past ESP's in which a few participants were also unhappy with the Program initially but then experienced a subsequent septic system failure and were relieved to have access to a readily available sewer connection.

At the completion of the meeting a number of homeowners expressed their continued opposition to the Program and stated that they felt they were being forced to accept the Program with no options. The Earlywine email of May 1 is consistent with the concerns raised at the meeting and staff anticipates additional correspondence will be received regarding the 2009 ESP. It is recommended that the attached letter serve as the basis for the City's response until additional information is available.

It is staff's intention to complete the design for the 2009 ESP areas and move forward with the bid process, as authorized by Council at their meeting of February 3, 2009. Once bid prices are known and a more precise assessment amount can be determined, staff will conduct an additional open house to present project information, associated costs, a summary of benefiting areas and the results of all communications with affected property owners. Staff will return to Council with the outcome of the bid opening and an area by area breakdown of property owner support, together with a recommended action in June or early July.

Attachment A – Earlywine correspondence
Attachment B – Draft response letter
Attachment C – Vicinity Maps 2009 ESP benefit areas
Attachment D – ESP Program History
Attachment E – ESP Investment and Repayment Summary

From: Duane Earlywine [mailto:dearlywine@verizon.net]
Sent: Friday, May 01, 2009 6:59 PM
To: KirklandCouncil
Subject: Emergency Sewer?!

Dear Council:

It was very distressing to go to the meeting with Aaron on Wednesday and find that we are being forced to pay for a sewer that we neither need nor want.
15? + years ago when we voted to be annexed into the city it was promised that we would not be forced to do this!!!!! We have maintained out septic system and have documented material to show that we have. We live on 1/3 an acre and have the room for septic, unlike all the townhouses down the street, next to the Boys and Girls Club where you allowed them to cut down 50- 70 trees and put in cement. Your policies seem to have a double standard, are these improvements for the environment or not?

This is not the time financially for us to go into debt $40,000. And at such a low rate 2.2% (☹. Why do we want to go into debt further? WE do NOT!!!

If you would like us to come to the city council meeting all my neighbors and myself would be there.

Please reconsider your vote!!!!! Please truly represent us, this is not the time, keep the city's word.

Duane and Nancy Earlywine
12314 NE 107th Street
Kirkland, WA 98033
425-803-3250

May 19, 2009

D R A F T

Duane and Nancy Earlywine
12314 NE 107th Street
Kirkland, WA 98033

RE: E-mail to Kirkland City Council concerning the 2009 Emergency Sewer Program

Dear Mr. and Ms. Earlywine:

Thank you for your e-mail dated May 1, 2009 concerning the 2009 Emergency Sewer Program (ESP). We appreciate your comments and want to assure you that your concerns have been noted in the project file.

There remain some 500 properties like yours in Kirkland that utilize septic systems -- most are aged and some are failing. A septic system is not intended to be long-term solution for handling domestic wastewater in an urban environment, and most experts agree that the expected life of a well maintained septic system is on the order of 30 years. In an urban environment, Kirkland included, as those systems outlive their design life, reconstruction of septic systems is not the desired approach. A domestic sanitary sewer system is more conducive to the increasing density and smaller lot sizes that the City has planned for and is experiencing, particularly because of its ability to protect diminishing open spaces and help in maintaining healthy water courses.

The Kirkland City Council created the ESP in 1998 in order to provide a mechanism for residents to fund sanitary sewer extensions instead of being forced to install expensive alternatives to below ground septic systems on their own or to ignore repairs altogether and utilize failed septic systems or perform unsupervised repairs; all of which are inconsistent with the Community's objectives. To date, five ESP's have been completed with over 22,000 lineal feet (4.2 miles) of new mainline installed, and over 400 side sewer connections are now available at the benefitting properties. Of those properties, 170 owners have had their homes connected to the sewer system and their septic systems have been abandoned.

When planning the potential 2009 ESP service areas, and by looking for patterns of reported failed septic systems, the City invited all property owners who were within the proposed planning areas to an open house meeting on December 9, 2008; a follow-up meeting was held on April 29, 2009. At those two meetings City staff explained how the program works and invited homeowners to share their concerns. We understand the first meeting was only sparsely attended with eight property owners in attendance. The second meeting, however, was attended by a few more folks with twelve property owners signing the register and nearly twice that in attendance.

We anticipate that most homeowners do invest wisely and maintain their septic systems over the years, however, there are reported system failures in your area and, as a result, there could be undocumented or even unknown failures occurring. Historically, septic systems in an area begin to fail with a consistent pattern; single failures occur with additional failures in and around the initial failure -- soil types, age, development patterns, significant wet weather, and lack of maintenance all lead to the eventual failures or overflows of septic systems. In those instances, public health issues and environmental degradation are of considerable concern.

The City is sensitive to the financial burden this represents to property owners, and the Program provides options for low interest financing as well as connection time frames that have generally been well

received by the majority of the previous ESP participants. Inflation aside, the assessments upon benefitting properties have been relatively consistent for the ESP, however, we do understand concerns you have about taking on additional debt at this time; City staff is continuing to work hard in finding ways to minimize all associated costs.

We anticipate that City Council will be presented with the results of the contractor bids for the 2009 ESP in June and will take action on the staff recommendation at that time. In advance of that meeting, staff will conduct an additional open house to present project information, associated costs, a summary of benefiting areas, and the results all communications with affected property owners.

Sincerely,

Kirkland City Council

By: James L. Lauinger, Mayor

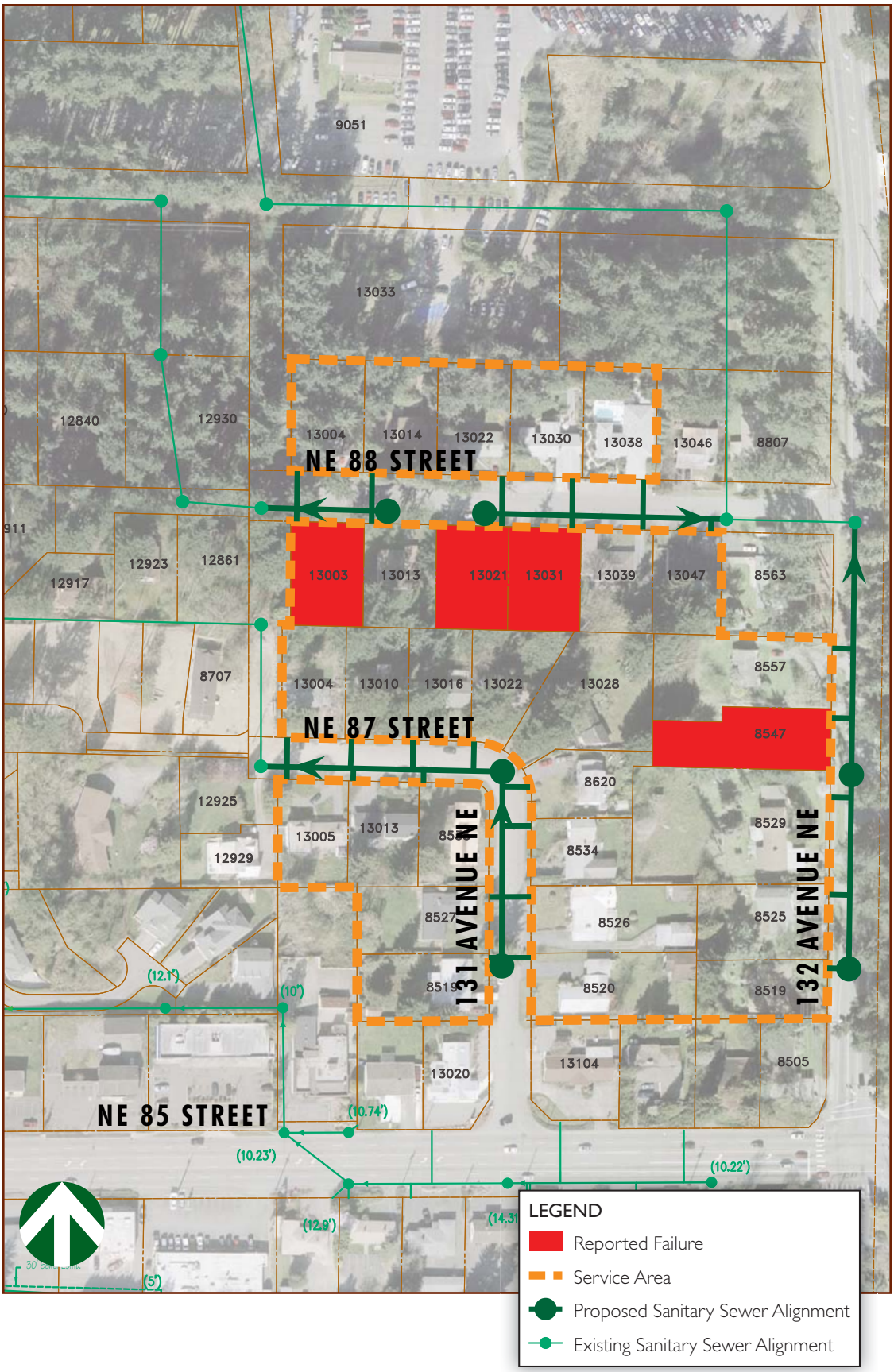
Cc: Ray Steiger, P.E., Capital Projects Manager

CITY OF KIRKLAND

2009 Emergency Sewer Program

Attachment C

(Detail of Area 1)

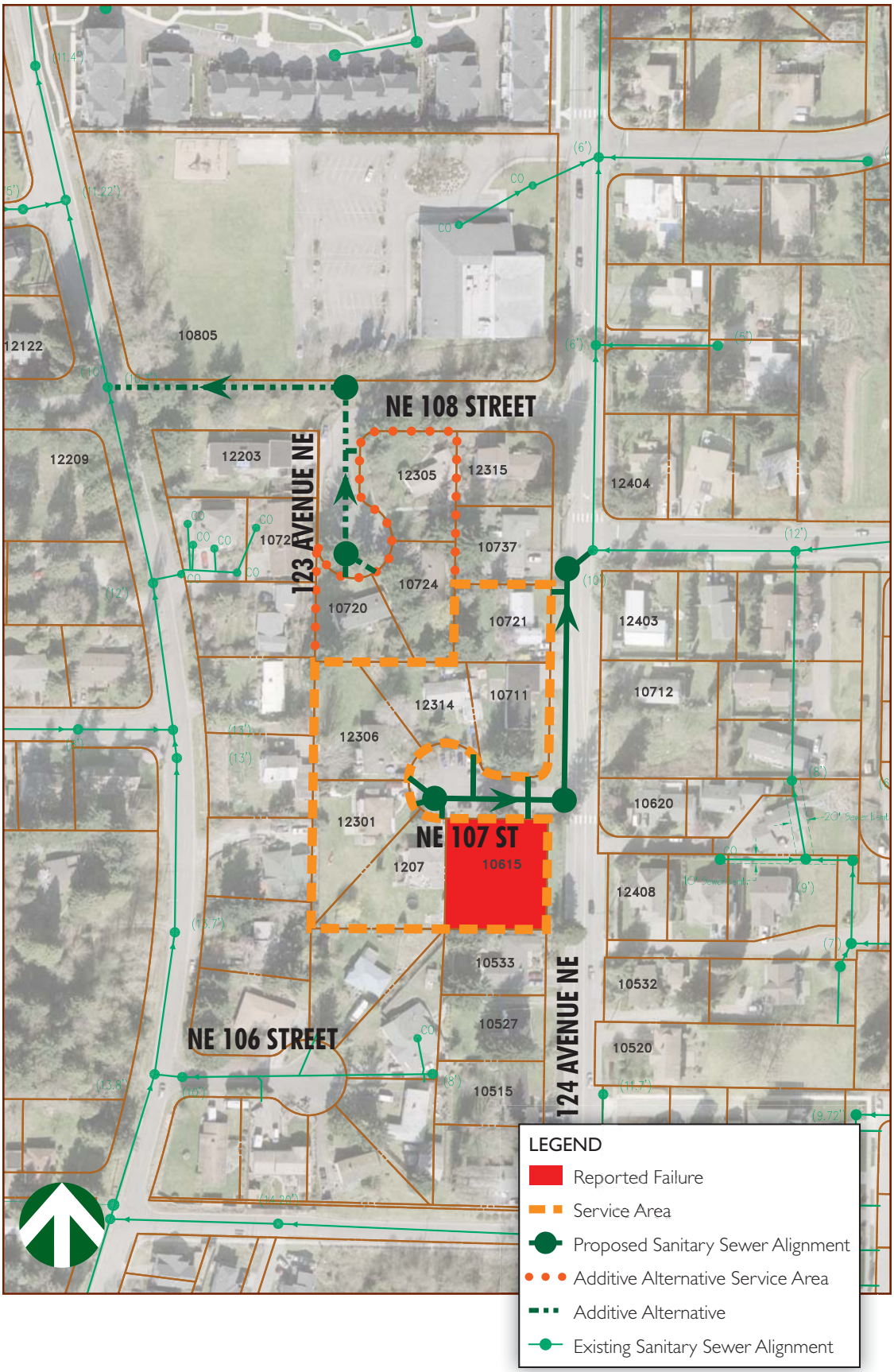


CITY OF KIRKLAND

2009 Emergency Sewer Program

Attachment C

(Detail of Area 2)

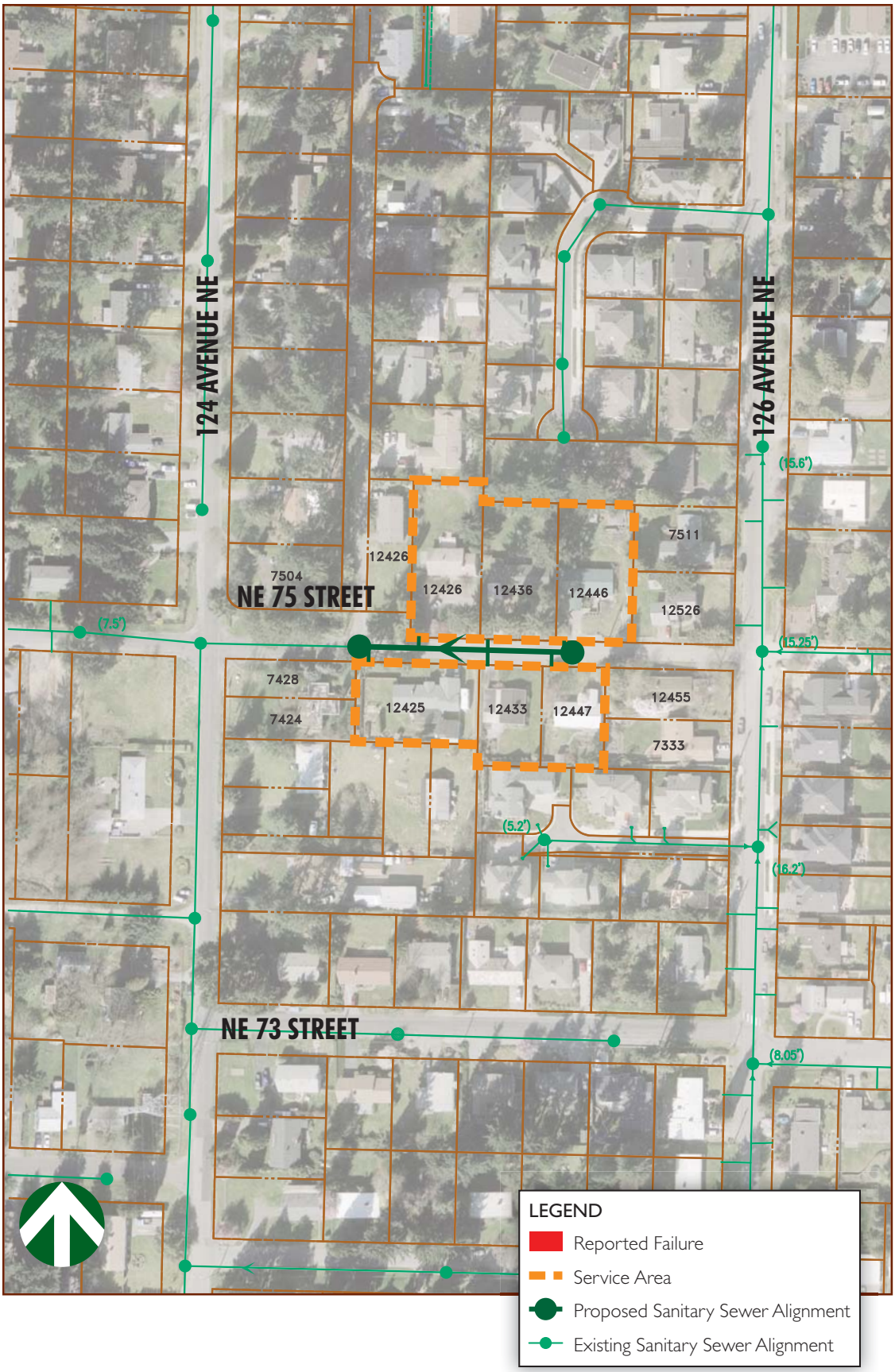


CITY OF KIRKLAND

2009 Emergency Sewer Program

Attachment C

(Detail of Area 3)

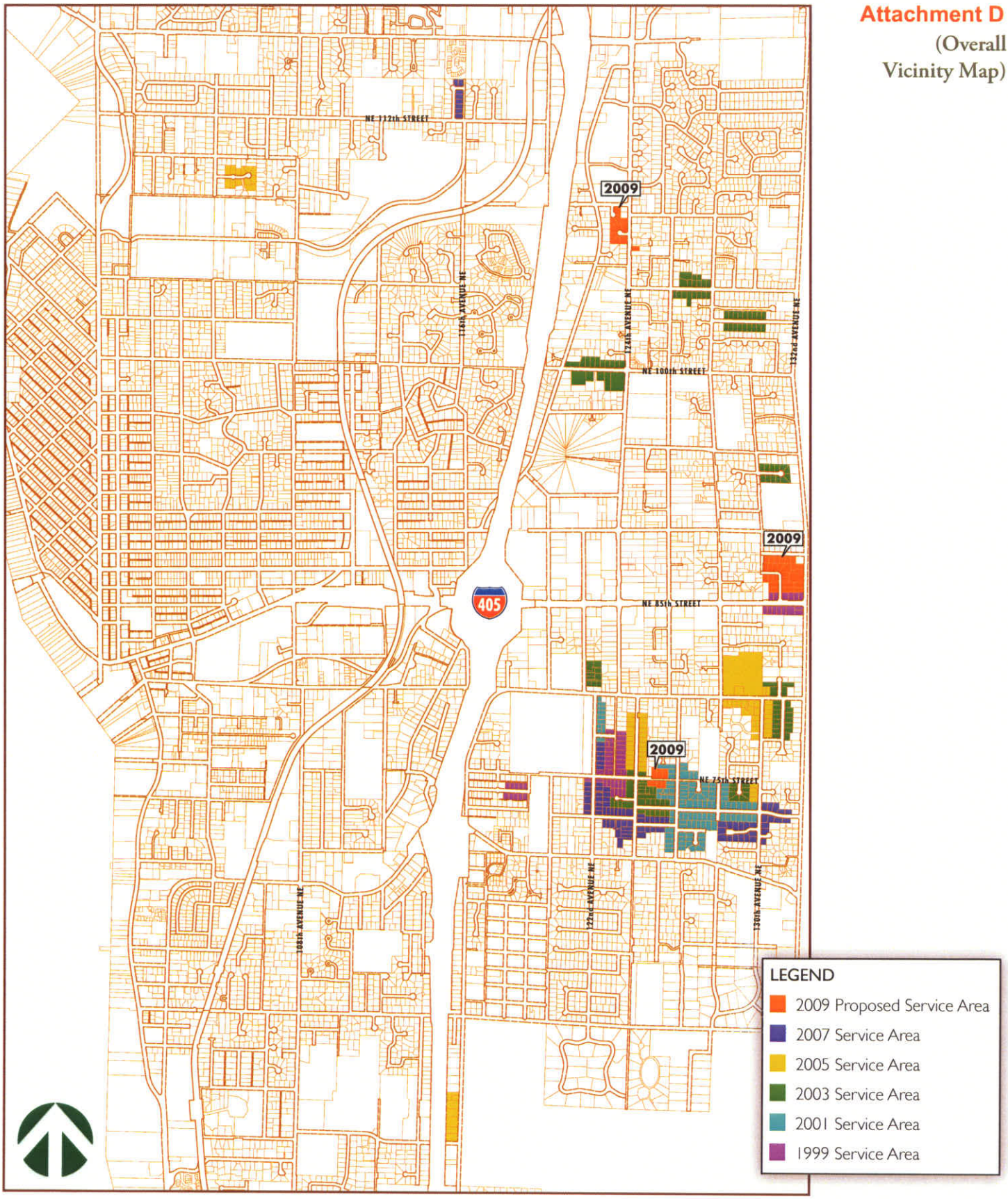


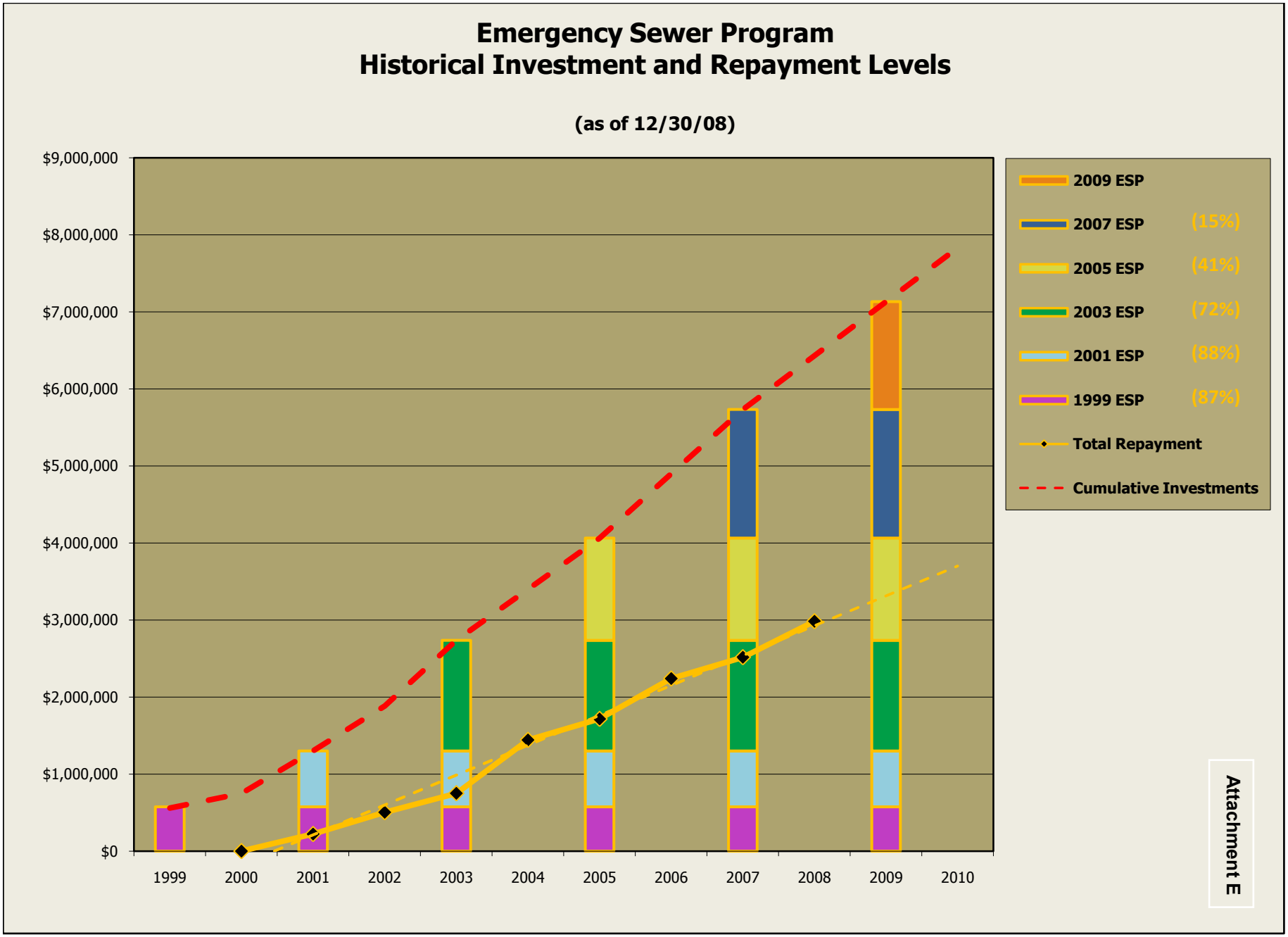
CITY OF KIRKLAND

2009 Emergency Sewer Program

otak

Attachment D
(Overall Vicinity Map)




Emergency Sewer Program
Historical Investment and Repayment Levels
(as of 12/30/08)
$9,000,000
$8,000,000
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$0
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2009 ESP
2007 ESP (15%)
2005 ESP (41%)
2003 ESP (72%)
2001 ESP (88%)
1999 ESP (87%)
Total Repayment
Cumulative Investments
Attachment E

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 7, 2009

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) Earl D. Bensel
11906 NE 80th St.
Kirkland, WA 98033

Amount: Unspecified Amount

Nature of Claim: Claimant states damage to property resulted from a sewer system backup due to debris in the system.

(2) Sylvia A. Beaumier
9921 NE 116th St. #8
Kirkland, WA 98034

Amount: $1913.54

Nature of Claim: Claimant states damage to vehicle resulted from road construction.

(3) Patricia L. Mau
11807 101st Pl. NE #47
Kirkland, WA 98034

Amount: $650.20

Nature of Claim: Claimant states damage resulting from unreturned property.

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
Ray Steiger, P.E., Capital Projects Manager

Date: May 7, 2009

Subject: 2009 ANNUAL STRIPING PROGRAM –AWARD OF CONTRACT

RECOMMENDATION:

It is recommended that the City Council award the contract for the 2009 Annual Striping Program to Apply- A-Line Inc., Inc. of Pacific, Washington, in the amount of $139,136.50 for Schedules A, C, D & E. It is further recommended that Council authorize a Small Works re-bid on Schedule B – Thermo Plastic Removal and Replacement.

BACKGROUND DISCUSSION:

The purpose of the Annual Striping Program is to maintain the City's pavement markings that define the path of safe travel for motorists, bicyclists and pedestrians. This year's Program includes restriping lane lines, bike lanes, and public parking stalls as well as the replacing of worn thermoplastic crosswalk markings, stop lines, turn arrows, railroad crossing and other symbols throughout the City. For the first time, the Project is part of the Capital Improvement Program and has a yearly budget of $250,000; previously, this program was funded through the street operating budget.

The 2009 Annual Striping Program was bid as five separate schedules of work:

Schedules
A (Base Bid) - Restriping all lane lines
B (Additive) - Thermoplastic removal and replacement
C (Additive) - Bike symbols and bike lanes
D (Additive) - Restriping arterials and connectors
E (Additive) - Downtown curb painting

As identified in the bid contract documents, the basis of award is for the lowest price for the base bid schedule (Schedule A). On April 29th, three bids were received and tabulated with Apply-A-Line, Inc. being the lowest responsible and responsive bidder for the Base Bid:

Contractor	*Schedule **A***	*Schedule **B***	*Schedule **C***	*Schedule **D***	*Schedule **E***	*Bid Total*
Engineer's Estimate	$82,306.50	$136,367.50	$33,255.00	$32,140.00	$15,000.00	$299,069.00
Apply-A-Line, Inc.	**$69,554.00**	~~$141,300.00~~	$35,692.50	$30,140.00	$3,750.00	**$139,136.50**
Stripe Rite, Inc.	$78,614.75	$92,805.00	$34,470.00	$35,470.00	$4,875.00	$246,234.75
Road Runner Striping, Inc.	$78,201.75	$105,535.00	$31,630.00	$34,600.00	$15,000.00	$264,966.75

Staff's recommendation is to award Schedule A, C, D and E to Apply-A-Line, and not to award Schedule B, which appears to be out of line with respect to the other two bidders.

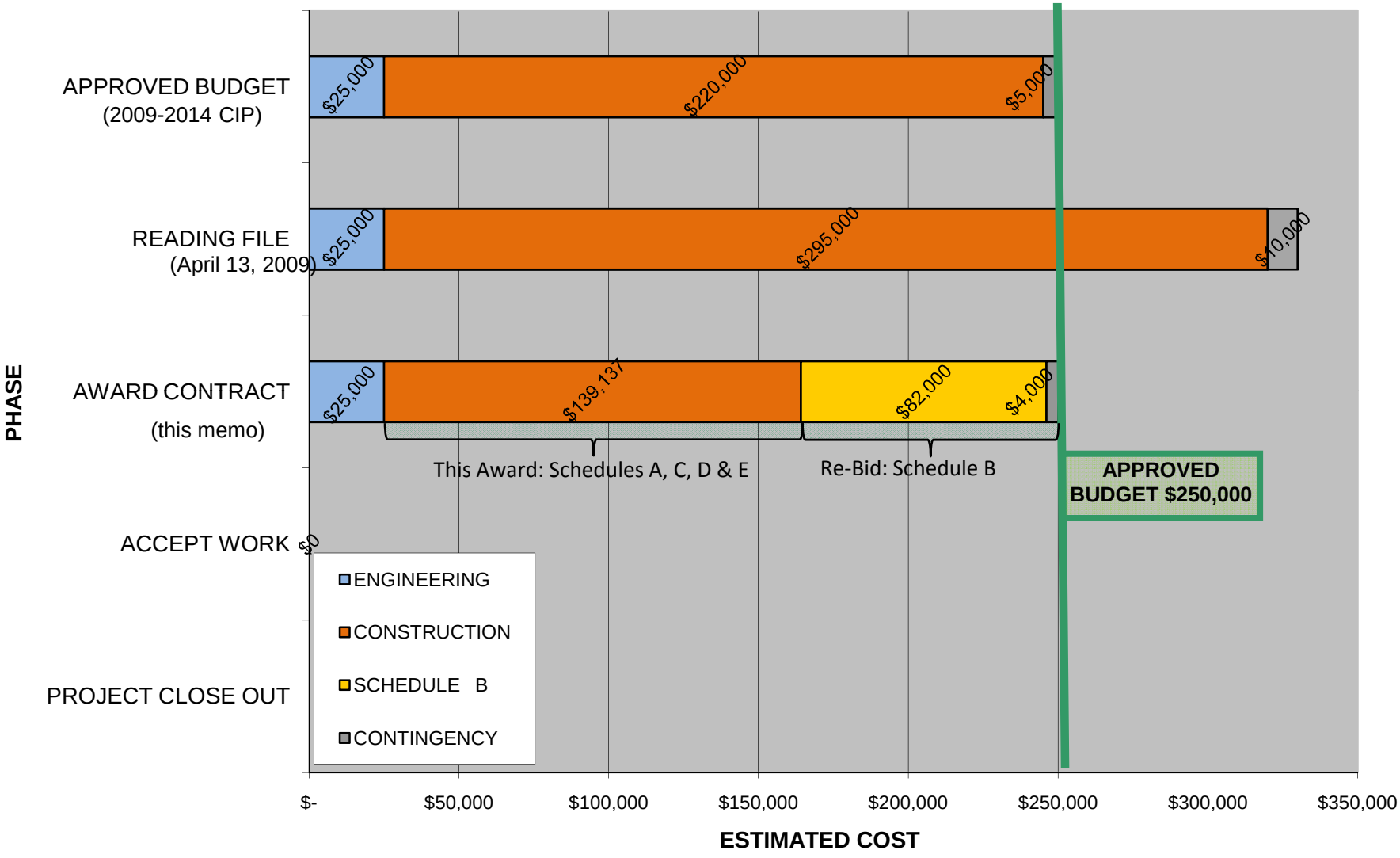
In a Council Reading File Memo, dated April 13, 2009, staff reported that last winter's snow and ice removal activities took a heavy toll on the City's lane markings and, in particular, on thermoplastic markings. Recently, the City submitted an application to FEMA requesting federal assistance for a number of increased maintenance expenses associated with the severe winter weather of 2008/09, as they related to the state of emergency declared by the Governor for the period of December 16, 2008 to January 11, 2009. In mid-April, during continuing discussions with our FEMA representative, we learned that that a calculated percentage of the replacement costs for pavement markings is viewed as a legitimate reimbursable expense. As a result, we are now in the process of determining to what extent the City could recover restriping costs and we have added the 2009 Striping Program to the City's FEMA reimbursement application for their consideration. If accepted by FEMA, the City could net additional funds to be used for completing all striping schedules.

The results of the City's FEMA application will be known in a few weeks. In an effort to complete the entire Striping Program, including Schedule B, staff is recommending that Council approve a re-advertisement of Schedule B – *Thermoplastic Removal and Replacement*, as a stand-alone Small-works Project to be completed over the summer months. We will return to Council with the results of the Schedule B re-bid and the outcome of the FEMA application, together with a recommendation for award including options for not exceeding the overall project budget.

With an award of the subject contract (Schedules A, C, D & E) at the May 19, 2009 Council meeting, construction would begin in June with final completion of the striping work expected by the end of October.

2009 Annual Striping Program -- CST 0980

PROJECT BUDGET REPORT



Attachment A

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 7, 2009

Subject: North Reservoir Rehabilitation / Repainting -- Authorization to Bid

RECOMMENDATION:

It is recommended that City Council authorize staff to advertise for contractor bids for the North Reservoir Rehabilitation / Repainting Project.

BACKGROUND AND DISCUSSION:

The North Rose Hill Reservoir (tank) is a major water system facility located in Mark Twain Park (Attachment A) and is jointly owned by the Cities of Kirkland (66% ownership) and Redmond (34%). The 14 million gallon tank was inspected in 2002 as a part of routine maintenance and the inspection report indicated that there was evidence of minor rusting inside of the 18-year old tank. The report did not indicate progressive coating failure but did recommend the re-coating of the tank's interior be scheduled in order to maintain its overall integrity. The recoating/painting project was funded in the CIP beginning in 2005 with a $500,000 budget.

During development of the painting specifications, members of the Joint Board, which oversees the maintenance and operations of all joint water system facilities, recommended that a number of additional improvements be made to the tank prior to the recoating process. The additional improvements recommended by the Joint Board included: performing seismic upgrades, installing new roof access and fall protection safety railings for maintenance personnel, improving telecommunications mounting rails for the cell vendors who pay rent for antenna space on the tank, other miscellaneous welding repairs and the repainting of the exterior of the tank, including the replacement of the existing tree mural that was originally added as a mitigation requirement of the original building permit. The recommendations required a significantly increased budget, additional design and permitting process, and added additional time and coordination efforts by the Joint Board. The final scope of work has been incorporated into each agencies respective CIP programs.

The overall budget for the project has been increased in the CIP to $3,399,000. Of that amount, the City of Redmond is responsible for 34% ($1,155,660). The engineer's estimate for all construction is $3,370,000 and the anticipated total project cost is $3,700,000 (Attachment B); this amounts to an estimated $301,000 shortfall ($199,000 for Kirkland and $102,000 for Redmond).

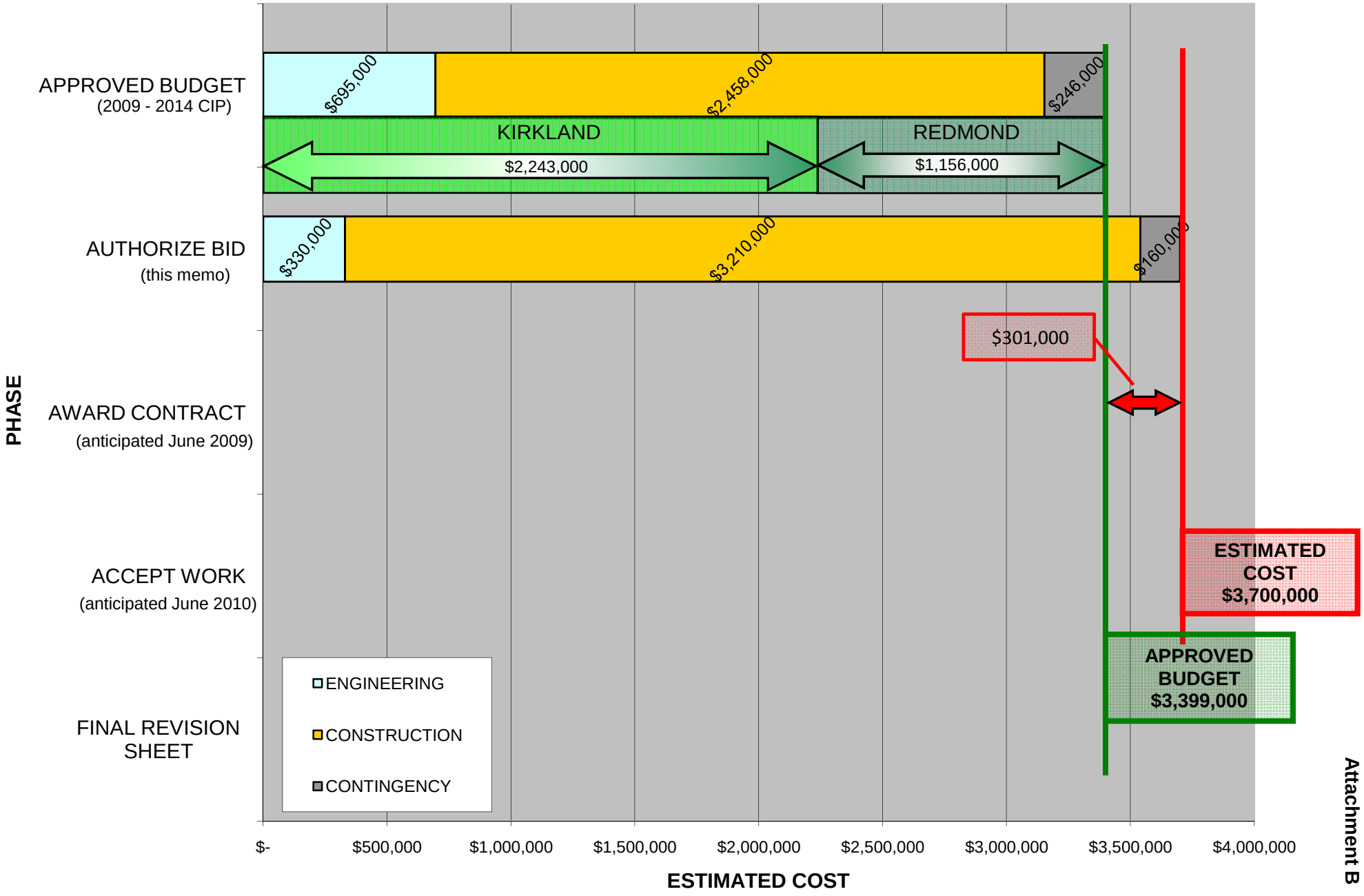
In this current bidding climate, however, a number of contractors are submitting bids and their prices have been significantly below the engineer's estimate -- it is anticipated that this project is likely to come in at or below the engineer's estimate. Staff is recommending that Council authorize the advertisement for contractor bids on the Project. Once bids are known, Staff will return with the results of the bid opening and with options for awarding a contract. Project construction would occur in stages with seismic and other exterior work occurring first. That work would be followed by a late summer draining of the tank and a wintertime tank interior work phase in order to provide for peak summer-time demand water storage; total project completion would not occur until spring 2010. A bid at this time will take advantage of an extremely competitive bidding environment.

Vicinity Aerial
North Reservoir Rehabilitation / Repainting
CWA 0094

ATTACHMENT A

NORTH RESERVOIR REHABILITATION / REPAINTING

PROJECT BUDGET REPORT



Attachment B

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 7, 2009

Subject: 2009 WATER SYSTEM IMPROVEMENT PROJECT– AUTHORIZE ADVERTISEMENT

RECOMMENDATION:

It is recommended that the City Council authorize staff to advertise for contractor bids for the 2009 Water System Improvement Project.

BACKGROUND AND DISCUSSION:

The 2009 Water System Improvement Project is made up of three individual projects and replaces approximately 1,300 lineal feet of Asbestos Cement (AC) water main with 8" ductile iron pipe and approximately 1,000 lineal feet of AC water main with 12" ductile iron pipe (Attachment A). The existing AC water main is approximately 50 years old, susceptible to breaks and not capable of providing adequate fire flow. The replacement of individual water service lines and fire hydrant connections along the project alignment is also included in the work.

The first project (WA-0142) is located between 3rd Street and Main Street in the alley behind the Heathman Hotel and involves the installation of approximately 200 lineal feet of new water main that will connect an existing dead ended 8" line off of 3rd street to the existing water main on Main Street. This work is a preliminary component to the 3rd Street Water Main Upgrade project. By completing this connection, the planned upgrade on 3rd street can be constructed concurrent with the Transit Center redevelopment, with less water main shutdowns, in less time, and thus reduce impacts to the surrounding business's and traffic.

The remaining two projects (WA-0141 & WA-0117) are part of the annual water system improvement program and will replace 4" and 8" AC water main with 8" and 12" ductile iron pipe respectively. Both projects are funded in 2009 and 2010 with the original intent to complete design work in 2009 and construct in 2010. However, due to a significant reduced work volume, the City's design consultant was able to produce bid documents much sooner than anticipated, and as a result there is the opportunity to bid the project this spring and take advantage of the current economic climate where we have continued to experience more competitive and lower construction bids.

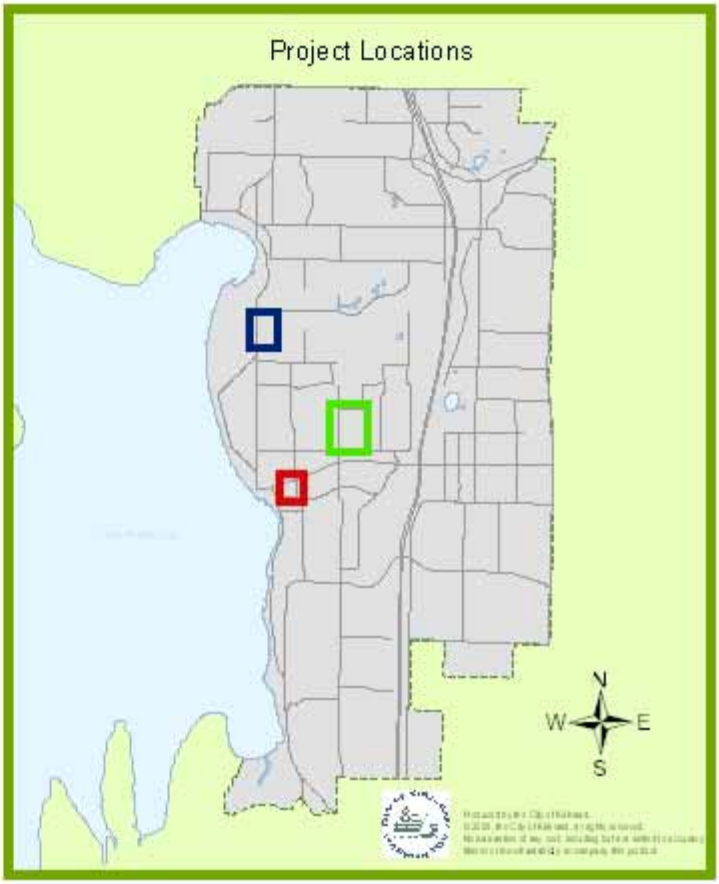
The engineers estimate for all three projects is $504,000, approximately $290,000 under the total construction budget of $791,460 (Attachment B). When compared to historical cost for water main replacement work, the estimate for 8" water main replacement work is consistent with costs of recently completed projects, and the estimate for 12" water main replacement work is equal to costs of 12" water main work completed in 2005 (Attachment C).

With Council authorization to advertize for bids, the first advertisement will be posted on May 20, 2009 with a bid opening on June 4, 2009. After bids are opened and construction cost are known, Staff will report back to Council to request authorization for award. Staff will also be recommending the use of funds from the water/sewer capital contingency to pay for construction of these projects this year and repay the water/sewer capital contingency in 2010 when the projects are programmed in the CIP.

Attachments (3)

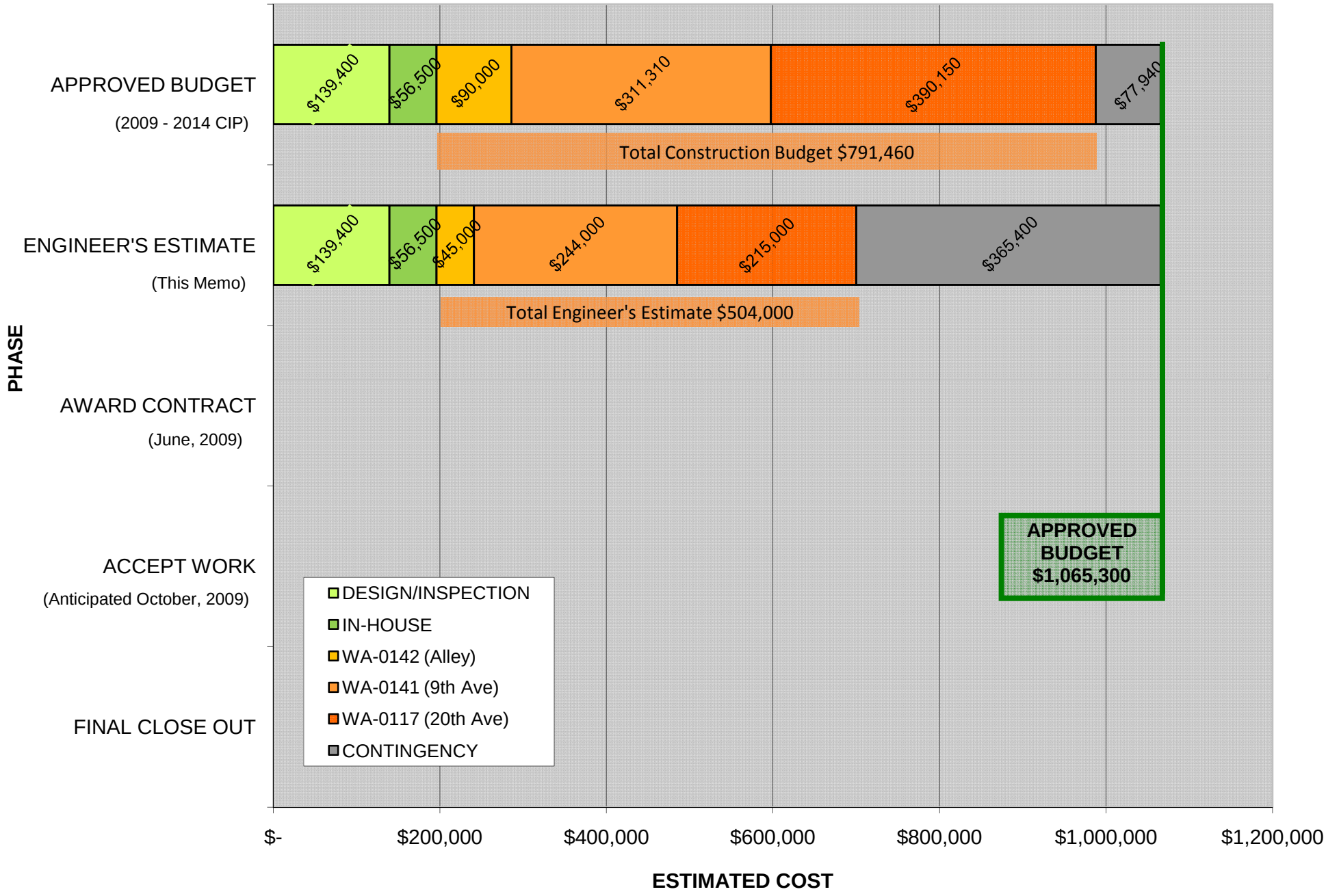
Site Map

2009 Water System Improvements Project
WA-0142 WA-0141 WA-0117

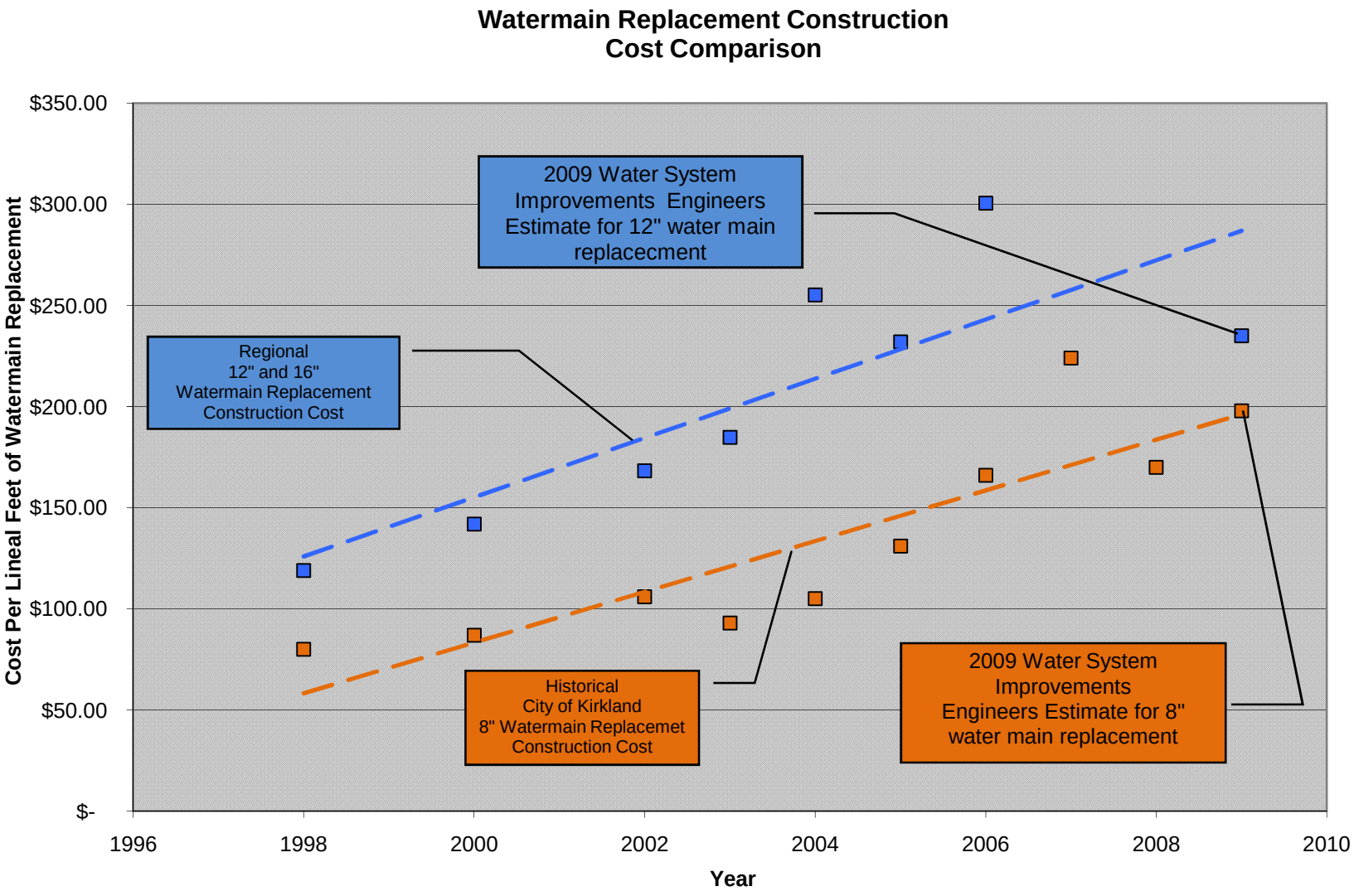


Project Budget Report

2009 Water System Improvements Project
WA-0142 WA-0141 WA-0117



Attachment B



Attachment C

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

Date: May 6, 2009

Subject: Library Board Member Resignation and Appointment

RECOMMENDATION:

That Council acknowledge receipt of Sarah Andeen's resignation from the Kirkland Library Board, approve the attached draft response, and approve a motion to appoint William Osmund Kelly as the new member to the remainder of the unexpired term, which ends March 31, 2012.

BACKGROUND DISCUSSION:

Ms. Andeen has resigned as she is moving from Kirkland and is unable to complete her term as a member of the Library Board. At their special meeting on March 12, 2009, Council interviewed and selected Mr. Kelly as the alternate should a vacancy occur on the Board within the next six months.

-----Original Message-----
From: Sarah Andeen [mailto:andeens@comcast.net]
Sent: Tuesday, April 28, 2009 12:30 PM
To: 'Lucy Flynn Zuccotti'
Subject: Resignation

Hello,

I am writing to inform you that I must regretfully resign from the Kirkland Library Board. I will be starting law school in June and we are selling our condo in Kirkland and moving to Seattle. I had hoped to make the May board meeting, but now it appears I have to be out of town on that day as well.

Again, I am sorry, but since I will no longer be residing in Kirkland I will be unable to serve.

Thank you

Sarah

D R A F T

May 19, 2009

Sarah Andeen
220 1st Street #504
Kirkland, WA 98033

Dear Ms. Andeen:

We have regretfully received your letter of resignation from the Kirkland Library Board.

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

Best wishes in your current and future endeavors.

Sincerely,
KIRKLAND CITY COUNCIL

James L. Lauinger
Mayor

CITY OF KIRKLAND
City Manager's Office
123 Fifth Avenue, Kirkland, WA 98033 425.587.3001
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Erin Leonhart, Intergovernmental Relations Manager

Date: May 6, 2009

Subject: OUTSIDE AGENCY FUNDING – CELEBRATE KIRKLAND

RECOMMENDATION
It is recommended that the City Council approve reallocation of Celebrate Kirkland's Outside Agency funding in the amount of $2,100 from the July 4th Picnic to the July 4th Parade.

BACKGROUND
During the 2009-2010 Budget process, there were limited funds available to fulfill 2009 Outside Agency requests. As a result, most agencies were awarded less than 50% of the funding received in 2008. One of these agencies was Celebrate Kirkland, which produces a Fourth of July event. The total award from the General Fund for 2009 compared to the 2008 award and 2009 amounts requested are shown in the table below.

Project	2008 Award	2009 Request	2009 Award
July 4th Picnic	$4,500	$4,500	$2,100
July 4th Parade	$4,500	$6,000	$2,100
TOTAL	**$9,000**	**$10,500**	**$4,200**

Due to the reduced level of funding, Celebrate Kirkland has requested to shift the funding awarded for the July 4th Picnic to the Parade. Since the original awards approved by the City Council were project-specific, staff is seeking City Council approval to make the change.

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: Erin Leonhart, Intergovernmental Relations Manager
Donna Burris, Internal Services Manager
Van Ingram-Lock, Management Analyst
Daryl Grigsby, Public Works Director

Date: May 7, 2009

Subject: RESOLUTION TO ADOPT THE CLIMATE PROTECTION ACTION PLAN

RECOMMENDATION

It is recommended that Council proceed with the next step of the Mayors Climate Protection Agreement by approving the attached resolution adopting the Climate Protection Action Plan for the municipal government and community.

BACKGROUND AND DISCUSSION

By signing the U.S. Conference of Mayors Climate Protection Agreement, the City of Kirkland committed to helping reverse global warming by reducing greenhouse gas emissions. To help accomplish that goal Kirkland joined the International Council for Local Environmental Initiatives (ICLEI) and began following the ICLEI milestones:

- ✓ Conduct a greenhouse gas emissions inventory and forecast to determine the source and quantity of greenhouse gas emissions in the City;
- ✓ Establish a greenhouse gas emissions reduction target;
- ✓ Develop an action plan with both existing and future actions which when implemented will meet the local greenhouse gas reduction target;
- Implement the action plan; and
- Monitor and report progress.

(✓ completed)

To date, Kirkland has conducted greenhouse gas emissions inventories for our municipal government and the community at large (first milestone above) and the City Council formally adopted emissions targets for Kirkland government and community (second milestone above).

Next, staff developed an action plan (third ICLEI milestone – see attached) with both existing and future actions which, when implemented, will meet the emissions reduction targets. The draft action plan was presented at the April 21st Council meeting. Staff was asked to return with a resolution to formally adopt the Climate Protection Action Plan.

CONCLUSION & NEXT STEPS:

This process is consistent with the City Council's Environmental Stewardship Philosophy and the Natural Resource Management Plan. Ongoing efforts will be coordinated through the Green Team, who has been involved in the creation of the action plan and will be involved in its implementation (when approved), which is the next step in this process (and the fourth ICLEI milestone).

Upon approval and implementation of the Plan, staff will:

- Monitor progress on each of the efforts and measures the City has committed to in this Plan at least annually so that, as needed, program revisions and corrections are timely.

- Update the greenhouse gas inventory:
    - For the Community every three years (2008 to be completed in 2010 when King County's data is available).
    - For Government Operations annually.

- Compare the updated inventory with that of the base year's (2005) and determine how close the City is to the target reductions.

- Provide a progress report to internal staff, Directors, Council, and citizens to include the following:

    - Avoided emissions from energy efficiency improvements in City buildings, lighting, operations, and information technology as well as report on new technologies to be applied.
    - Improvements in diversion rates and recycling efforts in the community and the government operations.
    - Sustainable development in the community and government operations.
    - Efforts to make commuting and transportation more efficient in the community and government operations.
    - Actions taken to support the recommendations of the State's Climate Action Team to foster the success of this action plan in the community.
    - Highlight the City's outreach efforts with internal staff and in the community.

Please direct any questions to Donna Burris or Van Ingram-Lock.

City of Kirkland
Climate Protection Action Plan
April 2009

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ACKNOWLEDGEMENTS

The primary authors of this Climate Protection Action Plan were Donna Burris, Erin Leonhart and Van Ingram-Lock. To develop the Plan, input was received from Kirkland citizens. Also, staff work groups were assembled focusing on Energy Efficiency, Commuting/Transportation, Fuel Efficiency/Alternative Fuels, Land Use, Waste Reduction, Carbon Sequestration, Policy/Legal, and Communication/Outreach. Each group was tasked with identifying measures that will help reach the reduction targets and to assist with feasibility, prioritization, and later, implementation in their respective departments. The multi-departmental effort required the assistance of the following subject matter experts with collecting and analyzing data, reviewing drafts and providing feedback:

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City Manager's Office
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EXECUTIVE SUMMARY

The world's leading atmospheric scientists predict that climate change will have serious environmental, economic, and public health consequences in the coming decades. The longer we wait to reduce our carbon emissions, the more difficult and expensive it will be. While the risks associated with climate change are high, the benefits of acting today are largely positive in improving air quality and creating a more livable city.

The City of Kirkland must take responsibility for its contributions to global climate change. While the City recognizes that Kirkland's actions as a governmental entity alone are not likely to have a major impact on global greenhouse gas emissions trends, local actions can inspire global change. We also recognize that the cost of inaction could be very high and that inaction represents a missed opportunity for cost savings and improving the economic, environmental and social sustainability of the community. As an organization, the City of Kirkland is hopeful that efforts to monitor and reduce emissions in our own governmental operations will serve as an example to engage the involvement of the greater Kirkland community. Climate change results from the cumulative impact of the government and the community and therefore the efforts of all will be required to mitigate it.

Kirkland has a long-standing tradition of environmental stewardship. For over 20 years, the City has implemented various policies, regulations, and programs to protect its natural environment. Recent efforts include:

- In 2000, an interdepartmental team was formed to coordinate all of the City's actions for managing Kirkland's natural environment.

- In 2003, the City Council adopted the Kirkland Natural Resource Management Plan, which

comprehensively summarizes best resource management practices and principles, Kirkland's natural resource management objectives, and recommended implementation strategies.

- In 2005, Kirkland signed the U.S. Conference of Mayors Climate Protection Agreement, committing to help reverse global warming by reducing greenhouse emissions (Exhibit 2).

- In 2007, the Kirkland City Council adopted the staff-recommended greenhouse gas reduction targets via resolution R-4659 (Exhibit 3). For both the community as well as government operations, the reduction targets are:

  - Primary: 20% below 2005 levels by 2020
  - Interim: 10% below 2005 levels by 2012
  - Long-term: 80% below 2005 levels by 2050

EXECUTIVE SUMMARY

This Climate Protection Action Plan presents a framework for confronting climate change and engaging the community. We will meet our greenhouse gas reduction targets by:

- Setting an example for and engaging the community through our sustainability efforts.
- Engaging the community in order to help achieve greenhouse gas reduction goals.
- Investing in energy efficiency and renewable sources of power.
- Improving energy and fuel efficiency in governmental facilities and operations.
- Effecting land use regulations and green building guidelines/standards.
- Maintaining our residential recycling rate while improving multifamily and commercial recycling rates.

INTRODUCTION

What is Climate Change?

According to the U.S. Environmental Protection Agency (EPA), naturally occurring levels of greenhouse gases are necessary to life as we know it, because they keep the Earth's temperature stable and the surface warmer than it otherwise would be. The burning of fossil fuels and increasing rates of deforestation and development have produced growing amounts of carbon dioxide (CO2), methane and other heat-trapping gases. Other causes are agriculture, waste treatment and industrial processes. According to National Oceanic and Atmospheric Administration (NOAA) and National Aeronautics and Space Administration (NASA) data, the Earth's average surface temperature has increased by about 1.2 to 1.4ºF in the last 100 years. The EPA believes it is due to the increase in heat-trapping gases – a global threat known as climate change. Other aspects of the climate are also changing such as rainfall patterns, snow and ice cover, and sea level. The EPA explains that the eight warmest years on record (since 1850) have all occurred since 1998, with the warmest year being 2005. Scientists believe that the warming in recent decades is the result of human activities. If greenhouse gases continue to increase, the Intergovernmental Panel on Climate Change (IPCC) predicts that the average temperature at the Earth's surface could increase by an additional 3.2 - 7.2°F over the 21st century.

These increases may appear minor compared with short-term local temperature changes, such as those from night to day or winter to summer, but they are changes in the Earth's global average temperature. To put this in perspective, global temperatures during the last ice age (about 20,000 years ago) were "only" 9°F cooler than today; however, that was enough to allow massive ice sheets to reach as far south as the Great Lakes and New York City. At the high-end of projected global warming, human activities would change Earth's climate by up to 7°F but in the opposite direction.

What are greenhouse gases?

Greenhouse gases (GHG) are gases in the Earth's atmosphere that trap the sun's energy and thereby heat the Earth's atmosphere. They include, but are not limited to, carbon dioxide (a byproduct of burning fossil fuels), methane from agricultural sources, and nitrous oxide from industrial sources. According to the City of Chicago's climate research, in the last 50 years, levels of CO2 in the atmosphere have risen 25 percent; levels of methane, an even more potent greenhouse gas, have more than doubled.

The EPA states that for over the past 200 years, the burning of fossil fuels, such as coal and oil, and deforestation have caused the concentrations of heat-trapping greenhouse gases to increase significantly in our atmosphere. These gases prevent heat from escaping to space, somewhat like the glass panels of a greenhouse.

How Human Activities Contribute to the Warming Climate

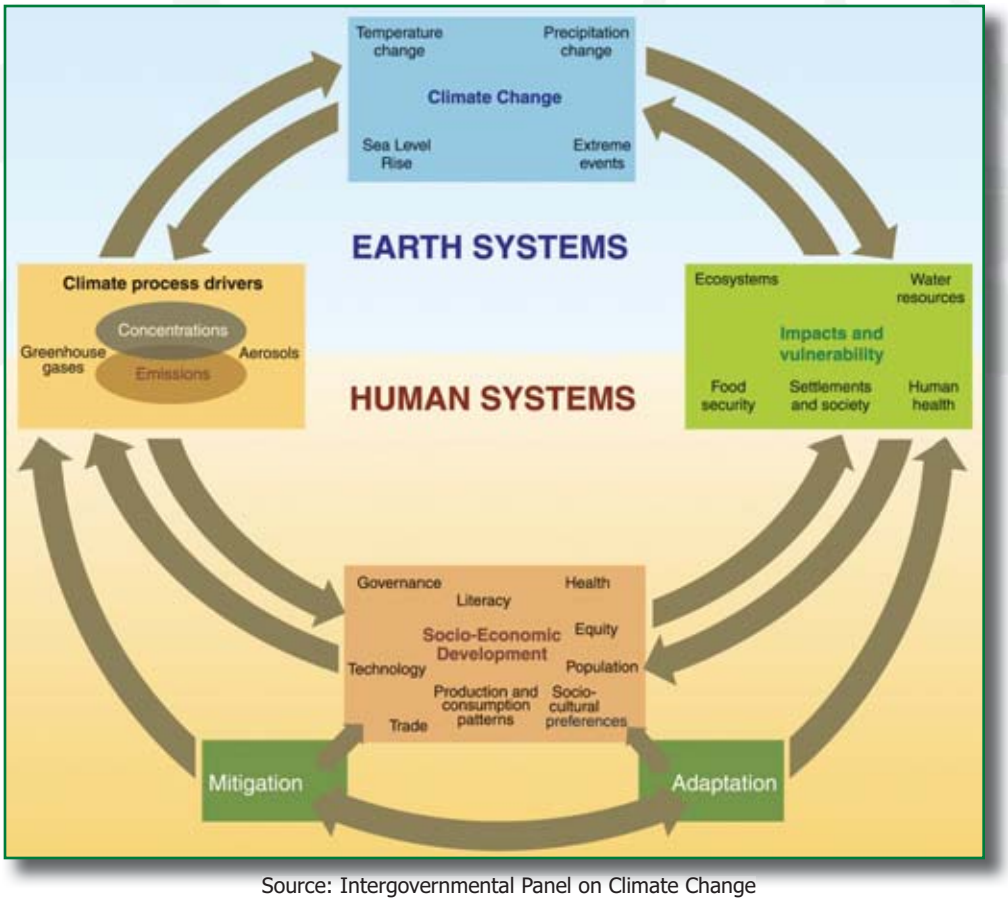
According to the EPA, careful measurements have confirmed that greenhouse gas emissions are increasing and that human activities (principally, the burning of fossil fuels and changes in land use) are the primary cause. The graphic on the following page depicts how human activities are impacting Earth systems. Human activities have caused the atmospheric concentrations of carbon dioxide and methane to be higher today than at any point during the last 650,000 years. A clear majority of scientists agree that most of the global average warming since the mid-20th century is due to human-induced increases in greenhouse gases, rather than to natural causes.

INTRODUCTION

The EPA website affirms that "as with any field of scientific study, there are uncertainties associated with the science of climate change. This does not imply that scientists do not have confidence in many aspects of climate science." Some aspects of the science are known with virtual certainty (defined by the IPCC as conveying a greater than 99% chance that a result is true), because they are based on well-known physical laws and documented trends. Current understanding of many other aspects of climate change ranges from "very likely" (defined by the IPCC as greater than 90% chance the result is true) to "uncertain."

The EPA website asserts "Scientists know with virtual certainty that:

- Human activities are changing the composition of Earth's atmosphere. Increasing levels of greenhouse gases like CO2 in the atmosphere since pre-industrial times are well-documented and understood.
- The atmospheric buildup of CO2 and other greenhouse gases is largely the result of human activities such as the burning of fossil fuels.
- The major greenhouse gases emitted by human activities remain in the atmosphere for periods ranging from decades to centuries. It is therefore virtually certain that atmospheric concentrations of greenhouse gases will continue to rise over the next few decades.
- Increasing greenhouse gas concentrations tend to warm the planet."



Source: Intergovernmental Panel on Climate Change

INTRODUCTION

Climate Change and Local Government

The previously described climate change is a threat to the environmental and economic health of communities throughout the world. On February 16, 2005, the Kyoto Protocol, the international agreement to address climate disruption, became law for the 169 countries that have ratified it to date and the United States is not among them. For 38 of the countries with the most advanced economies, the Protocol sets binding legal commitments to reduce greenhouse gas emissions on average 5.2 percent below 1990 levels. If the United States had ratified the Kyoto Protocol our nation would be required to reduce greenhouse gas emissions by 7% below 1990 levels by 2012.

Why Kirkland is Concerned

A growing number of U. S. cities (944 cities as of April 2009 including 34 in Washington state), have endorsed the U. S. Conference of Mayors Climate Protection Agreement. In May 2005, the City of Kirkland endorsed the Agreement via Resolution R-4591 (Exhibit 2). By endorsing the Agreement, Kirkland pledged to accept the Agreement's three main parts:

1. We urge the federal government and state governments to enact policies and programs to meet or beat the target of reducing global warming pollution levels to 7 percent below 1990 levels by 2012, including efforts to: reduce the United States' dependence on fossil fuels and accelerate the development of clean, economical energy resources and fuel-efficient technologies such as conservation, methane recovery for energy generation, waste to energy, wind and solar energy, fuel cells, efficient motor vehicles, and biofuels;

2. We urge the U.S. Congress to pass bipartisan greenhouse gas reduction legislation that includes 1) clear timetables and emissions limits and 2) a flexible, market-based system of tradable allowances among emitting industries; and

3. We will strive to meet or exceed Kyoto Protocol targets for reducing global warming pollution (reduce greenhouse gases to 7% below 1990 levels) by taking actions in our own operations and communities, particularly in the areas described in this report.

Passing the City's resolution continued a long-standing tradition of environmental stewardship in Kirkland. For over 20 years, the City has implemented various policies, regulations, and programs to protect its natural environment. In 2000, an interdepartmental team was formed to coordinate all of the City's actions for managing Kirkland's natural environment. In 2003, the City Council adopted the Kirkland Natural Resource Management Plan, which comprehensively summarizes best resource management practices and principles, Kirkland's natural resource management objectives, and recommended implementation strategies. The actions from the Natural Resource Management Plan are listed in the box on the following page.

Forbes Lake

INTRODUCTION

By signing the U.S. Conference of Mayors Climate Protection Agreement, the City of Kirkland committed to helping reverse global warming by reducing greenhouse emissions. To help fulfill its commitment, the City of Kirkland became a member of the International Council for Local Environmental Initiatives (ICLEI). ICLEI is an international association of over 1,000 local governments providing national leadership on climate protection and sustainable development. ICLEI's mission is to improve the global environment through local action. The City is following the milestones established by ICLEI:

- ✓ Conduct a greenhouse gas emissions inventory and forecast to determine the source and quantity of greenhouse gas emissions in the City;
- ✓ Establish a greenhouse gas emissions reduction target;
- Develop an action plan with both existing and future actions which, when implemented, will meet the local greenhouse gas reduction target
- Implement the action plan; and
- Monitor and report progress.

(✓completed)

Climate change results from the cumulative impact of the government, community as well as business and therefore the efforts of all will be required to mitigate it.

While the City recognizes that Kirkland's actions as a governmental entity alone are not likely to have a major impact on global greenhouse gas emissions trends, local actions can inspire global

City of Kirkland's Climate Protection Action List
(Natural Resources Management Plan, 2003)

1. *Inventory global warming emissions in City operations and in the community, set reduction targets and create an action plan.*
2. *Adopt and enforce land-use policies that reduce sprawl, preserve open space, and create compact, walkable urban communities.*
3. *Promote transportation options such as bicycle trails, commute trip reduction programs, incentives for car pooling and public transit. Develop a complete integrated network of non-motorized facilities.*
4. *Increase the use of clean, alternative energy by, for example, investing in "green tags" advocating for the development of renewable energy resources, recovering landfill methane for energy production, and supporting the use of waste to energy technology.*
5. *Make energy efficiency a priority through building code improvements, retrofitting City facilities with energy efficient lighting and urging employees to conserve energy and save money.*
6. *Purchase only ENERGY STAR equipment and appliances for City use.*
7. *Practice and promote sustainable building practices using the U.S. Green Building Council's LEED® program or a similar program.*
8. *Increase the average fuel efficiency of municipal fleet vehicles; reduce the number of vehicles; launch and employee education program including anti-idling messages; convert diesel vehicles to bio-diesel.*
9. *Evaluate opportunities to increase pump eficiency in water and wastewater systems; recover wastewater treatment methane for energy production.*
10. *Increase recycling diversion rates in City operations and in the community.*
11. *Maintain healthy urban forests by promoting tree preservation and planting to increase shading, mitigate stormwater runoff to absorb carbon dioxide.*
12. *Help educate the public, schools, and other jurisdictions, professional associations, business and industry about reducing global warming pollution.*

INTRODUCTION

change. It also recognizes that the cost of inaction could be very high and that inaction represents a missed opportunity for cost savings and improving the economic, environmental and social sustainability of the community. As an organization, the City of Kirkland is hopeful that efforts to monitor and reduce emissions in its own governmental operations will serve as an example to engage the involvement of the greater Kirkland community.

To successfully engage the community in implementing the 2009 action plan, the City sought to include feedback from the citizen community. In February of 2009, the City facilitated a Community Conversation regarding climate protection. The 30 participants were polled regarding what they are currently doing at home and work to reduce GHG emissions in the categories of Commuting/Transportation, Energy Efficiency, Fuel Efficiency, Waste Reduction and Recycling, and Environmental Stewardship. The public participation event also explored what participants would be more willing to do. Participants agreed that climate change is a serious problem that Kirkland needs to address and that their action can have at least some impact on reducing future climate change. Ideas of how the City can help included:

- Partnering with businesses & residents to retrofit inefficient equipment
- Placing local restrictions on plastic bags and Styrofoam
- Creating incentives for businesses in Kirkland to create green jobs
- Restoring Cannery building as an education center
- Designating monthly "Green Days" with themes (i.e. bike, bus, recycle, lights out)
- Highlighting stories of the "everyday green guy/gal"
- Educating the public about "no idling"
- Encouraging more walking to school, taking bus to school

The Greenhouse Gas Emissions Inventory

To achieve ICLEI's first milestone, it was necessary to conduct an inventory that would identify greenhouse gas emission sources in the community and within City operations.

Community Inventory

The City's Public Works Department consulted with Puget Sound Clean Air Agency (PSCAA) staff to measure Kirkland's community greenhouse gas emissions. The City also consulted with the Puget Sound Regional Council and obtained Kirkland's community Vehicle Miles Traveled (VMT). Based on Kirkland's VMT and number of households, the Agency helped extrapolate Kirkland's community emissions inventory as a percentage of King County's for 1990 and 2005. Actual data was obtained for electricity and natural gas consumption and utilized in place of the extrapolated data. Figure 1 and Figure 2 describe citywide emissions information for 1990 and 2005. Kirkland's Total Carbon Dioxide Equivalent (CO2e) has increased 22% from 1990 to 2005 (see Exhibit 1 for the data). The goal from the U.S. Conference of Mayors Climate Protection Agreement is a reduction of 7% from 1990 levels.

As described in the charts below, the main sources of greenhouse gases in Kirkland's community inventory for 2005 are transportation which includes gas and diesel consumption (46%) and power (electricity and natural gas) purchases (38%).

THE GREENHOUSE GAS EMISSIONS INVENTORY

Kirkland Community - 1990
Total Carbon Dioxide Equivalent Emitted (%)

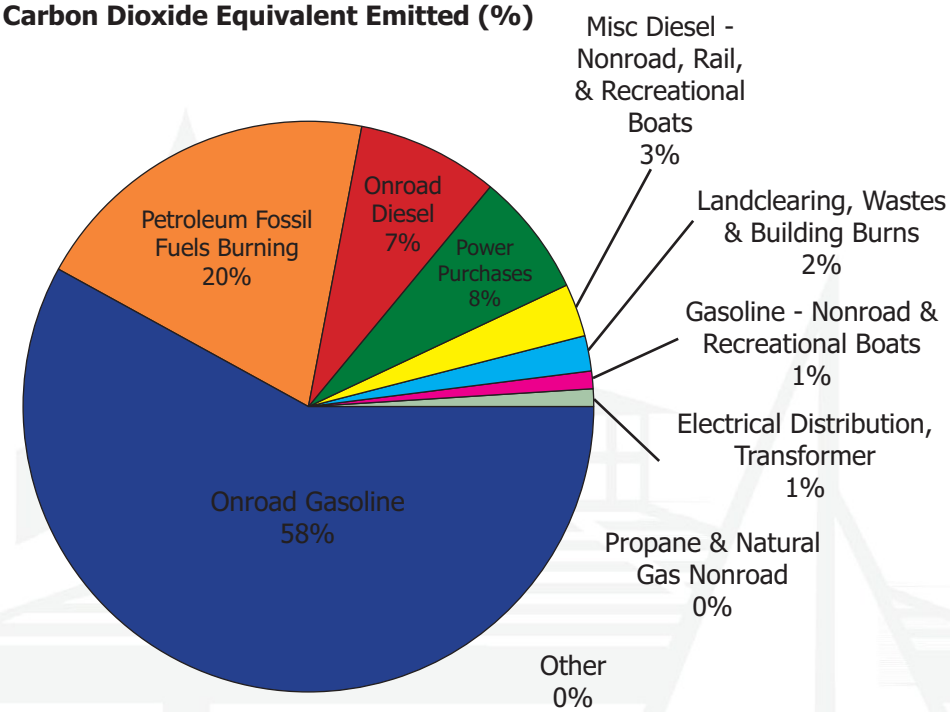


Figure 1

Kirkland Community - 2005
Total Carbon Dioxide Equivalent Emitted (%)

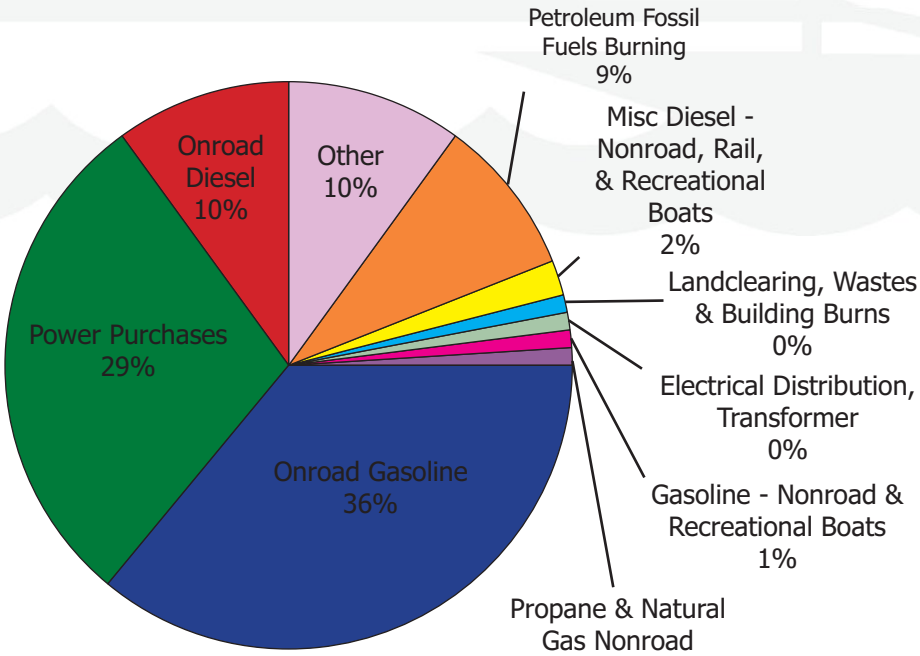


Figure 2

THE GREENHOUSE GAS EMISSIONS INVENTORY

Government Operations Inventory

In 2006, Kirkland joined ICLEI to enlist the association's help in conducting the governmental operations inventory. Staff and City officials met with a representative from ICLEI in November to gain a better understanding of the organization and how the City will work together to accomplish the goals of the U.S. Conference of Mayors Climate Protection Agreement.

Staff utilized ICLEI software and data collected from utility bills and other sources to collect and analyze greenhouse gas data for 2000 and 2005. Although the Agreement refers to the Kyoto Protocol targets (reductions from 1990 levels), information from 1990 was not readily available. According to ICLEI, other organizations with the same issue are using the year 2000 as a base year. Kirkland has chosen to use the year 2005 as its base year for measurements. As of 2005, Kirkland's Governmental Operations Emissions had increased about 7% from 2000. Governmental Operations Emissions are described in the graph below and raw data is available in Exhibit 1.

As described in Figure 3 opposite and Figure 4 below, the main sources of greenhouse gases in Kirkland's governmental operations inventory for 2005 are energy utilized by City facilities (53%) and fleet fuel consumption (27%).

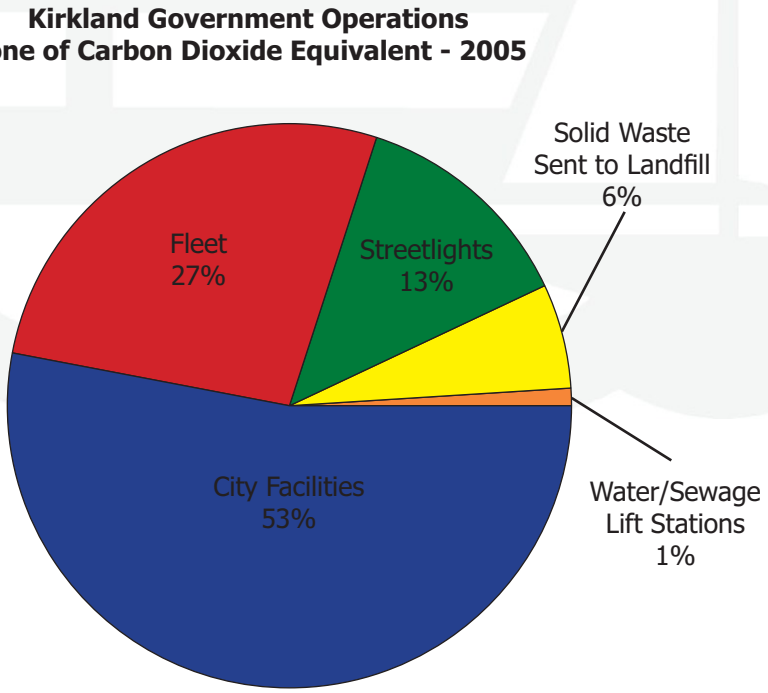


Figure 4

THE GREENHOUSE GAS EMISSIONS INVENTORY

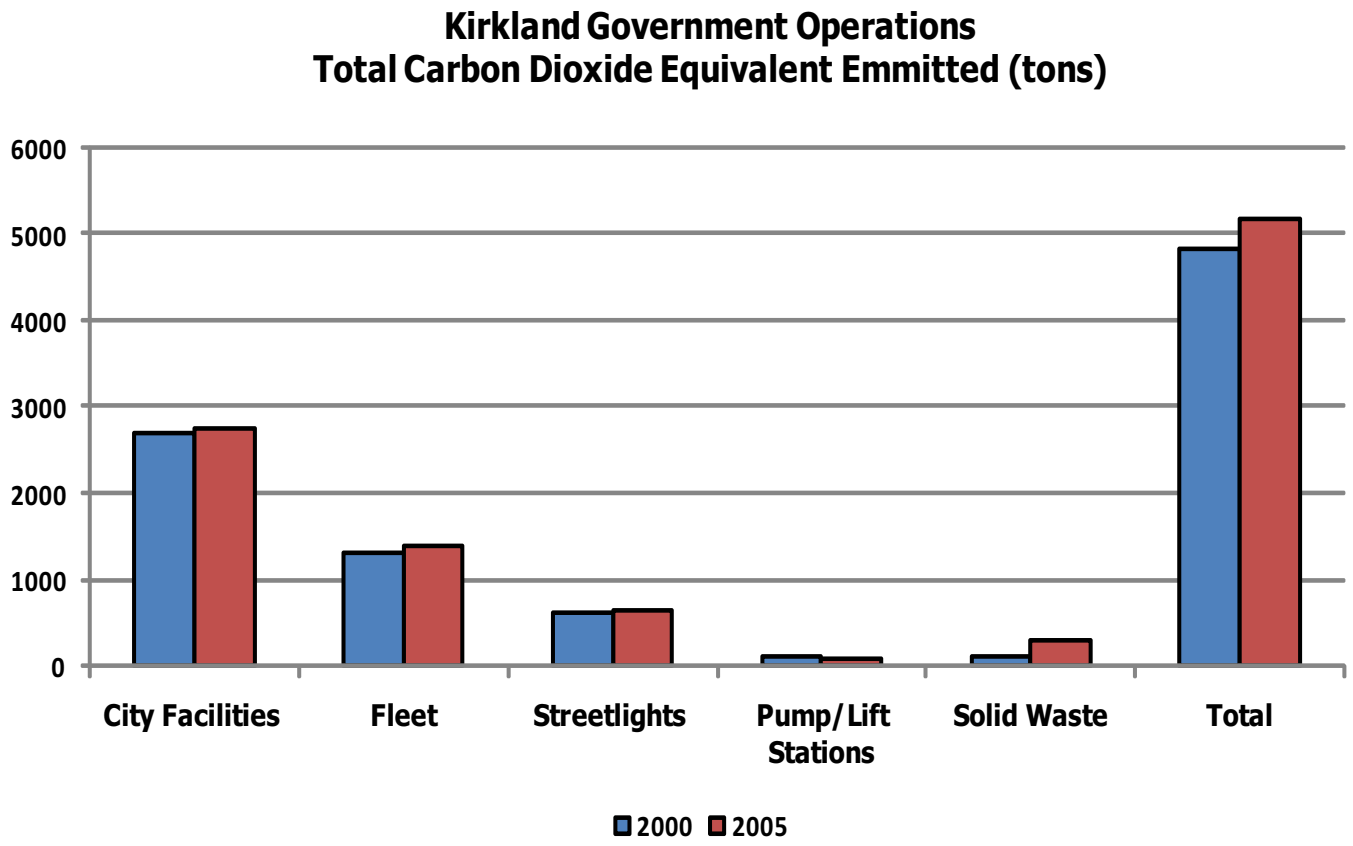


Figure 3

GREENHOUSE GAS EMISSIONS REDUCTION TARGETS

Reduction Targets*

The second ICLEI milestone is to establish target reductions.

At the August 7, 2007 meeting, the Kirkland City Council adopted the staff-recommended greenhouse gas reduction targets via resolution R-4659 (Exhibit 3). For both the community as well as government operations, the reduction targets are:

Primary: 20% below 2005 levels by 2020
Interim: 10% below 2005 levels by 2012
Long-term: 80% below 2005 levels by 2050
(see Appendix 1)

*Although the Kyoto Protocol uses 1990 as the base year, staff deliberately chose not to use the inventory for 1990 because of the lack of available and credible data.

What the City is Currently Doing (Inventory base year of 2005 and earlier)

The City of Kirkland is proud to have a long-standing tradition of environmental stewardship and commitment to sustainability. For over 20 years, the City has implemented various policies, regulations, and programs to protect the natural environment. Below are some of the accomplishments in Kirkland's government operations and in the community.

GOVERNMENT OPERATIONS

- Installing HVAC controllers with away settings
- Installing exterior lighting with timers/light sensors
- Purchasing ENERGY STAR or equivalent appliances, including computer equipment and printers
- Installing central irrigation control system – 4 installed to date
- Utilizing vending machines that include devices to power-down the machines after a period of inactivity
- Eliminated 5 wastewater lift stations
- Testing induction lighting for 3 street lights since 2004
- All copiers and printers have the capability to go into a standby mode after a period of inactivity and are set up that way when implemented.
- Commute Trip Reduction (CTR) Program which includes Supercommuter, Commuter Challenge, Wheel Options, Ride Share Online, Bus Passes and Guaranteed Ride Home
- Bike to Work Month
- Using mulching mowers
- Three major equipment trailers equipped with "rumber" decking material which is made from 100% recycled automobile tires
- Co-mingled Recycling implemented at all City facilities in 2003 for paper, plastic, glass, and metals which replaced a source-separation recycling system that had been in place since at least 1990
- Empty toner cartridges are returned to the remanufacturer and remanufactured toner cartridges are ordered for City printers when available
- Purchased the first hybrid vehicle, a Toyota Prius, in 2003

COMMUNITY

- Commute Trip Reduction (CTR) Program with goal of reducing traffic congestion, air pollution, and petroleum consumption through employer-based programs that decrease the number of commute trips made by people driving alone. To reduce drive-alone trips, office buildings with 50,000 square feet are required to have a Transportation Management Plan (TDM) which the City helps employers establish.
- Bike to Work Month
- Co-mingled recycling for commercial and residential (single and multi-family)

WHAT THE CITY IS CURRENTLY DOING

- Food waste recycling for single-family residential
- Formation of the Green Kirkland Partnership. The mission of the Partnership is "to conserve and sustain natural areas for the benefit and enjoyment of current and future generations."
- Business Recycler of the Year recognition award
- Outreach including ReuseRecycleConserve newsletter

KIRKLAND'S RESPONSIBILITY TO THE ENVIRONMENT

What the City is Doing Going Forward (after inventory base year)

After the greenhouse inventory has been collected and the greenhouse gas reduction targets have been established, the third milestone ICLEI recommends is to develop an action plan which when implemented, will meet the reduction targets.

New strategies are proposed to guide the City of Kirkland – the City and the Community – in reducing greenhouse gas emissions. These are presented in Sections 1 and 2 and primarily relate to the City as an organization and employer (Section 1) as well as present strategies focused on the Community (Section 2). The role of state and federal government is discussed in Section 3. The Communications Plan (Appendix II) is a component of the City's Climate Protection Action Plan and is intended to guide the City's efforts in educating the public, schools, other jurisdictions, professional associations, businesses and industry about greenhouse gas reduction.

SECTION 1: KIRKLAND'S RESPONSIBILITY TO THE ENVIRONMENT – EFFORTS BY CITY GOVERNMENT

A. ACTION: REDUCE ENERGY CONSUMPTION
B. ACTION: REDUCE WASTE & INCREASE RECYCLING
C. ACTION: ENCOURAGE ALTERNATIVE COMMUTE OPTIONS
D. ACTION: ENHANCE FUEL EFFICIENCY & INCREASE AVAILABILITY OF ALTERNATIVE FUELS

SECTION 2: KIRKLAND'S COMMITMENT TO THE ENVIRONMENT – EFFORTS IN THE COMMUNITY

A. ACTION: BE ENERGY EFFICIENCY EXPERTS
B. ACTION: REDUCE, REUSE, CONSERVE
C. ACTION: BE SMART COMMUTERS
D. ACTION: BUILD SUSTAINABLE COMMUNITIES
E. ACTION: CONDUCT BUSINESS SUSTAINABLY

SECTION 3: THE ROLE OF STATE AND FEDERAL GOVERNMENT

SECTION 1: KIRKLAND'S RESPONSIBILITY TO THE ENVIRONMENT – EFFORTS BY CITY GOVERNMENT

- Target Reduction: By Year 2012 – 516 tons
- Target Reduction: By Year 2020 – 1,032 tons
- Target Reduction: By Year 2050 - 4,130 tons

Kirkland has identified approaches to reducing emissions in government operations in the areas of energy efficiency, commuting/transportation/ fuel efficiency, and waste reduction and recycling.

A. ACTION: REDUCE ENERGY CONSUMPTION

According to the 2005 City government inventory, electricity and natural gas consumption from operating City buildings, traffic signals, street lights, and lift stations contributed approximately 67% of the total tons of CO_2e generated by governmental operations. Efforts to improve energy efficiency in Kirkland's operations entail building improvements, lighting retrofits, operational changes, and changing behavior. Government actions will be implemented by a combination of hardware retrofits and outreach to staff.

Energy efficiency in building improvements include achieving Leadership in Energy and Environmental Design (LEED®) certification for

EFFORTS BY CITY GOVERNMENT

renovations/new facilities, considering green or reflective roofing with new City facility construction, evaluating utilizing solar panels, installing HVAC controllers with away settings and other mprovements, and utilizing energy-monitoring equipment to shut-off unnecessary equipment when power usage is high (2008).

The renovation of the City Hall Annex building will serve as a demonstration project for the City combining preservation and sustainability goals with an anticipated LEED® – Existing Building Operations and Maintenance Silver Certificate. Included sustainable features will be:

Composite of City Hall Annex

- Planting low maintenance/drought-tolerant landscaping
- Increasing the amount of natural light in the ground floor
- Installing awnings and a trellis on the building's south side to shade the summer sun
- Adding new wall and ceiling insulation
- Installing radiant floor heating for winter and a fresh air distribution system for summer cooling
- Using low-emitting volatile organic compounds (VOC's) in building materials, adhesives, sealants and paints
- Employing the use of lighting control devices such as occupant sensors on room lighting and timers on site lighting

In addition to building improvements, energy efficient information technology includes full implementation of computers, flat screen monitors, and software that will perform a safe shut-down after a period of inactivity.

Dell Desktop Personal Computers (PCs)
⦿ (103 tons of CO2e per year)

The City has a desktop computer replacement schedule of every three years. Therefore, since 2006, a complete citywide transition to ENERGY STAR computers or equivalent has taken place. According to the ENERGY STAR website, PCs that have earned the ENERGY STAR rating use about 15% of the energy of their counterparts do (85 vs. 542 kWh annually). This amounts to a savings of 461 kWh per computer annually. Multiplied by the 453 PCs in the city, this results in a savings of 208,833 kWh and a reduction of 103 tons of CO2e per ICLEI's Clean Air and Climate Protection (CACP) software.

Dell Flat Screen LCD Monitors
⦿ (7 tons of CO2e per year)

In 2008, the City completed citywide implementation from cathode-ray tube (CRT) to flat panel liquid crystal display (LCD) monitors. Dell estimates that flat panel LCDs use about 30% less power than CRTs and have a lower cooling cost. According to Dell, a 19" LCD flat panel monitor utilized 8 hours daily 250 days/year consumes 73 kWh annually. Assuming that a CRT consumes 104 kWh (30% more than LCDs) annually, this is a savings of 31 kWh a year. Multiplying this savings by the 453 PCs citywide equates to an energy savings of 14,043 kWh and a reduction of 7 tons of CO2e per the CACP software.

EFFORTS BY CITY GOVERNMENT

Surveyor® PC Power Management Software
⦿ (36 tons of CO2e per year)

Computers are central to the operations of the City. The computer central processing units (CPU) and monitors are responsible for an increasingly greater percentage of overall building energy usage. In 2009, the City will complete citywide implementation of the PC Power Management software which puts the computer into standby mode after a period of inactivity (estimated to be about 2/3 of the time). The vendor of the software, Verdiem, estimates that a typical PC consumes 535 kWh a year and that by simply powering down PCs when they are not in use can reduce energy consumption by 30% or more. The City's 453 PCs at a reduction of 161 kWh per PC results in a total reduction of 72,707 kWh for a savings of 36 tons CO2e beginning in 2009.

Energy Efficient Purchasing Decisions
⦿ (reduction potential not yet known)

Purchasing or contract decision considerations include selecting ENERGY STAR or equivalent appliances (including computer equipment and printers), utilizing vending machines that include devices to power-down the machines when not in use, and heat recapturing (i.e. in server room).

Energy Efficient Behaviors
⦿ (reduction potential not yet known)

Energy efficient behaviors include discouraging staff use of personal appliances (i.e. heaters, refrigerators), encouraging turning off or unplugging electronic equipment, turning off computers and lights when leaving a room.

ENERGY STAR Partnership
⦿ (reduction potential not yet known)

In January 2009, Council made a fundamental commitment to protect the environment by signing a letter to become an ENERGY STAR partner. In partnership with ENERGY STAR, the City will:

- Measure and track the energy performance of our organization's facilities where possible;
- Develop and implement a plan consistent with the ENERGY STAR Energy Management Guidelines to achieve energy savings;
- Help spread the word about the importance of energy efficiency to our staff and community; and
- Support the ENERGY STAR Challenge, a national call-to-action to help improve the energy efficiency of America's commercial and industrial buildings by 10% or more.

The City has committed to energy reductions to balance the 2009-2010 facilities budget. The tools provided by ENERGY STAR will be critical in tracking organizational progress and attaining reduction goals.

Purchase Green Power
⦿ (932 tons of CO2e per year)

Purchasing electricity from renewable sources rather than fossil fuels reduces greenhouse gas emissions. Energy purchased from renewable sources can offer more stable prices, depending on the structure of the program, because it is not subject to fluctuating fuel prices. Green energy purchases allow an institution or home to use energy from renewable energy sources such as solar, wind, and biomass generation, without

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having to generate that energy themselves.

The City of Kirkland has set an example by purchasing Green Power from Puget Sound Energy for a substantial percentage of its operations. As part of the outreach to the community, the City will also encourage residential and commercial customers to sign up for green power. Since 2008, as approved by Kirkland's City Council, 50% of the electricity consumption for Kirkland's government buildings was Green Power. This measure reduces the pollution generated by electricity use by 50%. EPA's Green Power Equivalency Calculator estimates that the City's Green Power purchase avoids 932 tons of CO2e per year.

Energy Efficient Lighting Retrofit

⦿ (30 tons of CO2e per year)

The City of Kirkland undertook a major project in 2007 to achieve energy savings while upgrading fixtures that were deteriorated and inefficient. The lighting retrofit was sponsored by Puget Sound Energy and included replacement of magnetic ballasts with electronic and upgrading fluorescent bulbs along with the replacement of incandescent fixtures and the installation of incandescent exit signage with ENERGY STAR rated Light Emitting Diode (LED) bulbs at City buildings with plans for more. In addition, timers/ light sensors on exterior lighting and occupancy sensors in conference rooms were installed. Facilities staff estimates that this project resulted in 60,541 kWh of energy reduction and for a savings of 30 tons of CO2e per year.

Energy Efficient Traffic Signals and Pedestrian Indicators

⦿ (74 tons of CO2e per year)

Taking advantage of rebates available through Puget Sound Energy, the City retrofitted 147 incandescent traffic signals and pedestrian indicators with more efficient LEDs. LEDs require 10% of the energy needed by incandescent signals. At an average savings of 13 watts per signal or indicator at 24 hours a day 365 days a year, the 90% energy savings for the 147 signals and indicators results in a total annual reduction of 150,584 kWh for a savings of 74 tons of CO2e per year a year.

The City will continue to investigate where solar or other alternate power may be an option (i.e. neighborhood signs), and investigate the potential of reduced work schedules.

B. ACTION: REDUCE WASTE & INCREASE RECYCLING

The City of Kirkland strives to lead by example through its long-standing tradition of environmental stewardship in the community and the robust solid waste and recycling programs it offers. Recycling and waste management are critical in reducing greenhouse gases because they save energy. Also, goods manufactured from recycled materials typically require less energy and create less greenhouse gases than producing goods from virgin materials and help to create a market for the recycled commodity clos-

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ing the loop. Diverting more waste from landfills also extends the life of these facilities and reduces the amount of greenhouse gas emitted from the disposal of waste.

The greenhouse gas inventory for City government for 2005 showed that solid waste sent to the landfill contributed to less than 6% of the total CO2e.

Recycled Content
⦿ (22 tons of CO2e per year)

The City has had a long-standing practice of ordering recycled-content copy paper and janitorial paper products. Recycled-content paper is also typically specified when ordering printed letterhead, envelopes, forms and other printed materials. Many of the office supply items (folders, envelopes, notepads, etc.) that are ordered have at least some recycled content. The City uses 69 tons of copy paper of various sizes and colors annually. When purchasing paper, the specs are "minimum 30% recycled-content or higher," as that typically offers the best value. The Environmental Defense Fund Paper Calculator estimates that 69 tons of 30% recycled-content paper results in 174 tons CO2e and requires 1,159 trees to produce vs. virgin paper which results in 196 tons CO2e and requires 1,656 trees to produce – a savings of 22 tons of CO2e with the use of 30% recycled-content paper.

Zero Waste Events
⦿ (reduction potential unknown)

The City of Kirkland continues to provide leadership and set an example for the community by holding Zero Waste staff events. Staff has developed event planning guidelines to assist staff and citizens weigh options that balance cost and waste. The City could offer "recycling refresher courses" and "paperless office training" periodically and include recycling and waste reduction information in the orientations for new employees. According to PSCAA, every pound of waste that goes into the landfill creates 3 pounds of CO2e pollution.

Food Waste Recycling
⦿ (120 tons of CO2e per year)

Food waste recycling is currently available to staff at City Hall, the Maintenance Center, the Municipal Court, Peter Kirk Community Center, and Fire Station 21. In 2008, the program diverted about 40 tons of food waste from the landfill. According to PSCAA, every pound of waste that goes into the landfill creates 3 lbs of CO2e pollution. Food waste recycling service saves 120 tons of CO2e per year and should be extended to all City facilities, where practical.

C. ACTION: ENCOURAGE ALTERNATIVE COMMUTE OPTIONS

Commute Trip Reduction (CTR) Program
⦿ (reduction potential not yet known)

The goals of the Commute Trip Reduction Program are to reduce traffic congestion, air pollution, and petroleum consumption through employer-based programs that decrease the number of commute trips made by people driving alone.

- Provide annual bus passes to full-time benefited employees to encourage the use of transit (ongoing program despite not being funded for 2009-10)
- Provide employees that carpool, walk, bike or use transit more than 30% of the time up to $30 per month

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- Participate in Metro Promotions: Commuter Challenge, Wheel Options, Ride Share Online which included several financial incentives to get more employees to use alternative commutes such as carpool, bus, vanpool, bicycling and telecommuting
- Encourage alternate start times/flex schedules/ telecommuting
- Offer guaranteed Ride Home Incentive
- Participate in national Bike to Work Month
- Encourage employees to use the bus, carpool, or teleconference to meetings

Bike to Work Month
⦿ (0.8 tons of CO_2e per year)

The Puget Sound Bike to Work event started in 1973. Later Cascade Bicycle Bike Club took over the promotion and called it Bike to Work Day and promoted it as a commute challenge event. Annually, 15 to 25 City employees participate in the Bike to Work Month Commute Challenge each May and more than 1,600 miles of driving has been reduced each May by City employees. About 1 lb of CO_2e is eliminated for every mile biked.

Green Bike Project
⦿ (10 tons of CO_2e per year)

The City of Kirkland is sponsoring and participating in King County's "Green Bike Project" to reduce drive-alone commuting. Twenty-three City employees pledged to reduce drive-alone commuting. The program requires that the participants bicycle to work for at least 60 percent of their total commute times from August through mid-November and mid-February to end of May which represents about 300 miles round vehicle trips per day; Approximately, 22,000 vehicle miles are avoided by the participants. According to Project America, the average miles per gallon on our nation's highways is 21.4 mpg. Every gallon of gas saved keeps 20 pounds of carbon dioxide out of the atmosphere. The 22,000 vehicle miles saved during the Green Bike Project is equal to 1,028 gallons of fuel which equals 10 tons of CO_2e.

City employees participating in Green Bike Project

D. ACTION: ENHANCE FUEL EFFICIENCY & INCREASE AVAILABILITY OF ALTERNATIVE FUEL

According to the 2005 inventory, City automobiles and trucks contributed 27% of the total tons of CO_2e generated by governmental operations. Emissions from vehicles are the second most polluting source in City government after energy consumption from City facilities. Actions that will increase fuel efficiency or expand alternative fuel research will also reduce pollution caused by commuting and transportation making this area of the action plan of special significance.

Alternative Fuel Vehicles
⦿ (20 tons of CO_2e per year)

The City is continuing its on-going efforts to increase the average fuel economy of the fleet, including transitioning to "alternative fuel" vehicles (e.g. electric, hybrid, biodiesel, etc.) when feasible. The City's fleet includes 17 hybrid vehicles which reduce carbon emissions by approximately one ton each year per vehicle, an all electric truck Neighborhood Electric Vehicle (NEV) which is expected to emit 2.5 tons less CO_2e per year due to the use of hydropower and wind power within Puget Sound Energy's portfolio, and a biodiesel (B99) vehicle which reduces 19 lbs of CO_2e per gallon of fuel than its gasoline counterpart, according to the Puget Sound Green Fleets Guide.

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As part of the vehicle replacement program, the City expects to replace existing vehicles with additional hybrids as well as "plug-in" hybrids when they become available in 2010, where functionally possible.
The City currently has one gasoline fueled vehicle projected to be replaced in 2010 with a "plug-in" hybrid.

Fire Marshall's Toyota Prius

The City is a charter member of the Puget Sound Clean Cities Coalition, which works to develop alternative fuel sources in the Puget Sound Region, to promote biodiesel availability, and to help develop the market so that ultra-low sulfur and biodiesel fuels will become available and affordable, since their use would cut toxic emissions from diesel vehicles.

The EPA has required all oil companies to produce ultra low sulfur diesel (ULSD) in 2006 which contains 15 parts per million, a dramatic reduction over low sulfur diesel (LSD) with 500 parts per million. ULSD is being required for all diesel engines beginning with 2007 models. In October, 2006, the City began using ULSD to run all our pre-2007 diesel engines, in addition to the required post-2007 model diesel engines.

Waste Management, the City's hauler, uses ULSD in all of its operations within the City or other low-emissions fuels as approved by City staff. The fleet of collection vehicles was retrofitted with particulate traps thereby further reducing emissions up to 90% from previous levels.

Keep Proper Tire Pressure on All City Vehicles
⦿ (40 tons of CO_2e per year)

Visual tire inspection is often insufficient to detect low pressure, and scheduled maintenance may occur after the tire pressure has dropped below the manufacturer's suggested limits. Improper tire pressure is estimated by the U.S. Department of Energy to reduce vehicle fuel economy by 3.3% annually. A reduction of total vehicle fleet fuel usage by 3.3%, as per the U.S. Department of Energy's estimates, can result in a savings of 3,960 gallons of fuel and a reduction of carbon dioxide emissions by 40 tons.

Save Money and Reduce Pollution: Launch an anti-idling message
⦿ (10 tons of CO_2e per year)

According to www.fueleconomy.gov, every gallon of gas you save not only helps your budget, it also keeps 20 pounds of carbon dioxide out of the atmosphere. If 100 of the City's fleet vehicles (excluding police patrol, fire emergency, and maintenance equipment vehicles) reduced unnecessary vehicle idling by 5 minutes a day for 240 days a year, the City could potentially see a reduction of carbon emissions of 10 tons of CO_2e per year. (Calculation based on factors provided by U.S. Department of Energy's Fuel Economy Guide.) Unnecessary vehicle idling pollutes the air, wastes fuel, and causes excess engine wear:

- Air pollution from idling vehicles can pollute the air in and around the vehicles.
- Exhaust from cars can also enter adjacent buildings through air intakes, doors, and open windows.
- Idling vehicles waste fuel and money. On average, a car will burn more than half a gallon of fuel for every hour spent idling. In general, 10 seconds of idling uses more fuel than restarting the car.
- Engine Wear-and-Tear. Vehicle engines do not need to idle more than a few minutes to warm

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up. In fact, extended idling causes engine damage.

The City's Fleet Supervisor will be conveying the anti-idling message at Public Works and Parks staff meetings, Directors' meetings, and other staff will spread the message at preconstruction meetings with private developers and contractors doing business with the City.

Green Fleets Initiative
⦿ (reduction potential not yet known)

The Puget Sound Green Fleets Guide is a joint project of the Puget Sound Clean Air Agency and the Puget Sound Clean Cities Coalition. The Green Fleets Guide is intended to help fleet managers and decision makers understand the emissions produced by fleet operations and identify effective ways to reduce these emissions.

In 2007, the City Managers of Kirkland and Mercer Island initiated the Green Fleets Initiative. The initiative was intended to bring the "CEO's" and fleet managers of the Eastside Cities to work together to development a Leadership in Energy & Environmental Design (LEED®) style standard to measure and recognize efforts from local government agencies to meet these standards, and to explore serving as a purchasing cooperative. By the end of 2008, a draft of Standards was completed. A new name was adopted, "Evergreen Fleets Standard," to reflect that the coalition had grown to include over 20 cities, 4 counties, a Native American tribe, 3 Washington State agencies, the Puget Sound Clean Cities Coalition, and the Puget Sound Clean Air Agency. Eight of the coalition members, including Kirkland, volunteered to participate in a pilot program to be completed by the spring of 2009, at which time appropriate revisions will be applied.

An integral part of the Evergreen Fleets Initiative provides for voluntary reporting of greenhouse gases to the Puget Sound Clean Air Agency. The Initiative's goal was to develop a reporting template that would be in concert with the mandatory reporting required by Washington State GHG policy and legislation beginning with the year 2009. The State's template will be designed to be compatible with the Western Climate Initiative (WCI) and the Climate Registry (TCR). It should be noted that all coalition members will continue to voluntarily report their GHG emissions to the Puget Sound Clean Air Agency even if the member is below the annual emissions reporting threshold of 2,500 tons annually. Kirkland is currently below this annual threshold.

KIRKLAND'S RESPONSIBILITY TO THE ENVIRONMENT

SECTION 2: KIRKLAND'S RESPONSIBILITY TO THE ENVIRONMENT – EFFORTS IN THE COMMUNITY

- Target Reduction: By Year 2012 – 81,524 tons
- Target Reduction: By Year 2020 – 163,048 tons
- Target Reduction: By Year 2050 - 652,194 tons

Kirkland has identified strategies to reducing emissions in the community in the areas of energy efficiency, waste reduction and recycling, commuting, building sustainable communities, and conducting business sustainably.

A. ACTION: BE ENERGY EFFICIENCY EXPERTS

For much of the country, the local electric utility is a major source of emissions due to its dependence on burning coal and gas to produce electricity. Puget Sound Energy (PSE) is the electric provider for Kirkland and much of the region. PSE's mix of electricity includes 45% hydroelectric power resulting in a cleaner mix and lower greenhouse gas emissions from this source.

According to the 2005 community inventory for Kirkland, 38% of the emissions can be attributed to electricity and natural gas consumption. To influence the community, outreach will be the City's primary focus in order to educate and engage Kirkland citizens and to influence their behavior.

Encourage Citizens to Follow the City's Example and Purchase Green Power

⦿ (1,009 tons of CO2e per year)

Purchasing electricity from renewable sources rather than fossil fuels reduces greenhouse gas emissions. Energy purchased from renewable sources can offer more stable prices, depending on the structure of the program, because it is not subject to fluctuating fuel prices. Green energy purchases allow an institution or home to use energy from renewable energy sources such as solar, wind, and biomass generation, without having to generate that energy themselves.

The City of Kirkland has set an example by purchasing green power for a percentage of their operations. As part of our outreach to the community, the City will also encourage residential and commercial customers to sign up for green power. In 2005, 576 households and 6 businesses in incorporated Kirkland purchased 1,513,689 kWh of Green Power. EPA's Green Power Equivalency Calculator estimates that this Green Power purchase avoids 1,009 tons of CO2e per year.

ENERGY STAR Partnership

⦿ (reduction potential not yet known)

ENERGY STAR is a partnership between the U.S. Environmental Protection Agency and industry to voluntarily label products that meet certain energy efficiency criteria. ENERGY STAR products include home electric appliances, office equipment, and light fixtures and bulbs. According to the EPA, more than 2 billion ENERGY STAR-certified products have been purchased since 1992, generating utility bill savings of $14 billion in 2006. This represents saving an amount of energy equivalent of the generation capacity of 70 power plants. These energy savings translate to a GHG emissions reduction of 37 million metric tons, equal to removing 25 million vehicles from the road. ENERGY STAR also certifies buildings for energy efficiency and provides energy management strategies for business and government

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agencies.

Buildings account for 40% of total energy use and about 35% of GHG emissions in the United States. Benchmarking is a tool offered through ENERGY STAR and enables an entity (business, school, government facility) to compare the general energy performance of a building against similar buildings in the region. The process yields a 1-100 score that is generally a function of how the building operates and what energy efficiency features are present. The score makes energy consumption information easy to grasp for building owners, operators, and tenants.

As part of City outreach to the business community, all businesses, particularly small businesses, will be invited to become ENERGY STAR partners. Partners have access to a wide range of resources, including energy guide books, technical assistance hotline, fact sheets, and public relations materials. To become a partner, businesses agree to buy ENERGY STAR-certified equipment and upgrade the energy efficiency of their facility whenever financially viable.

Conserve Water and Help Save Energy Too
⦿ (4 tons of CO_2e per year)

The City of Kirkland is a member of the Cascade Water Alliance (Cascade) along with Bellevue, Covington Water District, Issaquah, Redmond, Sammamish Plateau Water and Sewer District, Skyway Water and Sewer District, and Tukwila. Cascade administers the regional water conservation program for its members. The program is built upon the premise that water is a valuable and essential natural resource that needs to be used wisely. Under the program, Kirkland's conservation goal, which is based on Kirkland's portion of Cascade's regional goal, is to initially achieve 15,000 gallons per day (gpd) in savings. The science of energy savings realized from conserving hot water is uncertain; however, the electricity required to transport, treat, and distribute water is known. According to the California Energy Commission, on average it takes 1,450 kWh per Million Gallons (MG) to deliver clean water to our homes.

Encourage Energy Efficient Behaviors
⦿ (reduction potential not yet known)

- Turn thermostat to 55° at night & when away – according to PSCAA, every degree the heat is turned down could reduce CO_2e up to 350 pounds/year
- Turn off and unplug electronic equipment & lights when not in use
- Turn water heater down to 120°
- Inspect and tune furnace every two to three years (before the heating season starts), and clean or replace the air filters on your furnace every two months during the heating season
- Take shorter showers
- Wash clothes in cold water

Promote Energy Efficient Improvements
⦿ (reduction potential not yet known)

- Weather-seal windows, doors, ducts & plumbing
- Improve insulation in the attic, crawlspace & walls. Utilize PSE contractor referral service for pre-qualified contractors participating in the PSE's insulation rebate program.
- Change to compact fluorescent (CFL) bulbs – an ENERGY STAR-qualified CFL provides a reduction of 693 tons of CO_2 over its life cycle and uses 75% less energy than and lasts up to 10 times longer compared to an incandescent

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bulb.

- Choose energy efficient equipment and appliances (i.e. ENERGY STAR)
- Install programmable thermostats

Insulation

⦿ (reduction potential not yet known)

Insulation seems like an unexciting material but when installed properly, it requires no maintenance and does its job quietly for the life of the house. The amount of insulation in floors, walls and ceilings is a critical factor in determining your home's energy efficiency, and the amount you spend for heating. The amount of insulation in your home is often determined by the building or energy codes in place at the time it was built. Unless insulation has been added at a later date, many older homes do not have adequate insulation. It may lack the visibility and appeal of new windows or the mechanical sophistication of a new high efficiency furnace, but insulation can significantly reduce energy costs – an average of 15% - and greatly improve home comfort according to Puget Sound Energy.

Landscape Strategies

⦿ (reduction potential not yet known)

Utilize landscape strategies to reduce direct sun from striking and heating up building surfaces, prevent reflected light carrying heat into a house from the ground or other surfaces, reduce wind velocity which slows air to prevent heat loss, and provide shade created by trees to reduce air temperatures in the adjoining building and provide evaporative cooling. On average, according to the US Department of Energy, landscaping for energy efficiency provides enough energy savings to return an initial investment in less than eight years.

B. ACTION: REDUCE, REUSE, CONSERVE

One indicator for measuring success with solid waste and recycling programs is recycling diversion rate – the amount of solid waste that is recycled or reused instead of being sent to the landfill. According to PSCAA, every pound of material recycled rather than thrown away prevents 3 pounds of CO2e pollution. This calculation is used below in determining savings from recycling. To better determine actual savings after the inventory base year of 2005, staff calculated and counted savings for the difference in diverted tonnage between 2005 and 2008.

Single-Family Residential Recycling and Yard/Food Waste Recycling

⦿ (831 tons of CO2e per year)

Kirkland has one of the highest single-family diversion rates in King County. In 2008, single-family residents diverted 69% of their total solid waste stream through recycling and organics recycling each week. They disposed an average of 18.2 pounds of garbage per household per week and recycled an average of 40.5 lbs per household during 2008 (not including the 1.8 tons of electronics collected in the average month; electronics are collected separately from commingled recycling). The percentage of yard waste, which now includes food waste, diverted relative to other recyclables has increased from 30.2% to 57% since 2003. The residential food waste

outreach plan is to capitalize on the momentum of this popular program and to not only increase participation but also increase the amount of food waste recycled by current participants.

In 2005, single-family customers recycled 11,616 tons including food/yard waste and this increased by 277 tons to 11,893 tons in 2008 resulting in a savings of 831 tons of CO2e per year.

Multifamily Recycling
⦿ (630 tons of CO2e per year)

The multifamily recycling diversion rate for 2008 was 15.6% (up from 14.9% in 2007) and is a particular focus area for improvement. In 2005 multifamily residents recycled 1,454 tons and this increased by 210 tons to 1,664 tons in 2008 avoiding 630 tons of CO2e per year.

The City provides multi-family properties with assistance to improve their recycling through programs focusing on increased recycling capacity, convenience, and education. To expand the base for recycling, City of Kirkland will work with Waste Management to implement residential food waste recycling for multi-family residential units.

Commercial Recycling including Yard/Organics and Construction, Demolition, and Landclearing (CDL)
⦿ (5,382 tons of CO2e per year)

The diversion rate for businesses was 17.3% (up from 13.3% in 2007) although actual business rates are presumably higher because only Waste Management is required to report tonnage to the City, and businesses may recycle with any hauler they choose. In 2005, businesses diverted 2,326 tons from the landfill by recycling and this increased by 1,794 tons to 4,120 tons largely due to the addition of CDL and organics recycling.

Solid Waste Rates
⦿ (reduction potential not yet known)

For several years, the City has offered a solid waste rate structure that embeds the cost of recycling within its garbage rates. In so doing, all customers are provided with adequate weekly recycling capacity at no extra cost. Additionally, in 2009 the City adopted a rate structure in which the prices of the smaller residential cart sizes and commercial dumpsters have been lowered relative to the larger containers sizes which encourages customers to reduce their container, reduce waste, and continue to take advantage of the embedded recycling.

Consider decreasing frequency of garbage pick-up
⦿ (219 tons of CO2e per year)

Battery Recycling Receptacle at Peter Kirk Community Center

According to INFORM, Inc. (www.informinc.org), an average garbage truck gets less than 3 miles per gallon. Also, one gallon of diesel is equivalent to 22 lbs of carbon dioxide emissions. Currently, Waste Management drives about 119,536 miles annually within the City of Kirkland. To reduce the amount of vehicle emissions created from weekly garbage pick-up, staff could investigate decreasing pick-up frequency to every other week or work with our hauler to replace their diesel-powered fleet to CNG vehicles. A change in frequency to every other week reduces the vehicle miles traveled to about 59,768 miles annually, which provides for a reduction of 219 tons of CO2e per year.

Battery Recycling Program
⦿ (14.25 tons of CO2e per year)

A Battery Recycling Program was implemented in 2007 with drop-off locations at City Hall, the Maintenance Center, the Kirkland Library, North Kirkland Community Center, Peter Kirk Community Center, and the 505 Market Building. Approximately 9,500 lbs of batteries have been

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collected through the end of 2008.

Encourage Contractors to Participate in CDL Recycling and Diversion
⦿ (348 tons of CO2e per year)

Construction and demolition waste accounts for approximately 40% of all municipal waste disposed of in the country. CDL debris results from construction, remodeling, repair or demolition of buildings, roads, or other structures. It includes, but is not limited to, wood, concrete, drywall, masonry, roofing, siding, structural metal, wire, insulation, asphalt, packaging materials related to construction or demolition and natural vegetation resulting from clearing land for development. According to Sustainable Sources, 8,000 lbs of waste are typically thrown into the landfill during the construction of a 2,000 square foot home.

From 2006 to 2008, an average of 143 new single-family residential homes was built annually. They are estimated to have produced 572 tons of CDL. The City of Kirkland will look to identify and implement education opportunities and potential incentives for contractors to participate in recycling or diverting CDL. Waste prevention activities not only reduce jobsite waste, but saves on disposal cost. King County's Green Tools Program has some publications we can utilize to educate and encourage contractors to participate. Assuming that the City was successful in getting 20% (29 homes based on the average built for the past three years) of the homes built to divert their construction waste, this would result in an avoidance of 348 tons of CO2e annually.

Strive for Zero Waste at Public Events
⦿ (reduction potential not yet known)

It's time to view our consumption as cradle-to-cradle instead of cradle-to-grave. According to Grassroots Recycling Network, "the system of consumption and wasting that drives our demand for raw materials creates an unsustainable demand on natural resources as well as an enormous environmental hazard on the disposal end."

The City of Kirkland can provide leadership and set an example for the community by holding zero waste public events and developing and implementing a program to obtain participation from local businesses.

C. ACTION: BE SMART COMMUTERS

In the Kirkland community and throughout the northwest, on-road gasoline and diesel consumption are the leading contributors to greenhouse gas emissions. According to the 2005 community inventory for Kirkland, on-road gasoline and diesel consumption emissions contributed to 46% of the total tons of CO2e – the highest of all sources. According to PSCAA, every gallon of gasoline reduced prevents roughly 20 pounds of CO2e emissions.

Kirkland has identified approaches to reducing emissions with an emphasis on commute trip reduction, transportation demand management, and community outreach.

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FOR BUSINESSES:

Commute Trip Reduction/Transportation Management Program

⦿ (8,846 tons of CO_2e per year)

Commute trip reduction programs in King County result in about 20,000 less vehicles on the road each day. The City of Kirkland adopted the Commute Trip Reduction Program originally in 1991. The goals of the program are to reduce traffic congestion, reduce air pollution, and petroleum consumption by encouraging commuters to bus, carpool, vanpool, bicycle, walk, or work compressed work weeks or flexible work schedules instead of driving alone to work everyday. The law currently requires major employers to provide employee transportation programs to encourage this shift.

To reduce drive-alone trips, office buildings with 50,000 square feet are required to have a Transportation Management Program (TMP) which the City helps employers establish. The City provides allowances for developers to lower the required parking if they implement Transportation Demand Management (TDM) programs. Additionally, the City assists small businesses in the implementation of a TDM program.

Covered bicycle parking is required throughout the city for all new development, with the exception of single-family residential uses. Bike lanes exist throughout Kirkland, and more are planned. City policy also encourages pedestrian-friendly urban design. Numerous pedestrian improvements have been and will be implemented including high-visibility flashing crosswalks, public art, streetscape amenities, and an integrated sidewalk and street network to facilitate easy and pleasant connections by foot.

In 2007, 3,160 employees participated in the CTR program and the average vehicle miles traveled was 12.48 each way. On a daily basis, the CTR program results in 78,874 fewer vehicle miles traveled. Over 240 days annually, 18,929,664 drive-alone vehicle miles are reduced. At an average of 21.4 mpg, 8,846 tons of CO_2e are reduced as a result of the CTR program.

FOR CITIZENS:

Implement Active Transportation Plan

⦿ (reduction potential not yet known)

The Active Transportation Plan currently calls for the development of trails, reducing vehicle accident rates, adding sidewalks, improving safety for people crossing streets, increasing the number of children who walk to school, removing physical barriers to walking, improving on-street bicycle facilities, and adding programs that make bicycling more convenient.

Locally-grown produce sold at Kirkland Wednesday Market

Buy Local

⦿ (reduction potential not yet known)

According to Sustainable Table, the concept of buying local is simply to buy food (or any good or service) produced, grown, or raised as close to your home as possible. With industrialization, our food is now grown and processed in fewer and

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fewer locations, meaning it has to travel further to reach the average consumer's refrigerator. Although this method of production is considered efficient and economically profitable for large agribusiness corporations, it is harmful to the environment, consumers, and rural communities as a tremendous amount of fossil fuels is used to transport foods such long distances.

Inexpensive oil will not last forever. The world's oil production has already peaked, according to some estimates, and while demand for energy continues to grow, supply will soon start dwindling, sending the price of energy through the roof. We'll be forced then to reevaluate our food systems and place more emphasis on energy efficient agricultural methods, like smaller-scale organic agriculture, and on local production where possible. But why wait? We can start by buying locally. In 2008, Kirkland utilized Community, Trade and Economic Development (CTED) funds to conduct a local economic sustainability study and used the feedback from the citizens and businesses surveyed to develop the Buy Local Program. The Program, to be launched in June, will be administered via a website which will offer an online business directory that customers can use to search for businesses, goods and services in addition to providing news about upcoming local events, sales, networking opportunities and workshops.

King County Metro In Motion Program

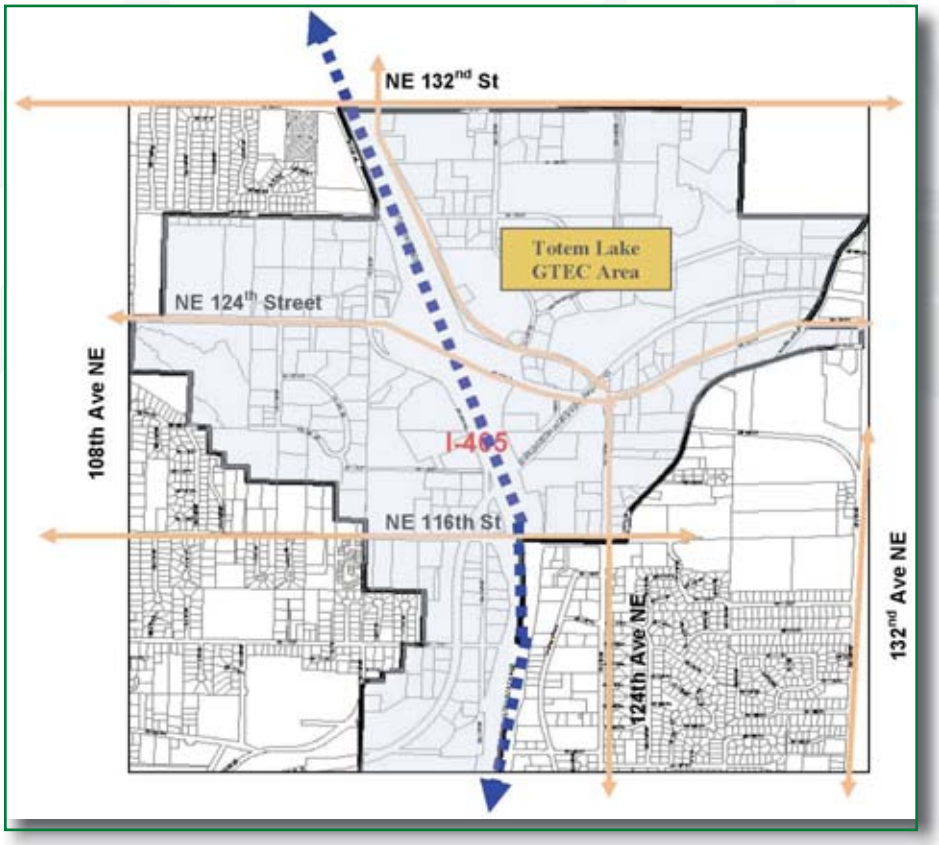

FIGURE 6: GTEC in Totem Lake

⦿ (reduction potential not yet known)
The In Motion program was designed to help individuals leave their cars at home — some of the time. It was built using the foundations of community-based social marketing: speaking to the motivations of local communities by providing information, getting action commitments, and offering prompts and incentives to encourage new, healthier travel behavior.

Average results for In Motion programs:

- Participation rates between 8% and 10% of the households contacted.
- Reported changes of 20% fewer drive-alone trips.
- Corresponding increases in busing, biking, ridesharing and walking.
- Increased openness to using alternative modes more often.

Save Money and Reduce Pollution: Anti-idling
⦿ (304 tons of CO2e per year)
Every gallon of gas you save not only helps your budget, it also keeps 20 pounds of carbon dioxide out of the atmosphere. If 2,000 Kirkland residents reduced unnecessary vehicle idling by 5 minutes a day for 365 days a year, the community could potentially see a reduction of carbon emissions of 304 tons of CO2e per year. (Calculation based on factors provided by U.S. Department of Energy's Fuel Economy Guide.) Unnecessary vehicle idling pollutes the air, wastes fuel, and causes excess engine wear.

- Air Pollution from idling vehicles can pollute the air in and around the vehicles.
- Exhaust from cars can also enter adjacent buildings through air intakes, doors, and open windows.
- Idling vehicles waste fuel and money. On average, a car will burn more than half a gallon of fuel for every hour spent idling. In general, 10 seconds of idling uses more fuel than restarting the car.
- Engine Wear-and-Tear. Vehicle engines do not need to idle more than a few minutes to warm up. In fact, extended idling causes engine damage.

Through its outreach efforts, the City will encourage anti-idling behaviors.

Growth and Transportation Efficiency Center (GTEC) in Totem Lake
⦿ (603 tons of CO2e per year)
The City has elected to designate the Totem Lake Neighborhood as a GTEC – see the map on page 32. The purpose of a Growth and Transportation Efficiency Center is to increase access to the neighborhood while reducing the number of drive alone trips. The goal is to reduce current single-occupancy vehicle rate of 85% to 76.5% and reduce current vehicle miles of travel (VMT) from 13.62 to 11.85 daily. If 2,000 vehicles reduced their current vehicle miles traveled (VMT) from 13.62 to 11.85, the community could potentially see a reduction of 1,292,100 VMTs annually (365 days), which translates into 603 tons of CO2e per year based on an average of 21.4 miles per gallon.

The GTEC program is a collection of jurisdiction-adopted goals and policies, facility and service improvements and marketing strategies about how the City will help make progress for reducing drive alone trips and vehicle miles traveled for the GTEC over the next six years (2014). Building upon the success of the existing commute trip reduction (CTR) program, the City strives to meet the goals of the plan for the future by working in partnership and coordination with other agencies.

D. ACTION: BUILD SUSTAINABLE COMMUNITIES
We all can think of a street, neighborhood, or public place that is unique or memorable, but what makes it special? What elements combine to produce a place that not only works for people in the community but rises far above the ordinary?

EFFORTS IN THE COMMUNITY

Managing growth, reducing traffic, creating sustainable development, and making smart transportation investments are the challenges we face today. The City of Kirkland is committed to developing a strategy and putting into action ways to address these issues and create a community that is livable, walkable, and sustainable.

Higher density is essential for creating lively places with lots of amenities. It allows for beautiful public spaces. Increased density greatly reduces driving, traffic congestion, and vast amounts of air pollution that come with it. Urban Village strategies include:

- Density – Compact Development
- Growth pattern – Infill (brownfield) development
- Land use – Mixed land use (i.e. Downtown and Juanita neighborhoods)
- Scale – Human scale. More detail, since people experience the landscape up close as pedestrians.
- Public services (shops, schools, parks) – Local, distributed, smaller. Accommodates walking access.
- Transportation – Multi-modal transportation and land use patterns that support walking, cycling and public transit.
- Connectivity – Highly connected roads, sidewalks and paths, allowing relatively direct travel by motorized and non-motorized modes.
- Street design – Streets designed to accommodate a variety of activities. Traffic calming.

Kirkland's Green Building Program
⦿ (29.6 tons of CO2e per year)

Kirkland's Green Building program offers a priority permit processing incentive designed to encourage sustainable building in the construction of new single family residential development. Additionally, the program offers educational resources and hosts seminars on green building topics to help educate builders, staff and the public about the benefits of sustainable building. On an ongoing basis, staff researches incentive programs and obstacles that may exist in the State or Local code. In addition, as part of Kirkland's review of building permits, staff checks for compliance with the 2003 Washington State Energy Code as mandated by the state. This is one of the strictest energy codes in the country with respect to building envelope requirements (insulation R-values, window and door U-factors), mechanical equipment efficiency requirements and allowed power consumption for lighting in non-residential buildings.

Kirkland's Green Building Program requires participating homes to achieve an ENERGY STAR certification. As a result, the construction of one home using green building design and construction along with an ENERGY STAR rating can keep 2,070 pounds of greenhouse gasses out of the environment each year. For reference, this reduction is the equivalent to driving 2,200 less vehicle miles or planting 200 trees (King County Green Tools 2007). From 2006 to 2008, an average of 143 new single-family residential homes was built annually. If the City were successful in encouraging 20% of these projects (29 homes) constructed under the Green Building Program, this would avoid 29.6 tons of CO2e per year.

The overall green building market (both non-residential and residential) is likely to more than double from today's $36-49 billion to $96-140 billion by 2013 (Source: McGraw Hill Construction (2009) and Green Outlook 2009: Trends Driving Change)

With Kirkland's Green Building Program, the City

EFFORTS IN THE COMMUNITY

expects the number of new residential and commercial building permits using some form of green certification (such as LEED® and Built Green™) to continue to increase by 2013 and beyond. Built Green is an environmental building program of the Master Builders Association of King and Snohomish Counties, developed in partnership with King County, Snohomish County, and other government agencies in Washington State. Built Green is designed to help homebuyers find quality, affordable homes that offer opportunities to protect the health of their families and the Northwest environment.

Table 1 exhibits the City of Kirkland's new single family permits received during the time period from 2000 through 2008. The Green Building Program was in pre-pilot mode in fall of 2007, and became a pilot program on January 1, 2008. In 2008, despite the housing market's downturn in new single family home permits which decreased by over 70% from the previous year, the number of certified Built Green™ projects remained steady.

Require LEED® and Built Green™ in all new building construction within City limits

⦿ (3994.6 tons of CO_2e per year)

Buildings account for 40% of total energy use and about 35% of GHG emissions in the United States. Design and construction of new buildings, or major renovation of existing ones, provides an opportunity to implement energy saving measures that reduce GHG emissions. Green building design looks at buildings as a complete system to maximize health, comfort, and productivity of occupants while minimizing resource use for construction and operation. An example of the kind of savings possible by carefully considering the whole building system before construction is that windows, insulation, and lighting systems can be chosen to minimize the cooling load, allowing smaller cooling equipment to be used for savings in both capital and operations costs.

The US Green Building Council developed the LEED® certification system which is the nationally recognized standard for green building. Many cities and counties, as well as the State of Washington, have adopted laws requiring new construction or major renovation of public buildings follow LEED® standards.

LEED® certified buildings cost only about 2% more than equivalent non-green buildings, mostly for design costs, and that premium is decreasing as green building becomes more widespread.

Improving energy efficiency of buildings can help reduce criteria air pollutants by reducing energy use. Depending on the fuel sources of the local electrical grid, criteria air pollutants are reduced along with greenhouse gas emissions. Green construction materials help avoid volatile organic compounds (VOCs) emissions as well.

In addition to energy and water cost savings, there are significant paybacks from increased employee productivity and health. These projects can also serve as a good public education program. In addition to energy and water cost savings, there are significant paybacks from increased employee productivity and health. These projects can also serve as a good public education program.

EFFORTS IN THE COMMUNITY

Table 1 exhibits the City of Kirkland's new single family permits received during the time period from 2000 through 2008. The Green Building Program was in pre-pilot mode in fall of 2007, and became a pilot program on January 1, 2008. In 2008, despite the housing market's downturn in new single family home permits which decreased by over 70% from the previous year, the number of certified Built Green™ projects remained steady.

Built Green™ Homes	2000	2001	2002	2003	2004	2005	2006	2007	2008	Totals
3 Star (self certified)	1	0	3	4	4	6	15	2	0	35
4 Star (3rd part certified)	0	0	0	0	14	2	0	2	3	21
Total Built Green™ by year	1	0	3	4	18	8	15	4	3	56
Total NSFR by Year	134	143	103	151	201	254	211	170	49	1,416
% Built Green™	1%	0%	3%	3%	9%	3%	7%	2%	6%	4%

Table 1: Built Green™ Permits for new Single Family Residential Homes

In addition, since 2006 five projects within City limits have registered with the U.S. Green Building Council for future LEED® certification.

- Allied Health Building, Lake Washington Technical College – 55,186 sf
- City Hall Annex, City of Kirkland – 6050 sf
- The Campus at Kirkland, SRMKJV, LLC – 185,487 sf
- ParkPlace, Touchstone – 250,000 sf
- Weber Project, 4,900 sf

EFFORTS IN THE COMMUNITY

Plant more trees; Reduce heat island effect
⦿ (5,051 tons of CO2e per year)

Native trees are critical to environmental health. Trees improve air quality and reduce greenhouse gases, reduce erosion, filter pollutants, and shade creeks and streams, cooling water for threatened salmon. Additionally, they improve water quality and provide important wildlife habitat. When trees are planted as part of a broader energy efficiency program, a significant reduction in electricity and natural gas use can be realized. According to CitiesGoGreen.com, a newly planted tree does not truly begin offering ecological services until it has been in the ground and established for 7 to 10 years. Kirkland's tree inventory was last updated in 2007 and includes public trees in the right-of-way (ROW) only; it does not include trees on private property, in parks, new development, or all trees downed, removed or planted since the inventory was completed in 2007. A tree is generally not accepted as an established mature tree until its diameter reaches 6". According to the 2007 inventory, there are about 10,000 stand-alone trees in the ROW. There are an additional 913 groups of trees that on the average are estimated to have 5 trees per group (counted once in the 10,000 number already) for a total of 13,652 trees. Researchers have demonstrated that 100 healthy, mature trees remove 37 tons of carbon dioxide and 248 pounds of other pollutants annually (CitiesGoGreen.com). This results in a reduction of 5,051 tons of CO2e per year.

As urban areas develop, changes occur in the landscape. Buildings, roads, and other infrastructure replace open land and vegetation. Surfaces that were once permeable and moist become impermeable and dry. These changes cause urban regions to become warmer than their rural surroundings, forming an "island" of high temperature in the landscape.

Dark materials used on roofs and roads absorb heat during the day and hold it long after the sun sets. A decrease in vegetation to provide shade and cool the air compounds the heating effect. These are the primary factors that cause heat island effect. As a result, ground-level ozone concentrations increase because of the chemical reaction between car exhaust and heat – the more heat, the more ozone is produced.

Trees that are planted intentionally to shade buildings help to reduce heat island effect. Trees have the potential to produce other beneficial effects on emissions beyond shading. Trees properly planted with energy savings in mind can reduce the amount of energy (electricity, natural gas, or other fuel) used to cool and heat buildings. This not only reduces associated emissions, but also saves money. The shade from a single well-placed mature tree reduces annual air conditioning use two to eight percent (in the range of 40-300 kWh), and peak cooling demand two to ten percent (as much as 0.15-0.5 kW).

Tree-shaded asphalt is also a benefit as it encourages drivers to be more aware, lowers ambient air temperatures, extends the life of asphalt roads, and reduces hydro-carbon emissions from parked cars.

Finally, an increased number of trees planted in school walk zones provide shade to pedestrians. Science indicates that the more trees that are planted in planting strips increases the number of walkers. Because we spend so much time isolated in our cars and homes, we have little time

EFFORTS IN THE COMMUNITY

or opportunity for social contact, and the normal random meetings that take place while walking along pedestrian friendly streets and around public spaces. Because we spend more and more time stuck in traffic, we have less and less time for volunteering and getting involved in our communities.

Community Involvement and Education
⦿ (reduction potential not yet known)

The Public Works Department oversees public education and involvement efforts on an on-going basis, including production and distribution of a storm water newsletter, a storm drain stenciling program ("Dump no waste, drains to stream"), the salmon watcher program, and informal education of residents and business owners when storm water infractions occur. Also, a Green Home Remodeling Guide published by King County is available for homeowners. The Guide shows specific issues and strategies involved in environmentally-friendly home remodeling projects.

The City's internal Green Team also promotes sustainable building practices by posting notices about upcoming "green" events at the front counter. The Planning, Building, Public Works Departments work together to develop programs to support and promote sustainable "green" building practices.

The Parks and Community Services Department oversees the Green Kirkland Partnership. The mission of the Partnership is "to conserve and sustain natural areas for the benefit and enjoyment of current and future generations." The Partnership is guided by the City's 20-Year Forest Restoration Plan, which involves community volunteers to restore degraded natural areas back to sustainable health. Many different groups contribute to the Green Kirkland Partnership, each important to the future of the community's green spaces. These groups include the citizens of Kirkland, the City of Kirkland, park neighbors, Cascade Land Conservancy, EarthCorps, park visitors, and various corporate, youth, faith-based, and non-profit organizations.

The following is a summary of achievements since the Green Kirkland Partnership program began in 2005:

- Total number of acres in restoration: 17
- Total number of trees girdled/freed of invasive English ivy: 138
- Total number of native plants (including trees) planted: 2,340 (includes 808 trees
- Total number of invasive trees removed: 230
- Total Number of Volunteers: 2,780
- Total Number of Volunteer Hours: 8,349
- Total value of Volunteer Labor $160,975

GREEN KIRKLAND PARTNERSHIP

E. ACTION: CONDUCT BUSINESS SUSTAINABLY
⦿ (reduction potential not yet known)

36% of businesses renewing their licenses with the City of Kirkland indicate that they provide green goods and services and 83% have implemented green practices – primarily recycling. To recognize the efforts of these businesses and to encourage sustainable business practices, the City of Kirkland initiated its Green Business Program.

EFFORTS IN THE COMMUNITY

Qualified businesses receive a core program logo in the form of a window cling; an electronic file that can be used for corporate printed materials; and a listing on the participant recognition webpage, an opportunity to distinguish their business and promote their sustainable business practices. In addition to the "Kirkland Green Business" logo, eligible businesses can obtain logos for seven categories:

- Waste Reduction/Recycling
- Water Conservation
- Transportation/Commute Trip Reduction
- Pollution Prevention
- Green Building
- Energy Efficiency
- Green Power

In addition, as part of our Green Business Program, businesses can participate in the program and play a key role in reducing pollution, climate change, energy consumption, and traffic congestion. By participating, businesses are required to have 75% of their employees registered on Rideshare Online at www.rideshareonline.com and create a plan on how they would contribute to commute trip reduction in other ways.

KIRKLAND GREEN BUSINESS

green power
A PROGRAM OF
PUGET SOUND ENERGY

THE ROLE OF STATE AND FEDERAL GOVERNMENT

SECTION 3: THE ROLE OF STATE AND FEDERAL GOVERNMENT

Local, state and federal governments provide incentives and regulations to encourage actions that will reduce greenhouse gas emissions. At the state level, the Climate Action Team (CAT) was established in 2007 as part of Governor Gregoire's Climate Change Challenge (www.ecy.wa.gov/climatechange). The CAT is a broad-based group of Washington business, academic, tribal, State and local government, labor, religious, and environmental leaders. This group worked throughout 2007 to create the "Comprehensive Climate Approach," defining 12 targeted areas and 45 sets of mitigation strategies that Washington could undertake to reduce greenhouse gas (GHG) emissions efficiently and effectively. The summary of the CAT recommendations is included as an attachment to this report (Exhibit 4).

The recommendations from the CAT fell into the following categories:

- Transportation
- Energy efficiency and green building
- Waste management
- State Environmental Policy Act

These recommendations are being pursued in the State Legislature and would be supportive to this Action Plan.

At the federal level, President Obama has a New Energy for America plan, which focuses on investments in clean energy, increasing the use of plug-in hybrid cars and implementation of a cap-and-trade program to reduce greenhouse gas emissions. This aggressive plan would ensure the federal government's support to fight climate change, which would help Kirkland reach local goals.

In addition to the President's plan, Congress passed the Energy Independence and Security Act of 2007 providing local governments with new opportunities to combat climate change. The law, as passed, included the following:

- Corporate Average Fuel Economy (CAFE). The law sets a target of 35 miles per gallon for the combined fleet of cars and light trucks by model year 2020.
- Renewable Fuels Standard (RFS). The law sets a modified standard that starts at 9.0 billion gallons in 2008 and rises to 36 billion gallons by 2022.
- Energy Efficiency Equipment Standards. The adopted bill includes a variety of new standards for lighting and for residential and commercial appliance equipment. The equipment includes residential refrigerators, freezers, refrigerator-freezers, metal halide lamps, and commercial walk-in coolers and freezers.
- Repeal of Oil and Gas Tax Incentives. The enacted law includes repeal of two tax subsidies in order to offset the estimated cost to implement the CAFE provision.

The law also includes a provision that creates a block grant program for cities and counties to institute programs to improve energy efficiency and reduce dependence on fossil fuels. Funding for the new Energy Efficiency and Conservation Block Grant (EECBG) program is authorized at $2 billion annually, 68% of which goes directly to local governments. This program was funded through the American Recovery and Reinvestment Act (ARRA) of 2009.

CONCLUSION AND NEXT STEPS

The ARRA also includes funding for a range of environmental programs including weatherization assistance and loans to promote energy innovation.

CONCLUSION AND NEXT STEPS

To determine Kirkland's progress in meeting its government operations and community reduction targets, staff will:

- Monitor progress on each of the efforts and measures the City has committed to in this Plan at least annually so that, as needed, program revisions and corrections are timely.

- Update the greenhouse gas inventory and provide progress reports:
  - For the Community every three years (2008 to be completed in 2010 when King County's data is available)
    For the Government operations annually.

- Compare the updated inventory with that of the base year's (2005) and determine how close the City is to the target reductions.

- Provide a progress report to internal staff, Directors, Council, and citizens to include the following:

  - Avoided emissions from energy efficiency improvements in City buildings, lighting, operations, and information technology as well as report on new technologies to be applied.
  - Improvements in diversion rates and recycling efforts in the community and the government operations.
  - Sustainable development in the community and government operations.
  - Efforts to make commuting and transportation more efficient in the community and government operations.
  - Actions taken to support the recommendations of the State's Climate Action Team to foster the success of this action plan in the community.
  - Highlight the City's outreach efforts with internal staff and in the community.

CLIMATE PROTECTION ACTION PLAN: EXHIBITS

EXHIBIT 1

KIRKLAND COMMUNITY TONS CARBON DIOXIDE EQUIVALENT 1990 & 2005		
Tons CO2 Equivalent / 1990	**King County**	**Kirkand**
Power Purchases	1,824,794	50,919
Misc Diesel Nonroad and Rail	842,233	21,382
Gasoline Nonroad & Rec Boats	232,791	6,474
Ld Clearing, Wastes, and Building Burns	718,607	15,910
Petroleum Fossil Fuels Burning	4,820,967	134,987
Onroad Gasoline	9,681,028	387,241
Onroad Diesel	1,171,772	46,871
Electrical Distribution Transformer SF6	190,076	5,051
Total	19,482,269	668,835
Tons CO2 Equivalent / 2005	**King County**	**Kirkland**
Power Purchases	2,644,634	240,161
Fuel Burned in Large Industries	720,677	N/A
Misc Diesel Nonroad	621,544	18,026
Rail	94,860	2,018
Gasoline Recreational Boats	82,993	2,407
Diesel Recreational Boats	2,524	73
Gasoline Nonroad	317,460	9,207
Propane & Natural Gas Nonroad	199,026	5,772
Ld Clearing, Wastes, and Building Burns	95,929	2,782
Petroleum Fossil Fuels Burning	4,538,607	76,523
Onroad Gasoline	8,119,107	290,407
Onroad Diesel	2,217,017	79,299
Electrical Distribution Transformer SF6	114,881	3,332
OTHER (new in 2005):		
Onroad Propane Vehicles	7,763	278
Onroad Natural Gas Vehicles	120,992	4,328
Wood Fireplaces	20,458	593
Stoves & Inserts	20,867	605
Firelogs & Pellets	7,952	231
Nitrous Oxide Emitted from Soils	65,831	341
Methane from Natural Gas Distribution	259,795	7,535
Fuel Used But Not Burned	1,696,496	49,202
Other Industrial Processes	429,465	12,456
Beverages Manufacturing	17,266	501
Nitrous Oxide Emitted from Hospitals	28,697	832
Methane	287,346	8,334
TOTAL TONS	**22,732,187**	**815,242**

CLIMATE PROTECTION ACTION PLAN: EXHIBITS

EXHIBIT 1

KIRKLAND GOVERNMENT OPERATIONS CARBON DIOXIDE EQUIVALENT 2000 & 2005			
Total Carbon Dioxide Equivalent Emitted (tons)	**2000**	**2005**	**Change**
City Facilities - PSE bills for parks, fire stations, buildings	2684	2748	64
Fleet - fuel efficiency for City vehicles and equipment	1314	1395	81
Streetlights	601	651	50
Water/Sewage Lift Stations	101	79	-22
Solid Waste Sent to Landfill	115	203	175
TOTAL	4815	5163	348
Total Carbon Dioxide Equivalent Emitted (%)	**2000**	**2005**	**Change**
City Facilities - PSE bills for parks, fire stations, buildings	55.7	53.2	-2.5
Fleet - fuel efficiency for City vehicles and equipment	27.3	27	-0.3
Streetlights	12.5	12.6	0.1
Water/Sewage Lift Stations	2.1	1.5	-0.6
Solid Waste Sent to Landfill	2.4	5.6	3.2
TOTAL	100	100	-0.1

EXHIBIT 2
Resolution R-4591

RESOLUTION R-4591

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND AUTHORIZING INTERNATIONAL COUNCIL FOR LOCAL ENVIRONMENTAL INITIATIVES (ICLEI) MEMBERSHIP & CITIES FOR CLIMATE PROTECTION® CAMPAIGN PARTICIPATION.

WHEREAS, scientific consensus has developed that CO_2 and other greenhouse gases released into the atmosphere have a profound effect on the Earth's climate; and

WHEREAS, in 2006 the U.S. National Climatic Data Center confirmed clear evidence of human influences on climate due to changes in greenhouse gases; and

WHEREAS, the U.S. Conference of Mayors endorsed the 2005 U.S. Mayors' Climate Protection Agreement initiated by Seattle Mayor Nickels and signed by 275 mayors in the United States as of July 2006 including the City of Kirkland's Mayor; and

WHEREAS, the Urban Environmental Accords adopted by local government delegates during UN World Environment Day 2005 call for reduced emissions through energy efficiency, land use and transportation planning, waste reduction, and wiser energy management; and

WHEREAS, in 2003 the American Geophysical Union adopted a Statement noting that human activities are increasingly altering the Earth's climate and that natural influences cannot explain the rapid increase in near-surface temperatures observed during the second half of the 20th century; and

WHEREAS, in 2001, at the request of the Administration, the National Academy of Sciences (NAS) reviewed and declared global warming a real problem caused in part by the actions of humankind; and

WHEREAS, the 2001 Third Assessment Report from the International Panel on Climate Change (IPCC) and the 2000 U.S. Global Change Research Program's (USGCRP) First National Assessment indicate that global warming has begun; and

WHEREAS, 162 countries including the United States pledged under the United Nations Framework Convention on Climate Change to reduce their greenhouse gas emissions; and

WHEREAS, energy consumption, specifically the burning of fossil fuels, accounts for more than 80% of U.S. greenhouse gas emissions; and

EXHIBIT 2
Resolution R-4591

R-4591

WHEREAS, local government actions taken to reduce greenhouse gas emissions and increase energy efficiency provide multiple local benefits by decreasing air pollution, creating jobs, reducing energy expenditures, and saving money for the local government, its businesses, and its residents; and

WHEREAS, the Cities for Climate Protection® Campaign sponsored by ICLEI – Local Governments for Sustainability has invited the City of Kirkland to join ICLEI and become a partner in the Cities for Climate Protection Campaign.

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 join ICLEI, on behalf of the City of Kirkland, as a Full Member and participate in the Cities for Climate Protection Campaign and, as a participant, pledges to take a leadership role in promoting public awareness about the causes and impacts of climate change.

Section 2. The City of Kirkland will undertake the Cities for Climate Protection Campaign's five milestones to reduce both greenhouse gas and air pollution emissions throughout the community, and specifically:

- Conduct a greenhouse gas emissions inventory and forecast to determine the source and quantity of greenhouse gas emissions in the City;
- Establish a greenhouse gas emissions reduction target;
- Develop an action plan with both existing and future actions which when implemented will meet the local greenhouse gas reduction target;
- Implement the action plan; and
- Monitor and report progress.

Section 3. The City of Kirkland requests assistance from ICLEI's Cities for Climate Protection Campaign as it progresses through the milestones.

Passed by majority vote of the Kirkland City Council in open meeting this 5th day of September, 2006.

Signed in authentication thereof this 5th day of September, 2006.

MAYOR

Attest:

City Clerk

- 2 -

EXHIBIT 3
Resolution R-4659

RESOLUTION R 4659

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND ADOPTING GREENHOUSE GAS REDUCTION TARGETS

WHEREAS, the City Council adopted the Natural Resource Management Plan on August 5, 2003 which contains the following Guiding Principles

> Natural resources are considered to be community assets that significantly affect the quality of life in Kirkland In fact, human survival is dependent upon healthy natural systems
>
> Natural resources exist in complex, interrelated systems that need to be managed comprehensively in order to maintain the viability of each

WHEREAS, scientific consensus has developed that carbon dioxide and other greenhouse gases released into the atmosphere have a profound effect on the Earth's climate, and

WHEREAS, in 2006 the U S National Climatic Data Center confirmed clear evidence of human influences on climate due to changes in greenhouse gases, and

WHEREAS, the U S Conference of Mayors endorsed the 2005 U S Mayors' Climate Protection Agreement initiated by Seattle Mayor Nickels and signed by 540 mayors in the United States as of June 2007 including the City of Kirkland's Mayor committing the City of Kirkland to its three main parts

a We urge the federal government and state governments to enact policies and programs to meet or beat the target of reducing global warming pollution levels to 7 percent below 1990 levels by 2012, including efforts to reduce the United States' dependence on fossil fuels and accelerate the development of clean, economical energy resources and fuel-efficient technologies such as conservation, methane recovery for energy generation, waste to energy, wind and solar energy, fuel cells, efficient motor vehicles, and biofuels,

b We urge the U S Congress to pass bipartisan greenhouse gas reduction legislation that includes 1) clear timetables and emissions limits and 2) a flexible, market-based system of tradable allowances among emitting industries, and

EXHIBIT 3
Resolution R-4659

c We will strive to meet or exceed Kyoto Protocol targets for reducing global warming pollution (reduce greenhouse gases to 7% below 1990 levels) by taking actions in our own operations and communities

WHEREAS, the City Council authorized staff to join International Council for Local Environmental Initiatives (ICLEI), on behalf of the City of Kirkland, as a Full Member and participate in the Cities for Climate Protection Campaign As a participant, the City of Kirkland pledged to take a leadership role in promoting public awareness about the causes and impacts of climate change by undertaking the Cities for Climate Protection Campaign's five milestones to reduce both greenhouse gas and air pollution emissions throughout the community, specifically

- Conduct a greenhouse gas emissions inventory and forecast to determine the source and quantity of greenhouse gas emissions in the City,
- Establish a greenhouse gas emissions reduction target,
- Develop an action plan with both existing and future actions which when implemented will meet the local greenhouse gas reduction target,
- Implement the action plan, and
- Monitor and report progress

WHEREAS, local government actions taken to reduce greenhouse gas emissions and increase energy efficiency provide multiple local benefits by decreasing air pollution, creating jobs, reducing energy expenditures, and saving money for the local government, its businesses, and its residents,

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

Section 1 The City of Kirkland hereby adopts the following Greenhouse Gas Reduction Targets

a Emissions 20% below 2005 levels by 2020 for both the Kirkland community and municipal operations with an interim goal of 10% below 2005 levels by 2012, and

b Emissions 80% below 2005 levels by 2050

Section 2 The Kirkland City Council directs staff to provide reports, at least biennially, outlining the greenhouse gas emission performance compared to set targets

Section 3 The Kirkland City Council directs staff to develop a long term action plan that will lead to the targeted reductions in greenhouse gas emissions for municipal operations and the community through capital investment, operational changes, program development and public outreach

EXHIBIT 3
Resolution R-4659

R-4659

Passed by majority vote of the Kirkland City Council in open meeting this 7th day of August, 2007

Signed in authentication thereof this 7th day of August, 2007

MAYOR

Attest

City Clerk

- 3

EXHIBIT 4
State's Climate Action Team Recommendations

DEPARTMENT OF ECOLOGY State of Washington

CTED | Community, Trade and Economic Development

Responding to the Climate Change Challenge **December 2008**

2008 Climate Action Team Recommendations

Proposed Policies to Reduce Greenhouse Gas Emissions

Strategies to reduce global warming pollution that will create jobs, stimulate the economy, and reduce our dependence on foreign oil

Overview

The Climate Action Team (CAT) was established in 2007 as part of Governor Gregoire's Climate Change Challenge. The CAT, a broad-based group of Washington business, academic, tribal, State and local government, labor, religious, and environmental leaders, worked throughout 2007 to create the "Comprehensive Climate Approach," defining 12 targeted areas and 45 sets of mitigation strategies that Washington could undertake to reduce greenhouse gas (GHG) emissions efficiently and effectively.

In 2008, the CAT refined their previous recommendations through Implementation Working Groups that focused on four areas:

- Transportation
- Energy efficiency and green building
- Waste management
- State Environmental Policy Act (SEPA)[1]

The final CAT report outlines twenty four strategies that will to continue to move Washington towards a low-carbon future, with an emphasis on the economic opportunities it holds for the state. Implementing some or all of these recommendations will create green economy jobs, develop new industries, and drive investment in Washington's economy. These strategies will also reduce GHG emissions in both the short- and long-term.

For a more detailed look at the CAT recommendations please see their full report at *http://www.ecy.wa.gov/climatechange/2008CATdocs/ltw_app_v2.pdf*.

Summary of recommendations

Energy Efficiency and Green Buildings – Efficiency improvements to the built environment

The recommendations include a set of actions aimed at improving energy efficiency and strengthening green building industries.

1. Establish incentive-based approaches to encourage energy efficiency.
   - Use Public Utility Tax (PUT) credits for non-residential buildings.
   - Expand the use of Local Improvement Districts to include energy efficiency.
   - Provide partial sales tax refunds for new and existing buildings that meet a high level of energy performance.
   - Offer tax and credit incentives to encourage development of combined heat and power and distributed energy systems.

EXHIBIT 4
State's Climate Action Team Recommendations

Responding to the Climate Change Challenge **December 2008**

2. Revise the Washington State Energy Code (WSEC) as part of the 2009 revision cycle to achieve 30 percent reductions in new building energy use relative to the 2006 edition of the WSEC. Also develop a long-term State Building Efficiency and Carbon Reduction Strategy that establishes specific targets for building energy use intensity for new buildings similar to the Architecture 2030 Challenge schedule to have net zero emissions from new buildings by 2030.
3. Upgrade the energy efficiency and develop and implement energy benchmarking and performance disclosure in existing, new, and renovated buildings.
    - Substantially upgrade the energy efficiency in existing, new, and renovated public buildings.
    - Establish an energy benchmark disclosure requirement for private buildings.

Beyond Waste – Reducing and recycling the next 50 percent

Washington now diverts about 48 percent of solid waste generated in the state to reuse, recycling and beneficial use applications. The following recommendations begin with setting a new state recycling goal of 80 percent. They then focus on ways to reach that goal by 2020. They build on the parts of the current waste management system that are working well and target products and organic materials with the largest potential to reduce GHG emissions.

1. Enhance the collection system for recyclable materials.
    - Require source separation of solid waste by residential and commercial generators into at least three categories: recyclable materials and products, organic materials, and residual solid wastes.
    - Require local governments to update their local comprehensive solid waste management plans, on a phased schedule. The update for small rural counties and small population areas is optional.
    - Provide the private sector with adequate financial and other incentives necessary to invest in the infrastructure needed to support this action.
2. Develop markets for organic materials diverted from landfills:
    - Encourage anaerobic digestion and compost land application by providing financial incentives through feed-in tariffs and wheeling provisions.
3. Develop an Environmentally Responsible Purchasing strategy for state and local governments:
    - Create an intergovernmental work group to evaluate the need for and recommend revisions to state purchasing practices to ensure that products and services used by state and local governments have the lowest possible environmental and carbon footprint.
4. Collaborate with retailers to voluntarily reduce the carbon footprint and waste from products and packaging they sell to consumers.

EXHIBIT 4
State's Climate Action Team Recommendations

5. Create a Product Stewardship Framework designed to maximize producer engagement and private sector ingenuity, and to maximize outreach to and input from producers of potentially covered products:
    - Establish an advisory committee and product selection and rule-making processes to minimize the environmental and health impacts of products throughout all stages of their lifecycle, including GHG emission impacts.
    - Potential initial products include carpet, mercury-containing lighting and thermostats, paint, and rechargeable batteries.

Transportation – Reducing GHG emissions & increasing transportation choices for the future

Emissions from transportation account for nearly half of the state's total GHG emissions. The transportation recommendations include tools and best practices to achieve the vehicle miles traveled (VMT) reduction benchmarks outlined in E2SHB 2815.

1. Expand and enhance transit, rideshare, and commuter choice to enable users to make environmentally-friendly transportation choices:
    - Develop and enhance a Washington State Transportation Access Network, a deliberate and coordinated strategy to ensure a statewide approach to transit and provide affordable alternatives to a car-dependent lifestyle.
    - Enhance existing urban commute trip reduction and rideshare programs to expand the number of commute trips by vanpool, carpool, and telework, and implement compressed workweek schedules statewide.
    - Implement a Statewide Residential Trip Reduction Program to encourage all travelers, not just commuters, to travel in ways other than driving alone for their trips.
2. Encourage Compact and Transit Oriented Development:
    - Promote and support housing and employment density by:
        - Expanding the use of the Multi-Family Tax Exemption.
        - Adjusting grant criteria.
        - Establishing new revenue sources (tax credits, loans, revolving funds).
        - Identifying new finance mechanisms.
        - Leveraging public and private partnerships.
        - Conducting education and outreach.
    - Develop programs and provide incentives for "climate-friendly" parking management.
    - Encourage bicycle and pedestrian accessibility by adopting a policy based on the "Complete Streets" national movement.
    - Better enable Growth Management Act Transportation Concurrency provisions to address all modes of transportation.

EXHIBIT 4
State's Climate Action Team Recommendations

Responding to the Climate Change Challenge **December 2008**

- Encourage urban brownfield redevelopment by augmenting the state's brownfield revolving loan fund to create opportunities for compact and transit-oriented development.

3. Use per capita VMT and GHG emissions reductions as criteria for funding and pursue new revenue sources.
   - Reexamine existing and proposed new investments to align the achievement of the VMT and GHG provisions of E2SHB 2815.
   - Pursue new revenue sources for transportation choices, particularly transit operations.
4. Use transportation pricing to reduce per capita VMT and GHG emissions, raise needed revenue, and manage the system for better efficiency and reliability. Implement use-based pricing strategies including: tolls, parking charges, and per capita VMT or gasoline taxes to fund alternatives such as transit, cycling, and walking, or provide an incentive to invest in a more efficient vehicle.
5. Pursue non-VMT actions to achieve additional GHG emissions reductions from the transportation sector:
   - Increase the use of rail for both the movement of passengers and freight.
   - Encourage GHG emissions reductions and fuel efficiency improvements in diesel engines.
   - Implement a package of transportation systems management strategies.
   - Accelerate deployment and commercialization of Plug-In Hybrid Electric Vehicles (PHEVs) and Electric Vehicles.
   - Using the work being done in California, Ecology, CTED, WSDOT, and other affected agencies seek resources from the 2010 Legislature to evaluate and implement a Low Carbon Fuel Standard (LCFS) requirement appropriate for Washington.

Contacts

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[1] SEPA recommendations are summarized in Ecology publication 08-01-036.

Special accommodations:

If you need this publication in an alternative format, call 360-407-7000 Persons with hearing loss, call 711 for Washington Relay Service. Persons with a speech disability, call 877-833-6341.

CLIMATE PROTECTION ACTION PLAN: APPENDICES

APPENDIX 1
Climate Protection Ideas for 2050

The City of Kirkland's long-term greenhouse gas reduction goal for 2050 is to achieve 80% below 2007 inventory levels for the government and in the community. Achieving the 2050 goal will require aggressive action on energy, buildings, land use, transportation, consumption, solid waste, food and many other areas. Below is a list of ideas that staff considered.

Community

- Vehicle registration based on miles
- Lobby for tolls on 520
- Partner with Metro for increased transit service
- Convenient alternate fuel availability
- Charging stations for electric cars
- Allow small-scale neighborhood retail and personal services within residential neighborhoods
- Facilitate infill development to ensure that land is used in the most efficient manner possible
- Support home-based businesses that are compatible with the neighborhood character
- Encourage clusters of complementary businesses
- Create long-term roadmap for achieving a one-planet footprint (e.g. incorporate basic principles of "One Planet Living" in ordinances (zero carbon, zero waste, sustainable transport, local and sustainable materials, local and sustainable food, sustainable water, natural habitat/wildlife, equity and fair trade, health and happiness))

Government

- Increase flex schedule option for employees
- Cisterns for truck washing, irrigating, toilet flushing
- Allocate a set percentage of the capital improvement budget for major transportation projects to fund bicycle and pedestrian projects.

APPENDIX 2
Communications and Outreach Plan

Communications and Outreach Plan

This Communications Plan is a component of the City's Climate Protection Action Plan and is intended to guide the City's efforts in educating the public, schools, other jurisdictions, professional associations, businesses and industry about greenhouse gas reduction. Much of the City's education efforts will be implemented using existing communications tools and coordinated with current federal, state and local campaigns.

The City of Kirkland recognizes that a key strategy in reducing greenhouse gas emissions will be public education and citizen engagement. The City's challenge is to engage the community in understanding how personal choices make a difference in climate change – for the better and for the worse. Homeowners, business owners, employees, individuals and others will need to be able to see where the challenge of climate change presents opportunities for new technologies, new jobs, and economic prosperity for all, including society's more disadvantaged populations (Washington State Dept. of Ecology, Framework for Citizen Engagement (12/21/07).

The City is committed to providing information and data that will enable the public and businesses to make carbon-efficient choices. The City acknowledges that "carbon neutral" living is a deliberate lifestyle choice for some residents and not so for many others – and that messaging will need to take this into account. Also, because the City has taken its own initiatives to reduce greenhouse gas emissions, its messages to the public will have credibility.

Communications Goals

- Achieve a dual role of raising awareness of the urgent need to reduce greenhouse gas emissions and of providing information on greenhouse gas emissions associated with daily choices
- Encourage residents, businesses and institutions to reduce greenhouse gas emissions and provide tools to help them attain reductions in their daily lives
- Involve and inform City of Kirkland elected and appointed officials and employees about policies & procedures related to the City's climate protection efforts
- Integrate and implement communications strategies with relevant local and national education campaigns, programs and activities
- Publicize and recognize the accomplishments of the City's and community's greenhouse gas emissions reduction efforts
- Implement communications strategies (see below) that will be sustained over an extended period of time

Communications Strategies

- Engage Kirkland community stakeholders in policy-making where appropriate
- Develop key messages that explain the effects of greenhouse gas emissions and that encourage daily life choices that will reduce individual carbon footprints
- Conduct surveys to gauge awareness and create outreach and education campaigns to enhance awareness
- Use existing City communications methods and education programs to promote greenhouse gas emission reductions
- Seek advertising funding and partnership opportunities

APPENDIX 2
Communications and Outreach Plan

Target Audiences

Internal:

- Kirkland City Council
- Department Directors & Managers
- Employees
- Boards and Commissions
- Green Teams

External:

- Individual residents and employees
- Neighborhood associations
- Business community
- Health care and education institutions
- Vendors/Suppliers
- Faith community
- Environmental organizations
- Builders and developers
- Professional associations
- Government agencies
- Non-government organizations
- Media
- Youth organizations

Partners:

- International Council on Local Environmental Initiatives (ICLEI) (http://www.iclei.org/)
- Puget Sound Clean Air Agency (http://www.pscleanair.org/)
- Puget Sound Clean Cities Coalition (http://pugetsoundcleancities.org/)
- King County (http://www.kingcounty.gov/exec/globalwarming/)
- Washington Dept. of Ecology (http://www.ecy.wa.gov/climatechange/index.htm)
- Washington Dept. of Community Trade & Economic Development (http://www.cted.wa.gov/)
- Kirkland Business Associations (Chamber of Commerce, Kirkland Downtown Association, Kirkland Business Association, Kirkland Business Roundtable)
- Kirkland Major Employers (Evergreen Hospital, Google, Costco)
- Sustainable Kirkland/Sustainable Communities ALL Over Puget Sound (SCALLOPS) (http://www.sustainablekirkland.org/)
- Energy providers (Puget Sound Energy)
- ENERGY STAR Partnership (http://www.energystar.gov/)
- Educational institutions (Lake Washington Technical College, Lake Washington School District, Northwest University)
- City of Kirkland Green Team

APPENDIX 2
Communications and Outreach Plan

Public Education Messages

The City's public education messages will address:

- What are climate change and the greenhouse effect?
- What can be done in Kirkland to protect the climate?
  - Energy Efficiency
  - Commuting & Transportation
  - Waste Reduction & Conservation
  - Sustainable Development
- How is the City of Kirkland reducing its greenhouse gas emissions?
- How is the Kirkland community reducing its greenhouse gas emissions?

Outreach Programs

Existing education and outreach programs will be leveraged and could be enhanced to promote the key public education messages:

- **Kirkland Green Program:** The citywide initiative for the City of Kirkland organization that encourages sustainable practices within the workplace and in the community. A primary outreach tool for the program is the Kirkland Green website, an informational webpage (www.ci.kirkland.wa.us/kirklandgreen) created as a central source for the City's sustainability initiatives. In a partnership with the City, the Earth Lab Foundation customized a carbon calculator for Kirkland which is posted on the City's website at www.ci.kirkland.wa.us and enter Kirkland Green in the search box.
- **Reuse/Recycle/Conserve Newsletter:** The biannual citizen newsletter focuses on recycling and solid waste reduction, water conservation, energy efficiency, and surface water stewardship providing useful resources, tips and ideas to residents and the business community.
- **Green Tips:** A presentation typically held at the first City Council meeting of each month that offers information on "living green" in Kirkland. The City Council meetings are broadcast live on Comcast Ch. 21 and available as archives on the City's website (www.ci.kirkland.wa.us/depart/council/Watch_Council_Meetings.htm). Video links are available on the Kirkland Green website.
- **Kirkland Green E-Updates:** A monthly email newsletter distributed to subscribers. Information on "green" happenings in and around Kirkland, tips on sustainable living, and information regarding volunteer opportunities for habitat restoration are included in the newsletter.
  - **For consideration:** Create a blog website as a place for individuals to post comments about a particular "green" topic.
    - **Resources:** Dedicated staff time will be required to maintain this. Until the City adopts a formal policy on blogs, this idea will not be instituted.
- **KGOV & KLIFE:** The City's government access channels often broadcast information associated with the City's "green" initiatives.
  - **For consideration:** Create a television production dedicated to climate protection or integrate stories and updates into the monthly Currently Kirkland magazine show.

APPENDIX 2
Communications and Outreach Plan

- **Resources:** Depending on the type of production, funding may be needed to create a standalone piece.

- **Public Presentations:** City representatives are often invited to speak at neighborhood and business association meetings about the City's sustainability programs. The City's Green Building Team is active in presenting educational forums and workshops on sustainable development.

  - **For consideration:** Establish and train a Kirkland Green Speaker's Bureau whose members will present information about the City of Kirkland's Climate Action Plan efforts and results.

    - **Resources:** Staff will need to seek out opportunities and schedule presentations.

  - **For consideration:** Continue to partner with other agencies and the private sector to host educational programs for the government, industry professionals, and the general public.

    - **Resources:** City facilities are typically used to host these events and speakers are often willing to present at no charge.

- **Community Events:** The City often participates in community events and activities to promote sustainable living and to provide information and tools. In 2007 and 2008, the Greater Kirkland Chamber of Commerce, with support from the City of Kirkland, hosted Sustainable September, a "green learning month" that offered continuing education courses, tours and an expo. It is anticipated that the City will participate in future Sustainable September events.

  As part of its 2008 Summer "Outdoor Movies at the Beach" event, the City hosted "Green Flix" – the viewing of short films with an environmental message.

  - **For consideration:** Host a viewing of "An Inconvenient Truth" and other "green flix" at the City's Outdoor Movie at the Beach.

    - **Resources:** Costs will depend on the length of film.

  - **For consideration:** Promote and possibly participate in national, regional and local public participation events (e.g. National Conversation on Climate Action)

- **City Publications/Printed Materials:** The City produces publications that reach a wide range of readers and target populations. The City's "Did You Know?" and "Water Conservation Tip" graphics offer targeted messages about how to reduce waste and conserve water. They are often printed in the City's newsletter, City Update.

  - **For consideration:** Create climate protection-themed graphics.

    - **Resources:** Staff to develop artwork.

- **Community Engagement:** In years past, the City has hosted World GIS Day that engages local youth in learning about City operations and its GIS program. Due to funding limitations, it is not certain that GIS Day will be held in 2009 or 2010.

APPENDIX 2
Communications and Outreach Plan

- **For consideration:** If the City hosts GIS Day in conjunction with National GIS Day (November), the topic of climate protection could be integrated into the day's learning objectives.

  - **Resources:** If the City hosts GIS Day, staff planning committees and the Green Team can work together to incorporate a Climate Protection theme into events.

Other community engagement opportunities include:

- Promote and possibly participate in national, regional and local public participation events (e.g. National Conversation on Climate Action)

- **Media Relations:** The City often issues news releases about new sustainability programs and efforts.

- **Internal Communications & Education**

Green Scene: An informational portal on the City's Intranet and a central source of information for City employees about green initiatives that impact City operations. (http://srv-portal02/SiteDirectory/Greenscene/default.aspx)

In-house recycling program: A program that provides City employees with opportunities to divert recyclables and food scraps from the waste stream.

Waste Reduction Tips: These biweekly tips, posted on Kirknet, provide City employees with ideas on how to reduce waste in the workplace and in their daily lives.

Zero Waste Events: Staff has developed event planning guidelines to assist with weighing options that balance cost and waste with the goal of producing the least amount of waste.

Opportunities to enhance outreach and education efforts can be accomplished with communications funding. Due to limited city funding, the City would most likely have to seek private sponsorship and/or grants to offer more public education. Some ideas to consider include:

- Kid's Learning Opportunities
  - On-line game
  - Recycled art show/competition
  - In-school presentations
  - Public service announcement production contest
- Opinion Survey
  - Survey homeowners and businesses about their climate protection behaviors and practices
- Employee Education Campaign
  - Department/Employee recognition and competition for waste reduction
- Marketing/Advertising funding
  - Seek sponsorship funding to support paid advertising for community events, seminars and programs
  - Seek volunteer professional consultant to create marketing materials
  - Participate in Puget Sound Clean Air Agency and ENERGY STAR education campaigns

CLIMATE PROTECTION ACTION PLAN: GLOSSARY AND REFERENCES

Carbon Dioxide (CO2) or Carbon Dioxide Equivalent (CO2e)

Carbon dioxide (CO2), essential to living systems is emitted in a number of ways. It is emitted naturally through the carbon cycle (animal respiration, organic decay) and through human activities like the burning of fossil fuels. It is removed from the atmosphere by photosynthesis in green plants. Natural sources of CO2 occur within the carbon cycle where billions of tons of atmospheric CO2 are removed from the atmosphere by oceans and growing plants, also known as 'sinks,' and are emitted back into the atmosphere annually through natural processes also known as 'sources.' When in balance, the total carbon dioxide emissions and removals from the entire carbon cycle are roughly equal. Since the Industrial Revolution in the 1700's, human activities, such as the burning of oil, coal and gas, and deforestation, have increased CO2 concentrations in the atmosphere. In 2005, global atmospheric concentrations of CO2 were 35% higher than they were before the Industrial Revolution. (U.S. Environmental Protection Agency)

Criteria Air Pollutants

Six commonly found air pollutants that the Clean Air Act requires EPA to set National Ambient Air Quality Standards. They are particle pollution (often referred to as particulate matter), ground-level ozone, carbon monoxide, sulfur oxides, nitrogen oxides, and lead. These pollutants can harm your health and the environment, and cause property damage. Of the six pollutants, particle pollution and ground-level ozone are the most widespread health threats. EPA calls these pollutants "criteria" air pollutants because it regulates them by developing human health-based and/or environmentally-based criteria (science-based guidelines) for setting permissible levels.

Volatile Organic Compounds (VOCs)

The United States Environmental Protection Agency (EPA) defines a VOC as any organic compound that participates in a photoreaction. Other definitions are not so broad and define VOCs as organic chemical compounds that have high enough vapor pressures under normal conditions to significantly vaporize and enter the atmosphere.

Vehicle Miles Traveled (VMT)

Vehicle miles traveled (VMT) is a standard measure of vehicular traffic in a community. A VMT is created when a single vehicle travels one mile (regardless of the number of passengers). If one vehicle travels 10,000 miles and a second vehicle travels 5,000 Miles, there is a total of 15,000 VMT. Annual per capita values are typically in the range of 6,000 –10,000 VMT, so that total VMT for a community of 100,000 will typically be in the range 600 million to 1 billion VMT per year.

References

Environmental Protection Agency website
Intergovernmental Panel on Climate Change
Puget Sound Energy's All About Insulating Your Home
Sustainable Sources

RESOLUTION R-4760

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND ADOPTING THE CLIMATE PROTECTION ACTION PLAN.

WHEREAS, the City Council adopted the Natural Resource Management Plan on August 5, 2003, which contains the following Guiding Principles:

> Natural resources are considered to be community assets that significantly affect the quality of life in Kirkland. In fact, human survival is dependent upon healthy natural systems.
>
> Natural resources exist in complex, interrelated systems that need to be managed comprehensively in order to maintain the viability of each.

WHEREAS, scientific consensus has developed that carbon dioxide and other greenhouse gases released into the atmosphere have a profound effect on the Earth's climate; and

WHEREAS, in 2006 the U.S. National Climatic Data Center confirmed clear evidence of human influences on climate due to changes in greenhouse gases; and

WHEREAS, the U.S. Conference of Mayors endorsed the 2005 U.S. Mayors' Climate Protection Agreement initiated by Seattle Mayor Nickels and signed by 944 mayors in the United States as of April 2009 including the City of Kirkland's Mayor committing the City of Kirkland to its three main parts:

a. We urge the federal government and state governments to enact policies and programs to meet or beat the target of reducing global warming pollution levels to 7 percent below 1990 levels by 2012, including efforts to: reduce the United States' dependence on fossil fuels and accelerate the development of clean, economical energy resources and fuel-efficient technologies such as conservation, methane recovery for energy generation, waste to energy, wind and solar energy, fuel cells, efficient motor vehicles, and biofuels;

b. We urge the U.S. Congress to pass bipartisan greenhouse gas reduction legislation that includes: 1) clear timetables and emissions limits, and 2) a flexible, market-based system of tradable allowances among emitting industries; and

c. We will strive to meet or exceed Kyoto Protocol targets for reducing global warming pollution (reduce greenhouse gases to

7% below 1990 levels) by taking actions in our own operations and communities.

WHEREAS, King County has developed a climate protection plan providing opportunities for a strong, coordinated regional approach to greenhouse gas emission reduction; and

WHEREAS, the City Council authorized staff to join International Council for Local Environmental Initiatives (ICLEI) on September 5, 2006, on behalf of the City of Kirkland, as a Full Member and participate in the Cities for Climate Protection Campaign. As a participant, the City of Kirkland pledged to take a leadership role in promoting public awareness about the causes and impacts of climate change by undertaking the Cities for Climate Protection Campaign's five milestones to reduce both greenhouse gas and air pollution emissions throughout the community, specifically:

- Conduct a greenhouse gas emissions inventory and forecast to determine the source and quantity of greenhouse gas emissions in the City;
- Establish a greenhouse gas emissions reduction target;
- Develop an action plan with both existing and future actions which when implemented will meet the local greenhouse gas reduction target;
- Implement the action plan; and
- Monitor and report progress.

WHEREAS, local government actions taken to reduce greenhouse gas emissions and increase energy efficiency provide multiple local benefits by decreasing air pollution, creating jobs, reducing energy expenditures, and saving money for the local government, its businesses, and its residents; and

WHEREAS, the City Council on August 7, 2007, adopted the following Greenhouse Gas Reduction Targets and directed staff to develop a long term action plan that will lead to the targeted reductions in greenhouse gas emissions for municipal operations and the community through capital investment, operational changes, program development and public outreach:

a. Emissions 20% below 2005 levels by 2020 for both the Kirkland community and municipal operations with an interim goal of 10% below 2005 levels by 2012; and
b. Emissions 80% below 2005 levels by 2050.

NOW, THEREFORE, be it resolved that the City of Kirkland is committed to the long-range goal of stabilizing atmospheric concentrations of greenhouse gases, and the City Council of the City of Kirkland adopts this Climate Protection Action Plan and directs staff to:

- Monitor progress on each of the efforts and measures the City has committed to in the Plan at least annually so that, as needed, program revisions and corrections are timely.

- Update the greenhouse gas inventory:
  - For the Community every three years.
  - For Government Operations annually.

- Compare the updated inventory with that of the base year's (2005) and determine how close the City is to the target reductions.

- Provide a progress report to internal staff, Directors, Council, and citizens to include the following:

  - Avoided emissions from energy efficiency improvements in City buildings, lighting, operations, and information technology as well as report on new technologies to be applied.
  - Improvements in diversion rates and recycling efforts in the community and the government operations.
  - Sustainable development in the community and government operations.
  - Efforts to make commuting and transportation more efficient in the community and government operations.
  - Actions taken to support the recommendations of the State's Climate Action Team to foster the success of this action plan in the community.
  - Highlight the City's outreach efforts with internal staff and in the community.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2009.

Signed in authentication thereof this ____ day of _____, 2009.

_____
MAYOR

Attest:

_____
City Clerk

Council Meeting: 05/19/2009
Agenda: Other Business
Item #: 8. h. (6).

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.ci.kirkland.wa.us

MEMORANDUM

Date: **May 7, 2009**

To: **David Ramsay, City Manager**

From: **Paul Stewart, Deputy Planning Director**
Eric Shields, Planning Director

Subject: **Adoption of 2009-2011 Planning Work Program (File No. MIS09-00010)**

Recommendation
City Council approve the attached resolution (Exhibit A) adopting the 2009-2011 Planning Work Program.

Background
On March 17th, 2009 the City Council and Planning met at their annual joint meeting to review the draft 2009-2011 Planning Work Program and discuss other issues as appropriate. At the meeting the Council generally agreed with the proposed work program as recommended by the Planning Commission.

The work program reflects the major tasks and schedule for the long range planning projects. The priority projects for 2009 are noted below and briefly discussed.

- Neighborhood Plans for the Lakeview and Central Houghton Neighborhoods
- Affordable Housing Regulations
- Shoreline Master Program
- Tree and Landscape Regulations Update
- Annexation

Work Program Tasks
Comprehensive Plan Amendments (Task 1)
In 2009 these amendments will primarily consist of housekeeping items and incorporating the 2009-2014 Capital Improvement Program into the Capital Facilities Element. On April 21st the Council concurred with the Planning Commission's recommendation on the two private amendment requests (Bridle Trails Shopping Center and the Plaza at Yarrow Bay). The Council directed that these be considered during their respective neighborhood plan updates.

Neighborhood Plans (Task 2)
The Council agreed with the Planning Commission that work on these two neighborhood plans should commence this year. Staff is now prepared to initiate this process beginning in June and will be discussing the approach and schedule with the Planning Commission and Houghton Community Council.

Downtown (Task 3)
As a result of the recent CBD zoning, certain "parking lot" issues were identified for possible consideration. The discussion on the approach and priority for these issues has been deferred to a future meeting.

Code Amendments (Task 4)
The City Council and Houghton Community Council recently approved ordinance adopting the "fast track" code amendments. While staff retains a list of other more substantive code amendments, the work program shows the next "bundle" of amendments to occur in 2010.

Housing (Task 5)
This continues to be a high priority for the city. Work on revising the Zoning Code (Chapter 112 and in Totem Lake) to provide increased opportunities for affordable housing has begun. The Planning Commission's first study session on these amendments was on May 14th.

While we are moving forward with the affordable housing regulations and standards, work on the zoning and design standards for the South Kirkland Park and Ride TOD project has stalled. The Kirkland Council sent a letter to the Bellevue Council on March 4, 2009 but we have not received a response from the Bellevue Council. Staff will not be working on this item unless Bellevue moves forward on amending their plan and regulations. Staff will discuss this at the next Council Housing Committee meeting.

Shoreline Master Program (Task 7)
This effort on the Shoreline Master Program (SMP) has been underway for three years. The Planning Commission and Houghton Community Council have been reviewing the proposed SMP policies, goals and regulations. Over the course of this project staff has been keeping the City Council informed on the progress and issues through status reports via the reading file. It is anticipated that the Planning Commission and HCC will be holding public hearings this summer with a Council study session in September. Staff will be preparing another reading file report in June. Following Council action, the SMP is transmitted to the State for the comments which includes both recommended and required actions to meet the guidelines set forth by the legislature. This could take several months and may result in additional Commission or Council action in 2010.

Tree and Landscape Regulations (Task 7)
In September 2008, staff provided the Council with a status report on the regulations (Chapter 95 of the Zoning Code) that were adopted in November, 2005. The Council directed staff to pursue studying changes considered "minor" or "moderate" (as opposed

to a major shift in policy). Staff has begun working on the amendments and will be reviewing the approach and schedule with the Planning Commission at their May 14th meeting and with the Houghton Community Council at their June meeting.

Annexation (Task 10)
The draft work program reviewed at the joint meeting in March has been revised to indicate the effort underway in 2009 on annexation of the PAA. As a result of Council's moving forward with placing annexation on the ballot, this has been added to the work program.

Attachments
Exhibit A: Resolution Adopting the Planning Work Program

RESOLUTION R-4761

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND PERTAINING TO THE 2009–2011 PLANNING WORK PROGRAM.

WHEREAS, the Kirkland City Council and the Kirkland Planning Commission met at a joint meeting on March 17, 2009, to discuss the proposed planning work program tasks and to set priorities; and

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

Section 1. The adopted Planning Work Program for the City of Kirkland shall be established as shown on Exhibit A to this resolution.

Section 2. This adopted Planning Work Program shall be generally used by the City staff and Planning Commission in scheduling work tasks and meeting and hearing calendars.

Section 3. A copy of this resolution shall be distributed to the Planning Commission, Parks Board, Transportation Commission, Design Review Board, Neighborhood Associations, the Chamber of Commerce and Houghton Community Council.

PASSED by majority vote of the Kirkland City Council in open meeting this 19th day of May, 2009.

SIGNED IN AUTHENTICATION thereof this _____ day of May, 2009.

_____
Mayor

Attest:

_____
City Clerk

ADOPTED 2009 – 2011 PLANNING WORK PROGRAM: LONG RANGE TASKS May 19, 2009

				2009												2010				2011			
TASK		PROJECT MANAGER	2009 STAFF	J	F	M	A	M	J	J	A	S	O	N	D	1st	2nd	3rd	4th	1st	2nd	3rd	4th
POLICIES, PLANS & REGULATIONS																							
1	**Comprehensive Plan**																						
	• 2009 Plan Update - General	**Brill**	**.2 FTE**																				
	• 2009 Plan Update - Concurrency	**PW - Godfrey**																					
	• Private Amendment Requests																						
	• 2010-2011 GMA/Comp Plan	**Swan**																					
2	**Neighborhood Plans**		**2.0 FTE**																				
	• Lakeview Plan	**Soloff**																					
	• Central Houghton Plan	**Ruggeri**																					
	• Bridle Trails & South Rose Hill																						
	• Everest																						
	• Moss Bay																						
3	**Downtown**	**McMahan**																					
4	**Code Amendments**																						
	• Misc. Code Amend (Fast Track)	**Cox**																					
5	**Housing**		**1.2 FTE**																				
	• Affordable Housing Regs	**Collins/Nelson**																					
	• TOD @ Park & Ride	**Collins**																					
	• Affordable Housing Strategies	**Nelson/ARCH**																					
6	**Community Character**																						
	• Small Lot Regulations																						
7	**Natural Resources/Stewardship**		**1.8 FTE**																				
	• Shoreline Master Program	**Swan/Clauson**																					
	• Critical Area Regs																						
	• Tree & Landscaping Revisions	**Powers/Regala**																					
	• LID Regs	**Gaus/Barnes**																					
	• Green Building Program	**Barnes/Jensen**																					
	• Green Team/Env. Stewardship	**Stewart/Schroder**																					
8	**Database Management**	**Goble**	**.2 FTE**																				
9	**Regional Coordination**	**Shields**	**.1 FTE**																				
10	**Annexation**																						
	• Bridleview Annexation	**Brill**	**.2 FTE**																				
	• Potential Annexation	**Shields/McMahan**	**1.0 FTE**																				
	Planning Commission Tasks																						
	Other Tasks																						

EXHIBIT A

R-4761

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

Date: May 7, 2009

Subject: Budget Update

The City Council requested a budget update in advance of the mid-year budget process which will begin in June. This report recaps the status information that has been provided to the City Council and Finance Subcommittee since the City Council Retreat in late March, describes the upcoming process, and frames some of the initial policy issues.

Budget Update

Attachment A contains the March Dashboard of financial indicators that was reviewed with the Finance Subcommittee at their April 28, 2009 meeting. In brief, General Fund expenditures continue to track to budget expectations. Revenues continue to fall short, especially in the areas of sales tax and development fee receipts. We are continuing to monitor all revenue sources and are analyzing the level of business license fees and expect to make recommendations regarding collections as part of the mid-year budget process.

Attachment B is the April sales tax report. As detailed in the report, April sales tax was down 20.1% compared to April 2008, with year-to-date revenues down 19.4% (or almost a million dollars behind last year's results). All business sectors continue to experience negative performance, especially major sectors like auto/gas retail and contracting.

In preparation for the Mid-Year Budget Update, we are providing a recap of the sales tax projections and related forecast scenarios that were discussed at the City Council Retreat. That discussion focused on two main scenarios:

- Scenario 3: Adopted Budget with 20% decrease in sales tax in 2009 and no growth in 2010, representing a relatively pessimistic scenario where 2009 sales tax continues at the levels experienced in January and February and there is no recovery in 2010;
- Scenario 5: Adopted Budget with 2009-2010 sales tax per the State Economic and Revenue Forecast Council projection, which represents a relatively optimistic scenario, with sales tax beginning to recover in the second half of 2009 and resuming a growth rate in 2010 that is more in line with long-term trends.

The forecasted General Fund shortfalls from the 2009-2010 adopted budget that were presented at the Retreat range from $2.7 million to $8.0 million for the biennium, as summarized below.

Recommended General Fund Shortfall Scenario
Dollars in thousands

	Annual Change		Biennial	No Voted	Range of
	2009	2010	Change	Tax in 2010	Shortfall
Scenario 3 - 20% Decrease & Flat Sales Tax	(2,772)	(3,055)	(5,827)	(2,240)	(8,067)
Scenario 5 - State Forecast Sales Tax Assumptions	(514)	69	(445)	(2,240)	(2,685)
Average of Scenarios 3 & 5 Sales Tax Decline	**(1,643)**	**(1,493)**	**(3,136)**	**(2,240)**	**(5,376)**

At the Retreat, we recommended that the budget reduction strategy focus on the "Average of Scenarios 3 & 5" sales tax assumptions. During the mid-year budget update, we will be presenting options to address the potential shortfalls in the recommended scenario. However, given that the sales tax receipts year-to-date have declined over 19%, we will also be evaluating additional options for addressing the more pessimistic scenario (Scenario 3).

To further expand on the sales tax assumptions, sales tax is budgeted in two places in the City's budget: the General Fund and the Capital Improvement Program. The assumptions related to the General Fund are generally the focus of discussion (as in the preceding paragraphs), but the monthly sales tax report includes the total general sales tax revenues. The **total** sales tax percentage changes in the scenarios are:

Total Sales Tax Assumptions by Scenario	2009 Change over 2008	2010 Change over 2009
Adopted Budget	-2.20%	-2.06%
Scenario 3 - 20% Decrease & Flat Sales Tax	-20.64%	-5.11%
Scenario 5 - State Forecast Sales Tax Assumptions	-5.62%	1.98%
Average of Scenarios 3 & 5 Sales Tax Decline	-13.13%	-1.13%

We hope that this additional information helps when reviewing the monthly sales tax report.

Mid-Year Budget Update/Adjustments

There are three scheduled Council discussions planned for the mid-year budget adjustments, as summarized below, with an initial listing of planned topics.

June 2 Study Session

- First quarter Financial Management Report (FMR)
- Results of CIP Review (preview at 5/26 Finance Subcommittee Meeting)
- Present information developed on the 7 budget-balancing strategies
- Discuss potential reductions necessary without voted private utility tax increase
- Layout the process timeline to place the utility tax question on the ballot
- Introduce specific issues to be addressed at the Mid-Year Budget Review study session

July 7 Mid-Year Budget Review Study Session

- Resources Forward adjustments
- Transfer from development services reserve
- Proposed adjustments to revenues/expenditures
- Internal rate changes

- Any mid-year reductions recommended
- Summary of the 7 budget-balancing strategies and related recommendations
- Utility tax ballot title and related information

July 21 Regular Meeting

- Adoption of mid-year adjustments
- Public hearing/potential action placing utility tax question on the ballot

We are providing some additional information on two mid-year policy issues for Council consideration. Ideally, staff would like to receive preliminary direction on May 19 regarding funding for:

Outside Agencies Funding for 2010

The 2009 Budget includes an appropriation of $13,020 for Community Grants and $15,000 for July 4th Fireworks. The Community Grants and Fireworks are one component of the outside agency funding package which is reviewed and appropriated annually by the City Council. They are funded using one-time resources. Due to funding limitations for 2009, this funding within the General Fund was reduced from $66,375 (2008 approved) to $28,020 (2009 approved). As a result, grant applicants were funded at about one half of the amount received in previous years. The following table shows the requested and approved amounts for the 2009 Community Grants and July 4th Fireworks.

Organization & Event	2008 Approved	2009 Requested	2009 Approved
Bridle Trails Park Foundation –Banner for Picnic	325	500	150
Celebrate Kirkland – July 4th Parade	4,500	6,000	2,100
Celebrate Kirkland – July 4th Picnic	4,500	4,500	2,100
Concours d' Elegance – Police Support & Banners	2,500	4,525	1,170
Eastside Heritage Center –City Hall Displays	1,250	4,500	585
Interlaken Trailblazers –Volkssporting 2009	300	300	140
Junior Softball World Series – Event Support*	5,000	10,000	-
Kirkland Arts Center –Free/Subsidized Classes	4,000	4,000	1,870
Kirkland Downtown Association –Classic Car Show*	3,500	4,500	-
Kirkland Heritage Society -Cataloging	2,000	2,000	935
Kirkland Interfaith Transitions in Housing -7 Hills of Kirkland	7,000	7,000	3,270
Kirkland Wednesday Market -Conference	-	3,000	-
Transportation Choices Coalition –Dues	1,500	1,500	700
Subtotal Community Grants	**36,375**	**52,325**	**13,020**
July 4th Fireworks (Coordinated through Celebrate Kirkland)	30,000	30,000	15,000
Subtotal Fireworks	**30,000**	**30,000**	**15,000**
Total General Fund – One-Time	**66,375**	**82,325**	**28,020**

*Funded from Lodging Tax Fund

Staff generally begins the application process in June so that requests can be reviewed and a recommendation for Council prepared for the budget process. Given the financial challenges facing the City for 2009 and 2010, staff would like direction from Council for Community Grants and July 4th Fireworks. Options include:

- Forego funding for one year
- Fund the program from one-time sources (cash or Council Contingency) at the same level
- Fund the program at a different level from one-time sources

Flexpass

The current King County Flexpass cards issued to City employees expire at the end of August 2009. During the 2009-2010 budget process, a service package to continue the program was submitted but was not approved, as the total cost had increased from $42,630 in 2007-2008 to $98,522 for 2009-2010. Staff is considering other options to the program and it would be useful to receive some guidance as to how much funding, if any, the City Council would be interested in putting toward an alternative program. Further information on possible options will be discussed as part of the mid-year budget adjustments.

March 2009 Financial Dashboard Highlights

April 24, 2009

- The March 2009 actual revenues and expenditures summarized in the dashboard represent the first quarter of 2009. In general terms, we continue to be concerned with the sales tax and development fee receipts, and we are monitoring closely the business license fee collections.
- Total General Fund revenues are below expectations due to the following:
  - 14.2% decline in sales tax revenues from March 2008, resulting in year-to-date revenues down 19.2%, or $750,000 from last year.
  - Business License revenues are still lagging year-to-date due to a number of factors including:
    - IBM consolidated facilities at Carillon Point in January. The Carillon Point location renews in November and should reflect the combined FTEs from both locations, but the closed location (133 FTEs) would have renewed in February if it had remained.
    - We are in the process of reviewing delinquencies and will be discussing our collections process with the Finance Committee at the April meeting.
  - Development revenues are down dramatically for Planning and Public Works activities, but Building-related permit fees have improved from the February results. Further discussion of the March development activity follows the dashboard.
  - Selected large General Fund revenues are received in periodic increments including property tax (mostly received in April/May and October/November) and Fire District 41 and King County EMS payments (quarterly or semi-annually – no payments have been received through March).
- Total General Fund expenditures are within expectations. We are monitoring fire overtime, although the results through March are consistent with the estimate provided by Deputy Chief Henderson in January's report. The overtime is expected to be further reduced when the additional positions added as part of the 2009-2010 budget are on-duty beginning in April 2009.

Attachments: March Dashboard
Development Services Highlights

City of Kirkland Budget Dashboard

Prepared 3/25/09

Annual Budget Status as of **3/31/2009** (Note 1)

Percent of Year Complete **25.00%**

	2009 Budget	Year-to-Date Actual	% Received/ % Expended	Status: Current Month	Status: Last Month	Notes
General Fund						
Total Revenues	58,081,118	10,290,749	17.7%			Prop. tax/FD41/EMS spike in 2Q
Total Expenditures	61,552,551	14,762,544	24.0%			
Key Indicators (All Funds)						
Revenues						
Sales Tax	14,700,801	3,173,579	21.6%			Prior YTD = $3,927,052; Jan-Mar were 26% in 2008
Utility Taxes	11,586,963	2,854,392	24.6%			
Business License Fees	3,077,720	642,818	20.9%			Closely monitoring delinquency levels
Development Fees	3,373,273	528,722	15.7%			Continue to be down dramatically
Gas Tax	1,133,278	240,230	21.2%			
Expenditures						
GF Salaries/Benefits	42,618,606	10,100,519	23.7%			Excludes Fire Suppression Overtime
Fire Suppression Overtime	677,267	243,012	35.9%			New positions will not be on-duty until 4/1/09
Contract Jail Costs	899,680	249,663	27.8%			
Fuel Costs	558,310	57,453	10.3%			Cost/gallon running at about half budgeted rate

Status Key

Revenue is higher than expected or expenditure is lower than expected

Revenue/expenditure is within expected range

WATCH - Revenue/expenditure outside expected range

Note 1 - Report shows annual values during the first year of the biennium (2009).

na - not applicable

Development Services Report – March 2009

A review of the March 2009 permit data allows us to offer the following:

- The March 2009 statistics continue to follow the trend that we witnessed in the second half of 2008. New SFR permits applications remain low (1 application received compared to 16 last year) while commercial (tenant improvements) remain relatively healthy in numbers (8 applications compared to 4 last year). In the past when we have seen a downturn in new development permits, we have seen an increase in commercial tenant improvement permits and single-family remodel permits but that is not the case so far this year (14 applications compared to 29 last year). At this point it is too early to tell if that trend will repeat itself during this downturn.

- The total number of permits received in March 2009 (84) is lower than the monthly average for 2008 (222), and lower than March 2008 (113).

- Building Department revenue for March 2009 was $243,491, well above our projected monthly revenue average of $200,292 for 2009. However, year to date revenue falls short of the monthly average (for 3 months) by $177,368.

- We still expect to issue Lake Washington High School in April ($295,375) and Merrill Gardens II in May ($78,947). We expect the Kirkland Transit Center, Totem Lake Apartments and the Northwest University (Seahawks) remodel to be issued later this year. The McLeod project is being redesigned by the applicant.

- Touchstone has begun the design review process for the redevelopment of Park Place. The Conceptual Design conference was held in January. At the meeting the DRB identified key issues and discussed the process for review. The first Design Response Conference will be held in April. The DRB will hold a series of additional meetings as they work their way through the development and give their approval by end summer.

  The applicant has indicated a desire to apply for the first permits (demolition and grading) possibly by the end of 2009. Permits for buildings will be phased, probably beginning in 2010. Meanwhile Development Review Services is in preliminary discussions with the Park Place design team to provide review services during the design process. This approach has the potential of generating substantial fees prior to the actual submittal of their permit applications and a shorter review period once they submit.

- On April 1st, a Public Works Office Specialist position (in the Development Division) was vacated. Due to the decrease in permit activity, Public Works has chosen to not backfill this position at this time. This decision coupled with the Development Engineering staff working for Surface Water Group (discussed in last month's report) result in an approximate savings of 2 additional FTE costs to the General Fund in 2009/2010 if it continues throughout the biennium.

Attachment B

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

MEMORANDUM

To: Dave Ramsay, City Manager

From: Tracey Dunlap, Director of Finance & Administration
Neil Kruse, Budget Analyst

Date: April 28, 2009

Subject: April Sales Tax Revenue Analysis – READING FILE

April is **down 20.1 percent** compared to April 2008. This is in line with January and February, which were down 19.0 percent and 22.8 percent respectively, and in contrast to March which was down only 14.2 percent compared to the same months of the prior year. **Year-to-date** sales tax revenue is **down 19.4 percent** compared to the same period in 2008, which translates to almost one million dollars less revenue compared to the same period in 2008. Sales tax revenue received this month is for activity in February.

All business sectors continue to experience negative performance compared to the same period last year. The primary sectors causing the downward swing in April are automobile/ gas retail (down 32.3 percent or about $85,000 compared to April 2008) and contracting (down 36.6 percent or about $67,000 compared to April 2008).

Business sector review:

- The **contracting** sector performance had stabilized over the latter half of 2008 compared to earlier in the year. But, the sector has performed weakly so far in 2009, **down 28.3 percent** compared to the same period last year. Severe weather may have played a role in this sector's steep decline earlier in the year; however receipts this month (reflecting February activity) are down significantly from last April, as mentioned earlier. This decline most likely reflects a response to the economic conditions more than weather. This sector could start improving once some of the large planned projects commence, such as the replacement of Lake Washington High School. Other potential future projects include the Bank of America project and a major renovation of the Totem Lake Fred Meyer store.
- Overall, the **retail** sectors performance remains negative, **down 16.6 percent** collectively compared to the same period in 2008 due to negative performance across the board.
    - The **auto/gas retail** sector is **down 22 percent** compared to the same period last year due to disappointing sales experienced by several major dealerships. This month was especially poor, down 36.6 percent compared to last April and may be in part due to the sales tax exemption granted to hybrid vehicle purchases as of January 1st. The impact of the temporary closure of one of the major dealerships last month due to financing problems will not show up until next month. The positive news is the Hyundai franchise, which also closed recently, has been picked up by another dealership in Kirkland.
    - The **retail eating/drinking** sector, which was relatively stable throughout 2008, is **down 14.6 percent** compared to last year due to negative performance experienced by most major businesses, as well as a closure of one restaurant in Totem Lake. This sector is also heavily influenced by reduced discretionary consumer spending.
    - The **general merchandise/miscellaneous retail** sector continues in the negative, **down 12.2 percent** compared to the same period last year due to disappointing performance by key retailers. However, this sector has improved slightly over the first two months of the year, which were down 13.8 percent and 15.7 percent respectively year-to-date. This sector may be impacted by the streamlined sales tax sourcing rule change.

- o **Other retail is down 14.2 percent** largely due to generally negative performance in most retail sectors included in this group, especially building materials and electronic equipment. This sector is another that may be impacted by the streamlined sales tax sourcing rule change.

- The **miscellaneous** sector is **down 19.7 percent** compared to the same period last year primarily due to the slumping finance/insurance and real estate sectors.
- The **services** sector is **down 11.1 percent** compared to the same period last year largely due to declines in software and car/equipment leasing. The accommodations sector continued negative performance for the fourth month in a row, down 11.2 percent compared to the same period last year after normalizing for a one-time event in 2008.
- The **communications** sector is **down 17.7 percent** compared to last year due to changes in levels of development-related activity.
- **Wholesale** is **down 36.4 percent** compared to last year, primarily due to the difference in development-related purchases compared to last year and also due to changes in sourcing rules from streamlined sales tax.

City of Kirkland Actual Sales Tax Receipts

Business Sector Group	January-April		Dollar Change	Percent Change	Percent of Total	
	2008	2009			2008	2009
Services	546,879	486,195	(60,684)	-11.1%	10.9%	12.0%
Contracting	826,679	592,942	(233,737)	-28.3%	16.5%	14.7%
Communications	193,606	159,340	(34,266)	-17.7%	3.9%	3.9%
Auto/Gas Retail	1,051,037	819,342	(231,695)	-22.0%	21.0%	20.3%
Gen Merch/Misc Retail	799,926	702,507	(97,419)	-12.2%	16.0%	17.4%
Retail Eating/Drinking	418,699	357,711	(60,988)	-14.6%	8.4%	8.9%
Other Retail	584,511	501,601	(82,910)	-14.2%	11.7%	12.4%
Wholesale	317,859	202,066	(115,793)	-36.4%	6.3%	5.0%
Miscellaneous	273,595	219,595	(54,000)	-19.7%	5.3%	5.4%
Total	**5,012,791**	**4,041,299**	**(971,492)**	**-19.4%**	**100.0%**	**100.0%**

Streamlined Sales Tax

The City received a mitigation payment of $77,000 last month for activity in the last quarter of 2008. This follows a payment of almost $75,000 received in December 2008. As noted before, this contradicts earlier projections by the Department of Revenue (DOR) that Kirkland would experience a slight positive impact from sourcing rule changes. The number of wholesale deliveries by businesses located in Kirkland appears to be higher than originally calculated. If we add these two payments to sales tax revenue in 2009, total sales tax would be down 16.3 percent over 2008 year to date. Based on Council direction at the retreat, the mitigation payments will be treated as revenues to the General Fund rather than placing them in the Revenue Stabilization Reserve. The next payment will be received in June for the first quarter of 2009 activity.

Conclusion

April sales tax performance illustrates the continuing economic recession experienced both locally and globally. Local consumer spending reflects the same trend seen nationally in reduced discretionary purchases in retail sectors, especially automobiles and dining out. Declining development activity as a result of both economic uncertainty and credit availability impacts sales tax revenue not only in the contracting sector, but also wholesale, services, and communications sectors.

Nationally, consumer spending is expected to increase at an annual rate of 1.5 percent for first quarter 2009, which is its best showing since 2007 according to Forbes.com. This is partially due to lower fuel prices,

which provided relief to consumer budgets. Since consumer spending accounts for 70 percent of the gross domestic product (GDP), personal consumption will contribute 1.1 point to real GDP growth. But, the improvement in consumer spending will be more than offset by contraction in business and government spending. However, business spending should start turning around in response to increased consumer spending.

The Conference Board Consumer Confidence Index improved in April to 39.2 after sinking to 25 in February and posting 26.9 in March. The reading is the highest it's been since last November; however it is still far below the March 2008 index of 65.9. Improved consumer confidence along with the report of slower declines in single-family home prices also helped lift the stock market according to the New York Times.

Members of the "Group of 7" industrialized nations met last week and stated that there were signs of stabilization in the global economic crisis. "There are signs that the pace of deterioration in economic activity and trade flows has eased," said U.S. Treasury Secretary Timothy Geitner in the New York Times. He also stated that while encouraging, "it's too early to say that the risks have receded."

Council Meeting: 05/19/2009
Agenda: Unfinished Business
Item #: 10. b.

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: Eric Shields, Planning Director
Jeremy McMahan, Planning Supervisor

Date: May 8, 2009

Subject: Proposed Annexation Area - Zoning Review, File No. ANN09-00001

RECOMMENDATION

Review the draft zoning map (Attachment 1) and draft zoning regulations (Attachment 2) for the proposed annexation area (PAA). Provide direction to staff on any changes desired for consideration at the June 2nd public hearing. Decisions that may need particular focus are designated within the bordered areas below.

BACKGROUND

State law requires the City to prepare zoning for the PAA. Zoning for the PAA will be part of the annexation ballot measure. State law also requires that the City hold two public hearings, at least 30 days apart, on the proposed zoning. The first public hearing is scheduled for June 2nd and the second public hearing is scheduled for July 7th.

The City Council may recall that they provided direction on many zoning issues in 2007 and 2008 during the previous study of the PAA. That direction is summarized in Attachment 3.

APPROACH TO DRAFT ZONING - SUMMARY

The following analysis summarizes the approach the City has taken to date to establish zoning for the PAA, starting with an overview of the zoning map followed by an overview of the zoning regulations.

Zoning Map

A. Single Family Zoning (RSA zones)

- Generally retain the same zoning map designations for properties as the County designations (e.g. – County's R-6 zone becomes City's RSA 6 zone).
- Retain the County's units per acre density method (vs. City's minimum lot size method). Establish RSA 1 (one unit per acre, "urban separator"), RSA 4, RSA 6, and RSA 8 zones.
- Place a Holmes Point overlay zone (designated HP on the map) over the eastern portions of Finn Hill. The overlay zone corresponds to the County P-suffix area that establishes additional requirements for protection of trees and critical areas.

- Where smaller properties are currently surrounded on three sides by a higher density zone, match the higher density zoning. Approximately four small areas fall into this category. An analysis of these properties is included in Attachment 4.

  Note: King County's residential zoning is established in units per acre, with R-4 through R-12 being their medium density designations (the R-1 area is a designated "urban separator). The County's Comprehensive Plan for these areas does not make any distinctions between these densities, simply establishing the entire area as urban residential - medium density with 4-12 units/acre.

B. Multifamily Zoning (RMA zones)

- Generally retain the same zoning map designations for properties as the County designations.
- Establish zoning map designations that correspond to the County's zoning. For example, the County's R-18 (18 units/acre) equates to the City's RM 2.4 (1 unit/ 2400 square feet).). The "A" suffix allows for adjustment to the RM zoning regulations to match certain County allowances.
- Where existing multifamily properties are developed or are being developed at a density higher than the County zone (typically due to density bonuses allowed in the County zoning), use the closest City zoning designation. Approximately seven small areas fall into this category.
- Where smaller areas are surrounded on three sides by a higher density zone, match the higher density zoning. Two small areas fall into this category. An analysis of these properties is included in Attachment 4.

C. Professional Office Residential (PRA) north of NE 132nd Street and east on 100th Avenue NE

- Establish zoning consistent with the existing medical uses, including a doctor's office, Fairfax Hospital, and Lakeside Milam. The County's zoning for this area is a mix of high density residential and office. Kirkland PR zone allows for the current uses and the "A" suffix allows for adjustment to the PR zoning regulations to match certain County allowances.

D. Commercial Zoning

It should be noted that no expansion of existing County commercial zones is proposed.

1. **BNA Zone** (North and south Finn Hill Neighborhood business districts)

   - Approximate the County's existing Neighborhood Business (NB) zones with the City's Neighborhood Business (BN) zone. The "A" suffix allows for adjustment to the BN zoning regulations to match certain County allowances.

2. **BCA 1** (Juanita) and **BCA 2** (Kingsgate) **Zones**

   - Approximate the County's existing Commercial Business (CB) zones with the City's Commercial Business (BC) zone. The "A" suffix allows for adjustment to the BC zoning regulations to match certain County allowances.

3. **TL 6A Zone** (Totem Lake area, south of NE 124th Street)

- Existing County Industrial (I) zones do not correspond to adjoining City zoning on the south side of 124th. Staff recommends continuing existing City zoning to the east, resulting in TL 6A (commercial rather than industrial) adjoining 124th and RM 2.4 zoning for the PSE substation to the south. These zones are consistent with existing land use patterns. An analysis of these properties is included in Attachment 4.

E. Industrial zoning north of NE 124th Street (TL 7)

- Approximate the County's Industrial (I) zone with the City's Totem Lake 7 (TL 7) zone north of 124th Street. TL 7 is the City's industrial zone adjoining the PAA.

<u>Use Zone Charts</u>

A. Single Family Use Zone Charts (RSA zones)

- Create a new RSA zone that retains the County's units per acre density method (vs. City's minimum lot size method).
- Establish a minimum lot size in each zone equal to 70% of base density (e.g. – RSA 6 = 6 units per acre. Average lot size on an acre = 7,260. 70% of 7,260 = 5,082). This would be more flexibility than allowed in existing Kirkland regulations, but considerably less flexibility than the 2,500 square foot minimum lot size allowed by the County. Note that this does not affect the overall density – just the variation in lot sizes within a development.
- Adopt the City's requirements for setbacks, garage setbacks, lot coverage, and floor area ratio.
- General Regulation 4 references overlay zoning regulations in new Chapter 70 for the Holmes Point overlay. The overlay regulations carry over King County requirements developed to protect trees and critical areas in the eastern portions of Finn Hill.
- Adopt vesting provisions that allow lots within approved subdivisions to use County regulations for a period of 5 years after annexations.
    - *Staff is suggesting this to address the significant issues that can arise when a subdivision or short plat is designed around current zoning regulations. This vesting provision follows similar provision in state law and in the County regulations.*

B. Multifamily Use Zone Charts (RMA zones)

- The "A" suffix allows for the following adjustments to the RM zoning regulations:
    - The County allows maximum building heights of 60' or more while Kirkland's RM zone allows a 30' maximum. The Council previously directed establishing a 35' maximum.
    - 5' side setbacks (rather than the 5 minimum/15' total).

C. Professional Office Residential Use Zone Charts (PRA) (north of NE 132nd Street and east on 100th Avenue NE)

- The "A" suffix allows for adjustment to the PR zoning regulations to correspond more closely to the County height allowance. The County allows maximum building heights of 60' or more with increased setbacks. Kirkland's PR zone allows a 30' maximum. The Council previously directed

establishing a 35′ base height with a 60′ maximum with increased setbacks. This direction was based on the types of office/hospital uses in this area.

D. Commercial Use Zone Charts

1. **BNA** (North and south Finn Hill Neighborhood business districts)

- The "A" suffix allows for adjustment to the BN zoning regulations to correspond to the following County allowances:
  - 10′ front yard setbacks rather than Kirkland's 20′.
  - 35′ height limit rather than Kirkland 30′ (County allows 35′ with increase to 45′ with greater setbacks). *Note – the City Council had previously discussed continuing to allow 45′ through Design Review. Staff notes that design guidelines and regulations have not been developed for this area. Council should decide appropriate height limits and the criteria to achieve those heights.*
  - Does not include the 10,000 square foot retail size limit for grocery stores found in Kirkland's BN zone (County does not have a limit and existing retail like the QFC in north Finn Hill exceeds this limit).
  - Includes "retail establishment providing entertainment, recreational, or cultural activities" to list of allowed use in the BNA zone (County allows athletic clubs and one currently exists in the north Finn Hill shopping center).

2. **BCA 1** (Juanita) and **BCA 2** (Kingsgate) business districts

- The "A" suffix allows for adjustment to the BC zoning regulations to correspond to the following County allowances:
  - 10′ front yard setbacks rather than Kirkland's 20′
  - Prohibits storage service uses consistent with County's prohibition
  - The BCA 1 regulations for the Juanita district reflect the existing County overlay height limit of 35′ in that area (compared to Kirkland's 30′ height).
  - The BCA 2 for the Kingsgate district reflects the County's base height of 35′ with height increases allowed through increased setbacks. The County does not have a public process associated with the increases. The draft regulations for this area parallel the City's current BC allowances (see below) with a IIA process for buildings over 35′.

The City Council had previously discussed establishing design review for taller buildings and requirements for affordable housing. Staff notes that design guidelines and regulations have not been developed for this area. Further, a policy basis for affordable housing has not been established as was done with the Totem Lake neighborhood plan where height in exchange for affordability regulations were established. Council should decide appropriate height limits and the criteria to achieve those heights.

Note: Kirkland's BC zone establishes a 30′ height limit, but allows height to be increased through Process IIA (Hearing Examiner decision) if view designated in the Comprehensive Plan are not blocked, the height increase is not specifically inconsistent with the neighborhood plan provisions, and

setback are increased for taller portions of the structure. As such, there is no absolute height limit in Kirkland's BC zone. It should be noted that the County does establish floor area ratio limits of 1.5 FAR, which does establish some cap of site massing.

3. **TL 6A** (Totem Lake area, south of 124th)

- No changes to the TL 6A charts are proposed.

E. Industrial Use Zone Charts (north of NE 124th Street (TL 7))

- No changes to the TL charts are proposed.

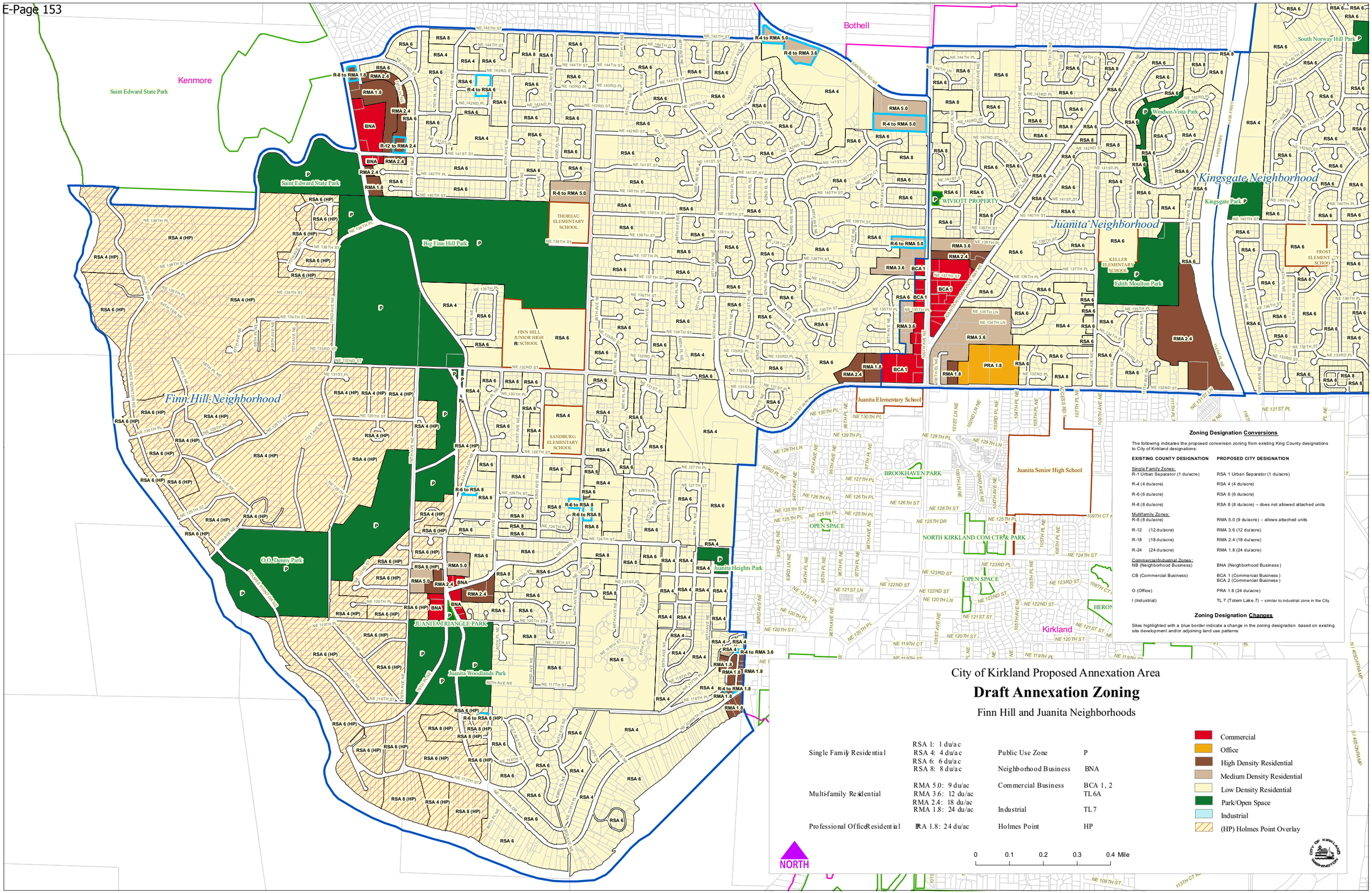
Additional Zoning Regulations

Unless specifically amended for the PAA, all other current City of Kirkland zoning regulations would apply to the PAA.

One specific amendment that City Council discussed in 2007-2008 was to consider grandfathering oversized vehicles in the PAA. The City prohibits vehicles over 9' high and 22' long in residential zones but the County has no such regulation. The draft regulations provide for vesting of existing oversize vehicles and a registration process to document the vesting.

Attachments

1. Zoning Maps (divided into west portion and east portion of PAA)
2. Proposed Draft Code Amendments
3. Comparison Charts
4. Analysis of Zoning Map Changes – Property Information
5. Proposed Draft Subdivision Ordinance Amendment



Zoning Designation Conversions

The following indicates the proposed conversion zoning from existing King County designations to City of Kirkland designations:

EXISTING COUNTY DESIGNATION	PROPOSED CITY DESIGNATION
Single Family Zones:	
R-1 Urban Separator (1 du/acre)	RSA 1 Urban Separator (1 du/acre)
R-4 (4 du/acre)	RSA 4 (4 du/acre)
R-6 (6 du/acre)	RSA 6 (6 du/acre)
R-8 (8 du/acre)	RSA 8 (8 du/acre) – does not allowed attached units
Multifamily Zones:	
R-8 (8 du/acre)	RMA 5.0 (9 du/acre) – allows attached units
R-12 (12 du/acre)	RMA 3.6 (12 du/acre)
R-18 (18 du/acre)	RMA 2.4 (18 du/acre)
R-24 (24 du/acre)	RMA 1.8 (24 du/acre)
Commercial/Industrial Zones:	
NB (Neighborhood Business)	BNA (Neighborhood Business)
CB (Commercial Business)	BCA 1 (Commercial Business) BCA 2 (Commercial Business)
O (Office)	PRA 1.8 (24 du/acre)
I (Industrial)	TL 7 (Totem Lake 7) – similar to industrial zone in the City

Zoning Designation Changes

Sites highlighted with a blue border indicate a change in the zoning designation based on existing site development and/or adjoining land use patterns

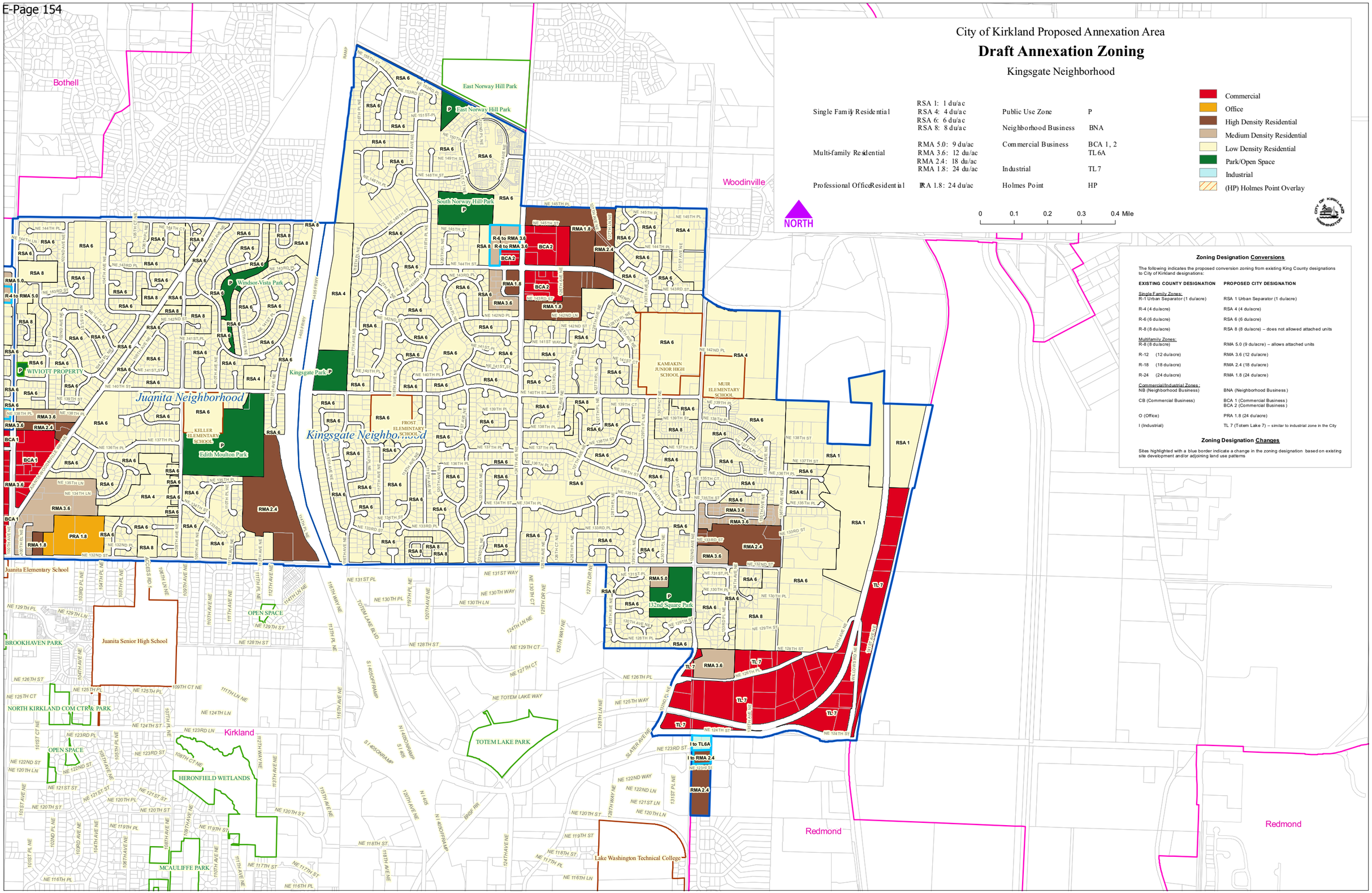
City of Kirkland Proposed Annexation Area

Draft Annexation Zoning

Finn Hill and Juanita Neighborhoods

Single Family Residential	RSA 1: 1 du/ac RSA 4: 4 du/ac RSA 6: 6 du/ac RSA 8: 8 du/ac	Public Use Zone	P
		Neighborhood Business	BNA
Multi-Family Residential	RMA 5.0: 9 du/ac RMA 3.6: 12 du/ac RMA 2.4: 18 du/ac RMA 1.8: 24 du/ac	Commercial Business	BCA 1, 2 TL6A
		Industrial	TL7
Professional Office Residential	PRA 1.8: 24 du/ac	Holmes Point	HP

- Commercial
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Park/Open Space
- Industrial
- (HP) Holmes Point Overlay


City of Kirkland Proposed Annexation Area
Draft Annexation Zoning
Kingsgate Neighborhood
Single Family Residential
RSA 1: 1 du/ac
RSA 4: 4 du/ac
RSA 6: 6 du/ac
RSA 8: 8 du/ac
Multi-family Residential
RMA 5.0: 9 du/ac
RMA 3.6: 12 du/ac
RMA 2.4: 18 du/ac
RMA 1.8: 24 du/ac
Professional Office/Residential
PRA 1.8: 24 du/ac
Public Use Zone P
Neighborhood Business BNA
Commercial Business BCA 1, 2 TL 6A
Industrial TL 7
Holmes Point HP
Commercial
Office
High Density Residential
Medium Density Residential
Low Density Residential
Park/Open Space
Industrial
(HP) Holmes Point Overlay
NORTH
0 0.1 0.2 0.3 0.4 Mile
Zoning Designation Conversions
The following indicates the proposed conversion zoning from existing King County designations to City of Kirkland designations:
EXISTING COUNTY DESIGNATION
PROPOSED CITY DESIGNATION
Single Family Zones:
R-1 Urban Separator (1 du/acre) RSA 1 Urban Separator (1 du/acre)
R-4 (4 du/acre) RSA 4 (4 du/acre)
R-6 (6 du/acre) RSA 6 (6 du/acre)
R-8 (8 du/acre) RSA 8 (8 du/acre) – does not allowed attached units
Multifamily Zones:
R-8 (8 du/acre) RMA 5.0 (9 du/acre) – allows attached units
R-12 (12 du/acre) RMA 3.6 (12 du/acre)
R-18 (18 du/acre) RMA 2.4 (18 du/acre)
R-24 (24 du/acre) RMA 1.8 (24 du/acre)
Commercial/Industrial Zones:
NB (Neighborhood Business) BNA (Neighborhood Business)
CB (Commercial Business) BCA 1 (Commercial Business) BCA 2 (Commercial Business)
O (Office) PRA 1.8 (24 du/acre)
I (Industrial) TL 7 (Totem Lake 7) – similar to industrial zone in the City
Zoning Designation Changes
Sites highlighted with a blue border indicate a change in the zoning designation based on existing site development and/or adjoining land use patterns
Bothell
Woodinville
Kirkland
Redmond
Juanita Neighborhood
Kingsgate Neighborhood
East Norway Hill Park
South Norway Hill Park
Windsor Vista Park
Kingsgate Park
WIVIOTT PROPERTY
Edith Moulton Park
KELLER ELEMENTARY SCHOOL
FROST ELEMENTARY SCHOOL
KAMIAKIN JUNIOR HIGH SCHOOL
MUIR ELEMENTARY SCHOOL
132nd Square Park
Juanita Elementary School
Juanita Senior High School
BROOKHAVEN PARK
OPEN SPACE
NORTH KIRKLAND COM CTR & PARK
HERONFIELD WETLANDS
MCAULIFFE PARK
TOTEM LAKE PARK
Lake Washington Technical College
R-6 to RMA 3.6
R-8 to RMA 3.6
R-4 to RMA 5.0
I to TL6A
I to RMA 2.4

ATTACHMENT 2 (May 7, 2009)

DRAFT ZONING CODE AMENDMENTS FOR PROPOSED ANNEXATION AREA OF KINGSGATE, JUANITA, AND FINN HILL

File No. ANN09-00001

HOW TO READ THIS:

- Text that is covered by a strike-through (~~strike-through~~) is existing text currently contained in the Zoning Code that is to be deleted.
- Text that is underlined (underlined), with the exception of section headings, is new text that is to be added.

TABLE OF CONTENTS

Chapter 1 – 15 *(no changes)*
Chapter 17 – Single-Family Residential X~~Annexation~~ (RSX) Zones
Chapter 18 – Single-Family Residential A (RSA) Zones
Chapter 20 – Multifamily Residential (RM) and Multifamily Residential A (RMA) Zones
Chapter 25 – Professional Office Residential (PR) and Professional Office Residential A (PRA) Zones
Chapter 27 – 35 *(no changes)*
Chapter 40 – Neighborhood Business (BN) and Neighborhood Business A (BNA) Zones
Chapter 45 – Community Business (BC) and Community Business A (BCA) Zones
Chapter 47 – Community Business X~~Annexation~~ (BCX) Zones
Chapter 48 – 60 *(no changes)*
Chapter 70 - Holmes Point Overlay Zone
Chapter 72 – 180 *(no changes)*

Chapter 1 – User Guide

1.10 Additional Regulations

In addition to the regulations in the use zone charts, this code contains a variety of provisions that may apply to the subject property or to a particular use or activity on the property. The following list of questions will help you determine what other factors of this code may contain regulations that are of interest.

Add New 1.10.1 and renumber remainder of section:

Overlay "HL" – Is there an "HL" on the Zoning Map within a dashed line that contains the subject property? Is so, see Chapter 70 KZC.

Chapter 10 – Legal Effect

10.45 Annexed Property

1. Whenever, prior to annexation, a proposed extended Comprehensive Plan and zoning regulations and/or map have been prepared and adopted by the City pursuant to RCW 35A.14.330, that plan and zone regulation and/or map will, upon the effective date of annexation, be deemed to amend this code to the extent set forth in the annexation ordinance. Any other property or area which may, because of annexation, become a part of the City, will be deemed to be zoned with a classification the same as, or as nearly comparable as possible with, the classification that the property was zoned immediately prior to annexation.

2. Lots within an approved subdivision or short subdivision shall be governed by the King County zoning regulations in effect at the time of annexation for a period of five years after the date of annexation unless the City finds that a change in conditions creates a serious threat to the public health or safety. After five years, the current zoning regulations shall apply.

10.25 Amend Zoning Categories Adopted as follows:

The City is divided into the following zoning categories:

Zoning Category	Symbol
1. Single-family Residential Zones	RS and RSX (followed by a designation indicating minimum lot size per dwelling unit) and RSA (followed by designation indicating maximum units per acre.)
2. Multifamily Residential Zones	RM and RMA (followed by a designation indicating minimum lot size per dwelling unit)
3. Professional Office Zones	PR and PRA (followed by a designation indicating minimum lot size per dwelling unit)
4. through 6. no change	
7. Neighborhood Business	BN and BNA
8. Community Business	BC, BCA and BCX
11.-17. No change	

10.30 Amend Overlay Zoning Categories as follows:

Add: Holmes Point Overlay Zone "HL"

Chapter 5 – Definitions *(Note: Only definitions for which changes are being made are included below. All other definitions in Chapter 5 of the Kirkland Zoning Code remain unchanged).*

5.10 Definitions

The following definitions apply throughout this code unless, from the context, another meaning is clearly intended:

.145 Commercial Zones – The following zones: BN; BNA, BC; BCA, BCX; CBD; JBD 1; JBD 2; JBD 4; JBD 5; JBD 6; MSC 2, MSC 4, NRH 1A; NRH 1B; NRH 4; RH 1A; RH 1B; RH 2A; RH 2B; RH 2C; RH 3; RH 5A; RH 5B; RH 5C; RH 7; TL 2; TL 4A; TL 4B; TL 4C; TL 5; TL 6A; TL 6B; and TL

.360 High Density Residential Zones – The following zones: RM 2.4; RMA 2.4, RM 1.8; RMA 1.8, PLA 5A, D, E; PLA 6A, D, I, J; PLA 7A, B; and TL 1B..

.490 Low Density Zones – The following zones: RS 35; RSX 35; RS 12.5; RSX 12.5; RS 8.5; RSX 8.5; RSA 8, RS 7.2; RSX 7.2; RS 6.3; RSA 6, RS 5.0; RSX 5.0; RSA 4, RSA 1, PLA 6C, 6E; PLA 16; WD II; and comparable zones in other adjoining jurisdictions, except properties with approved intent to rezones to zoning designations other than low density.

.513 Maximum Units per Acre – Within RSA zones, the maximum allowed number of dwelling units shall be computed by multiplying the gross area of the subject property by the applicable residential density number per acre shown on the Zoning Map. For the purpose of calculating the maximum units per acre, all road dedications, and vehicular access easements and tracts shall be included in the calculation for density. The maximum development potential requirements of KZC Chapter 90 shall apply.

.520 Medium Density Zones – The following zones: RM 5.0; RMA 5.0, RM 3.6; RMA 3.6, WD I; WD III; PLA 2, 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; and PLA 17.

.595 Office Zones – The following zones: PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8, JBD 3; PLA 3A; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A; FC III; MSC 1, MSC 4, NRH 2; NRH 3; NRH 5; NRH 6; RH 4; RH 8; TL 1A; TL 10A, TL 10B, TL 10C, TL 10D and TL 10E.

.785 Residential Zone – The following zones: RS 35; RSX 35; RS 12.5; RSX 12.5; RS 8.5; RSX 8.5; RSA 8, RS 7.2; RSX 7.2; RS 6.3; RSA 6, RS 5.0; RSX 5.0; RSA 4, RSA 1, RM 5.0; RMA 5.0, RM 3.6; RMA 3.6, RM 2.4; RMA 2.4, RM 1.8; RMA 1.8, WD I; WD II; WD III; PLA 2; PLA 3B; PLA 5A, D, E; PLA 6A, C, D, E, F, H, I, J, K; PLA 7A, B, C; PLA 9; PLA 15B; PLA 16; PLA 17; and TL 11.

.950 Urban Separator – Areas planned for permanent low density residential within the Urban Growth Area that protect adjacent resource land, environmentally sensitive areas, or rural areas, and create open space corridors within and between the urban areas which provide environmental, visual, recreational and wildlife benefits. The King County Countywide Planning Policies have designated the RSA 1 zone as an urban separator.

.960 Use Zone –The zoning designations on the Zoning Map as follows:

Add the following zones to the table:

RSA 8
RSA6
RSA 4
RSA 1
RMA 5.0
RMA 3.6
RMA 1.8
PR 1.8
BNA
BCA

10.25 Zoning Categories Adopted

The City is divided into the following zoning categories:

Zoning Category		Symbol
1.	Single-Family Residential Zones	RS, RSA and RSX (followed by a designation indicating minimum lot size per dwelling unit or units per acre)
2.	Multifamily Residential Zones	RM and RMA (followed by a designation indicating minimum lot size per dwelling unit)
3.	Professional Office/Residential Zones	PR and PRA (followed by a designation indicating minimum lot size per dwelling unit)
7.	Neighborhood Business	BN and BNA
8.	Community Business	BC, BNA and BCX

10.30 Overlay Designations Adopted

Add to table of overlay zones:

1. Holmes Point Overlay Zone "HP"

Chapter 18 – RSA Zone

New chapter. See Attachment 2-A containing the new Single-Family Residential A (RSA) use zone charts

Chapter 17 – RSX Zone

Revise title of zone from "Single-Family Residential Annexation" to "Single-Family Residential X"

Chapter 20 – RM/RMA Zone

Revised chapter adding new RMA zones. See Attachment 2-B.

Chapter 25 – PR/PRA Zone

Revised chapter adding new PRA zone. See Attachment 2-C.

Chapter 40 – BN/BNA Zone

Revised chapter adding new BNA zone. See Attachment 2-D

Chapter 47 – BC/BCA Zone

Revised chapter adding new BCA zones. See Attachment 2-E

Chapter 70 – Holmes Point Overlay Zone (HP)

New Chapter. See Attachment 2-F

Chapter 90 – Drainage Basins

90.30 Definitions

.10. Primary Basin- The following basins, as shown on the Sensitive Areas Map: Juanita Creek, Forbes Creek, South Juanita Slope, Yarrow Creek, ~~and~~ Carillon Creek~~.~~, Denny Creek, and Champagne Creek.

.13 Secondary Basins – Moss Bay, Houghton Slope A, Houghton Slope B, ~~and~~ Kirkland Slope, Holmes Point and Kingsgate Slope, which are depicted on the Sensitive Areas Map.

90.135 Maximum Development Potential

1. Dwelling Units – The maximum potential number of dwelling units for a site which contains a wetland, stream, minor lake, or their buffers shall be the buildable area in square feet divided by the minimum lot area per unit or the maximum units per acre as specified by Chapters 15 through 60 KZC, plus the area of the required sensitive area buffer in square feet divided by the minimum lot area per unit, the maximum units per acre or as specified by Chapters 15 through 60 KZC, multiplied by the development factor derived from subsection (2) of this section:

   MAXIMUM DWELLING UNIT POTENTIAL = (BUILDABLE AREA/THE PRESCRIBED MINIMUM LOT AREA PER UNIT OR MAXIMUM UNITS PER ACRE) + [(BUFFER AREA/THE PRESCRIBED MINIMUM LOT AREA PER UNIT OR MAXIMUM UNITS PER ACRE) X (DEVELOPMENT FACTOR)]

   For purposes of this subsection only, “buildable area” means the total area of the subject property minus sensitive areas and their buffers.

   For developments providing affordable housing units pursuant to Chapter 112 KZC, or cottage , carriage or two/three unit homes pursuant to Chapter 113, the density bonus and resulting maximum density shall be calculated using the maximum dwelling unit potential of this section as the base to which the bonus units will be added.

For multifamily development, if application of the maximum development potential formula results in a fraction, the number of permitted dwelling units shall be rounded up to the next whole number (unit) if the fraction of the whole number is at least 0.66. For single-family development, if application of the maximum development potential formula results in a fraction, the number of permitted dwelling units (lots) shall not be rounded up, regardless of the fraction. This provision shall not be construed to preclude application of Chapter 22.28 KMC.

Lot size and/or density may be limited by or through other provisions of this code or other applicable law, and the application of the provisions of this chapter may result in the necessity for larger lot sizes or lower density due to inadequate buildable area.

Chapter 113 – Cottage, Carriage and Two/Three Unit Homes

113.20 Applicable Use Zones

The housing types described in this chapter may be used only in the following low density zones: RSA 4, RSA 6, RS 7.2, RSX 7.2, RS 8.5, RSX 8.5, RS 12.5 and RSX 12.5, (see Section 113.25 for further regarding location of these housing types).

113.25 Parameters for Cottages, Carriage Units and Two/Three-Unit Homes *(Note: Only rows in the table of Section 113.25 that are proposed to be changed are provided below. The rest of the table remains unchanged.)*

Please refer to Sections 113.30, 113.35 and 113.40 for additional requirements related to these standards.

Minimum Required Yards (from exterior property lines of subject property)	Front: 20' Other: 10'	Must be included in a cottage project	Front: 20' Other: 10'
	Cottage	**Carriage**	**Two/Three-Unit Home**
Lot coverage (all impervious surfaces)[1]	50%	Must be included in a cottage project.	50%
Height Dwelling Units Accessory Structures	25' (RS Zones) and 27' (RSA and RSX Zones) maximum above A.B.E., (where minimum roof slope of 6:12 for all parts of the roof above 18' are provided). Otherwise, 18' above A.B.E. One story, not to exceed 18' above A.B.E.		
Tree Retention	Standards contained in Section 95.35 for Tree Plan III shall apply to development approved under this Chapter.		

[1] Lot coverage is calculated using the entire development site. Lot coverage for individual lots may vary.

Chapter 115 – Miscellaneous Use Development and Performance Standards

115.150 Vehicles – Size in Residential Zones Limited

1. General – Except as specified below, it is a violation of this code to park or store any vehicle, boat or trailer on any lot in a residential zone if that vehicle, boat or trailer is both more than nine feet in height and 22 feet in length, including bumpers and any other elements that are required by federal or state law for the operation of the vehicle, boat or trailer on public roads or waterways

   Except within the disapproval jurisdiction of the Houghton Community Council, any boat that is 16 feet or longer and has a gunwale which is at least five (5) feet from the ground when the boat is sitting on a boat trailer shall not be parked or stored in a required front yard.

2. Exceptions

   a. A vehicle, boat or trailer of any size may be parked on any lot in the City for not more than 24 hours in any consecutive seven-day period for the exclusive purpose of loading or unloading the vehicle, boat or trailer. Within the disapproval jurisdiction of the Houghton Community Council, the time limitation shall be not more than 48 hours in any consecutive seven-day period.

   b. An oversized vehicle, boat or trailer may be parked on a lot in an RSA or RMA zone containing an existing residence if all of the following are met:

      1) Within six (6) months of the effective date of annexation, the owner registers the oversized vehicle, boat or trailer parked on his/her property with the City's Planning Department. The owner shall provide the City with a copy of the State vehicle registration license showing that the person obtaining the registration is the owner of the vehicle, boat or trailer and that the address on the vehicle license is the same as the address where the vehicle, boat or trailer is parked;

      2) The owner of the vehicle, boat or trailer resides on the lot that contains the vehicle;

      3) Within one (1) year of the effective date of annexation, a registered vehicle, boat or trailer under KZC subsection 115.115.2.1) may be replaced with another vehicle, boat or trailer of the same type and no greater dimensions, provided that the requirements of 115.115.2.1) are met for the replacement vehicle and the replaced vehicle, boat or trailer has been removed from the property.

      4.) The exception runs with the registered vehicle, boat or trailer parked on a specific lot at the time of annexation and to the owner of the vehicle, boat or trailer who resides on the specific property at the time of annexation.

   ~~b.~~ c The City may, using Process ~~IIA~~ I, described in Chapter ~~150~~ 145 KZC, approve a request to park or store a vehicle, boat or trailer of any size on a lot in a residential zone if:

      1) The parking or storage of the vehicle, boat or trailer will not be detrimental to the character of the neighborhood; and

      2) The property abutting the subject property will not be impacted by the parking or storage; and

      3) The placement of the vehicle, boat or trailer will not create a potential fire hazard; and

4) The parking or storage is clearly accessory to a residential use on the subject property and the vehicle, boat or trailer is operated by a resident of the subject property.

The City may impose screening requirements, limit the hours of operation of the vehicle, boat or trailer and impose other restrictions to eliminate adverse impacts of the parking or storage.

Chapter 120 - Variances

120.10 Process for Deciding Upon a Proposed Variance

The following subsection is not effective within the disapproval jurisdiction of the Houghton Community Council:

1. The City will use Process IIA, described in Chapter 150 KZC, to review and decide upon an application for a variance except as to property located within an RS, RSA or RSX Zone or for a detached dwelling unit in any zone. For variance applications as to property located within an RS, RSA or RSX Zone or for a detached dwelling unit in any zone, the City will use Process I described in Chapter 145 KZC; provided, however, that while the content of the notice shall be per KZC 145.22(1), the distribution of the notice shall be per KZC 150.30(2).

The following subsection is effective only within the disapproval jurisdiction of the Houghton Community Council:

2. The City will use Process IIA, described in Chapter 150 KZC, to review and decide upon an application for a variance except as to property located within an RS, RSA or RSX Zone. For variance applications as to property located within an RS, RSA or RSX Zone, the City will use Process I described in Chapter 145 KZC; provided, however, that while the content of the notice shall be per KZC 145.22(1), the distribution of the notice shall be per KZC 150.30(2).

115.80 Legal Building Site

1. General – It is a violation of this code to erect any structure on or to use or occupy any lot or parcel unless that lot or parcel is a legal building site. A lot or parcel is a legal building site if it meets all of the following criteria:

   a. It was created or segregated pursuant to all applicable laws, ordinances and regulations.

   b. Except as specified in subsection (2) of this section, it meets the allowable minimum lot size established by this code.

   c. It is either adjacent to, or has a legally created means of access to, a street providing access to the lot or parcel.

2. Exception, Detached Dwelling Units – An applicant may build one detached dwelling unit on a lot or parcel regardless of the size of the lot or parcel if:

   a. ~~The applicant applies for necessary permits to construct the unit within five years of the date the lot or parcel is annexed into the City and t~~The lot or parcel was a lawfully created lot under King County subdivision and zoning laws; or

b. There is or ever has been a residence on the subject property. At any time, the applicant may remodel, rebuild, or enlarge that one residence; provided, that all other Zoning Code requirements are met; or

c. The lot lines defining the lot or parcel were recorded in the King County Assessors Office prior to May 17, 1972, and the lot or parcel has not simultaneously been owned by the owner of a contiguous lot or parcel which fronts on the same right-of-way subsequent to May 17, 1972.

CHAPTER 18 – SINGLE-FAMILY RESIDENTIAL A (RSA) ZONES

18.05 User Guide.The charts in KZC 18.10 contain the basic zoning regulations that apply in each RSA 1, RSA 4, RSA 6 and RSA 8 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 18.08

Section 18.08 – 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 detached dwelling unit in a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The maximum horizontal facade shall not exceed 50 feet.
   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).

3. All subdivisions and short subdivisions in the R-1 zone shall be clustered such that development is located away from critical areas. The open space resulting from such clustering shall be placed in a separate tract that includes at least fifty percent (50%) of the site. Open space tracts shall be permanent and shall be dedicated to a homeowner's association or other suitable organization for purposes of maintenance. Passive recreation, with no development of recreational facilities, and natural-surface pedestrian and equestrian trails are acceptable uses within the open space tract. If access to the open space is provided, the access shall be located in a separate tract. A greenbelt protection or open space easement shall be dedicated to the City to protect the designated open space tract resulting from lot clustering.

4. For properties with the Holmes Point (HP) Overlay Zone, see KZC 70 for additional regulations.

Section 18.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Units per Acre or Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Detached Dwelling Unit	None	As established on the Zoning Map. See Spec. Regs. 1, 2 and 3.	20′ See Spec. Regs. 5 and 6.	5′ each side.	10′	50%, except 30% for the RSA 1 zone. See Gen. Reg. 3. See Gen. Reg. 4. for Holmes Point area.	30′ above average building elevation.	E	A	2.0 per dwelling unit.	1. Maximum units per acre is as follows: a. In RSA 1 zone, the maximum units per acre is one dwelling unit. b. In RSA 4 zones, the maximum units per acre is four dwelling units. c. In RSA 6 zones, the maximum units per acre is six dwelling units. d. In RSA 8 zones, the maximum units per acre is eight dwelling units. In RSA 1, 4, 6 and 8 zones, not more than one dwelling unit may be on each lot, regardless of the size of the lot. 2. Minimum lot size per dwelling unit is as follows: a. In RSA 1 zone, newly platted lots shall be clustered and configured in a manner to provide generally equal sized lots outside of the required open space area. b. In RSA 4 zones, the minimum lot size is 7,600 square feet. c. In RSA 6 zones, the minimum lot size is 5,100 square feet. d. In RSA 8 zones, the minimum lot size is 3,800 square feet. 3. Road dedication and vehicular access easements or tracts may be included in the density calculation, but not in the minimum lot size per dwelling unit. 4. Floor Area Ratio (F.A.R.) allowed for the subject property is as follows: a. In RSA 1 zone, F.A.R. is 20 percent of lot size. b. In RSA 4 zones, F.A.R. is 50 percent of lot size. c. In RSA 6 zones, F.A.R. is 50 percent of lot size. d. In RSA 8 zones, F.A.R. is 50 percent of lot size; provided, that F.A.R. may be increased up to 60 percent of lot size for the first 5,000 square feet of lot area if the primary roof form of all structures on the site is peaked, with a minimum pitch of four feet vertical: 12

Section 18.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Units per Acre or Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
												feet horizontal. See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information. 5. 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. 6. Garages shall comply with the requirements of KZC 115.43, including required front yard. 7. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 18.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Units per Acre or Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.020	Church	See Special Regulation 1.	As established on the Zoning Map. See Spec Regulation 2.	20′	20′ on each side	20′	70%, except 30% for RSA 1 zone. See Gen. Reg. 3. See Gen Reg. 4 for Holmes Point area.	30′ above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of worship. See Special Reg. 4.	1. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility location, land uses within the Master Plan area, parking location, buffering, and landscaping. 2. Minimum lot size is as follows: a. In RSA 1 zone, newly platted lots shall be clustered and configured in a manner to provide generally equal sized lots outside of the required open space area. b. In RSA 4 zones, the minimum lot size is 7,600 square feet. c. In RSA 6 zones, the minimum lot size is 5,100 square feet. d. In RSA 8 zones, the minimum lot size is 3,800 square feet. 3. The property must be served by a collector or arterial street. 4. No parking is required for day-care or school ancillary to the use.
.030	School or Day-Care Center	See Spec. Reg. 2	As established on the	If this use can accommodate 50 or more students or children, then:			70% except 30% for	30′ above average	D	B See	See KZC 105.25.	1. May locate on the subject property only if: a. It will not be materially detrimental to the character of the

Section 18.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Units per Acre or Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Spec. Reg. 1		Zoning Map. See Spec. Reg. 3.	50′	50′ on each side	50′	RSA 1 zone. See Gen. Reg. 3 See Gen. Reg. 4 for Holmes Point area.	building elevation. See Spec. Reg. 9.	See Gen. Regs. 3 and 4	Spec. Reg. 12.		neighborhood in which it is located; or b. Site and building design minimizes adverse impacts on surrounding residential neighborhoods. c. The property is served by a collector or arterial street. 2. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 3. Minimum lot size is as follows: a. In RSA 1 zone, newly platted lots shall be clustered and configured in a manner to provide generally equal sized lots outside of the required open space area. b. In RSA 4 zones, the minimum lot size is 7,600 square feet. c. In RSA 6 zones, the minimum lot size is 5,100 square feet. d. In RSA 8 zones, the minimum lot size is 3,800 square feet. 4. A six-foot-high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. 5. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. 6. Structured play areas must be setback from all property lines as follows:
				If this use can accommodate 13 to 49 students or children, then:								
				20′	20′ on each side	20′						

Section 18.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Units per Acre or Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
												a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 7. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 9. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. 10. May include accessory living facilities for staff persons. 11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 12. Electrical signs shall not be permitted.

Section 18.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Units per Acre or Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Mini-School or Mini-Day-Care Center See Spec. Reg. 1	Process I, Chapter 145 KZC.	As established on the Zoning Map. See Spec. Reg. 2.	20′	5′ but 2 side yards must equal at least 15′.	10′	50%, except 30% for the RSA 1 zone. See Gen Reg. 3. See Gen. Reg. 4 for Holmes Point area.	30′ above average building elevation.	E See Gen Regs. 3 and 4.	B See Spec. Reg. 8.	See KZC 105.25.	1. May locate on the subject property if: a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Minimum lot size is as follows: a. In RSA 1 zone, newly platted lots shall be clustered and configured in a manner to provide generally equal sized lots outside of the required open space area. b. In RSA 4 zones, the minimum lot size is 7,600 square feet. c. In RSA 6 zones, the minimum lot size is 5,100 square feet. d. In RSA 8 zones, the minimum lot size is 3,800 square feet. 3. A six-foot-high fence is required along the property line adjacent to the outside play areas. 4. Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. REGULATIONS CONTINUED ON NEXT PAGE

Section 18.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Units per Acre or Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Mini-School or Mini-Day-Care Center (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 5. Structured play areas must be setback from all property lines by five feet. 6. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 8. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. 9. May include accessory living facilities for staff persons. 10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.050	(Reserved)											
.060	Golf Course See Spec. Regs. 1, 2 and 3.	Process IIA, Chapter 150 KZC.	1 acre	50′	50′ on each side	50′	50%, except 30% for the RSA 1 zone. See Gen. Reg. 3 See Gen. Reg. 4 for Holmes Point area.	30′ above average building elevation.	E See Gen. Regs. 3 and 4	B	See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. May not include miniature golf. 3. The following accessory uses are specifically permitted as part of this use. a. Equipment storage facilities. b. Retail sales and rental of golf equipment and accessories. c. A restaurant.

Section 18.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Units per Acre or Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	Public Utility	See Spec. Reg. 1.	None	20′	20′ on each side	20′	70%, except 30% for the RSA 1 zone. See Gen. Reg. 3. See Gen. Reg. 4 for Holmes Point.	30′ above average building elevation.	A See Gen. Regs. 3 and 4			1. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 2. Site design must minimize adverse impacts on surrounding residential neighborhoods. 3. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.080	Government Facility Community Facility				10′ on each side	10′			C See Spec. Reg. 3. and Gen. Regs. 3 and 4.			
.090	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

AND RMA

CHAPTER 20 – MULTIFAMILY RESIDENTIAL (RM) ZONES

20.05 User Guide.

The charts in KZC 20.10 contain the basic zoning regulations that apply in each RM 5, RM 3.6, RM 2.4, and RM 1.8 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

RMA *(after all zones)*

	Section 20.08 – 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 or a low density use in PLA 17, 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 shall not exceed 50 feet. See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details. (Does not apply to General Moorage Facility and Detached Dwelling Units uses).
Section 20.08	3. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies: Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required. (Does not apply to General Moorage Facility uses).
	4. If the subject property is located within the North Rose Hill neighborhood, east of Slater Avenue NE and north of NE 116th Street, the minimum required front yard is 10 feet. Ground floor canopies and similar entry features may encroach into the front yard; provided, the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking may encroach into the required 10-foot front yard.
	5. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot the structure exceeds 25 feet above average building elevation. (Does not apply to General Moorage Facility and Public Park uses).
	6. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this chapter, this provision shall govern. b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront

	of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties. (Does not apply to General Moorage Facility, Detached Dwelling Units and Public Park uses).
	7. If the property is located in the NE 85th Street Subarea, the following shall apply: a. If the subject property is located south of NE 85th Street between 124th Avenue NE and 120th Avenue NE, the applicant shall to the extent possible save existing viable significant trees within the required landscape buffer separating nonresidential development from adjacent single-family homes. b. If the subject property is located directly north of the RH 4 zone, the applicant shall install a through-block pedestrian pathway pursuant to the standards in KZC 105.19(3) to connect an east-west pedestrian pathway designated in the Comprehensive Plan between 124th Avenue NE and 120th Avenue NE. (See Plate 34K).
	8. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.
	9. May also be regulated under the Shoreline Master Program, KMC Title 24.

Section 20.10 Zone RM USE ZONE CHART

Section 20.10	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 Units	None	5,000 sq. ft. in an RM 5.0. Otherwise, 3,600 sq. ft.	20′	5′	10′	60%	If adjoining a low density zone other than SX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. See Spec. Reg. 8.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of the size of the lot. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units Stacked Dwelling Units are not permitted in RM 5.0.	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft. with a density as established on the Zoning Map. See Spec. Reg. 1.		5′ for detached units. For attached or stacked units, 5′, but 2 side yards must equal at least 15′. See Spec. Reg. 6.	10′ See Spec. Reg. 7.			D See Spec. Regs. 4 and 9.		1.7 per unit.	1. Minimum amount of lot area per dwelling unit is as follows: a. In RM 5.0 zones, the minimum lot area per unit is 5,000 sq. ft. b. In RM 3.6 zones, the minimum lot area per unit is 3,600 sq. ft. c. In RM 2.4 zones, the minimum lot area per unit is 2,400 sq. ft. d. In RM 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 4. Except for low density uses, if the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies. 5. Development located in the RM 3.6 zone in North Rose Hill, lying between Slater Avenue NE and 124th Avenue NE, and NE 108th Place (extended) and approximately NE 113th Place (extended) shall comply with the following: a. Each development shall incorporate at least two acres; and b. Significant vegetation that provides protection from I-405 shall be retained to the maximum extent feasible. 6. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 7. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot. REGULATIONS CONTINUED ON NEXT PAGE

and RMA

RM Zone:

and RMA

RM Zone:

RMA Zone: 5'

RMA Zone: 35' above average building elevation

and RMA (after all zones)

Zone RM

USE ZONE CHART

Section 20.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.020	Detached, Attached or Stacked Dwelling Units (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 8. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above average building elevation is allowed. 9. When a low density use adjoins a detached dwelling unit in a low density zone, Landscape Category E applies.
.030	Church	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	20′	20′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	C See Spec. Reg. 3.	B	1 for every 4 people based on maximum occupancy load of worship. See Spec. Reg. 2.	1. The property must be served by a collector or arterial street. 2. No parking is required for day-care or school ancillary to the use. 3. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.

RM Zone:

RMA Zone: 35' above average building elevation

Section 20.10 Zone RM USE ZONE CHART

Section 20.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	North Property Line	South Property Line	High Water Line	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											
.040	General Moorage Facility	Process IIA, Chapter 150 KZC.	None, but must have at least 100′ of frontage on Lake Washington.	30′ See also Spec. Reg. 4.	Landward of the high waterline the greater of: a. 15′ or b. 1-1/2 times the height of the primary structure above average building elevation minus 10′.	10′	For moorage structure, 0′. For other structures the greater of: a. 15′, or b. 15% of the average parcel depth.	60%	Landward of the high waterline 30′ above average building elevation. Waterward of the high waterline, dock and pier decks may not be more than 24′ above mean sea level.	B	B	None for residents or their guests.	1. Moorage may only be used by residents of the dwelling units on the subject property, or their guests. 2. Except as permitted by Special Regulation 18, no structures, other than moorage structures or public access piers or boardwalks, may be waterward of the high waterline. For regulations regarding public access piers, see the specific listing in this zone. 3. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 4. The required 30′ front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if: a. Within 30′ of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 5. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 6. The design on the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. REGULATIONS CONTINUED ON NEXT PAGE
				Waterward of the high waterline:	--	10′	10′	--					
				No moorage structure may be: a. Within 100′ of a public park; or b. Closer to a public park than a line that starts where the high waterline of the park intersects with the side property line of the park closest to the moorage structure at the 45-degree angle from that side property line. This setback applies whether or not the subject property abuts the park, but does not extend beyond any intervening over water structure; or									
				REGULATIONS CONTINUED ON NEXT PAGE									

Zone RM

USE ZONE CHART

Section 20.10	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	MINIMUMS: REQUIRED YARDS (See Ch. 115): North Property Line	MINIMUMS: REQUIRED YARDS (See Ch. 115): South Property Line	MINIMUMS: REQUIRED YARDS (See Ch. 115): High Water Line	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
.040	General Moorage Facility (continued)			c. Closer to a lot containing a detached dwelling unit than a line that starts where the high water line of the lot intersects the side property line of the lot closest to the moorage structure at a 30-degree angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not exceed beyond any intervening over water structure; or d. Within 25′ of another moorage structure not on the subject property. The minimum dimension of any yard, other than listed, is 5′.								7. The City will determine the maximum allowable number of moorages based on the following factors: a. The ability of the land landward of the high waterline to accommodate the necessary support facilities. b. The potential for traffic congestion. c. The number of moorages shall not exceed the number of dwelling units on the subject property. 8. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review the size and configuration of moorage structures to insure that: a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the outer harbor line; and b. The moorage structures are not larger than is necessary to moor the specified number of boats; and c. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and d. The moorage structures will not adversely affect nearby uses; and e. The moorage structures will not have a significant long-term adverse effect on aquatic habitats. 9. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use. 10. May not treat moorage structure with creosote, oil base, or toxic substance. 11. Must provide at least two covered and secured waste receptacles. 12. All utility and service lines must be below the pier deck and, where feasible, underground. 13. Piers must be adequately lit. The source of the light must not be visible from neighboring properties. 14. Moorage structures must display the street address of the subject property. The address must be oriented to the lake with letters and numbers at least four inches high. 15. Covered moorage is not permitted. 16. Aircraft moorage is not permitted. 17. At least one pump-out facility shall be provided. 18. See KZC 30.11 for regulations regarding bulkheads and land surface modification.

Section 20.10 Zone RM USE ZONE CHART

Section 20.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	Lot Size	Required Yards (See Ch. 115) Front	Required Yards (See Ch. 115) Side	Required Yards (See Ch. 115) Rear	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	MINIMUMS				MAXIMUMS					
.050	School or Day-Care Center	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then: 50′	50′ on each side	50′	~~70%~~ RM Zone:	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. See Spec. Reg. 8. RMA Zone: 35' above average building elevation	D	B	See KZC 105.25.	1. May locate on the subject property only if: a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site and building design must minimize adverse impacts on surrounding residential neighborhoods. 2. A six-foot-high fence is required only along the property line adjacent to the outside play areas. 3. Structured play areas must be set back from all property lines as follows: a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 8. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. *This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.*
				If this use can accommodate 13 to 49 students or children, then: 20′	20′ on each side	20′						

Zone RM

USE ZONE CHART

Section 20.10	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										
.060	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop See Spec. Reg. 9.	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	5′ but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	1. This use may be permitted only if it is specifically consistent with the Comprehensive Plan in the proposed location. 2. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area. 3. Must be located on a collector arterial or higher volume right-of-way. 4. Placement and scale must indicate pedestrian orientation. 5. Must mitigate traffic impacts on residential neighborhood. 6. Gross floor area may not exceed 3,000 square feet. 7. May not be located above the ground floor of a structure. 8. Hours of operation may be limited to reduce impacts on nearby residential uses. 9. This use is not permitted in an RM zone located within the NE 85th Street Subarea.
.070	Mini-School or Mini-Day-Care	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft.						D	B	See KZC 105.25.	1. May locate on the subject property if: a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. A six-foot-high fence is required along the property line adjacent to the outside play areas. 3. Structured play areas must be set back from all property lines by five feet. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 5. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

RM Zone:

RMA Zone: 35' above average building elevation

Section 20.10 Zone RM USE ZONE CHART

Section 20.10	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										
.080	Assisted Living Facility (Not permitted in RM 5.0) or RMA	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft. RM Zone:	20′	5′ but 2 side yards must equal at least 15′. RMA Zone: 5'	10′	60% RM Zone:	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. RMA Zone: 35' above average building elevation	D See Spec. Reg. 6.	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 4. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 6. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.
.090	Convalescent Center or Nursing Home	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.		10′ on each side		70%		C See Spec. Reg. 2.	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 2. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then Landscape Category A applies.

Zone RM

USE ZONE CHART

Section 20.10	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										
.100	Public Utility	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	None	20′	20′ on each side	20′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	A See Spec. Regs. 2 and 3.	B	See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 3. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then Landscape Category A applies.
.110	Government Facility Community Facility				10′ on each side	10′			C See Spec. Regs. 2 and 3.			
.120	Public Park	Development standards will be determined on case-by-case [illegible] hapter 49 KZC for required review process.										

RM Zone:

RMA Zone: 35' above average building elevation

CHAPTER 25 – PROFESSIONAL OFFICE RESIDENTIAL (PR) AND PROFESSIONAL OFFICE RESIDENTIAL A (PRA) ZONES

25.05 User Guide.

The charts in KZC 25.10 contain the basic zoning regulations that apply in each PR 8.5, PR 5.0, PR 3.6, PR 2.4 and PR 1.8 and PRA 1.8 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 25.08

Section 25.08 – 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 shall not exceed 50 feet.

   See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.

3. The required yard of a structure abutting Lake Washington Boulevard or Lake St. S. must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).

4. If the property is located south of NE 85th Street between 124th Avenue and 120th Avenue, to the extent possible, the applicant shall save existing viable significant trees within the required landscape buffers separating nonresidential development from adjacent single-family homes.

5. Within the PRA zone, the maximum building height of a structure may be increased to 60 feet above average building elevation if:

   a. All required yards are increased by 1 feet for every 2 feet of height above 35 feet;
   b. Buildings may not exceed 3 stories; and
   c. Rooftop appurtenances may not exceed the maximum height and are screened with sloped roof forms.

~~a.~~

Section 25.10	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 Units	None	8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft.	20′	5' each	10′	70%	If adjoining a low density zone other than RSA or RSX, then 25′ above average building elevation. See Spec. Reg. 6. Otherwise, for PR zones, 30′ above average building elevation and for PRA zones, 35 feet above average building elevation. See General Reg. 5.	E	A	2.0 per dwelling unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft. with a density as established on the Zoning Map. See Spec. Reg. 1.		For PR zones: 5' each for detached units and 5' but 2 side yards must equal at least 15' for attached and stacked Units. For PRA zones: 5' each side See Spec. Reg. 4.	10′ See Spec. Reg. 5.			D		1.7 per unit.	1. Minimum amount of lot area per dwelling unit is as follows: a. In PR 8.5 zones, the minimum lot area per unit is 8,500 sq. ft. b. In PR 5.0 zones, the minimum lot area per unit is 5,000 sq. ft. c. In PR 3.6 zones, the minimum lot area per unit is 3,600 sq. ft. d. In PR 2.4 zones, the minimum lot area per unit is 2,400 sq. ft. e. In PR 1.8 and PRA 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 5. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot. 6. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above average building elevation is allowed.

Section 25.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.030	Office Uses	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	None	20′	For PR zones: 5′ but 2 side yards must equal at least 15' For PRA zones: 5' each in the PRA zones.	10′	70%	If adjoining a low density zone other than RSA or RSX, then 25′ above average building elevation. Otherwise, for PR zones, 30′ above average building elevation and for PRA zones, 35 feet above average building elevation. See General Reg. 5.	C	D	If medical, dental or veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise one per each 300 sq. ft. of gross floor area.	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

Section 25.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Spec. Reg. 1.	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft. with a residential density as established on the Zoning Map. See Spec. Reg. 2.	20′	For PR zones: 5′ but 2 side yards must equal at least 15′ For PRA zones: 5′ each in the PRA zones.	10′	70%	If adjoining a low density zone other than RSA or RSX, then 25′ above average building elevation. See Spec. Reg. 5. Otherwise, for PR zones, 30′ above average building elevation and for PRA zones, 35 feet above average building elevation. See General Reg. 5.	C	D	See KZC 105.25.	1. A veterinary office is not permitted in any development containing dwelling units. 2. Minimum amount of lot area per dwelling unit is as follows: a. In PR 8.5 zones, the minimum lot area per unit is 8,500 square feet. b. In PR 5.0 zones, the minimum lot area per unit is 5,000 square feet. c. In PR 3.6 zones, the minimum lot area per unit is 3,600 square feet. d. In PR 2.4 zones, the minimum lot area per unit is 2,400 square feet. e. In PR 1.8 and PRA 1.8 zones, the minimum lot area per unit is 1,800 square feet. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 6. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above average building elevation is allowed.
.050	Restaurant or Tavern	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC.	8,500 sq. ft. if PR 8.5 zone, otherwise 7,200 sq. ft.	20′	10′ on each side.	10′	70%	If adjoining a low density zone other than RSA or RSX, then 25′ above average	B	E	1 per each 100 sq. ft. floor area.	1. This use is not permitted in a PR 3.6 zone located in the NE 85th Street Subarea. 2. Drive-in or drive-through facilities are prohibited.

Section 25.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.060	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop	Otherwise, Process I, Chapter 145 KZC.			10′ on each side.			building elevation. Otherwise, for PR zones, 30′ above average building elevation and for PRA zones, 35' above average building elevation. See General Reg. 5.			1 per each 300 sq. ft. floor area.	1. This use is not permitted in a PR 3.6 zone located in the NE 85th Street Subarea. 2. May not be located above the ground floor of a structure. 3. Gross floor area cannot exceed 3,000 square feet.
.070	Funeral Home or Mortuary				20′ on each side.	20′			C	B		1. This use is not permitted in a PR 3.6 zone located in the NE 85th Street Subarea.
.080	Church										1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.
.090	School or Day Care Center	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none. If this use is adjoining	8,500 sq. ft. if PR 8.5 zone, otherwise 7,200 sq. ft.	If this use can accommodate 50 or more students or children, then: 50′	50′ on each side	50′ If this use can accommodate 13 to 49 students or children, then:	70%	If adjoining a low density zone other than RSA or RSX, then 25′ above average building elevation. Otherwise, for PR zones,	D	B	See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Structured play areas must be set back from all property lines as follows: a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. 3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements.

Section 25.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
		a low density zone, then Process I, Chapter 145 KZC.		20′	20′ on each side	20′		30′ above average building elevation and for PRA zones, 35' above average building elevation. See General Reg. 5 and See Spec. Reg. 7.				Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 4. May include accessory living facilities for staff persons. 5. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 7. For school use, structure height may be increased, up to 35 feet in PR zones and 40 feet in PRA zones, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. *This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.* 8. For a Mini-School or Mini-Day-Care Center use, electrical signs shall not be permitted and the size of signs may be limited to be compatible with nearby residential uses. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

Section 25.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.100	Mini-School or Mini-Day-Care	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	8,500 sq. ft. if PR 8.5 zone, 7,200 sq. ft. if PR 7.2 zone, 5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft.	20′	For PR zones: 5′ but 2 side yards must equal at least 15 For PRA zones: 5' each in the PRA zones.	10′	70%	If adjoining a low density zone other than RSA or RSX, then 25′ above average building elevation. Otherwise, for PR zones, 30′ above average building elevation and for PRA zones, 35' above average building elevation. See General Reg. 5.	E	B	See KZC 105.25.	1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Structured play areas must be set back from all property lines by five feet. 3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 4. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 5. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

Section 25.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.110	Assisted Living Facility							If adjoining a low density zone other than RSA or RSX, then 25′ above average building elevation. Otherwise, for PR zones, 30′ above average building elevation and for PRA zones, 35' above average building elevation. See General Reg. 5.	D	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the less intensive process between the two uses. 3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 4. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.120	Convalescent Center or Nursing Home	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, Process I, Chapter	8,500 sq. ft. if PR 8.5 zone, otherwise7,200 sq. ft.	20'	10′ on each side	10′	70%	If adjoining a low density zone other than RSA and RSX, then 25′ above average building elevation.	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the less intensive process between the two uses.
.130	Public Utility		None		20′ on each side	20′			A		See KZC 105.25.	

Section 25.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.140	Government Facility Community Facility	145 KZC.			10′ on each side	10′		Otherwise, for PR zones, 30′ above average building elevation and for PRA zones, 35' above average building elevation. See General. Reg. 5.	C See Spec. Reg. 2.			1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.150	Public Park	Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process.										

CHAPTER 40 – NEIGHBORHOOD BUSINESS (BN) AND NEIGHBORHOOD BUSINESS A (BNA) ZONES

40.05 User Guide.

The charts in KZC 40.10 contain the basic zoning regulations that apply in each of the BN and BNA zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 40.08

Section 40.08 – 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 shall not exceed 50 feet in width.

   See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.

3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 40.10	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)
.010	Retail Establishment Selling Groceries and Related Items	None	None	BN zone: 20′ BNA zone: 10′	10′ on each side	10′	80%	If adjoining a low density zone other than RSX or RSA, then 25′ above average building elevation. Otherwise, for BN zone, 30′ above average building elevation and for BNA zone, 35' above average building elevation.	B	D	1 per each 300 sq. ft. of gross floor area.	1. Except in the BNA zone, ~~G~~gross floor area for this use may not exceed 10,000 square feet. 2. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. 3. A delicatessen, bakery, or other similar use may include, as part of this use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of this use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
.020	Retail Establishment Selling Drugs, Books, Flowers, Liquor, Hardware Supplies, Garden Supplies or Works of Art											
.030	Retail Variety or Department Store											
.040	Retail Establishment Providing Banking and Related Financial Services										1 per every 4 fixed seats	1. ~~Except in the BNA zone, G~~gross floor area for this use may not exceed 10,000 square feet. 2. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. 3. Ancillary assembly and manufactured goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 4. For restaurants with drive-in or drive-through facilities, one outdoor waste receptacle shall be provided for every eight parking stalls.
.050	Retail Establishment Providing Laundry, Dry Cleaning, Barber, Beauty or Shoe Repair Services											
.060	Restaurant or Tavern										1 per each 100 sq. ft. of gross floor area.	

for Retail Establishments Selling Groceries and Related Items

.055 Retail Establishment providing entertainment, recreational or cultural activities See special regulation 5.

5. Retail Establishment providing entertainment, recreational or cultural activities only allowed in BNA zone.

Section 40.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	Private Lodge or Club									B	1 per each 300 sq. ft. of gross floor area.	
.080	Vehicle Service Station	Process IIA, Chapter 150.	22,500 sq. ft.	40′	15′ on each side. See Spec Reg. 3.	15′	80%	If adjoining a low density zone other than RSX or RSA, then 25′ above average building elevation. Otherwise, for BN zone, 30′ above average building elevation and for BNA zone, 35' above average building elevation.	A	D	See KZC 105.25.	1. Hours of operation may be limited to reduce impact on residential areas. 2. May not be more than two vehicle service stations at any intersection. 3. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.090	Office Use	None	None	BN zone: 20′ BNA zone: 10′	5′, but 2 side yards must equal at least 15′.	10′			C		If a Medical, Dental or Veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise one per each 300 sq. ft. of gross floor area.	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 3. At least 75 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels, or offices. These uses shall be oriented to an adjacent arterial, a major pedestrian sidewalk, a through block pedestrian pathway or an internal pathway.
.100	Stacked Dwelling Unit. See Special Regulation 1.			Same as the regulations for the ground floor use. See Special Regulation 1.						A	1.7 per unit.	1. This use, with the exception of a lobby, may not be located on the ground floor of a structure. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 40.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.110	Church	None	None	BN zone: 20′ BNA zone: 10′	10′ on each side	10′	80%	If adjoining a low density zone other than RSX or RSA, then 25′ above average building elevation. Otherwise, for BN zone, 30′ above average building elevation and for BNA zone, 35' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Special Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use.
.120	School or Day-Care Center			If this use can accommodate 50 or more students or children, then: 50′ / 50′ on each side / 50′ If this use can accommodate 13 to 49 students or children, then:				If adjoining a low density zone other than RSX or RSA, then 25′ above average building elevation. Otherwise, for BN zone, 30′ above average building	D		See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic

Section 40.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
				20′	20′ on each side	20′		elevation and for BNA zone, 35' above average building elevation. See Spec. Reg. 8.				impacts on nearby residential uses. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 8. For school use, structure height may be increased, up to 35 feet~~,~~ if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. *This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.*

Section 40.10	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										
.130	Mini-School or Mini-Day-Care	None	None	BN zone: 20′ BNA zone: 10′	5′, but 2 side yards must equal at least 15′.	10′	80%	If adjoining a low density zone other than RSX and RSA, then 25′ above average building elevation. Otherwise, for BN zone, 30′ above average building elevation and for BNA zone, 35′ above average building elevation.	D	B	See KZC 105.25.	1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five feet. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.140	Assisted Living Facility See Spec. Reg. 3.			Same as the regulations for the ground floor use. See Spec. Reg. 3.						A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. With the exception of the lobby, this use may not be located on the ground floor of a structure. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.150	Convalescent Center or Nursing Home			BN zone: 20′	10′ on each side	10′	80%	If adjoining a low density zone other than RSX or RSA, then 25′ above average building elevation. Otherwise,	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.160	Public Utility	Process IIA, Chapter 150 KZC		BNA zone: 10′	20′ on each side	20′			A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

Section 40.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.170	Government Facility Community Facility				10′ on each side	10′		for BN zone, 30′ above average building elevation and for BNA zone, 35' above average building elevation.	C See Spec. Reg. 1			
.180	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

CHAPTER 45 – COMMUNITY BUSINESS (BC, BC 1, AND BC 2) ZONES

45.05 User Guide. The charts in KZC 45.10 contain the basic zoning regulations that apply in each of the BC, BC 1, AND BC 2 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 45.08

Zone BC

Section 45.08 – 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 shall not exceed 50 feet in width.

   See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.

~~3. The required front yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation (does not apply to Public Park uses).~~

~~4. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150 KZC, if:~~
   ~~a. It will not block local or territorial views designated in the Comprehensive Plan; and~~
   ~~b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. (Does not apply to Public Park uses).~~

5. At least 75 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels, or offices. These uses shall be oriented to an adjacent arterial, a major pedestrian sidewalk, a through block pedestrian pathway or an internal pathway.

3. In the BC 1 and BC 2 zones, side and rear yards abutting a residential zone shall be 20 feet.
4. In the BC 1 and BC 2 zones, all required yards for any portion of a structure must be increased one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation (does not apply to Public Park uses
5. Maximum height of structure is as follows:
a. In the BC zone, if adjoining a low density zone other than RSX, then 25 feet above average building elevation. Otherwise, 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150 KZC, if:
   i. It will not block local or territorial views designated in the Comprehensive Plan;
   ii. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
   iii. The required front yard of any portion of the structure is increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation (does not apply to Public Park uses).
b. In the BC 1 zone, 35 feet above average building elevation.
c. In the BC 2 zone, 35 feet above average building elevation. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150 KZC, if:
   i. It will not block local or territorial views designated in the Comprehensive Plan;
   ii. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
   iii. The required yards of any portion of the structure are increased one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation (does not apply to Public Park uses).

Section 45.10 Zone BC USE ZONE CHART

Section 45.10	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	Vehicle Service Station	Process I, Chapter 145 KZC.	22,500 sq. ft.	40′	15′ on each side	15′	80%	~~If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.~~ See Gen. Regs. 4 &5	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
				See Special Regulation 2.								
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 2.	None	None	BC: 20′ BC 1 & BC 2: 10′	0′ See Gen. Regs. 3 & 4	0′ See Gen. Regs.3 & 4						1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in Chapter 105 KZC. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. Vehicle and boat rental are allowed as part of this use.
.030	Restaurant or Tavern								B		1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. c. Landscape Category A shall apply.
.050	A Retail Establishment providing storage services. see also spec. Regs. 1. & 2								A		See KZC 105.25.	1. May include accessory living facilities for resident security manager. 2. This use not permitted in BC 1 & 2 zones.

Section 45.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.060	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services	None	None	BC: 20′ BC 1 & BC 2: 10′	0′ See Gen. Regs. 3 & 4	0′ See Gen. Regs.3 & 4	80%	~~If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.~~ See Gen. Regs 4&5	B	E	1 per each 300 sq ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 2. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. 3. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
.070	Office Use								C	D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

Section 45.10 Zone BC USE ZONE CHART

Section 45.10	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										
.080	Hotel or Motel	None	None	BC: 20′ BC 1 & BC 2: 10’	0′ See Gen. Regs. 3 & 4	0′ See Gen. Regs.3 & 4	80%	~~If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.~~ See Gen. Regs 4&5.	B	E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.090	A Retail Establishment providing entertainment, recreational or cultural activities										1 per every 4 fixed seats.	
.100	Private Lodge or Club								C	B	1 per each 300 sq. ft. of gross floor area.	
.110	Stacked Dwelling Unit. See Special Regulation 1.			Same as the regulations for the ground floor use. See Spec. Reg. 1.						A	1.7 per unit.	1. This use, with the exception of a lobby, may not be located on the ground floor of a structure. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.120	Church			BC: 20′ BC 1 & BC 2: 10’	0′ See Gen. Regs. 3 & 4	0′ See Gen. Regs.3 & 4	80%	~~If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.~~ See Gen. Regs 4&5	C	B	1 for every four people based on maximum occupancy load of any area of worship. See also Special Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use.

Section 45.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.130	School or Day-Care Center	None	None	BC: 20′ BC 1 & BC 2: 10′	0′ See Gen. Regs. 3 & 4	0′ See Gen. Regs.3 & 4	80%	~~If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.~~ See Gen. Regs 4&5	D	B	See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.140	Mini-School or Mini-Day-Care											1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five feet. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

Section 45.10 Zone BC USE ZONE CHART

Section 45.10	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										
.150	Assisted Living Facility	None	None	Same as the regulations for the ground floor use. See Spec. Reg. 4.						A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. This use may not be located on the ground floor of a structure. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.160	Convalescent Center or Nursing Home			BC: 20′ BC 1 & BC 2: 10′	0′ See Gen. Regs. 3 & 4	0′ See Gen. Regs.3 & 4	80%	~~If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.~~ See Gen. Regs 4&5	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.170	Public Utility			BC: 20′ BC 1 & BC 2: 10′					A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.180	Government Facility Community Facility								C See Spec. Reg. 1			
.190	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

Chapter 70 – Holmes Point Overlay Zone (new)

Sections:

70.05 Purpose
70.15 Standards
70.25 Variations from Standards

70.05 Purpose

The purpose of the Holmes Point minimum site disturbance development standards is to allow infill at urban densities while providing an increased level of protection for the Holmes Point area, an urban residential area characterized by a predominance of sensitive environmental features including but not limited to steep slopes, landslide hazard areas and erosion hazard areas, and further characterized by a low level of roads and other impervious surfaces relative to undisturbed soils and vegetation, tree cover and wildlife habitat. These standards limit the allowable amount of site disturbance on lots in Holmes Point to reduce visual impacts of development, maintain community character and protect a high proportion of the undisturbed soils and vegetation, tree cover and wildlife, and require an inspection of each site and the area proposed to be cleared, graded and built on prior to issuance of a building permit.

70.15 Standards

Within the parcels shown on the Kirkland Zoning Map with an (HP) suffix, the minimum density, maximum density and maximum impervious surface standards set forth in Chapter 18 are superseded by this (HP) suffix, and the following development standards shall be applied to all residential development:

1 When review under Chapters 85 or 90 (Environmentally Sensitive Areas) or the City of Kirkland's Surface Water Design Manual is required, the review shall assume the maximum development permitted by this (HP) suffix condition will occur on the subject property, and the threshold of approval shall require a demonstration of no significant adverse impact on properties located downhill or downstream from the proposed development.

2. Total lot coverage shall be limited within every building lot as follows:

   a. On lots up to six thousand five hundred square feet in size, two thousand six hundred square feet;

   b. On lots six thousand five hundred and one to nine thousand square feet in size, two thousand six hundred square feet plus twenty eight percent of the lot area over six thousand five hundred square feet;

c. On lots over nine thousand square feet in size, three thousand three hundred square feet plus ten percent of the lot area over nine thousand square feet;

d. On a lot already developed, cleared or otherwise altered up to or in excess of the limits set forth above prior to (((insert actual effective date of King County P suffix))), new impervious surfaces shall be limited to five percent of the area of the lot, not to exceed 750 square feet;

e. For purposes of computing the allowable lot coveragewithin each lot, private streets, joint-use driveways or other impervious-surfaced access facilities required for vehicular access to a lot in easements or access panhandles shall be excluded from calculations.

Summary Table:

Lot Size	**Maximum Lot Coverage**
Less than 6,500 sq. ft.	2,600 sq. ft.
6501 sq. ft. to 9,000 sq. ft.	2,600 sq. ft. plus 28% of the lot area over 6,500 sq. ft.
9,001 sq. ft. or greater	3,300 sq. ft. plus 10% of the lot area over 9,000 sq. ft.
Developed , cleared or altered lots	New impervious limited to 5% of the total lot are, but not to exceed 750 sq. ft.

3. In addition to the maximum area allowed for buildings and other impervious surfaces under subsection 70.15.2, up to 50 percent of the total lot area may be used for garden, lawn or landscaping, provided:

a. All significant trees, as defined in Chapter 95, must be retained. The limits set forth in this subsection are to be measured at grade level; the area of allowable garden, lawn or landscaping may intrude into the drip line of a significant tree required to be retained under this subsection if it is demonstrated not to cause root damage or otherwise imperil the tree's health;

b. Total site alteration, including impervious surfaces and other alterations, shall not exceed 75 percent of the total lot area; and

c. If development on the lot is to be served by an on-site sewage disposal system, any areas required by the department of public health to be set aside for on-site sewage disposal systems shall be contained as much as possible within the portion of the lot altered for garden, lawn or landscaping as provided by this subsection. If elements of the on-site sewage disposal system must be installed outside the landscaped area,

the elements must be installed so as not to damage any significant trees required to be retained under subsection 70.15.3.a, and any plants that are damaged must be replaced with similar native plants.

4. Subdivisions and short subdivisions shall be subject to the following requirements:

   a. New public or private road improvements shall be the minimum necessary to serve the development on the site in accordance with Chapter 110. The City shall consider granting modifications to the road standards to further minimize site disturbance, consistent with pedestrian and traffic safety, and the other purposes of the road standards; and

   b. Impervious surfaces and other alterations within each lot shall be limited as provided in subsections 2 and 3. In townhouse or multifamily developments, total impervious surfaces and other alterations shall be limited to two thousand six hundred square feet per lot or dwelling unit in the R-6 and R-8 zones, and three thousand three hundred square feet per lot or dwelling unit in the R-4 zone.

5. The Department of Planning and Community Development shall conduct site inspections prior to approving any site alteration or development on parcels subject to this (HP) suffix condition as follows:

   a. Prior to issuing a permit for alteration or building on any individual lot subject to this (HP) suffix condition, the Planning Official shall inspect the site to verify the existing amount of undisturbed area, tree and other plant cover, and any previous site alteration or building on the site. Prior to this inspection and prior to altering the site, the applicant shall clearly delineate the area of the lot proposed to be altered and built on with environmental fencing, high-visibility tape or other conspicuous and durable means, and shall depict this area on a site plan included in the application.

   b. Prior to approving any subdivision, or building permit for more than one dwelling unit on any parcel subject to this (HP) suffix condition, the Planning Official shall inspect the site to verify the amount of undisturbed area, tree and other plant cover, and any previous site alteration or building on the site. Prior to this inspection and prior to altering the site, the applicant shall clearly delineate the area of the proposed grading for streets, flow control and other common improvements, with environmental fencing, high-visibility tape or other conspicuous and durable means, and shall depict this area on a plot plan included in the application. Development of individual lots within any approved subdivision or short subdivision shall be subject to an individual inspection in accordance with subsection a.

6. Areas not covered by impervious surfaces or altered as provided in subsections 2, 3, or 4, which are not environmentally sensitive areas governed by Chapters 85 or 90, shall be maintained in an undisturbed state, except for the following activities:

   a. Incidental trimming or removal of vegetation necessary for protection of property or public health and safety, or the incidental removal of vegetation to be used in the celebration of recognized holidays. Replacement of removed hazardous trees may be required;

   b. Areas infested by noxious weeds may be replanted with appropriate native species or other appropriate vegetation;

   c. Construction of primitive pedestrian-only trails in accordance with the construction and maintenance standards in the U.S. Forest Service "Trails Management Handbook" (FSH 2309.18, June 1987, as amended) and "Standard Specifications for Construction of Trails" (EM-7720-102, June 1996, as amended); but in no case shall trails be constructed of concrete, asphalt or other impervious surface;

   d. Limited trimming and pruning of vegetation for the creation and maintenance of views, and the penetration of direct sunlight, provided the trimming or pruning does not cause root damage or otherwise imperil the tree's health as allowed for in K.C.C. 21A.24.310D.4; and

   e. Individual trees or plants may be replaced with appropriate species on a limited basis. Forested hydrological conditions, soil stability and the duff layer shall be maintained.

7. Conformance with this (HP) suffix condition shall not relieve an applicant from conforming to any other applicable provisions of the Zoning Code, Subdivision Ordinance, or Shoreline Master Program.

70.25 <u>Variations from Standards</u>

For development activity occurring after (((insert actual effective date of King County P suffix))), upon written request from the applicant, the Planning Director may allow up to a ten percent increase in impervious surface on individual lots over the limits set forth above, provided such increase is the minimum necessary to allow reasonable use of the property and meets all other applicable decision criteria for a variance as provided in Chapter 120, and one or more of the following circumstances applies:

1. Development of a lot will require a driveway sixty feet or longer from the lot boundary to the proposed dwelling unit;

2. On-site flow control facilities are required by the Public Works;

3. The requested increase will allow placement of new development on the site in such a way as to allow preservation of one or more additional significant trees, as defined in Chapter 95, that would otherwise be cleared; or

4. The requested increase is necessary to provide additional parking, access ramp or other facilities needed to make a dwelling accessible for a mobility-impaired resident.

COMPARISON OF EXISTING ZONING REGULATIONS AND PROPOSED ZONING REGULATIONS

City of Kirkland versus King County

The following summary of King County and City of Kirkland regulations is intended as a general overview. Due to the complexity of the standards and various provisos found in the regulations, readers are advised to review the actual codes if they have a specific question. The codes are available on the respective County and City websites.

Key Regulations for Single Family Zones

Zoning Regulations	Existing City zoning regulations	Existing County zoning regulations	Proposed zoning regulations
Maximum height of house	25' or 30' depending on the zone.	35' but can reach 45' if building setbacks increased.	30'
Minimum front yard setback of house	20', but 13' for open entry porches.	20' for garage and 10' for main house.	City regulation
Minimum garage setback from front façade	8' greater than required for reminder of the house if garage width more than 50% of total width of front façade.	No such regulation	City regulation
Minimum rear yard setback of house	10'	5'	City regulation
Minimum side yard setback of house	5' each	5' each	No change
Maximum lot coverage (all impervious surfaces)	50% of site, except wood decks & improvements in brick or small pavers counted at 50% of area.	R-1 zone 30% R-4 zone 55% R-6 zone 70% R-8 zone 75%	City regulation, but County regulation for R-1 zone
Maximum size of home (called floor area ratio)	50% of lot size.	No such regulation	City regulation
Residential density by zone	Minimum lot size (Most common: 7,200 sq ft & 8,500 sq ft.) Excludes areas for road dedication, some easement roads, & wetland/streams, but includes part of buffer.	Units per acre (R-1, R-4, R-6 & R-8) Includes all areas for road dedication, easement road & wetland/streams. Minimum lot size is 2,500 sq ft.	Units per acre (R-1, R-4, R-6 & R-8) Includes all areas for road dedication, easement road & part of wetland/stream buffer. Minimum lot size is 70% of County zone.
Commercial and multifamily uses in low density residential zones	Commercial not permitted. Limited multi-family allowed in certain locations thru public review process.	Certain commercial uses allowed with conditional use permit. Multi-family allowed without a conditional use permit.	City regulation

Key General Regulations			
Zoning Regulations	**Existing City zoning regulations**	**Existing County zoning regulations**	**Proposed zoning regulations**
Size limit of vehicles, boats & trailers parked in residential zones	Prohibits vehicles trucks & boats greater than 9' high/22' in length parked for more than 24 hours in any consecutive 7-day period. May apply for permit to retain on site if adequately screened. Enforced on complaint basis.	Not such regulation	City regulations, but vest existing as of effective date of annexation if registered with City 6 months after annexation.
Tree removal on existing lots Both City & County: -Allow hazardous trees to be removed anywhere on the property. -Not allow healthy or nuisance trees removed in greenbelt, wetlands, streams & hillside areas.	Allows up to 2 significant trees per year removed. Last 2 remaining significant trees may not be cut unless 2 new trees are planted.	Allows any tree removed on property, unless tree in a greenbelt, wetland/stream area, or steep hillside.	City regulations
Tree removal in new development or for major remodel	Requires significant trees in setback yards be kept, excluding diseased or hazardous trees. A minimum tree density of 30 tree credits per acre on site. Number of tree credits assigned to each tree depends on diameter of tree trunk. Tree density is usually met with existing trees. If not, planting of 1 or 2 two trees may be required.	Requires 10 significant trees or 5% of all trees to be saved, whichever is greater, excluding critical areas. Some trees can be counted as 2 tree credits if certain size and quality of tree are met.	City regulations
Wetland and Streams buffers City & County use different rating systems, buffer standards & buffer reduction provisions.	Wetlands 25' – 100' Streams 25' – 75' (no regulations for lakes at this time).	Wetlands 50' – 100' Streams 25' – 115' (includes lakes) In some cases, has more generous buffer reductions than City.	City regulations

Regulations on Maximum Building Height in Commercial Zones

County Maximum Allowable Heights	City Maximum Allowable Heights	Proposed draft zoning regulations
North & South Finn Hill NB: **35'**, but can reach up to **45'** if for every 1' of additional height over 35', the required yards are increased by 1'.	**BN: 30'**	**35' (BNA)**
Juanita CB: 35' (limited by suffix condition)	**BC and BCX:** 30', may be increased through Process IIA	**35' (BCA 1), no increases**
Kingsgate CB: **35'**, may be increased for every 1' of additional height over 35', the required yards are increased by 1'.	**BC and BCX:** 30', may be increased through Process IIA	**35' (BCA 2)** , may be increased through Process IIA

Other Key Regulations for Business Commercial Zones

Zoning Regulations	Existing City zoning regulations	Existing County zoning regulations	Proposed zoning regulations
Auto and boat sales	Allowed in most commercial zones	Not allowed in any annexation commercial zone	Allow in Kingsgate, & Juanita commercial areas
Storage service	Allowed in limited commercial zones	Allowed only in Kingsgate commercial area	Not allow in annexation commercial areas
Signs	Up to 12' high sign on a base	Up to 20' high sign on a pole or a base	City regulation
Lot coverage (all impervious surfaces)	Office 70% Commercial 80% Industrial 90%	Office 75% Commercial 85% Industrial 90%	City regulations

Comparison of Permitted Uses (use zone charts)

The following summary of King County and City of Kirkland permitted use provisions is intended as a general overview. Due to the complexity of the standards and various provisos found in the regulations, readers are advised to review the actual codes if they have a specific question. The codes are available on the respective County and City websites.

Residential (KC= R-1 through R-48 and K= RSX and RM) Zones (only differences noted)

PAA	Kirkland	Recommendation
Attached & stacked & units allowed in R-1 through R-8 with design standards. In some instances CUP required. Stacked units allowed in R-1 if sensitive area covers at least 50% of site and density does not exceed 18 du/acre of net buildable area)	No, except for attached units in an RM 5.0	**Kirkland reg**
Assisted living facility in certain circumstances	Not allowed in RS zones, allowed in RM zones	**Kirkland regs**
Marina/docks allowed by sports club	Not allowed	**Kirkland regs**
-Certain commercial uses can be proposed in R-4 through R-48 through a CUP with limitations on location and size (5,000 sf limit). *None in PAA at this time*	Certain neighborhood business in RM zone limited to 3,000 sf with location & other standards	**Kirkland regs**
Limited locations (reuse of existing buildings)	Daycares (more than 12 attendees), churches, community facilities & government facilities allowed in RS and RM zones	**Kirkland regs**

Office (KC= O and K= PR) Zone (only differences noted)

PAA	Kirkland	Recommendation
-Attached and stacked only allowed with mixed use development	-PR: Detached, attached and stacked allowed at underlining density	**Kirkland regs of Office zone**
Not allowed	Bed & Breakfast, funeral homes, vet clinic, nursing facilities allowed	**Kirkland regs of Office zone**
Theater, self service storage, misc equip rental, college	Not allowed	**Kirkland regs of Office zone**
Daycares and schools allowed at limited locations	Daycares and schools allowed anywhere	**Kirkland regs of Office zone**

Neighborhood Business (KC= NB and K= BN) Zone (only differences noted)

PAA	Kirkland	Recommendation
-Attached, stacked and assisted living facility allowed with mixed use development -Up to 50% of floor area at 8 du/ac and up to 12 du/ac with incentives up	-Stacked & assisted living facility only allowed, but not allowed on ground floor -Attached not allowed -No unit density limit	**Kirkland regs**
-Grocery store no size limit -Variety store limit of 2,000 sf -Personal services -*Current north Finn Hill NB has a large grocery store*	Grocery & variety store size limit of 10,000 sf limit	**Kirkland regs with exception for grocery stores in PAA**
Not allowed	Liquor stores & taverns	**Kirkland reg**
-Auto repair and service allowed if enclosed and no outdoor storage -Gas service stations -*Currently no free standing auto repair*	Auto repairs allowed as part of vehicle service station, but not free standing auto service repair	**Kirkland reg**
Govt & community fac. Allowed in reused blg	Outright allowed	**Kirkland reg**
Not allowed	Schools and nursing facilities allowed	**Kirkland reg**
Sports Club (fitness) -*Current business located in Finn Hill North*	Not allowed	**Kirkland reg with exception for the PAA**

Community Business (KC=CB and K=BC or BCX) Zone (only differences noted)

PAA	Kirkland	Recommendation
-Attached, stacked and assisted living facility allowed with mixed use development -Up to 75% of floor area at 18 du/ac and up to 24 with incentives	-Stacked & assisted living facility only allowed & not allowed on ground floor -No density limit	**Kirkland regs for BC**
Kennels, hospitals, auction houses, racetrack, college/universities	Not allowed in Kirkland	**Kirkland regs for BC**
-Automotive repair and service allowed if enclosed and no outdoor storage -*Currently has auto repair places in Juanita but none in Kingsgate*	BC – allowed BCX - allowed as part of vehicle service station	**Kirkland regs for BC**
Government facilities. allowed in reused blg	Outright allowed	**Kirkland regs for BC**
Not allowed	BC - auto & boat sales allowed BCX – not allowed	**Kirkland regs for BC**
Auto rental and leasing	BCX – not allowed BC – allowed	**Kirkland regs for BC**

Hotel not-permitted in Juanita CB zone per NS-P5 suffix	BCX and BC: allowed	**Allow in Juanita and Kingsgate**
Retail storage not-permitted in Juanita CB zone per NS-P5 suffix	BCX and BC: allowed	**Allow in Juanita and Kingsgate**

Industrial (KC=I and K=TL7) Zone (only differences noted)

PAA	**Kirkland**	**Recommendation**
Bowling center, food stores (less than 2,000 sq. ft.), restaurant/taverns, auto/boat sales & leasing, food store, gasoline station, auto supply store, specialization instruction school, school district support facility, shooting range, livestock sales, growing & harvesting crop, racetrack, colleges allowed	Allows uses except food stores, bowling center, shooting range, race track and farm businesses Allows multi use retail complexes of more than 7 retail etsablishments	**Kirkland regs**
Not allowed	Variety stores allowed if greater than 75,000 sq. ft.	**Kirkland regs**
Not allowed	Kennels allowed in LI and in TL7	**Kirkland regs**

Other Development Regulations

(Use Zone Charts and Chapters 105, 115 and 162)

The following summary of various King County and City of Kirkland development regulations is intended as a general overview. Due to the complexity of the standards and various provisos found in the regulations, readers are advised to review the actual codes if they have a specific question. The codes are available on the respective County and City websites.

Regulation	PAA	Kirkland	Recommendation
Signage	-Office & NB: wall sign up to 10% of wall facing street & free standing signs up to 50sf. Up to 80 sf if combining signs for corner lots. No sign higher than 15 feet -NB development with more than 300 feet of frontage gets one more freestanding sign. Combined signs cannot exceed 150 sf -CB/I: wall signs up to 15% of wall facing street, freestanding sign of 85-145 sf (depends on number of tenants) -Max height of free-standing sign is 15'- 20' depending on the zone -Off-site signs at 16 sf allowed for uses with no street access -Changing message centers permitted in NB, CB, O and I zones -Home occupation: 6sf -Non-res. use in R zone: 25sf and no greater than 6' high -Internal illumination allowed in CB, NB, O and	-Total allowable signage based on linear frontage of property and type of use -Max height of sign is 5' for pedestal signs, 12' for monument signs and 20' for pole signs depending on type of sign and use. However, no zone currently permits pole signs. -Home occupation 2sf -Billboards and changing message (other than time and temp) not allowed	**Kirkland regs** Comment: PAA allows for more and taller free-standing signs and more total signage in general. Commercial example: PAA – 15% of 75' x 30' sf façade plus 85 sf free standing sign = 422.5 sf signage Kirkland –site with 75' linear footage = 68sf and with multiplier for no free standing sign and no cabinet sign = 106.25 sf

	LI zones. Only external illumination allowed for residential zones -Billboards allowed, but not in Juanita CB per NS-P5.		
Accessory structures	-Shoreline: Accessory structures cannot exceed 150 sf, block views or 8' in height or block views, except pools	Detached garages, sheds, barns cannot exceed 1200 sf plus 10% if lot is larger than 7200 square feet. Height cannot exceed 15' above primary structure or greater than 25', whichever is less.	**Kirkland regs**
Recreation Space	-8 units/acre = 390 sf per unit -9 or more /acre in plat = 170 sf -9 or more units/acre = 90-170 sf -4 or more units = children's play area	200 sf per unit, unless if area is structured (ie, play equipment, picnic area) then 150 sf	**Kirkland regs**
Height exceptions for elements above structure	-No height limit for elevators, stairways, HVAC, skylights, communication transmission	-No height limit for fireplaces and vents -6" skylights -4' for other improvements but can modify	**Kirkland regs**
Encroachments into required yards	-24" & 30" and not wider than 10' for fireplaces, bay windows, enclosed stairs, closets -0" for uncovered porches & decks 18" high or less -18" into side/rear yards & 24" into front yard for eaves -6' and up depending on zone for rockeries 0' for garages/carports next to alleys except when door is facing alley then 26' from opposite side of alley -0' for free standing sign	-18" but not closer than 4' & not more than 25% of façade for fireplaces, windows, but not closets or most stairs -18" for eaves -4" for rockeries -0' to 5' garage next to alley depending on location -13' for covered porch in front yard -5' for free standing signs if there is a setback reg	**Kirklands reg**

	not more than 20 sf		
Alley setback	0' except garages and parking areas setback 26' from the opposite side of the alley	10' from alley that is 21' in width or less 20' from alley that is greater than 21' wide 0' or 5' for detached garages depending on circumstances	**Kirkland regs**
Garage setback along front façade – single family homes	Garage setback is 20', residence setback is 10' (primarily for parking behind garage)	Garage setback 8' greater than front setback for remainder of home. Garage must be less than 50% of front façade	**Kirkland regs**
Farm animals	Poultry/fowl: -Less than 21,780 sq. ft. lot: 3 per household -More than 21,780 sq. ft. lot: 1/1 sq. ft. structure (maximum structure size is 2,000 sq. ft., must be kept in building or pen) Livestock (horses, cows…): -Minimum 35,000 sq. ft. lot (without a permit) -6 per acre in a structure -3 per acre if outside	Poultry/fowl: -Less than 35,000 sq. ft. lot: not allowed -More than 35, 000 sq. ft. lot: 20 plus 1 for each additional 500 sq. ft. of lot area Livestock (horses, cows…): -Minimum 35,000 sq. ft. lot (without a permit) -2 per 35,000 sq. ft. plus 1 for each 17,500 sq. ft.	**Kirkland regs**
Home occupation	-Cannot exceed 20% of floor area of home, excluding garage and any other building on the site -1 non-resident employee, but no limit on resident employee -Certain uses not allowed -Customers by appt only	-Cannot exceed 500 sf of home (all spaces) -2 non residents can work at site -No more than 6 customers per day and no more than 2 at a time -No exterior indication -1 vehicle per business -May be able to exceed requirements through a zoning permit	**Kirkland regs**
Home industry	-One acre site or greater -Cannot exceed 50% of floor area of home, excluding garage and any other building on the site	Process I home occupation permit allows for deviation from home occupation standards	**Kirkland reg**

	-up to 4 non-residents on site -Landscape screening around outdoor storage required -Extra parking required -Planning Dept can limit hours of operation, type/size of equipment, setbacks and screening as needed, lighting and noise limits.		
Rounding of fraction of dwelling unit	0.5 for all residentially zoned property	-0.666 for multi-family zoned property only. -Under Subdivision Ordinance, can subdivide a lot that is 10-15% below minimum lot size.	**Kirkland reg**
Vehicles size in Residential Zones	No regulations	Vehicles both 9 feet high and 22 feet long may not be parked or stored in residential zones, except up to 48 hours for loading and unloading or if Process IIA zoning permit is granted (screening usually required)	**Kirkland reg, consider grandfathering**
Piers (Shoreline)	<u>Following regs may change with upcoming new shoreline regs:</u> -Joint or floating moorage preferred -Max 80' length of pier -15' setback from side yards, except for common piers -No wider than 50% of the lot width -No higher than 5' above water -Total surface of pier, floats, boat launches no greater than 600 sf of -Lifts no more than 60' out in water -Shared moorage for multifamily or plat: 1 pier for every 100' of shoreline	<u>Following regs may change with upcoming new shoreline regs:</u> -10' setback from north and south property lines. -No closer than 25' of a public park or another moorage. facility not on same property Pier not wider than 8' and no longer than 150' from high water line. -Pier no higher than 24' above mean sea level. -Covered moorage not permitted. -Only for exclusive	**May need to adopt new King County shoreline regulations when adopted until Kirkland's new regulations have been approved by DOE**

	& 1 pier for every 2 units & no more than 20 slips -No covered moorage, except canopies for boat lifts with size limitations	use of residents.	
Equestrian setbacks	-25’ for barn, paddock -35’ for manure pile	-40’ but can be reduced -equal distance from any residential home for manure pile	**Kirkland reg**
Parking Dimensions	8.5 x 18’	8.5 x 18.5’	**Kirkland regs**
Non-conformance	Nonconforming use, structure or site can be expanded by 10% for building square footage, impervious surface, parking or building height	-Use brought into conformance if structure is altered or ceases for 90days or more. -Parking brought into conformance if new use needs more parking or add square footage -Major non-conforming sign brought into conformance if sign face or structure changes or building on site -Height or yards must be met for new structure (variance possible in some cases) -Damage over 50% must conform except for certain continued uses for density	**Kirkland regs**

Comparison of Landscaping and Tree Retention Regulations
(Use Zone Charts and Chapter 95)

Regulation	PAA	Kirkland	Recommendation
Landscaping	Street screening: -20' for institutional uses -10' for commercial or RM -Street trees every 40 feet on center for SF Interior screening: -20' commercial or industrial next to residential -5' for RM except 10' next to SF -10' for industrial and institutional Parking lots of 10 or more stalls -20-25sf of landscaping for RS, commercial, industrial & institutional -1 tree for every 3-5 parking stalls, depending on use -20' of landscaping next to freeway	Street screening Street trees every 30 feet on center Interior screening -Retail or office next to RS & RM: 15'wide landscaped screen plus fence -Office next to RM or RM next to RS: 5' wide landscaped screen plus fence Parking lots 5' wide landscape screen around parking lot Parking lots with 14 or more stalls: 1 parking island with landscaping for every 8 stalls	**Kirkland reg**
Tree retention	Significant tree = 8" for evergreen tree or 12" for deciduous tree measured 4 ½' from grade. Emergency removal or removal of downed tree does not need a permit. Existing lot: May remove any tree provided that the tree is not within a critical area or a greenbelt easement area or tract.	Significant tree = any tree 6" in diameter measured 4.5' from grade Emergency removal due to hazard: Contact City within 7 days to provide documentation that tree needed to be removed. Replacement tree may be required. Any existing lot: May remove 2 healthy significant trees per year from a lot of any size, provided that the trees are not the last **2 significant trees** on site, are not protected	**Kirkland regs**

	Development in the following zones: • R-1: Must save 20 significant trees or 10% of all trees, whichever is greater, including critical areas and buffers. • All other zones: Must save 10 significant trees or 5% of all trees, whichever is greater, excluding critical areas and buffers. • Areas with 25% or greater with critical areas or buffers to left undisturbed are exempt from the regulations. Tree retention plan submitted for the above. Not included in the retention plan are damaged or diseased trees, unless it can be shown that the tree will provide significant habitat for wildlife. A tree can be counted for 2 tree credits if it meets certain criteria.	trees in a critical area or greenbelt easement and that there is no current development application on file. May remove unlimited number of non-significant trees (but not in critical areas or greenbelt areas) and hazardous or nuances trees (may need arborist report) if approved by the City). Tree removal request (no fee) must be submitted in advance to confirm that the 2 trees are exempt and can be removed. If trees not exempt, then Tree Plan IV with mitigation plan. Minor addition (less than 50% of value of improvements) to 1-2 developed residential units: encourage retaining Type 1 trees and must have at least **2 significant trees** on lot (Tree Plan I-Minor). New single family and duplex: must meet **minimum tree density of 30 tree credits per acre and retain Type 1 trees in required yards**. Tree credits area based on diameter of tree (Tree Plan I-Major). 3 or more units or commercial, office, institutional, industrial uses: must submit tree	

	If standard cannot be met, a non-significant tree or a replacement tree can be substituted on site or planted off site	plan by arborist, & **retain Type 1 trees in landscaped areas and required setback yards. Landscape buffers and minimum landscaping** required in lieu of tree density requirement (Tree Plan II). <u>Subdivisions</u>: must submit tree survey and tree plan by arborist, meet minimum **tree density** which may require planting of trees (Tree Plan III).	
Special Overlay for Holmes Point Ordinance NS-P23	<u>Holmes Point in Finn Hill</u> under (Ordinances 13576 and 15244). **Impervious surface for vacant lot:** • Lots 6500 or less = impervious surface of 2600 (up to 40%), • Lots 6501 – 9000 = 2600 + 28% of lot over 6500sf (37%-40%). • Lots 9001 or greater = 3300 + 10% of lot area over 9000 (36.6% or more). **Impervious surface for developed lot:** Existing lot in excess of limits may exceed limit by 5% but not to exceed 750 square feet of area. -Not included in impervious surface are eaves and cantilevered bays or decks, access roads, joint use	Summary of Holmes Pt regulations vs City regulations: <u>Holmes Pt:</u> -Preserve 25% as undisturbed area except for trimming, removal of veg for protection of property and safety, and views. Allow ped path installed. -Up to 40% area can be impervious, depending on lot size. -Remaining 35% area or more, trees must remain. <u>Holmes Pt does not:</u> -Protect evergreen trees at 6”-8” or deciduous at 6”- 12” unless located in required 25% undisturbed area. -Require that 25% undistributed area be in location to save significant trees. The selected impervious area could be the only location of significant trees.	**-Add Holmes Point regulations as Chapter 70 overlay zone, reference in RSA Use Zone Charts** **-Kirkland regs apply as well. If conflict, more restrictive apply to assure minimum tree density and retention of Kirkland definition of significant trees in required yards.** <u>Comments:</u> Consider changes to Holmes Pt ordinance when it is incorporated into Kirkland’s code: -The 25% set aside area should be memorialized (e.g. - easement so everyone knows where it is) & located where significant trees exist & minimum dimensions to avoid narrow strips of land. -Trees should be

	driveways to lot. -Up to 50% of lot may be used for garden, lawn or landscaping, but all significant trees must be retained (can go within the drip line if no damage). -Total site alteration not to exceed 75% -Septic system must be within 50% area as much as possible. **For plats or more than 1 unit thru a CUP:** new roads widths must be at a minimum to reduce alterations. **For attached and stacked units:** alterations and impervious surfaces limited to 2600 sf per lot or unit in R-6 and R-8 zones and 3300sf in an R-4 zone. **Prior to permits issued:** DDES inspects site and applicant marked out area to be preserved. Charge for inspection. -Within area to be preserved, limited trimming and removal of vegetation and primitive pedestrian only trail are allowed. **Variances:** Director can approve variances of up to 10% increase in impervious surface in limited circumstances.	-Require minimum tree density to assure that trees exist on site. <u>Kirkland does require</u> -All healthy significant trees (6" or greater) be retained in required yards. Total yard area varies, but for example, at RSX 7200 sf lot with dimensions of 100' x 72' = 40% would be in a required yard. -Location of impervious surfaces (50% in Kirkland) must take into account the location of trees to max feasible. -Minimum tree density with at least 2 trees on the property.	surveyed or at least a tree plan should be provided for any future illegal removal -Clarification on what can be in lawn & landscaped area -Allow minimum tree removal needed in construction areas next to home or driveway -Concerned about allowable tree pruning for views – need more specifics on what can be removed & require tree trimming plan.

ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

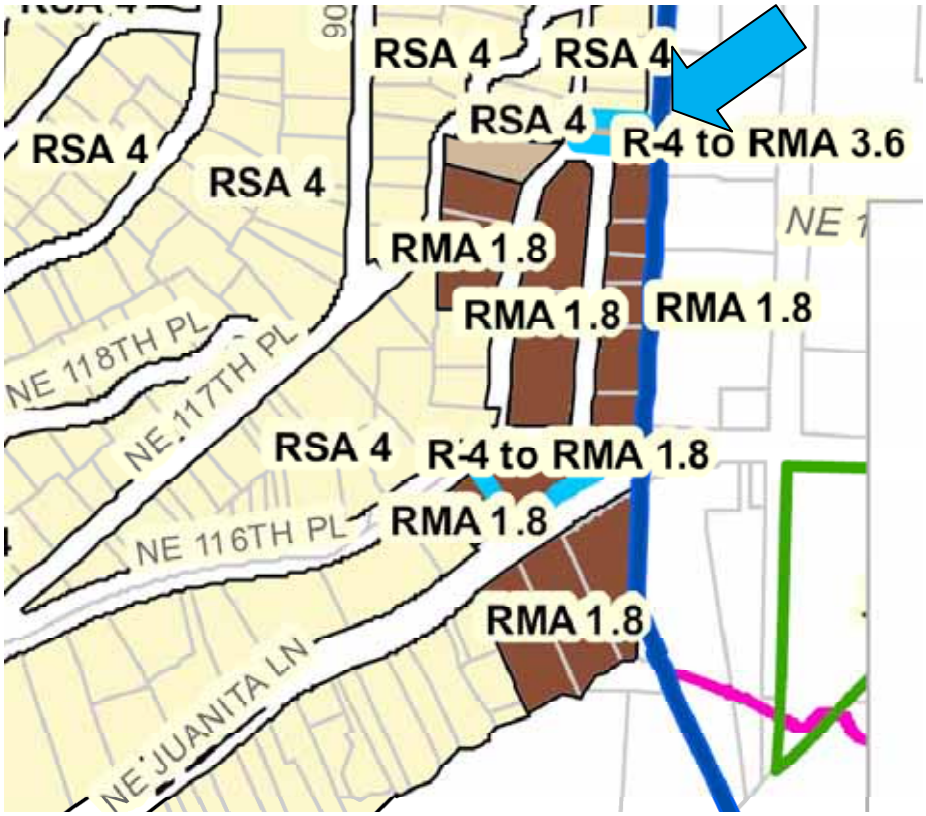
ID #1		
	Neighborhood:	Finn Hill
	PIN:	3754500045
	KC Zoning Designation:	R-4
	KC Land Use Map Designation:	Urban Residential Medium, 4-12 units/acre
	Proposed Kirkland Zoning Designation:	RMA 3.6
	Proposed Kirkland Land Use Map Designation:	Medium Density Residential, 12 units/acre
	Reason for change:	Parcel contains a legal duplex which would be rendered nonconforming by Kirkland RSA 4 zone. Parcel bordered to south, west, and east by multifamily zoning.

KC Assessor's Information:

Parcel description

Property name		Plat name	JUANITA BEACH CAMPS ADD	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block	1	Sewer system	NONE OR UNKNOWN
Present use	Duplex	Plat lot	9-10	Access	PUBLIC
Lot area	5,500 sq. ft. (0.13 acres)	Q-S-T-R	SW-30-26-5	Street surface	GRAVEL

Draft Zoning Map (subject parcel indicated by blue arrow):



ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

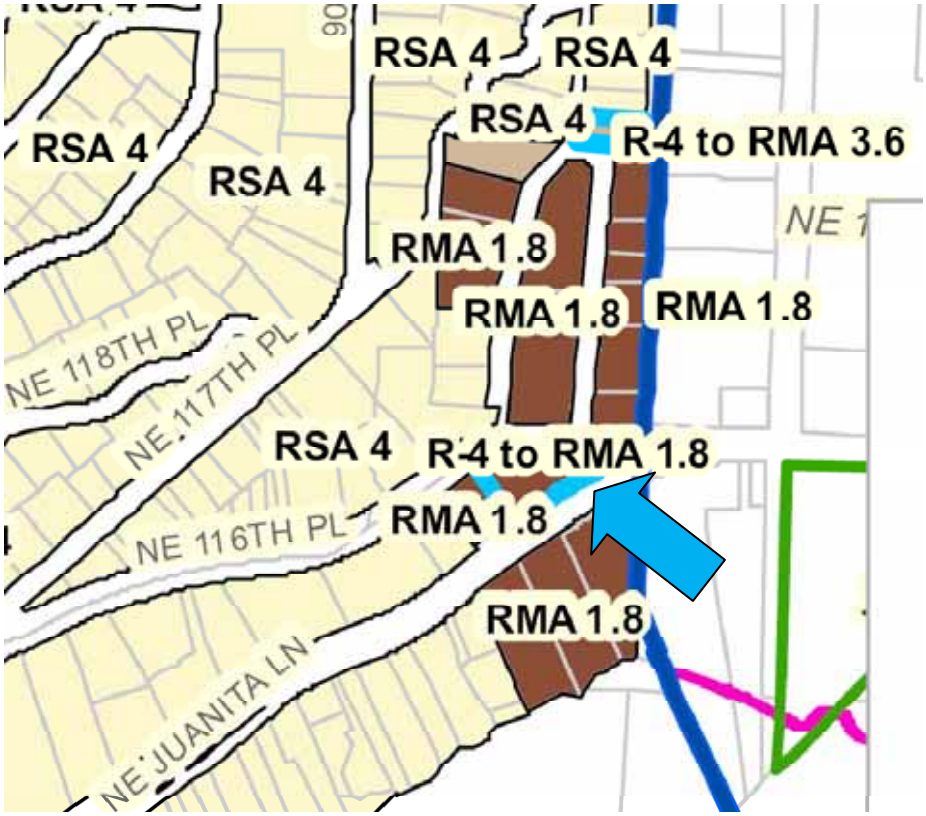
ID #2		
	Neighborhood:	Finn Hill
	PIN:	3760500535
	KC Zoning Designation:	R-4
	KC Land Use Map Designation:	Urban Residential Medium, 4-12 units/acre
	Proposed Kirkland Zoning Designation:	RMA 1.8
	Proposed Kirkland Land Use Map Designation:	High Density Residential, 24 units/acre
	Reason for change:	Property is entirely surrounded by high density residential zoning, including properties within Kirkland limits to the east. The site has no apparent development constraints (e.g. – sensitive areas).

KC Assessor's Information:

Parcel description

Property name		Plat name	JUANITA POINT A RESIDENCE PARK	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	86	Access	PUBLIC
Lot area	14,209 sq. ft. (0.33 acres)	Q-S-T-R	SW-30-26-5	Street surface	PAVED

Draft Zoning Map (subject parcel indicated by blue arrow):



ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

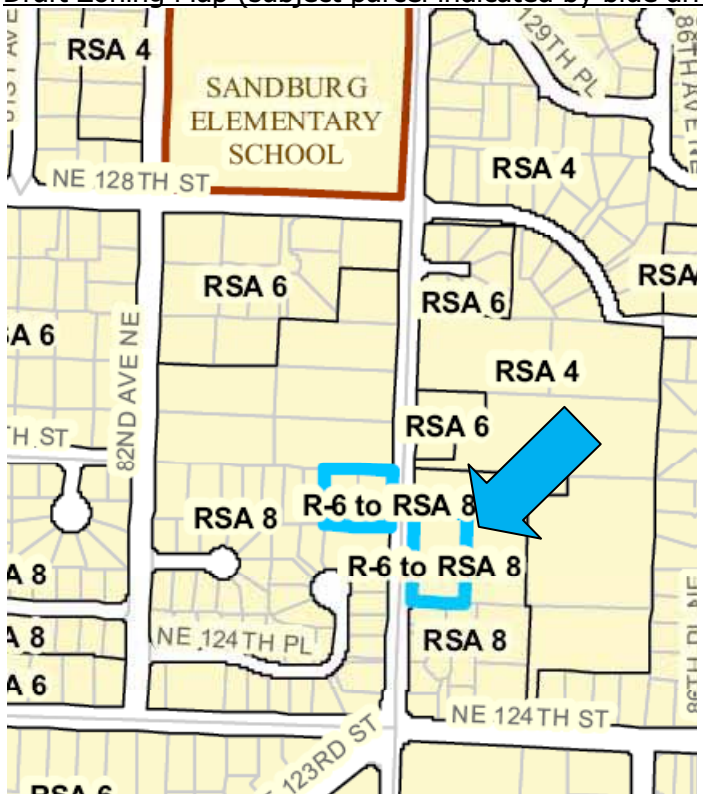
ID #3		
	Neighborhood:	Finn Hill
	PIN:	3026059008
	KC Zoning Designation:	R-6
	KC Land Use Map Designation:	Urban Residential Medium, 4-12 units/acre
	Proposed Kirkland Zoning Designation:	RSA 8
	Proposed Kirkland Land Use Map Designation:	Low Density Residential, 8 units/acre
	Reason for change:	Property is currently surrounded on three sides by R-8 zoning. The site has no apparent development constraints.

KC Assessor's Information:

Parcel description

Property name		Plat name		Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PRIVATE
Present use	Single Family(Res Use/Zone)	Plat lot		Access	PUBLIC
Lot area	30,375 sq. ft. (0.70 acres)	Q-S-T-R	NW-30-26-5	Street surface	PAVED

Draft Zoning Map (subject parcel indicated by blue arrow):



ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

ID #4		
	Neighborhood:	Finn Hill
	PIN:	3840700480, 3840700481
	KC Zoning Designation:	R-6
	KC Land Use Map Designation:	Urban Residential Medium, 4-12 units/acre
	Proposed Kirkland Zoning Designation:	RSA 8
	Proposed Kirkland Land Use Map Designation:	Low Density Residential, 8 units/acre
	Reason for change:	Property is currently surrounded on three sides by R-8 zoning. The site has no apparent development constraints.

KC Assessor's Information PIN 3840700480:

Parcel description

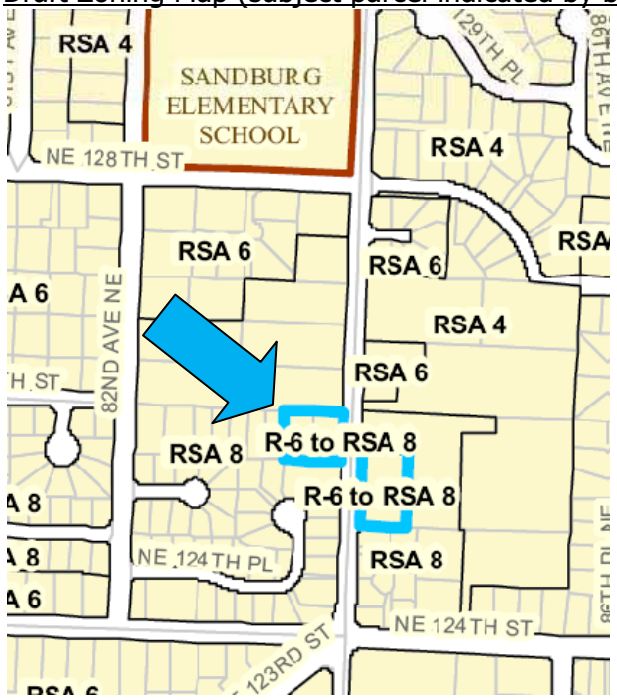
Property name		Plat name	KERRS LAKE WASH ONE ACRE TRACTS	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block	9	Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	6-7	Access	PUBLIC
Lot area	12,325 sq. ft. (0.28 acres)	Q-S-T-R	NE-25-26-4	Street surface	PAVED

KC Assessor's Information PIN 3840700481:

Parcel description

Property name		Plat name	KERRS LAKE WASH ONE ACRE TRACTS	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block	9	Sewer system	PRIVATE
Present use	Single Family(Res Use/Zone)	Plat lot	6-7	Access	PRIVATE
Lot area	12,325 sq. ft. (0.28 acres)	Q-S-T-R	NE-25-26-4	Street surface	PAVED

Draft Zoning Map (subject parcel indicated by blue arrow):



ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

ID #5		
	Neighborhood:	Finn Hill
	PIN:	3840700747, 3840700746
	KC Zoning Designation:	R-6
	KC Land Use Map Designation:	Urban Residential Medium, 4-12 units/acre
	Proposed Kirkland Zoning Designation:	RSA 8
	Proposed Kirkland Land Use Map Designation:	Low Density Residential, 8 units/acre
	Reason for change:	Property is currently surrounded on three sides by R-8 zoning. The site has no apparent development constraints.

KC Assessor's Information PIN 3840700747:

Parcel description

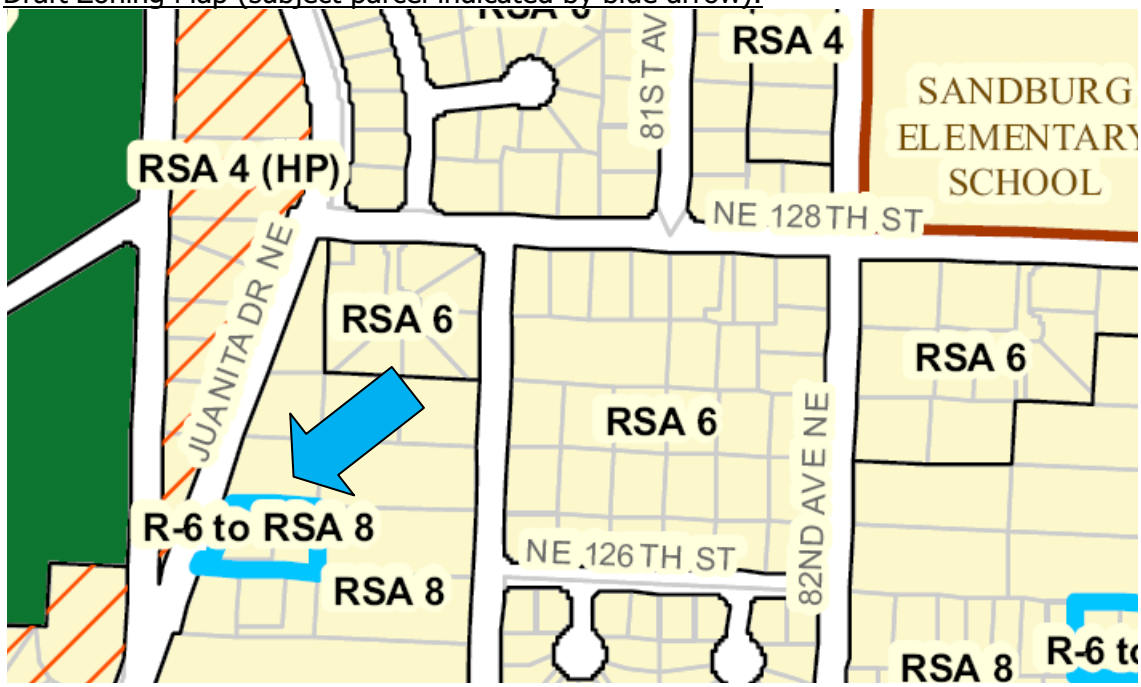
Property name		Plat name	KERRS LAKE WASH ONE ACRE TRACTS	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block	14	Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	5	Access	PUBLIC
Lot area	10,666 sq. ft. (0.24 acres)	Q-S-T-R	NE-25-26-4	Street surface	PAVED

KC Assessor's Information PIN 3840700746:

Parcel description

Property name		Plat name	KERRS LAKE WASH ONE ACRE TRACTS	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block	14	Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	5	Access	PUBLIC
Lot area	13,000 sq. ft. (0.30 acres)	Q-S-T-R	NE-25-26-4	Street surface	PAVED

Draft Zoning Map (subject parcel indicated by blue arrow):



ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

ID #6		
	Neighborhood:	Finn Hill
	PIN:	2426049058, 2426049057, 3211200470, 2426049177, 2426049175, 2426049176
	KC Zoning Designation:	R-4
	KC Land Use Map Designation:	Urban Residential Medium, 4-12 units/acre
	Proposed Kirkland Zoning Designation:	RSA 6
	Proposed Kirkland Land Use Map Designation:	Low Density Residential, 6 units/acre
	Reason for change:	Properties are currently surrounded on three sides by R-6 zoning. The site has no apparent development constraints.

KC Assessor's Information PIN 2426049058:

Parcel description

Property name		Plat name		Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot		Access	PUBLIC
Lot area	38,760 sq. ft. (0.89 acres)	Q-S-T-R	NE-24-26-4	Street surface	PAVED

KC Assessor's Information PIN 2426049057:

Parcel description

Property name		Plat name		Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot		Access	PUBLIC
Lot area	7,375 sq. ft. (0.17 acres)	Q-S-T-R	NE-24-26-4	Street surface	PAVED

KC Assessor's Information PIN 3211200470:

Parcel description

Property name		Plat name	HEATHER GLEN	Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block	2	Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot	19	Access	PUBLIC
Lot area	9,600 sq. ft. (0.22 acres)	Q-S-T-R	NE-24-26-4	Street surface	PAVED

KC Assessor's Information PIN 2426049177:

Parcel description

Property name		Plat name		Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot		Access	PUBLIC
Lot area	7,378 sq. ft. (0.17 acres)	Q-S-T-R	NE-24-26-4	Street surface	PAVED

KC Assessor's Information PIN 2426049175:

Parcel description

Property name		Plat name		Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot		Access	PUBLIC
Lot area	7,280 sq. ft. (0.17 acres)	Q-S-T-R	NE-24-26-4	Street surface	PAVED

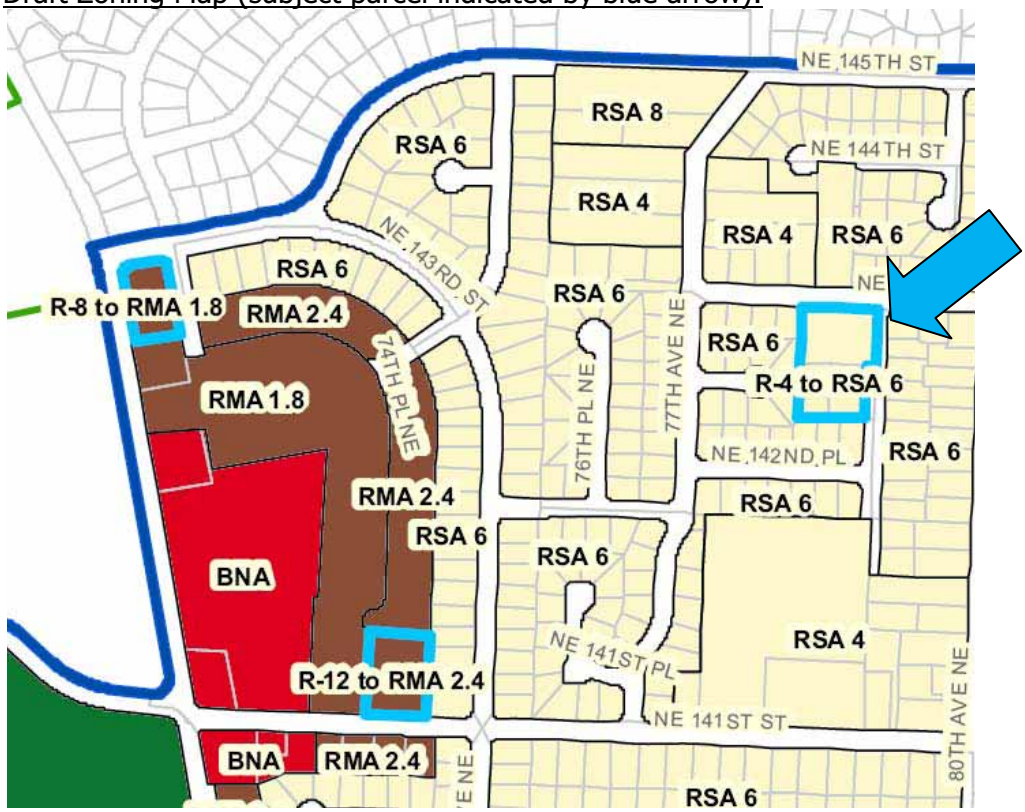
KC Assessor's Information PIN 2426049176:

ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

Parcel description

Property name		Plat name		Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot		Access	PUBLIC
Lot area	7,280 sq. ft. (0.17 acres)	Q-S-T-R	NE-24-26-4	Street surface	PAVED

Draft Zoning Map (subject parcel indicated by blue arrow):



ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

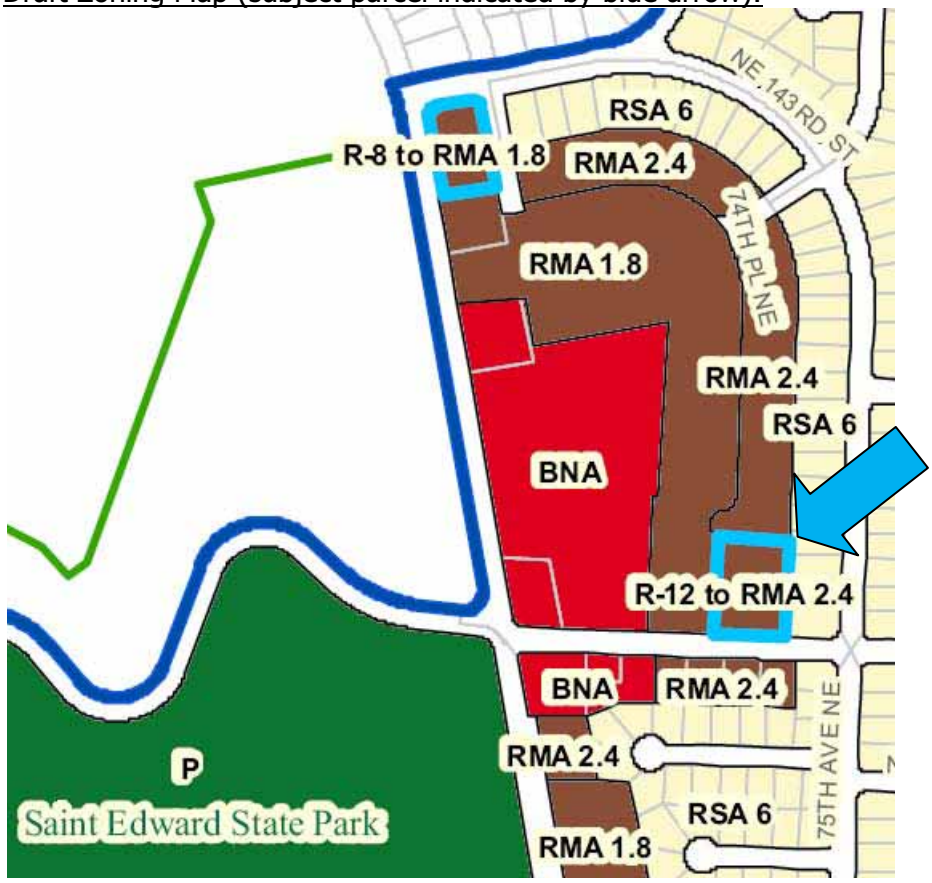
ID #7		
	Neighborhood:	Finn Hill
	PIN:	3579800549
	KC Zoning Designation:	R-12
	KC Land Use Map Designation:	Urban Residential Medium, 4-12 units/acre
	Proposed Kirkland Zoning Designation:	RMA 2.4
	Proposed Kirkland Land Use Map Designation:	High Density Residential, 18 units/acre
	Reason for change:	Property currently adjoins R-18 zoning to the north and south and R-24 Zoning to the west. The site has no apparent development constraints and is close to the neighborhood commercial center.

KC Assessor's Information:

Parcel description

Property name	VACANT	Plat name	INGLEWOOD HILLS DIV NO. 02	Water system	WATER DISTRICT
Property type	C - COMMERCIAL	Plat block		Sewer system	PUBLIC
Present use	Vacant(Commercial)	Plat lot	X	Access	PUBLIC
Lot area	45,000 sq. ft. (1.03 acres)	Q-S-T-R	NW-24-26-4	Street surface	NONE OR UNKNOWN

Draft Zoning Map (subject parcel indicated by blue arrow):



ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

ID #8		
	Neighborhood:	Finn Hill
	PIN:	7504490000
	KC Zoning Designation:	R-8
	KC Land Use Map Designation:	Urban Residential Medium, 4-12 units/acre
	Proposed Kirkland Zoning Designation:	RMA 1.8
	Proposed Kirkland Land Use Map Designation:	High Density Residential, 24 units/acre
	Reason for change:	The property is currently developed with a condominium project at a density of 1 unit/1,710 square feet. Proposed zoning would conform to existing development.

KC Assessor's Information:

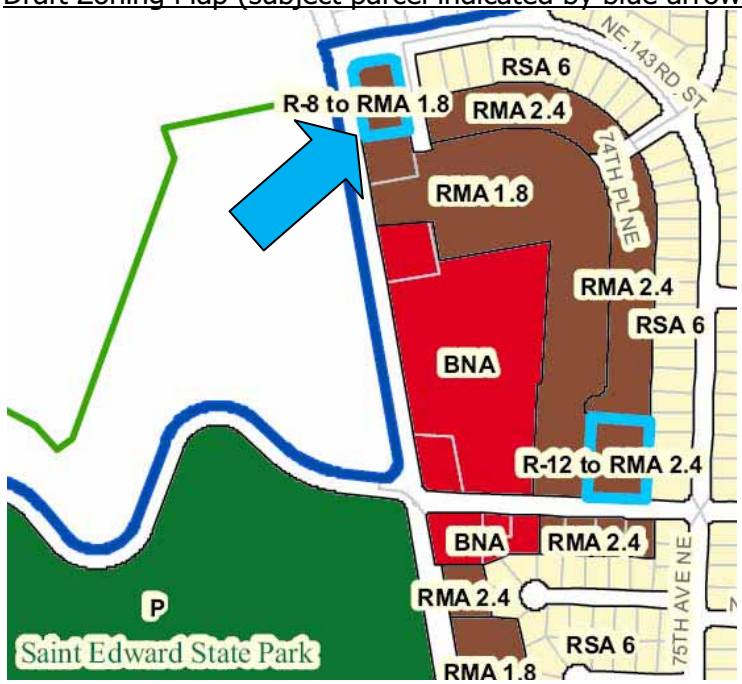
Parcel description

Property name	ST EDWARDS PLACE CONDOMINIUM	Plat name	ST EDWARDS PLACE	Water system	WATER DISTRICT
Property type	K - CONDOMINIUM	Plat block		Sewer system	PUBLIC
Present use	Condominium(Residential)	Plat lot	UNIT A101	Access	PUBLIC
Lot area	30,782 sq. ft. (0.71 acres)	Q-S-T-R	NW-24-26-4	Street surface	PAVED

Condominium complex description

Complex address	14251 73RD AVE NE 98011	Complex description	18 Unit Condo	Project location	AVERAGE
Year built	1991	Complex type	Condo,Residential	Project appeal	AVERAGE
Effective year	1991	Percent complete	100	Percent with a view	0
Land type	Fee Simple	Number of buildings	2	Elevators	N
Building quality	AVERAGE	Number of stories	3	Security system	N
Construction class	WOOD FRAME	Number of units	18	Fireplace	Y
Condition	Average	Average unit size(sq. ft.)	913	Laundry	PRIVATE
Apartment conversion	N	Land per unit(sq. ft.)	1,710		

Draft Zoning Map (subject parcel indicated by blue arrow):



ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

ID #9		
	Neighborhood:	Finn Hill
	PIN:	7796530000
	KC Zoning Designation:	R-4
	KC Land Use Map Designation:	Urban Residential Medium, 4-12 units/acre
	Proposed Kirkland Zoning Designation:	RMA 5.0
	Proposed Kirkland Land Use Map Designation:	Medium Density Residential, 9 units/acre
	Reason for change:	The property is currently developed with a condominium project at a density of 1 unit/5,652 square feet. Proposed zoning would conform to existing development.

KC Assessor's Information:

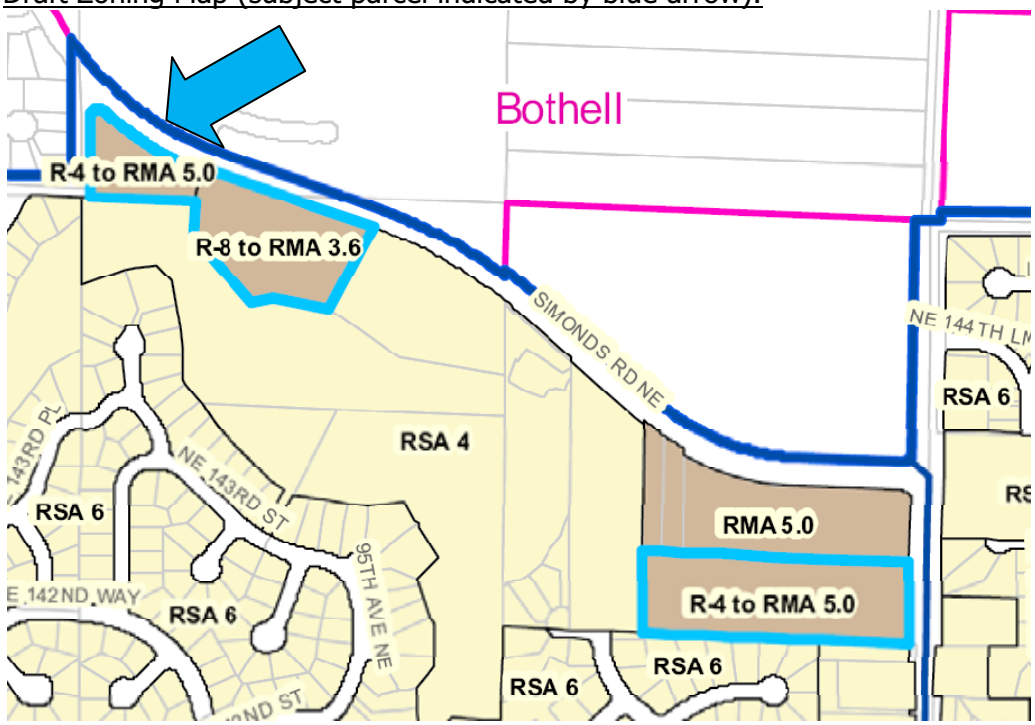
Parcel description

Property name	SIMONDS ESTATES CONDOMINIUM	Plat name	SIMONDS ESTATES	Water system	WATER DISTRICT
Property type	K - CONDOMINIUM	Plat block		Sewer system	PUBLIC
Present use	Condominium(Residential)	Plat lot		Access	PUBLIC
Lot area	62,169 sq. ft. (1.43 acres)	Q-S-T-R	SE-18-26-5	Street surface	PAVED

Condominium complex description

Complex address	14503 SIMONDS RD NE 98011	Complex description	11 UNIT CONDO	Project location	AVERAGE
Year built	1996	Complex type	Condo,Residential	Project appeal	AVERAGE
Effective year	1996	Percent complete	100	Percent with a view	0
Land type	Fee Simple	Number of buildings	3	Elevators	N
Building quality	AVERAGE	Number of stories	2	Security system	N
Construction class	WOOD FRAME	Number of units	11	Fireplace	Y
Condition	Average	Average unit size(sq. ft.)	1,522	Laundry	PRIVATE
Apartment conversion	N	Land per unit(sq. ft.)	5,652		

Draft Zoning Map (subject parcel indicated by blue arrow):



ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

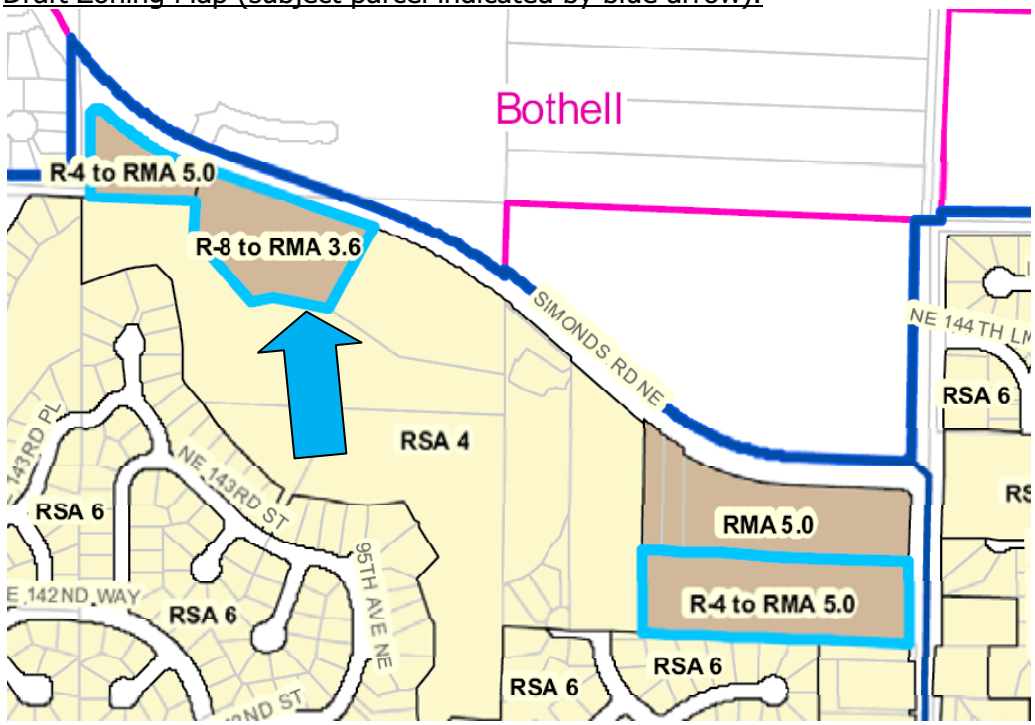
ID #10		
	Neighborhood:	Finn Hill
	PIN:	1926059204
	KC Zoning Designation:	R-8
	KC Land Use Map Designation:	Urban Residential Medium, 4-12 units/acre
	Proposed Kirkland Zoning Designation:	RMA 3.6
	Proposed Kirkland Land Use Map Designation:	Medium Density Residential, 12 units/acre
	Reason for change:	The property is currently developed with a 42 unit apartment project at a density of 1 unit/ 3,723 square feet. Proposed zoning would conform to existing development.

KC Assessor's Information:

Parcel description

Property name	ALPINE RIDGE APARTMENTS	Plat name		Water system	WATER DISTRICT
Property type	C - COMMERCIAL	Plat block		Sewer system	PUBLIC
Present use	Apartment	Plat lot		Access	PUBLIC
Lot area	156,380 sq. ft. (3.59 acres)	Q-S-T-R	NE-19-26-5	Street surface	PAVED

Draft Zoning Map (subject parcel indicated by blue arrow):



ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

ID #11		
	Neighborhood:	Finn Hill
	PIN:	5089680000
	KC Zoning Designation:	R-4
	KC Land Use Map Designation:	Urban Residential Medium, 4-12 units/acre
	Proposed Kirkland Zoning Designation:	RMA 5.0
	Proposed Kirkland Land Use Map Designation:	Medium Density Residential, 9 units/acre
	Reason for change:	The property is currently developed with a condominium project at a density of 1 unit/6,055 square feet. Proposed zoning would conform to existing development.

KC Assessor's Information:

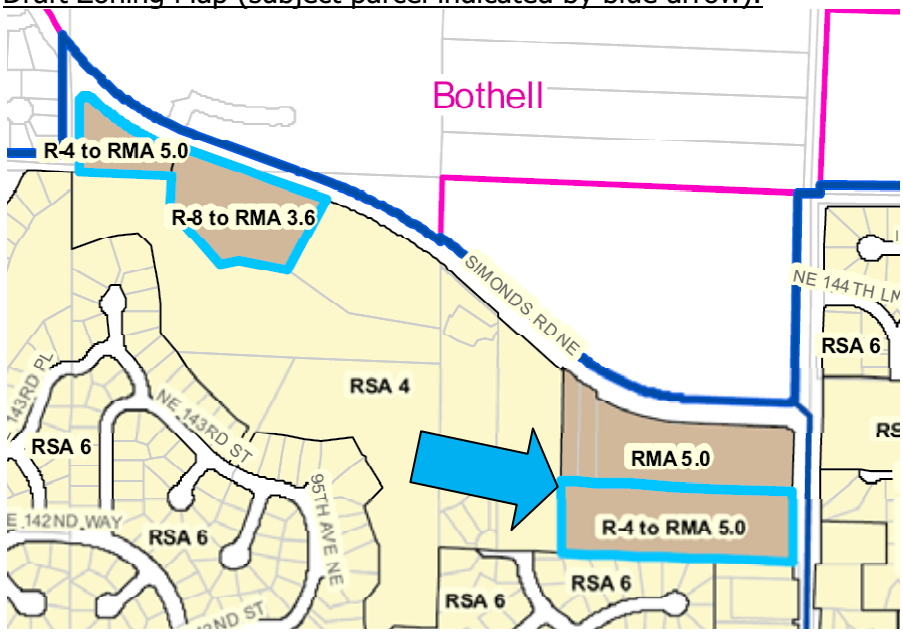
Parcel description

Property name	MAPLE GLENN CONDOMINIUM	Plat name	MAPLE GLENN	Water system	WATER DISTRICT
Property type	K - CONDOMINIUM	Plat block	BLDGD	Sewer system	PUBLIC
Present use	Condominium(Residential)	Plat lot	UNIT 101	Access	PUBLIC
Lot area	211,928 sq. ft. (4.87 acres)	Q-S-T-R	NE-19-26-5	Street surface	PAVED

Condominium complex description

Complex address	9920 NE 142ND ST 98011	Complex description	35 UNIT CONDO	Project location	AVERAGE
Year built	1989	Complex type	Condo,Residential	Project appeal	AVERAGE
Effective year	1989	Percent complete	100	Percent with a view	0
Land type	Fee Simple	Number of buildings	6	Elevators	N
Building quality	AVERAGE/GOOD	Number of stories	3	Security system	N
Construction class	WOOD FRAME	Number of units	35	Fireplace	Y
Condition	Average	Average unit size(sq. ft.)	1,042	Laundry	PRIVATE
Apartment conversion	Y	Land per unit(sq. ft.)	6,055		

Draft Zoning Map (subject parcel indicated by blue arrow):



ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

ID #12		
	Neighborhood:	Finn Hill
	PIN:	1926059126, 1926059058
	KC Zoning Designation:	R-6
	KC Land Use Map Designation:	Urban Residential Medium, 4-12 units/acre
	Proposed Kirkland Zoning Designation:	RMA 5.0
	Proposed Kirkland Land Use Map Designation:	Medium density residential, 9 units/acre
	Reason for change:	Camwest has received County approvals for a condominium project on the western parcel (including properties to the south). The project received density bonuses under County zoning. The western parcel would contain 11 units (1 unit/4,853 square feet). The proposed zoning would allow the multifamily use under Kirkland's closest zoning designation. The eastern parcel does not have a development proposal, but continuing the RMA 5.0 zoning to 100th Ave. NE would create a logical boundary. Both parcels are close to the commercial area and are well served by transit.

KC Assessor's Information PIN 1926059126:

Parcel description

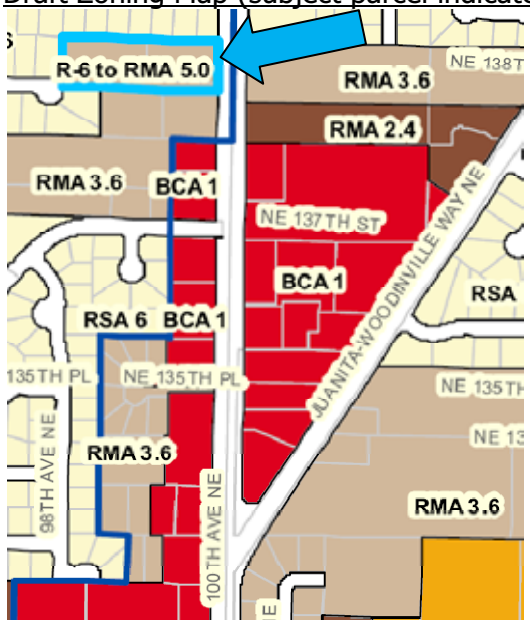
Property name		Plat name		Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot		Access	PUBLIC
Lot area	53,382 sq. ft. (1.23 acres)	Q-S-T-R	SE-19-26-5	Street surface	PAVED

KC Assessor's Information PIN 1926059058:

Parcel description

Property name		Plat name		Water system	WATER DISTRICT
Property type	R - RESIDENTIAL	Plat block		Sewer system	PUBLIC
Present use	Single Family(Res Use/Zone)	Plat lot		Access	PUBLIC
Lot area	33,069 sq. ft. (0.76 acres)	Q-S-T-R	SE-19-26-5	Street surface	PAVED

Draft Zoning Map (subject parcel indicated by blue arrow):



ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

ID #13		
	Neighborhood:	Kingsgate
	PIN:	2126059144
	KC Zoning Designation:	R-8
	KC Land Use Map Designation:	Urban Residential Medium, 4-12 units/acre
	Proposed Kirkland Zoning Designation:	RMA 3.6
	Proposed Kirkland Land Use Map Designation:	Medium Density Residential, 12 units/acre
	Reason for change:	The property is currently developed with a 25 unit apartment project at a density of 1 unit/ 4,183 square feet. Proposed zoning would conform to existing development.

KC Assessor's Information:

Parcel description

Property name	CEDARWOOD	Plat name		Water system	WATER DISTRICT
Property type	C - COMMERCIAL	Plat block		Sewer system	PUBLIC
Present use	Apartment	Plat lot		Access	PUBLIC
Lot area	104,582 sq. ft. (2.10 acres)	Q-S-T-R	NW 21 26 5	Street surface	NONE OR UNKNOWN

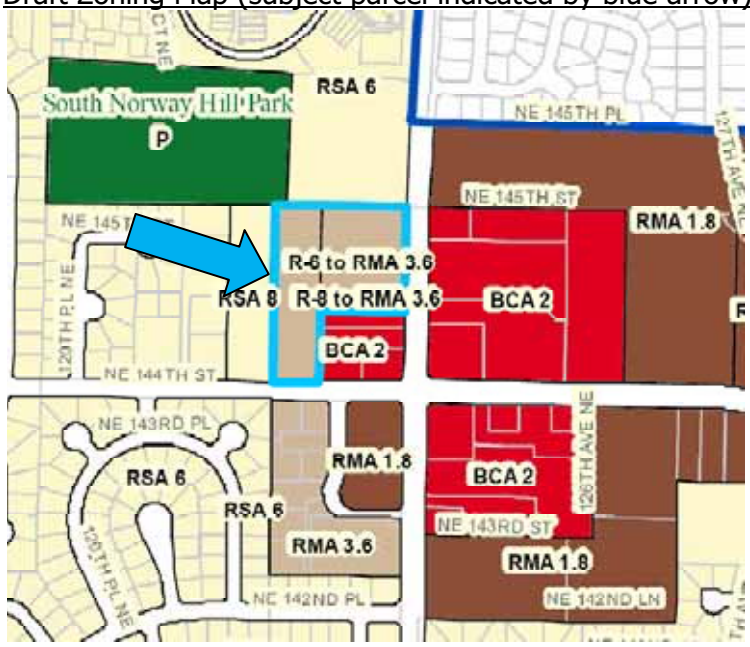
Commercial building description

Building	1 of 1	Building description	CEDARWOOD
Year built	1982	Predominant use	MULTIPLE RESIDENCE (LOW RISE) (352)
Stories	2	Gross sq. ft.	25,542
Building quality	AVERAGE	Net sq. ft.	25,122
Construction class	WOOD FRAME	Heating system	ELECTRIC
Building shape	Very Irreg	Sprinklers	N
		Elevators	N

Apartment complex description

Complex address	14415 123RD LN NE 98034	Complex description	CEDARWOOD	Project appeal	AVERAGE
Year built	1982	Percent complete	100	Percent with a view	0
Effective year	1998	Number of buildings	6	Elevators	N
Building quality	AVERAGE	Number of stories	2	Security system	N
Construction class	WOOD FRAME	Number of units	25	Fireplace	N
Condition	Good	Average unit size(sq. ft.)	1,005	Laundry	Private

Draft Zoning Map (subject parcel indicated by blue arrow):



ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

ID #14		
	Neighborhood:	Kingsgate
	PIN:	6387700000
	KC Zoning Designation:	R-6
	KC Land Use Map Designation:	Urban Residential Medium, 4-12 units/acre
	Proposed Kirkland Zoning Designation:	RMA 3.6
	Proposed Kirkland Land Use Map Designation:	Medium Density Residential, 12 units/acre
	Reason for change:	The property is currently developed with a condominium project at a density of 1 unit/3,487 square feet. Proposed zoning would conform to existing development.

KC Assessor's Information:

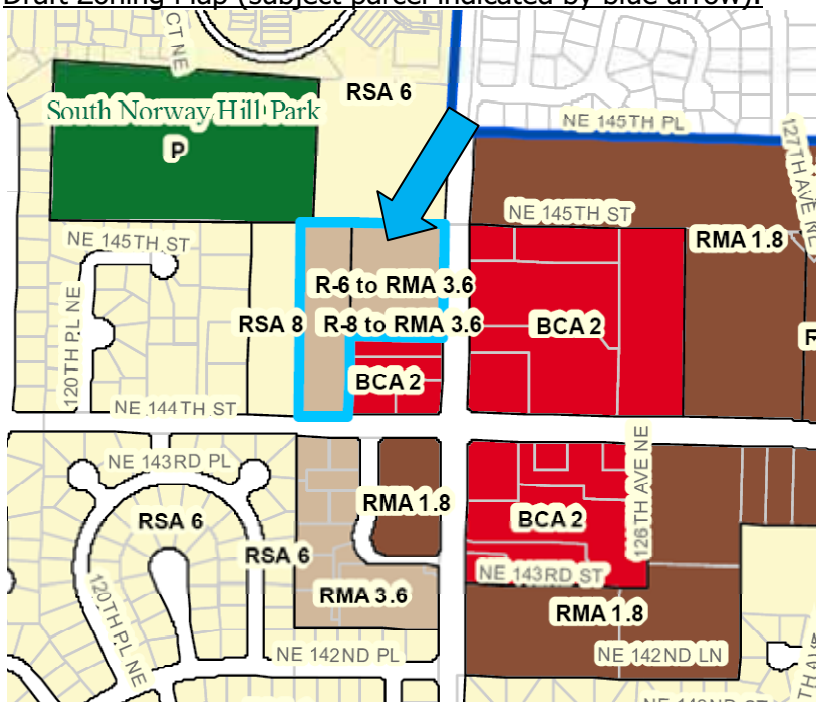
Parcel description

Property name	OLYMPIC VILLAGE CONDOMINIUM	Plat name	OLYMPIC VILLAGE	Water system	WATER DISTRICT
Property type	K - CONDOMINIUM	Plat block	A	Sewer system	PUBLIC
Present use	Condominium(Residential)	Plat lot	UNIT A-1	Access	PUBLIC
Lot area	111,596 sq. ft. (2.56 acres)	Q-S-T-R	NW-21-26-5	Street surface	PAVED

Condominium complex description

Complex address	14447 124TH AVE NE 98034	Complex description	32 TOWNHOUSE CONDO	Project location	AVERAGE
Year built	1979	Complex type	Condo,Residential	Project appeal	AVERAGE
Effective year	1979	Percent complete	100	Percent with a view	0
Land type	Fee Simple	Number of buildings	5	Elevators	N
Building quality	AVERAGE	Number of stories	2	Security system	N
Construction class	WOOD FRAME	Number of units	32	Fireplace	Y
Condition	Average	Average unit size(sq. ft.)	1,316	Laundry	PRIVATE
Apartment conversion	N	Land per unit(sq. ft.)	3,487		

Draft Zoning Map (subject parcel indicated by blue arrow):



ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

ID #15		
	Neighborhood:	Kingsgate
	PIN:	2726059012, 2726059080
	KC Zoning Designation:	Industrial
	KC Land Use Map Designation:	Industrial
	Proposed Kirkland Zoning Designation:	TL 6A (a commercial zone)
	Proposed Kirkland Land Use Map Designation:	Commercial
	Reason for change:	Kirkland's current zoning for the south side of NE 124th St. is commercial (TL 6A), with industrial zoning (TL 7) on the north side. The proposed commercial zoning for these parcels on the south side of 124th would be a logical extension of Kirkland zoning and existing land use patterns. The current vehicle repair and service businesses would remain conforming uses in the TL 6A zone.

KC Assessor's Information PIN 2726059012:

Parcel description

Property name	RADIATOR KING ETC	Plat name		Water system	WATER DISTRICT
Property type	C - COMMERCIAL	Plat block		Sewer system	PUBLIC
Present use	Service Building	Plat lot		Access	PUBLIC
Lot area	31,799 sq. ft. (0.73 acres)	Q-S-T-R	SW-27-26-5	Street surface	PAVED

Commercial building description

Building	1 of 1	Building description	SERVICE GARAGE
Year built	1983	Predominant use	GARAGE, SERVICE REPAIR (528)
Stories	1	Gross sq. ft.	15,154
Building quality	AVERAGE	Net sq. ft.	15,154
Construction class	MASONRY	Heating system	HEAT PUMP
Building shape	Rect or Slight Irreg	Sprinklers	N
		Elevators	

KC Assessor's Information PIN 2726059080:

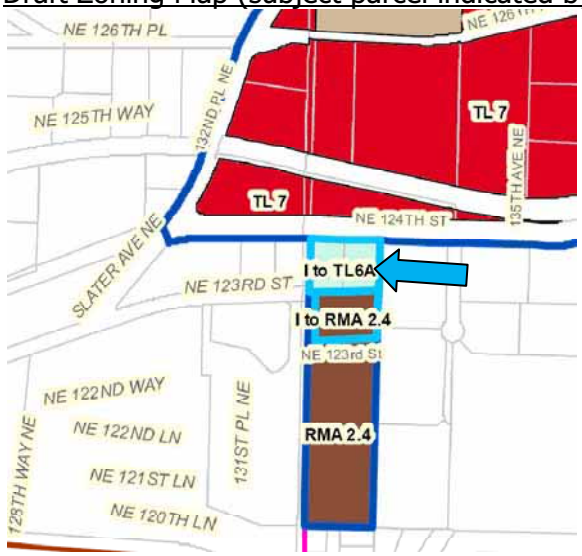
Parcel description

Property name	SHOWCASE AUTO REBUILD	Plat name		Water system	WATER DISTRICT
Property type	C - COMMERCIAL	Plat block		Sewer system	PUBLIC
Present use	Service Building	Plat lot		Access	PUBLIC
Lot area	28,314 sq. ft. (0.65 acres)	Q-S-T-R	SW-27-26-5	Street surface	PAVED

Commercial building description

Building	1 of 1	Building description	SERVICE GARAGE
Year built	1973	Predominant use	GARAGE, SERVICE REPAIR (528)
Stories	1	Gross sq. ft.	4,000
Building quality	AVERAGE	Net sq. ft.	4,000
Construction class	PREFAB STEEL	Heating system	SPACE HEATERS
Building shape	Rect or Slight Irreg	Sprinklers	Y
		Elevators	

Draft Zoning Map (subject parcel indicated by blue arrow):



ANALYSIS OF PROPOSED CHANGES TO ZONING OR LAND USE MAPS

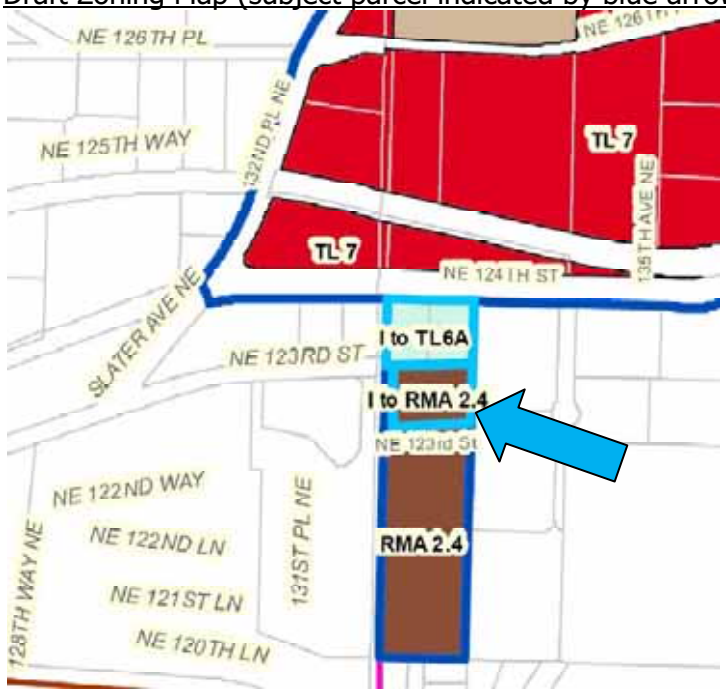
ID #16		
	Neighborhood:	Kingsgate
	PIN:	2726059084
	KC Zoning Designation:	Industrial
	KC Land Use Map Designation:	Industrial
	Proposed Kirkland Zoning Designation:	RMA 2.4
	Proposed Kirkland Land Use Map Designation:	High Density Residential, 18 units/acre
	Reason for change:	Kirkland's current zoning for the south side of NE 123rd St. is RM 2.4 and properties south of 123rd in Kirkland and the PAA are developed with high density residential uses. The proposed multifamily zoning for this PSE substation site would be a logical extension of Kirkland zoning and existing land use patterns. The substation would remain conforming uses in the RMA 2.4 zone.

KC Assessor's Information:

Parcel description

Property name	**PUGET POWER SUB-STATION**	Plat name		Water system	**WATER DISTRICT**
Property type	**C - COMMERCIAL**	Plat block		Sewer system	**PUBLIC**
Present use	**Utility, Public**	Plat lot		Access	**PUBLIC**
Lot area	**56,363 sq. ft. (1.29 acres)**	Q-S-T-R	**SW-27-26-5**	Street surface	**NONE OR UNKNOWN**

Draft Zoning Map (subject parcel indicated by blue arrow):



ATTACHMENT 5

TITLE 22 AMENDMENTS

File No. ANN09-00001

HOW TO READ THIS:

- Text that is covered by a strike-through (~~strike-through~~) is existing text currently contained in the Zoning Code that is to be deleted.

- Text that is underlined (underlined), with the exception of section headings, is new text that is to be added.

Chapter 22.08, DEFINITIONS *(add annexation drainage basins)*

22.08.190 Primary basins.
"Primary basins" means the watersheds associated with the following ~~five~~ seven creeks: (1) Juanita Creek, (2) Forbes Creek, (3) Cochran Springs Creek, (4) Yarrow Creek, ~~and~~ (5) Carillon Creek, (6) Denny Creek, and (7) Champagne Creek as shown in the Kirkland sensitive areas maps. (Ord. 3705 § 2 (part), 1999)

22.08.203 Secondary basins.
"Secondary basins" means the Moss Bay Basin, Houghton Basin, ~~and~~ Kirkland Slope Basin, Holmes Point Basin , and Kingsgate Slope Basin which are also depicted as the urban drainage basins on the Kirkland sensitive areas maps. (Ord. 3705 § 2 (part), 1999)

Chapter 22.28, DESIGN REQUIREMENTS

22.28.030 Lots—Size. *(reference minimum lot sizes contains in the RSA use zone charts since the Zoning Map only reflects units per acre in the RSA zones)*
All lots within a subdivision must meet the minimum size requirements established for the property in the Kirkland zoning code or other land use regulatory document. If a property is smaller than that required for subdivision by an amount less than or equal to ten percent of the minimum lot size for the zoning district as shown on the Kirkland zoning map or as indicated in the Kirkland zoning code, subdivision may still proceed as long as the shortage of area is spread evenly over all of the lots in the subdivision. In cases where an existing structure or other physical feature (sensitive area, easement, etc.) makes even distribution of the size shortage difficult, an exception to the even distribution may be made.
If a property is smaller than that required for subdivision by an amount greater than ten percent and less than or equal to fifteen percent of the minimum lot size for the zoning district as shown on the Kirkland zoning map or as indicated in the Kirkland zoning code, subdivision may also proceed, as long as:
(a) The shortage of area is spread evenly over all of the lots in the subdivision (unless an existing structure or other physical feature such as a sensitive area or easement makes even distribution of the size shortage difficult); and
(b) All lots have a minimum lot width at the back of the required front yard of no less than fifty feet (unless the garage is located at the rear of the lot or the lot is a flag lot); and
(c) In zoning districts for which the zoning code establishes a floor area ratio (FAR) limitation, a covenant is signed prior to recording of the plat ensuring that building on the new lots will comply with an

FAR restriction at least ten percentage points less than that required by the zoning district as shown on the Kirkland zoning map; and

(d) If any lot is smaller than the minimum lot size for the zoning district by an amount greater than five percent of the minimum lot size, the subdivision shall be reviewed and decided using process IIB described in Chapter 152 of Title 23 of this code. In addition to meeting the decisional criteria found in Chapter 152 of Title 23 of this code, approval of the application may only be recommended if the new lots are compatible, with regard to size, with other lots in the immediate vicinity of the subdivision.

A covenant must also be signed prior to recording of the plat to ensure that the garage will be located at the rear of the lot in cases where this option is chosen under subsection (b) of this section. (Ord. 3705 § 2 (part), 1999)

22.28.040 Lots—Lot averaging. *(prohibit additional lot averaging in the RSA zones since the RSA zoning already allows lot averaging beyond current Kirkland allowances)*

In multiple lot subdivisions not located in an RSA zone and not subject to Section 22.28.030, the minimum lot area shall be deemed to have been met if the average lot area is not less than the minimum lot area required of the zoning district in which the property is located as identified on the zoning map. Under this provision, either:

(a) Not more than twenty percent of the number of lots in a subdivision and one of the lots in a short plat may contain an area less than the prescribed minimum for this zoning district. In no case shall any lots be created which contain an area more than ten percent less than the prescribed minimum for this zoning district; or

(b) Up to seventy-five percent of the number of lots in a subdivision or short plat may contain an area less than the prescribed minimum for this zoning district if the lots which would be created contain an area no more than five percent less than prescribed.

These smaller lots shall be located so as to have the least impact on surrounding properties and public rights-of-way.

Using process IIA, Chapter 150 of Title 23 of this code, and the applicable sections of Chapters 22.12 or 22.20 of this title, additional lot averaging may be achieved. Through process IIA, not more than thirty percent of the number of lots in a subdivision, and two of the lots in a short plat, may contain an area less than the prescribed minimum for this zoning district as long as the average lot area is not less than the minimum lot area required for the zoning district in which the property is located as identified on the zoning map. In no case shall any lots be created through this process which contain an area more than fifteen percent less than the prescribed minimum for this zoning district. The smaller lots shall be located so as to have the least impact on surrounding properties and public rights-of-way. In addition, the plat or short plat must meet the following criteria:

(1) The averaging is necessary because of special circumstances regarding the size, shape, topography, or location of the subject property, or the location of a preexisting improvement on that subject property; and

(2) The averaging will not be materially detrimental to the property or improvements in the area of the subject property or to the city in part or as a whole; and

(3) Existing significant trees and vegetation will be preserved where feasible to buffer the adjacent properties from the smaller lots in the subject subdivision.

Additional lot averaging may only be addressed and obtained through the provisions of Chapter 125, Planned Unit Development, of Title 23 of this code and the applicable sections of Chapters 22.12 or 22.20 of this title. (Ord. 4011 § 2, 2005: Ord. 3705 § 2 (part), 1999)

22.28.080 Access—Required. *(change easement computation to reflect RSA zoning allowances)*

(a) All lots must have direct legal access as required by the zoning code, including Section 115.80, Legal Building Site, and Section 105.10, Vehicular Access Easement or Tract Standards, of Title 23 of this code. The city will determine whether access will be by right-of-way or vehicular-access easement or tract on a case-by-case basis.

(b) Unless otherwise provided in the Kirkland Zoning Code, ~~T~~the area of a vehicular-access easement or tract shall not be included in the computation of the lot area for the servient lot. However:

(1) If the vehicular easement serves only one lot which does not abut a public right-of-way, the easement shall be included in the lot area for the servient lot; provided, that the servient lot abuts a public right-of-way and is not a flag lot; and

(2) The area of a vehicular-access easement shall be included in the lot area for cottage housing development approved pursuant to Chapter 113 of the Kirkland Zoning Code. (Ord. 4152 § 2, 2008: Ord. 4122 § 1 (part), 2008: Ord. 3705 § 2 (part), 1999)

Council Meeting: 05/19/2009
Agenda: New Business
Item #: 11. a.

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: Eric Shields, Planning Director

Date: May 7, 2009

Subject: Request to Collect School Impact Fees

RECOMMENDATION

Consider the letter submitted by the Lake Washington School District (attachment 1) requesting the City to collect school impact fees on behalf of the district. Provide direction to staff on whether to prepare a school impact fee ordinance for consideration at a future Council meeting.

BACKGROUND DISCUSSION

State law authorizes the collection of impact fees to help defray the costs of new school facilities. The fees must be justified by a school district's adopted Capital Facilities Plan. The plan must documents anticipated enrollment growth and capital needs and include a financing plan that identifies the role of impact fees. Collection of the fees occurs through the permitting process of general purpose governments, such as Kirkland. Those governments must agree to collect the fees and forward collected fees to the school district.

In January, 2008 the City Council met with representatives of the Lake Washington School District to discuss the District's request that the City collect school impact fees. (A copy of the previous request letter is included as attachment 2.) At that time, City Council members raised a number of questions and asked the District to provide additional information. In February, 2009, the District submitted a written response to the Council's questions (attachment 3); and on April 22, 2009, the District submitted a formal request for the City to adopt an impact fee ordinance (attachment 1) and a copy of a draft 2009 Capital Facilities Plan (attachment 4).

Lake Washington School District lies within the jurisdiction of four general purpose governments – Kirkland, Redmond, Sammamish and unincorporated King County. All of the jurisdictions except Kirkland collect school impact fees. The School District has requested that Kirkland collect fees at the following rates: $6,492 for new single family dwelling units and $887 for new multi-family dwelling units. The existing rates collected by the other jurisdictions are as follows:

- Sammamish: $6,492 for SF $887 for MF
- King County: $6,492 for SF $887 for MF
- Redmond:* $2,750 for SF $280 for MF
  (* Redmond will be considering increasing fees this summer)

Note that if the unincorporated Finn Hill, Kingsgate and North Juanita areas are annexed to Kirkland, they would be subject to Kirkland's impact fee rules. Consequently, unless Kirkland authorizes impact fees, the School District would lose impact fee revenue from the annexation area.

Although Kirkland has not authorized collection of school impact fees, the District has utilized the SEPA process to negotiate impact fee payment for larger developments. The City has provided the District with notices of new developments that are subject to SEPA. The District has appealed City issued Determinations of Nonsignificance on the grounds that the developments will have significant school impacts. The appeals have been forwarded for consideration by Hearing Examiner, but they are typically a settlement between the District and developer occurs prior to an appeal hearing.

Attachments:

1. Letter from LWSD requesting that City collect school impact fees
2. Request for impact fees submitted by LWSD prior to January 15, 2008 Council meeting.
3. LWSD response to Council questions
4. Draft 2009 LWSD Capital Facilities Plan

cc: Chip Kimball, LWSD Superintendent
Forrest Miller, LWSD Director of Facilities and Transportation
Denise Stiffarm, K&L Gates LLP

Lake Washington School District No. 414

P.O. Box 97039
Redmond, WA 98073
425 702-3257
www.lwsd.org

DR. CHIP KIMBALL
Superintendent

JANENE FOGARD
Deputy Superintendent

BOARD OF DIRECTORS
Jackie Pendergrass, President
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Nancy Bernard
Douglas Eglington
Christopher Carlson

April 22, 2009

Honorable James L. Lauinger
City of Kirkland
123 Fifth Avenue
Kirkland, Washington 98033

RE: Request for Council Action - School Impact Fees

Dear Mayor Lauinger:

As you know, the Lake Washington School District (the "District") has worked for several months to provide the City of Kirkland with information related to a proposed school impact fee ordinance. Attached please find my February 13, 2009, letter summarizing the process to date and providing additional information (at the City Council's request) regarding the District's request that the City consider a school impact fee ordinance

At this time, the District is formally requesting that the City Council adopt a school impact fee ordinance. Please note that there are two actions that the City must take in order to collect school impact fees on behalf of the District: (1) the City must adopt the District's Capital Facilities Plan by reference as a component of the City's Comprehensive Plan; and (2) the City must adopt a school impact fee ordinance.

Please note that the District's 2008 Capital Facilities Plan contains the following school impact fee amounts: $6,492 for single family dwelling units and $887 for multi-family dwelling units. These amounts represent 50% of the calculated unfunded school capacity need related to students generated from new single family or multi-family dwelling units. Please note that the District's Capital Facilities Plan and fees are updated on an annual basis.

We look forward to continuing our discussion with the City of Kirkland regarding a school impact fee ordinance. We would be happy to meet with the City Council again in study session, if necessary, or to present this request at a regular City Council meeting. Please let us know the City's preference regarding this matter. Thank you.

Sincerely,

Chip Kimball
Superintendent

Attachment:

- February 13, 2009 Letter

cc: Dave Ramsay, City of Kirkland, City Manager
Eric Shields, City of Kirkland, Planning Director
Teresa Swan, City of Kirkland, Senior Planner
Forrest Miller, LWSD Director of Facilities & Transportation
Denise Stiffarm, K&L Gates LLP

Attachment 1

December 10, 2007

Denise L. Stiffarm
denise.stiffarm@klgates.com

Ms. Teresa Swan
Senior Planner
City of Kirkland
123 5th Avenue
Kirkland, WA 98033

Re: Lake Washington School District - School Impact Fee Request

Dear Ms. Swan:

On behalf of the Lake Washington School District No. 414 (the "District"), the following responds to the City of Kirkland's ("Kirkland") request for information related to the District's Capital Facilities Plan and impact fee calculations. Specifically, the District responds with information pursuant to the questions presented in your email dated November 16, 2006, your letter dated March 12, 2007, and your email dated September 6, 2007. For ease of reference, your questions are repeated in the text below. Please note that the District's responses are based, in part, on the data contained in the District's most recent Capital Facilities Plan, which the Board adopted on August 27, 2007.

1. Existing and estimated future student population in Kirkland through 2012:

As a preliminary matter, please note that the District does not segregate students based upon their home addresses. In other words, the District does not follow a template whereby all Kirkland students and only Kirkland students attend schools located in Kirkland. Rather, students throughout the District attend District schools based upon logically assigned attendance areas. For example, there are students that reside in the City of Redmond that attend Mark Twain Elementary, located within the City of Kirkland, and there are City of Kirkland students that attend Redmond Elementary, located in the City of Redmond.

The District identifies (and, from time-to-time, modifies) attendance areas based upon factors that include, but are not limited to, recognizing established neighborhood groups, balancing resources and capacity across the District, allocating special programs throughout the District in an equitable manner, managing the need for classroom additions and/or portable siting, and coordinating transportation routes. As population and enrollment shifts within the District, changes in attendance areas may become necessary. The location of each District school can be found at http://www.metrokc.gov/elections/gis/maps/schools/sch414.pdf.

As such, it is difficult to isolate Kirkland students from all students in the District. Nonetheless, the data below attempts to provide information data in response to the capacity needs related to Kirkland-resident students.

- **Existing student population in Kirkland:**

Currently, 3,842 Kirkland-residents attend District schools that have Kirkland addresses. These schools include 10 elementary schools, 3 junior high schools, and three high schools (including BEST alternative school). In addition, 968 Kirkland-residents attend District schools located outside of Kirkland. These schools include 12 elementary schools, 7 junior high schools, and 2 high schools.[1] The total 4,810 Kirkland-residents in District schools represents 20.9% of the total District student population of 23,040 students.[2]

- **Projected 2012 student population in Kirkland:**

In large part, the District's projections of Kirkland-resident students in District schools through 2012 is speculative. The District relies on known development data and student progression history to calculate population projections on a District-wide basis. First, the District applies the cohort survival/historical enrollment figures to determine the base enrollment. In simple terms, this step moves the existing student population forward from year-to-year and adds kindergarten enrollment based upon live birth data. Then, as a second step, the District adds the students anticipated from new development (based upon known approved development located within the District during the projection period) to modify the cohort projection. Specifically, the District receives development notices from each jurisdiction located within the District's service area (King County, Kirkland, Redmond, Sammamish) through the State Environmental Policy Act review process. The District then contacts each developer to determine when the homes in the proposed development are expected to be constructed and occupied. Using this information and the District's student generation rates, the District then projects, by year, the anticipated number of students from each development.[3]

Based upon this two-step process, the District projects that the total student population in the

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[1] The 968 figure includes 110 high school students; thus, the majority of Kirkland-resident students attending schools outside of Kirkland are elementary (254) and junior high (540) school students.

[2] See Table 1 in the 2007 Capital Facilities Plan. The 23,040 student enrollment figure represents the District's total enrollment for purposes of facilities utilization as of October 1, 2006. This figure is derived by taking the total headcount enrollment and counting ½ day kindergarten as .5.

[3] For example, if a developer of a project in Kirkland informs the District that the homes in his 20-lot subdivision will be ready for occupancy in 2010, the District will project that 13 new students (multiplying the student generation rate of 0.633 by the 20 new homes) will be present in the Kirkland area of the District in 2010.

District will growth from 23,040 students in 2005-06 school year (see Table 1 in the 2006 Capital Facilities Plan) to 24,037 students in 2012. These figures indicate a 4.3% student population increase.

The District estimates that, by 2012, approximately 1,426 new students will be generated throughout the District from known and expected new development. Again, these projections are based on the development tracking in step 2 of the enrollment projection methodology described above. The District projects that 77 of the 1,426 new students from new development will be generated from new development in the City of Kirkland.

Notably, the 2012 enrollment projections do not account for the potential annexation by Kirkland of unincorporated areas of King County located within the District. An annexation event will result in additional Kirkland-resident students in the District. Furthermore, the District's projections do not consider any rezoning or other changes in land use that may occur in the future. Also, the projections do not account for development taking place through the short-plat process. (The District has chosen not to track developments under 10 dwelling units due to staff limitations. In addition, the jurisdictions do not typically provide regular notice or information to the District regarding in-fill projects.) This is significant given that there is substantial in-fill occurring in Kirkland. Finally, as neighborhoods mature and relatively less expensive homes are sold to younger owners with families, the District has experienced student population growth that is not necessarily related to new development.

In correspondence from Kirkland (Teresa Swan) dated March 12, 2007, Kirkland indicates that its total residential population will growth from 45,740 in 2005 to 50,256 by 2012. This is a 9.87% population growth. Kirkland also indicates that, through 2022, it will gain a net of 80 new single family dwelling units and 169 new multi-family dwelling units per year.[4] Based upon this figures, and using the District's current student generation rates contained in the Capital Facilities Plan, the District can expect 51 new students from new single family homes in Kirkland and 21 new students from new multi-family homes in Kirkland in each year through 2022. This would result in 330 new Kirkland-resident students in the District between the years 2008 and 2012 and significantly exceeds the District's conservative estimate of 77 new students by 2012.

2. Existing space and future space needs in Kirkland through 2012:

- **Existing space serving Kirkland-residents students:**

Currently, Kirkland-residents use 4,810 student seats in District schools (3,842 in Kirkland

[4] We understand that these figures exclude teardowns and replacements of existing units and do not include any development in potential annexation areas.

and 968 outside of Kirkland). The District has a total regular classroom capacity of 22,165, and currently serves a student population of 23,040 (October 1, 2006 FTE). The 22,165 capacity figure represents regular classroom capacity. The District has an additional 408 seats for special service needs (i.e. special education). These seats are not available to serve regular capacity needs. As such, the combined total capacity in District schools is 22,573.[5] The 2006 capacity additions at Rosa Parks Elementary, Rose Hill Elementary, and Inglewood Junior High increased the District's total combined capacity from 22,062 in 2005 to 22,573 in 2006. However, the closing of Old Dickinson Elementary School in 2007 resulted in a loss of 138 regular classroom seats, leaving 2007 combined capacity at 22,435. Notably, Rose Hill Elementary serves Kirkland-resident students. The permanent capacity number does not include portable capacity. As enrollment fluctuates, the District uses portable facilities to accommodate immediate needs and interim housing throughout the District.

The District currently has regular capacity to serve a total of 6,823 students in Kirkland schools. However, as explained above, it should be noted that, just as Kirkland-resident students do not attend only schools located in Kirkland, schools located in Kirkland do not serve only Kirkland-resident students. Rather, service area boundaries dictate what school a student attends. In some cases, a Kirkland-resident student may attend a school located near their home, but just outside of the City of Kirkland. At the present time, 6,944 District students attend Kirkland schools, with 3,842 of those students being Kirkland-residents (and an additional 968 Kirkland-resident students attending schools outside of Kirkland).

- **Future space needs to serve Kirkland-residents students:**

Currently, Kirkland schools are over capacity by 121 students (6,844 regular student capacity and 6,944 current student population). Similarly, District-wide, schools are over regular classroom capacity by 1,287 students (22,165 regular student capacity and 23,452 current student population).

Capacity needs are most pronounced at elementary school levels. The District recently added additional capacity at several schools, including Rose Hill Elementary, which is located in Kirkland. Currently, the District has capacity to serve 11,270 elementary school students, with an enrollment of 12,577 elementary school students. This means that the District has a current elementary capacity deficiency of 1,307.

The District's Capital Facilities Plan includes several projects to address elementary capacity needs throughout the District: a new elementary school on the Sammamish Plateau, a new elementary school in Redmond Ridge East, and capacity additions (as a result of modernization projects) at Frost, Muir, and Rush elementary schools. Notably, Frost, Muir and Rush elementary schools serve Kirkland-resident students even though these schools are located outside of Kirkland. Furthermore, the new elementary capacity at the planned Sammamish Plateau and Redmond Ridge East schools will indirectly benefit Kirkland-

[5] See Appendix A and Table 1 in the 2007 Capital Facilities Plan.

resident students by creating additional elementary school capacity throughout the District. That is, by building new capacity in one area of the District, the District can shift student populations at existing schools to ensure adequate capacity.

As an illustration of how this will benefit Kirkland-resident students, the following elementary schools are located in Kirkland and currently have the following capacity demands:

Elementary School*	Current Capacity	Current Enrollment	Surplus/Deficiency
Bell	345	383	(38)
Discovery	69	63	6
Franklin	437	503	(66)
Juanita	391	346	45
Kirk	483	516	(33)
Lakeview	368	425	(57)
Rose Hill	276	356	(11)
Sandburg	460	513	(53)
Twain	483	554	(71)
TOTAL	**3,312**	**3,659**	**(278)**

*Totals do not include 39 students attending Community Elementary (located in Kirkland), which is housed in portable classrooms.

In other words, 7 of the 9 elementary schools located within the City of Kirkland are over capacity (with an overall deficiency equal to nearly one elementary school). While the District does not currently plan to build a new elementary school in Kirkland, the new elementary school capacity that will be added in the District by 2012 will allow the District to shift elementary school enrollment throughout the system and alleviate capacity needs in Kirkland schools. This, in turn, will "open" new capacity in existing Kirkland schools to serve the students from new development in Kirkland.

3. Cost of the needed new facilities divided by the number of new Kirkland students calculation of the school impact fee:

As indicated above, capacity needs at the elementary school level are most pronounced. This is true in Kirkland and throughout the District. Because Kirkland elementary schools are currently overcapacity, any new elementary student entering the District from new development in Kirkland will impact capacity needs. Therefore, the relevant calculation is the cost per new dwelling unit for elementary capacity.

The District's school impact fee calculation, included in Appendix B (single family) and Appendix C (multi-family) to the Capital Facilities Plan, identifies the relevant cost per dwelling unit for new elementary school capacity. The fee formula carefully considers the actual capital costs of needed new facilities and uses a student generation rate, which is the average number of students generated from each dwelling unit type, to determine a cost per

dwelling unit. This cost is offset by credits for state match funds that the District will receive toward the facility construction and by the taxes that a new homeowner will pay toward a school construction bond. Using this formula, the cost per dwelling unit for new elementary school capacity in the District is $5,568 per single family dwelling unit and $657 per multi-family dwelling unit. Please note that these fees are discounted by 50%. The District requests that the City of Kirkland collect these fee amounts on behalf of the District.

Currently, King County and the City of Sammamish have adopted, on behalf of the District, school impact fees in the amount of $5,568 per single family dwelling unit and $657 per multi-family dwelling unit. The City of Redmond is in the process of considering the District's updated 2007 Capital Facilities Plan. Until that update is approved, the City of Redmond collects fees of $2,750 per single family dwelling unit and $275 per multi-family dwelling unit.[6]

Please note that the District updates its Capital Facilities Plan, including the school impact fee calculations, on an annual basis and the fee per unit changes. If Kirkland adopts a school impact fee ordinance, the District would submit annual updates to the City for consideration.

4. Identify the number of projected school age children population through 2012 for Redmond, Sammamish and the portions of unincorporated King County that the District serves and compare the same with projections for the City of Kirkland:

Again, the District expects a total student population of 24,037 by 2012, with approximately 1,426 new students being generated throughout the District from new development. The following chart identifies the projected distribution of new students from new development:

	Projected Students from New Development through 2012	Percent of Total
City of Kirkland	77	5.4%
City of Redmond	88	6.2%
City of Sammamish	144	10.1%
Unincorporated King County	1,117	78.3%
Total District	1,426	--

Notably, these figures do not account for any potential annexation by a city of a portion of unincorporated King County. Such an event could dramatically affect the distribution of new students throughout the District. Furthermore, these figures do not consider rezoning activities, short plat or in-fill development, or other changes in land use that may occur in the future. As noted in Section 1 above, the actual number of new students from new development in Kirkland, based upon the City's own projections, could be significantly higher than the District's current estimates.

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[6] The City of Redmond fee amounts are based upon an internal City calculation that uses the District's 2006 fee as a base and then imposes a discretionary City discount.

5. Address why the District should not be divided in to subareas for assessing and collecting school impact fees:

A subarea template would only work if the District's infrastructure were inflexible and wholly funded by a single jurisdiction. That is, if: (1) schools in one jurisdiction only served students residing in that jurisdiction; (2) students in that jurisdiction did not attend schools located outside of that jurisdiction; and (3) the taxpayers in one jurisdiction wholly funded the bonds and levies for the schools located in that jurisdiction. This is far from reality and would be inconsistent with serving the education needs of children within the District.

As discussed throughout this document, the District does not define components of the District by jurisdiction, but rather recognizes the District as a unified whole with logical service areas that may adjusted from time to time. The District assesses capacity throughout the system, as required by the Growth Management Act, to determine needs and related costs subject to impact fees. Furthermore, taxpayers *throughout* the District, regardless of the jurisdiction where their home is located, vote to approve or deny District bonds and levies and, when approved, equally fund (based upon property value) the bonds and levies. These dollars create a *uniform* school district. In the spirit of this uniformity, the District creates, and over time adjusts, logical service areas that further the District's educational program and ensure the equitable distribution of educational resources throughout the District.

In summary, while the anticipated student population growth in Kirkland, especially at the elementary school level, supports a school impact fee ordinance in Kirkland, it is not in the best interest of students residing in Kirkland or the District to base consideration of such an ordinance solely on statistics.

6. Would the following types of housing be excluded from impact fees: (1) senior housing and assisted living units with a covenant that runs with the property; (2) accessory dwelling units; and (3) studio apartments:

Pursuant to State law, local impact fee ordinances may provide exemptions for development activities "with broad public purposes" with the impact fees for such exempt activities being paid from other public funds. RCW 82.02.060(2). Typically, school impact fee ordinances exempt senior housing/assisted living units and accessory dwelling units from the payment of fees. See e.g., King County Code sec. 21A.43.070. Studio apartments are not typically exempt from the payment of fees.

Please note that the District's student generation rates for multi-family dwelling units include data for studio apartments. As such, the fee calculation and resulting fee amount reflect the fact that these types of dwelling units do not generate the same number of students as single family dwelling units.

7. What accounting measures does the District take to ensure that school impact fees are earmarked toward new capacity projects and not modernization projects or projects to correct existing deficiencies:

Pursuant to State law, impact fees can only be used for system improvements that will reasonably benefit new development. RCW 82.02.050(3). State law requires that impact fee receipts be earmarked and retained in segregated accounts, with the assessing jurisdiction required to annually prepare a report on each impact fee account showing the source and amount of all moneys collected, earned, or received and the system improvements that were financed in whole or in part by impact fees. RCW 82.02.070(1). Importantly, expenditures must be tied to capacity projects included in the adopted capital facilities plan. RCW 82.02.070(2).

To implement a school impact fee ordinance, a local jurisdiction and the benefiting school district execute an interlocal agreement for the purposes of administrating and distributing the authorized impact fees. A typical provision in such an interlocal agreement would be a requirement that the school district prepare the annual report required by RCW 82.02.070(1) and submit such report to the local jurisdiction by an agreed date. The District follows this practice currently for the impact fee programs in King County, the City of Redmond, and the City of Sammamish, and would expect to do the same for Kirkland.

8. Why did the District add portables to some schools in Kirkland instead of adding new permanent capacity at those same schools as a part of the recent modernization projects:

Schools are planned and built to capacity based upon mid- to long-range enrollment projections. Furthermore, it is the District's policy to master plan school modernization projects with the potential of adding four additional portables to the site. This allows flexibility with area demographics so that the district is not overbuilding permanent space.

Please let us know if you have any questions or need additional information. We look forward to continued collaboration with the City of Kirkland on this effort. Thank you.

Very truly yours,

KIRKPATRICK & LOCKHART PRESTON GATES ELLIS LLP

By
Denise L. Stiffarm

cc: Forrest Miller, Lake Washington School District
David Johnston, Livengood, Fitzgerald & Alskog, PLLC

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February 13, 2009

Honorable James L. Lauinger
City of Kirkland
123 Fifth Avenue
Kirkland, Washington 98033

RE: Lake Washington School District School Impact Fees

Dear Mayor Lauinger:

As you know, the Lake Washington School District (the "District") met with the Kirkland City Council on January 15, 2008, to discuss a proposed school impact fee ordinance. The District's proposal was preceded by an information submittal to Teresa Swan at the City dated December 10, 2007. At the January 15 meeting, the Council requested additional information and action from the District. The following is a summary of the District's response to those requests.

- ***Request No. 1: In the last six years, how/where have impact fees been spent in the District?***

In the last six years, the District has used impact fee revenue to fund the following projects related to growth: portables at Alcott, Carson, Dickinson, and Redmond elementary schools; construction of Rosa Parks Elementary School; capacity improvements at Einstein, Lakeview, Frost, and Twain elementary schools; capacity improvements at Inglewood Junior High School, and capacity improvements at Redmond High School.
These capacity improvements have enabled the District to accommodate students due to growth and to shift enrollment throughout the District in order to ensure available capacity at all District schools.

❖ ***Request No. 2: Identify how many students are typically generated from studio apartments.***

The District prepares aggregate student generation rates for all multi-family dwelling units. The District's data is not segregated based upon the number of bedrooms in each multi-family unit due to the fact that this information is generally not available from the permitting jurisdictions. (In fact, when we requested information from the City of Kirkland regarding the number of studio apartments permitted within the City in the last five years, Teresa Swan indicated that the City does not track this information.) It should be noted, however, that the District's student generation rate for multi-family dwelling units includes all multi-family dwelling units. As a result, if fewer students are being generated from studio apartments, this will directly affect the student generation rate. Specifically, if few to no students are being generated from studio apartments in the District, the District's multi-family student generation rate will capture this low figure in the total for all multi-family units and the aggregate total will reflect a proportionately small per unit impact per multi-family dwelling unit.

❖ ***Request No. 3: Identify why the District has portable facilities at schools.***

The District utilizes portable facilities for several reasons, including:

- Planning flexibility and building schools for long term operation – All District schools are master planned with portables in mind. Portables help to accommodate short-term enrollment increases, special program needs, and permit the District to plan for future capacity needs. The District does not build new permanent facilities unless it has the enrollment (including projected enrollment) to support such facilities. Portables are used as an interim housing device in this planning process.
- Providing capacity during periods when the District does not yet have sufficient funding to build larger schools. In some cases, the District must wait to receive voter approval of construction bonds before it can build new permanent capacity. Portables facilities help to bridge the time between the established capacity need and voter approval of a construction bond.
- Allowing for the placement of special programs at schools across the District – The District's goal is to ensure equity across the District with the regard to the placement of special programs. At some schools, due to the building design or capacity, portables are the only option for siting special programs that exist at other District schools. The nature of these programs is constantly evolving and portables serve a critical role in that evolution.
- Providing capacity necessary to accommodate new programmatic requirements (i.e. state mandated programs; programs funded by special initiative of the voters) at the District could not have anticipated when the school was constructed.

At the schools currently serving Kirkland-residents, the following portable inventory exists:

- Lakeview Elementary – two portables are used to accommodate increased enrollment and two portables are dedicated to special needs students.
- Twain Elementary – four portables (including two recently added) are used to accommodate increased enrollment, including recent increased kindergarten enrollment.
- Bell Elementary – four portables are used to accommodate special programs (large preschool and art docent programs).
- Franklin Elementary – two portables are used for long term enrollment planning.
- Kirk Elementary – three portables are used to accommodate increased enrollment and the placement of special programs at the school.
- Lake Washington High School – portables are used for Northstar alternative school and Store Front school.

❖ ***Request No. 4: Coordinate a public input process regarding the proposed school impact fee ordinance similar to the public process used by the City to coordinate input with regard to the traffic impact fee ordinance.***

Following the format of the City's impact fee review process, the District advertised and held a public informational meeting on the proposed school impact fee ordinance on June 9, 2008. The District provided public notice of the meeting via the City of Kirkland Chamber of Commerce, the City's own website and developer list service, the District's website, and an advertisement in the Kirkland Courier.

The meeting was held on June 9, at 7:00 p.m., in the Peter Kirk Room at Kirkland City Hall. The District provided an overview of the school funding system and how impact fees are a critical component of school funding. The District also explained the components of the school impact fee calculation. Finally, the District discussed how a school impact fee program could be implemented within the City of Kirkland if the City Council were to decide to adopt a school impact fee ordinance. [Note that the District's notice of the meeting made clear that the consideration of any such ordinance would be subject to the City's public review process.]

Two individuals attended the public briefing. Attached please find the contact information for the attendees. The District's Superintendent, Deputy Superintendent, Director of Facilities and Transportation, and legal counsel also participated in the meeting.

We look forward to continuing our discussion with the City of Kirkland regarding the consideration of a school impact fee ordinance. Please let us know if there is any additional information that we can provide to the City at this time and when we can expect subsequent action regarding the request. Thank you.

Sincerely,

Chip Kimball
Superintendent

Attachment

cc: Teresa Swan, City of Kirkland
Forrest Miller, LWSD Director of Facilities & Transportation
Denise Stiffarm, K&L Gates LLP

LAKE WASHINGTON SCHOOL DISTRICT
SCHOOL IMPACT FEE PRESENTATION
CITY OF KIRKLAND
JUNE 9, 2008

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ATTACHMENT 3

Six-Year Capital Facility Plan
2009 - 2014

Draft
April 28, 2009

RECEIVED
APR 30 2009
AM PM
PLANNING DEPARTMENT
BY

Lake Washington School District #414
Serving Redmond, Kirkland, Sammamish, and King County, Washington

Lake Washington School District #414

Serving Redmond, Kirkland, Sammamish, and King County, Washington

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SUPERINTENDENT

Dr. Chip Kimball

Lake Washington School District's Six-Year Capital Facilities Plan 2009-2014

For information about this plan, call the District Support Services Center (425/882-5108)

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I. Executive Summary

This Six-Year Capital Facilities Plan (the "plan") has been prepared by the Lake Washington School District (the "district") as the organization's primary facility planning document in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. This plan was prepared using data available in Spring 2009.

The plan is consistent with prior long-term capital facilities plans adopted by the Lake Washington School District. However, it is not intended to be the sole plan for all of the organization's needs. The district also prepares interim and long-range capital facilities plans consistent with board policies. Such plans take into account longer and shorter time periods, other factors and trends in the use of facilities, and other needs of the district as may be required. These other plans are consistent with this Six-Year Capital Facilities Plan.

In order for impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan as proposed by the district. The cities of Redmond and Sammamish have each adopted a school impact fee policy and ordinance similar to the King County model. For impact fees to be collected in the City of Kirkland, the City of Kirkland must also adopt this plan and adopt its own school impact fee ordinance.

Pursuant to the requirements of the Growth Management Act and the local implementing ordinances, this plan will be updated on an annual basis with any changes in the fee schedule adjusted accordingly. See *Appendix B* for the current single family calculation and *Appendix C* for the current multi-family calculation.

The district's capital facility plan establishes a "standard of service" in order to ascertain current and future capacity. With the passing of State Initiative 728 (I-728) in November 2000, target teacher-student ratio in kindergarten and first grade changed in the 2001-2002 school year. However, due to state budget constraints, I-728 was not fully implemented as originally anticipated. Because of this, the district standard was modified in 2004 to reflect a partial implementation of I-728 for as long as I-728 monies are available. The District plans to continue implementation of the modified standard of service for purposes of this plan and will

I. Executive Summary *(continued)*

continue to evaluate capacity standards on an ongoing basis. With the current State budget crisis and the potential of I-728 monies taken away, class size will most likely change beginning in the 2009-2010 school year. However, until the State budget is finalized (which in turn determines District budget and decisions), this plan reflects the current student/teacher standard of service ratio.

It might also be noted that though the State Superintendent of Public Instruction establishes square foot guidelines for capacity funding criteria, those guidelines do not account for the local program needs in the district. The Growth Management Act and King County Code 21A.43 authorize the district to make adjustments to the standard of service based on the district's specific needs.

In general, the district's current standard provides the following (see *Section III* for specific information):

Grade Level	Target Teacher-Student Ratio
K-1	19 Students
2-3	24 Students
4	25 Students
5-6	27 Students
7-9	30 Students
10-12	32 Students

School capacity is based on the district standard of service and the existing inventory. Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). As seen in *Appendix A*, the district's overall capacity is 26,135 Full-Time Equivalent (FTE) students (22,484 for permanent and 3,219 for relocatables). For this same period of time, student enrollment is 23,483 FTE. Enrollment is projected to increase to 25,167 FTE in 2014 (see *Table 1*). Though areas of growth are seen in various areas of the district, the most notable growth continues to be in the Redmond and Sammamish areas along with some areas of growth in of Kirkland.

I. Executive Summary *(continued)*

Some examples include:

- Growth has necessitated the construction of one elementary school (a.k.a. Site 52, Rachel Carson Elementary School) on the Sammamish plateau which opened in the fall of 2008. Due to capacity issues, this school opened with four relocatable classrooms on the site.
- The Redmond Ridge development has experienced growth to the point that four (4) additional portables will be added to Rosa Parks Elementary School in the summer of 2009.
- Homes have begun to be completed and occupied in the Redmond Ridge East development which has resulted in some student generation. In anticipation of the potential student growth from that development, the District secured property within that development in 2007 for a future elementary school, Site 31 (see *Tables 4, 5* and *6*).
- The City of Sammamish approved a land use plan known as the Sammamish Town Center. This plan allows 1,300 to 2,000 new residential dwelling units to be developed in the Town Center area. The District anticipates that this plan will create additional capacity needs in this area of the District.
- Enrollment continues to press for the addition of portables in several schools in the Kirkland area.
- It is projected that other locations throughout the district will need relocatables to address capacity issues within the planning period of this report.

In February 2006, voters in the Lake Washington School District passed a bond measure to fund Phase II (2006-2014) of the School Modernization Program. The schedule for the schools has been established with many of the schools being modernized within the timeframe of this plan.

In the timeframe of this plan, the district will:

- Modernize and open seven elementary schools, two junior high schools, one choice school, and one high school as part of the District's Phase II School Modernization Program (see *Table 6*). All these projects are planned to receive appropriate permanent capacity additions and, if possible, will remove any existing relocatable classrooms.

I. Executive Summary *(continued)*

- Add relocatable classrooms to address capacity when needed in the District. See *Section VI.*

A financing plan is included in *Section VIII* that demonstrates the district's ability to implement this plan.

II. Six-Year Enrollment Projection and Long Term Planning

Six-Year Enrollment Projection

Based on the district's forecasts (see *Table 1*), enrollment is projected to increase approximately 2,033 students over the next six years. This is a 8.49% increase over the current student population. Applying the enrollment projections contained in *Table 5* to the district's existing capacity, the district will be over permanent capacity by 1,961 students. This projection contemplates the full development of Redmond Ridge and the Redmond Ridge East development. Other developments that are expected to generate students and affect the district are also included in the projection. The numbers anticipated for the Redmond Ridge East development show the need for a future elementary school within that planned development. The District expects that some of the new residential development in the Sammamish Town Center will begin to occur in the six-year planning period. Therefore, the enrollment projections also include the first anticipated phase of the Sammamish Town Center development.

Student enrollment projections have been developed using a two methods: first, the cohort survival – historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the district; then, development tracking – the enrollment projections are modified to include students anticipated from new development in the district. The cohort survival method was used to determine base enrollments. This mechanism uses historical enrollment data to forecast the number of students who will be attending school the following year. Information on known and anticipated housing development was used as a second means in determining enrollment projections. This method allows the district to more accurately project student enrollment by school attendance area. (See *Table 2*) The District has not tracked short plats, in-fills or demographic changes and therefore, they are not reflected in the student enrollment projections.

Cohort Survival

A percentage of King County live births is used to predict future kindergarten enrollment. Actual King County live births through 2007 are used to project kindergarten enrollment through the 2011-2012 school year.

II. Six-Year Enrollment Projection and Long Term Planning *(continued)*

After 2013, the number of live births is based on King County projections. Historical data is used to estimate the future number of kindergarten students that will
generate from county births. For other grade levels, past cohort survival trends were analyzed.

Development Tracking

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking of data of 64 known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students that are generated from a new single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

It is important to note that even though in-fill or short plat projects are not tracked, such activity has resulted in increased student population. This type of development has resulted in the need for additional portables in the Kirkland area.

Developments that have been completed over the last five years are used to forecast the number of students who will attend our schools from future developments. District wide statistics show that new single-family homes currently generate 0.457 elementary student, 0.125 junior high student, and 0.093 senior high student, for a total of 0.675 school-age child per single family home (see *Appendix B*). New multi-family housing units currently generate an average of 0.132 elementary student, 0.049 junior high student, and 0.031 senior high student for a total of 0.212 school age child per multi-family home (see *Appendix C*). The totals of the student generation numbers have increased since 2008 for both new single family and new multi-family developments. Information obtained from the cities and county provides the foundation for a database of all known future developments in the district and is consistent with the comprehensive plans of the local permitting jurisdictions. Contact has been made with each developer to determine the number of homes to be built and the

II. Six-Year Enrollment Projection and Long Term Planning *(continued)*

anticipated development schedule. There is limited data from projects five years or newer. Historically, the district has seen student growth accelerate in developments after five years.

The student generation factors (see *Appendix D*) were used to forecast the number of students expected from these developments.

III. Current District "Standard of Service"

King County Code 21A.06 refers to a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors (determined by the district), which would best serve the student population. Relocatables (i.e. portable classroom units) may be included in the capacity calculation using the same standards of service as the permanent facilities.

The standard of service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of the school buildings. The special programs listed below require classroom space; thus, the permanent capacity of some of the buildings housing these programs has been reduced. Newer buildings have been constructed to accommodate some of these programs. When older buildings are modified to accommodate these programs, there may be a reduction in classroom capacity. At both the elementary and secondary levels, the district considers the ability of students to attend neighborhood schools to be a component of the standard of service.

I-728

In November 2000, voters passed I-728. The decision to reduce the teacher-student ratio has a direct impact on the capacity of our elementary schools. With the start of the 2001-2002 school year, kindergarten and first grade changed its staffing to a teacher-student ratio of 18:1. As a result of the Legislature's cutbacks related to the funding of I-728, the district's plan was modified in the 2002-2003 school year such that the teacher-student ratio for grades kindergarten through second grade is 19:1 for this six-year planning period. Ratios remained the same for the 2008-2009 school year and changes may be implemented for the 2009-2010 school year due to State budget cuts.

In the 2007 Session, the Legislature "fully funded" I-728. In order to help balance the State budget, I-728 monies will most likely be taken away from school districts starting in the 2009-2010 school year. The Lake Washington School District is assessing how this loss of revenue will

III. Current District "Standard of Service" *(continued)*

impact the District's student/teacher standard of service for the 2009-2010 school year and subsequent years.

Standard of Service for Elementary Students

- ☐ Class size for grades K - 1 average 19 students
- ☐ Class size for grades 2 - 3 average 24 students
- ☐ Class size for grades 4 average 25 students
- ☐ Class size for grade 5-6 average 27 students
- ☐ Special Education for students with disabilities may be provided in a self-contained classroom
- ☐ All students will be provided music instruction in a separate classroom
- ☐ All students will have scheduled time in a special computer lab

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- ☐ Resource rooms
- ☐ English Language Learners (ELL)
- ☐ Education for disadvantaged students (Title I)
- ☐ Gifted education (pull-out Quest programs)
- ☐ District remediation programs
- ☐ Learning assisted programs
- ☐ Severely behavior disordered
- ☐ Transition room
- ☐ Mild, moderate and severe disabilities
- ☐ Developmental kindergarten
- ☐ Extended daycare programs and preschool programs

Standard of Service for Secondary Students

- ☐ Class size for grades 7-9 should not exceed 30 students
- ☐ Class size for grades 10-12 should not exceed 32 students
- ☐ Special Education for students with disabilities will be provided in a self-contained classroom

III. Current District "Standard of Service" *(continued)*

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- ☐ English Language Learners (ELL)
- ☐ Resource rooms (for special remedial assistance)
- ☐ Computer rooms
- ☐ Preschool and daycare programs

Room Utilization at Secondary Schools

It is not possible to achieve 100% utilization of regular teaching stations because of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during their planning periods. Based on actual utilization, the district has determined a standard utilization rate of 70% for non-modernized secondary schools. As secondary schools are modernized, the standard utilization rate is 83%. The anticipated design of the modernized schools and schools to be constructed will incorporate features which will increase the utilization rate for secondary schools.

IV. Inventory and Evaluation of Current Facilities

The district currently has permanent capacity to house 22,484 students and transitional (relocatable) capacity to house 3,219 students (see *Appendix A*). This capacity is based on the district's Standard of Service as set forth in *Section III*. The district's current student enrollment is 23,483 and is expected to increase to 25,167 in 2014 (see *Table 1*).

Calculations of elementary, junior high school, and senior high school capacities are set forth in *Appendix A*. Included in this six-year plan is an inventory of the district's schools arranged by area, name, type, address, and current capacity (see *Table 3*).

The physical condition of the district's facilities was evaluated by the 2006 State Study and Survey of School Facilities completed in accordance with WAC 180-25-025. As schools are modernized, the State Study and Survey of School Facilities report is updated. That report is incorporated herein by reference.

V. Six-Year Planning and Construction Plan

To address existing and future capacity needs, the district's six-year construction plan includes the following capacity projects:

- During the last six years,
  - New growth in the Redmond and the Sammamish areas created the need to construct two elementary schools.
    - One of these new elementary schools (Rosa Parks Elementary School, Site 41), located within the Redmond Ridge development, was occupied in the fall of 2006.
    - The other new elementary school, Carson Elementary, was opened on the Sammamish Plateau in the fall of 2008. Because of the growth in enrollment in that area, the school opened with four relocatables on the site.
  - During the summer of 2007, old Dickinson was decommissioned.
  - In 2007-2008, the District purchased land within the Redmond Ridge East development on the basis that projections for that development necessitate the need for a new elementary site. The District continues to monitor the phased project. The first phase of homes in this development are beginning to be occupied.
- Phase II School Modernization (2006-2014) was funded by the voters in February 2006. The approved bond measure will fund the modernization of 10 schools throughout the district. During the period of this Capital Facilities Plan, the district will begin the planning or complete the modernization for: Frost Elementary, Rush Elementary, Sandburg Elementary, Muir Elementary, Keller Elementary, Bell Elementary, Finn Hill Junior High, Rose Hill Junior, International Community School/Community Elementary and Lake Washington High School. Each elementary school modernization project also includes the addition of new student capacity.
- The District anticipates the need to plan and construct a new elementary school in the Redmond Ridge East development toward the end of the timeframe of this plan. To do so, the District will need the project to be approved by the voters in order to fund the project.
- Relocatable classrooms (as outlined in *Section VI*) will be added to address capacity needs until more permanent capacity can be constructed. Within the six-year planning window of this Capital Facility Plan, projections

V. Six-Year Planning and Construction Plan *(continued)*

indicate that other relocatables may also be needed in the Sammamish, Redmond, Kirkland and unincorporated King County areas.

Included in this plan is an inventory of the projects listed above. They are arranged by cost, additional capacity, and projected completion date. (See *Table 5 & 6*)

VI. Relocatable and Transitional Classrooms

The district inventory includes 143 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in *Section III* (see *Appendix A*).

Based on enrollment projections and planned permanent facilities, the district anticipates the need to acquire additional relocatables during the next six-year period.

- Rachel Carson Elementary opened as new construction in the fall of 2008 and included four (4) portables.
- In the summer of 2009, four portable classrooms will be added to Rosa Parks Elementary School in the Redmond Ridge development due to student population growth in that development and homes beginning to be occupied within the Redmond Ridge East development.
- Within the six-year planning window of this Capital Facility Plan, projections indicate that other relocatables may also be needed in the Sammamish, Redmond, Kirkland and unincorporated King County areas.

For a definition of relocatables and permanent facilities, see *Section 2* of *King County Code 21A.06*. As schools are modernized, permanent capacity will be added to replace portables currently on school sites to the extent that enrollment projections for those schools indicate a demand for long-term permanent capacity (see *Table 5*).

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. Because of this, new school and modernized school sites are all planned for the potential of adding up to four portables to accommodate the changes in demographics. In addition, the use and need for relocatables will be balanced against program needs.

VII. Six-Year Classroom Capacities: Availability / Deficit Projection

Based on the six-year plan, there will be sufficient total capacity to house anticipated enrollment (see *Table 5*). As demonstrated in *Appendix A*, the district currently has permanent capacity (classroom and special education) to serve 11,760 students at the elementary level, 5,439 students at the junior high school level, and 5,717 students at the high school level. Current enrollment at each grade level is identified in *Appendix A*. As depicted in *Table 5*, the district currently has insufficient permanent capacity and will continue to have an increasing insufficient permanent capacity through 2014. Differing growth patterns throughout the district may cause some communities to experience overcrowding. FORREST: I suggest you think about using just permanent capacity figures here as the first time I read through this I wondered how you were going to qualify for impact fees. The common reader will likely understand easier if you just use permanent capacity figures

This is especially true in the eastern portions of the district where significant housing development has taken place. Though the economy has slowed, there still is growth in these areas. The continued development of the Sammamish Plateau, Redmond Ridge, Redmond Ridge East, northwest Redmond, and also the in-fill and short plats in Kirkland will put pressure on schools in those areas. To meet the needs associated with overcrowding or under utilization, the district will utilize a number of solutions. Those solutions include the movement of relocatables, boundary changes, reconfiguration, new construction, modernization, and modifications in the educational program. A boundary change of three of the elementary schools on the Sammamish plateau was accomplished in the 2007-2008 school year in anticipation of the opening of the New Site 52 Elementary School in September 2008. Though the Site 52 Elementary School will help with the capacity issues, the new school is planned to open with four portables. In addition, the City of Sammamish will finish their planning for the new Sammamish Town Center that will add up to 2,000 housing units within the district on the Sammamish plateau.

VIII. Impact Fees and the Finance Plan

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations (*Appendix B* and *Appendix C*) examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit) and then reduce that amount by the anticipated state match and future tax payments. The resulting impact fee is then discounted further. Thus, by applying the student generation factor to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2009 through 2014. The financing components include secured and unsecured funding. The plan is based on approved bond issues (approved in 1990, 1998 and 2006 by election), securing of state funding, collection of impact fees under the State's Growth Management Act, and voluntary mitigation fees paid pursuant to Washington State's Environmental Policy Act.

As discussed in *Section V*, the District is currently in negotiations for the purchase of property to construct a new elementary school within the Redmond Ridge East development. Future updates to this plan will include information regarding this property purchase and the associated school construction costs in the finance plan and school impact fee calculations.

IX. Appendices

Appendix A: Calculations of Capacities for Elementary, Junior High, and Senior High Schools

Appendix B: Calculations of Impact Fees for Single Family Residences

Appendix C: Calculations of Impact Fees for Multi-Family Residences

Appendix D: Student Generation Factor Calculations

Appendix E: Calculation Back-Up

Calculations of Capacities for Elementary, Junior High, and Senior High Schools

Elementary Schools	# Standard Classrooms *	Classroom Capacity (23)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (23)	Total Capacity *	2008-2009 Enrollment **
Alcott	21	483	0	0	8	184	667	624
Audubon	17	391	0	0	2	46	437	454
Bell	15	345	0	0	3	69	414	383
Blackwell	21	483	0	0	3	69	552	576
Carson	20	460	0	0	4	92	552	510
Community	0	0	0	0	3.5	69	69	67
Dickinson	22	506	1	12	5	115	633	507
Discovery	3	69	0	0	1	23	92	73
Einstein	18	414	0	0	0	0	414	415
Explorer	1	23	0	0	3	69	92	70
Franklin	19	437	0	0	2	46	483	475
Frost	15	345	2	24	4	92	461	408
Juanita	17	391	0	0	0	0	391	361
Keller	16	368	2	24	4	92	484	353
Kirk	19	437	1	12	3	69	518	563
Lakeview	16	368	2	24	2	46	438	432
Mann	18	414	0	0	0	0	414	437
McAuliffe	21	483	0	0	7	161	644	503
Mead	19	437	1	12	6	138	587	629
Muir	16	368	0	0	6	138	506	404
Redmond	17	391	2	24	2	46	461	423
Rockwell	21	483	0	0	2	46	529	508
Rosa Parks	21	483	0	0	0	0	483	516
Rose Hill	15	345	2	24	0	0	369	373
Rush	16	368	0	0	4	92	460	398
Sandburg	20	460	0	0	5	115	575	500
Smith	23	529	0	0	8	184	713	569
Thoreau	17	391	0	0	0	0	391	368
Twain	21	483	0	0	4	92	575	560
Wilder	19	437	1	12	4	92	541	474
Totals	**504**	**11,592**	**14**	**168**	**95**	**2,185**	**13,945**	**12,933**

Junior High Schools	# Standard Classrooms	Classroom Capacity (30x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (30x70%)	Total Capacity	2008-2009 Enrollment
Environmental	6	126	0	0	0	0	126	141
Evergreen	32	672	1	12	9	189	873	734
Finn Hill	25	525	0	0	2	42	567	449
Inglewood	50	1050	3	36	0	0	1,086	1,086
International ***	12	360	0	0	1	30	390	380
Kamiakin	25	525	2	24	7	147	696	573
Kirkland ****	23	573	1	12	0	0	585	520
Northstar	0	0	0	0	7	147	147	90
Redmond ****	35	872	2	24	0	0	896	817
Renaissance	4	100	0	0	0	0	100	88
Rose Hill	24	504	2	24	6	126	654	465
Stella Schola	0	0	0	0	4	84	84	91
Totals	**236**	**5,307**	**11**	**132**	**36**	**765**	**6,204**	**5,434**

Senior High Schools	# Standard Classrooms	Classroom Capacity (32x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (32x70%)	Total Capacity	2008-2009 Enrollment
BEST	8	179	0	0	2	45	224	160
Eastlake	66	1,478	4	48	0	0	1,526	1,330
Juanita	52	1,165	3	36	8	179	1,380	1,077
Lake Washington	60	1,344	3	36	2	45	1,425	1,144
Redmond ****	57	1,419	1	12	0	0	1,431	1,405
Totals	**243**	**5,585**	**11**	**132**	**12**	**269**	**5,986**	**5,116**

TOTAL	**983**	**22,484**	**36**	**432**	**143**	**3,219**	**26,135**	**23,483**

Key:

"Standard Capacity" does not include capacity for special programs as identified in Section III

"Total enrollment" on this chart does not include Family Learning Center and contractural students

"SS" = Special Services self-contained classrooms

* "Standard of Service" in elementary schools excludes some rooms if not built-in (e.g. 20 total rooms = 17 standard + computer + 1 music + 1 R/R)

** October 1, 2008 headcount, 1/2 day kindergarten counted as .5 (only includes enrollment that impacts capacity)

*** Capacity Model = 100% utilization of classrooms due to teacher planning area

**** Capacity Model = 83% utilization of classrooms due to teacher planning area

Estimated School Impact Fee Calculation
Based on King County Code 21.A.43

Single Family Residence ("SFR")

School Site Acquisition Cost:

	Facility Acreage	Cost/ Acre	Facility Size	Site Cost/ Student	Student Factor	Cost/ SFR
Elementary	10	$0	483	$0	0.4570	$0
Junior	20	$0	900	$0	0.1250	$0
Senior	40	$0	1500	$0	0.0930	$0
					TOTAL	**$0**

School Construction Cost:

	Facility Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/SFR (est. 90%)
Elementary	$19,626,611	414	$47,407	0.4570	$19,499
Junior	$0	0	$0	0.1250	$0
Senior (additional capacity)	$0	0	$0	0.0930	$0
				TOTAL	**$19,499**

Temporary Facility Cost:

	Facility Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/SFR (est. 10%)
Elementary	$0	0	$0	0.4570	$0
Junior	$0	0	$0	0.1250	$0
Senior	$0	0	$0	0.0930	$0
				TOTAL	**$0**

State Matching Credit Calculation:

	Area Cost Allowance	Sq. Ft./ Student	Funding Assistance	Credit/ Student	Student Factor	Cost/ SFR
Elementary	168.79	90.0	22.16%	$3,366	0.4570	$1,538
Junior	168.79	117.0	22.16%	$0	0.1250	$0
Senior	168.79	130.0	22.16%	$0	0.0930	$0
					TOTAL	**$1,538**

Estimated School Impact Fee Calculation
Based on King County Code 21.A.43

Single Family Residence ("SFR")

Tax Payment Credit Calculation:

Average SFR Assessed Value	$597,904
Current Capital Levy Rate (2009)/$1000	$0.84
Annual Tax Payment	$501.52
Years Amortized	10
Current Bond Interest Rate	4.96%
Present Value of Revenue Stream	$3,880

Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	$0
Permanent Facility Cost	$19,499
Temporary Facility Cost	$0
State Match Credit	($1,538)
Tax Payment Credit	($3,880)
Sub-Total	$14,080
50% Local Share	$7,040
SFR Impact Fee	**$7,040**

Estimated School Impact Fee Calculation
Based on King County Code 21.A.43

Multiple Family Residence ("MFR")

School Site Acquisition Cost:

	Facility Acreage	Cost/ Acre	Facility Size	Site Cost/ Student	Student Factor	Cost/ MFR
Elementary	10	$0	483	$0	0.1320	$0
Junior	20	$0	900	$0	0.0490	$0
Senior	40	$0	1500	$0	0.0310	$0
					TOTAL	**$0**

School Construction Cost:

	Facility Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/MFR (est. 90%)
Elementary	$19,626,611	414	$47,407	0.1320	$5,632
Junior	$0	0	$0	0.0490	$0
Senior (additional capacity)	$0	0	$0	0.0310	$0
				TOTAL	**$5,632**

Temporary Facility Cost:

	Facility Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/MFR (est. 10%)
Elementary	$0	0	$0	0.1320	$0
Junior	$0	0	$0	0.0490	$0
Senior	$0	0	$0	0.0310	$0
				TOTAL	**$0**

State Matching Credit Calculation:

	Area Cost Allowance	Sq. Ft./ Student	Funding Assistance	Credit/ Student	Student Factor	Cost/ MFR
Elementary	168.79	90.0	22.16%	$3,366	0.1320	$444
Junior	168.79	117.0	22.16%	$0	0.0490	$0
Senior	168.79	130.0	22.16%	$0	0.0310	$0
					TOTAL	**$444**

Estimated School Impact Fee Calculation
Based on King County Code 21.A.43

Multiple Family Residence ("MFR")

Tax Payment Credit Calculation:

Average MFR Assessed Value	$240,674
Current Capital Levy Rate (2009)/$1000	$0.84
Annual Tax Payment	$201.88
Years Amortized	10
Current Bond Interest Rate	4.96%
Present Value of Revenue Stream	$1,562

Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	$0
Permanent Facility Cost	$5,632
Temporary Facility Cost	$0
State Match Credit	($444)
Tax Payment Credit	($1,562)
Sub-Total	$3,626
50% Local Share	$1,813
MFR Impact Fee	**$1,813**

2009 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2009 STUDENTS ELEM	JUNIOR	SENIOR	TOTAL	2009 RATIO ELEM	JUNIOR	SENIOR	TOTAL
Aaronwood	KC	21	21	21	6	3	4	13	0.286	0.143	0.190	0.619
Arbors at Pine Lake	S	26	26	26	33	9	4	46	1.269	0.346	0.154	1.769
Asbery Place	S	25	25	25	15	3	0	18	0.600	0.120	0.000	0.720
Bear Creek Meadows	R	13	13	13	2	1	0	3	0.154	0.077	0.000	0.231
Bellasera	S	17	17	17	15	2	5	22	0.882	0.118	0.294	1.294
Castle Pines	S	62	62	62	55	14	13	82	0.887	0.226	0.210	1.323
Central Park North	R	18	7	7	1	0	0	1	0.143	0.000	0.000	0.143
Conover Commons	R	25	25	25	1	0	0	1	0.040	0.000	0.000	0.040
Crosswater	S	27	27	27	31	17	7	55	1.148	0.630	0.259	2.037
Evergreen Lane	R	25	12	7	3	2	0	5	0.429	0.286	0.000	0.714
Fox Hollow	R	18	18	18	3	4	3	10	0.167	0.222	0.167	0.556
Grayson	R	52	52	52	23	4	7	34	0.442	0.077	0.135	0.654
Greystone	R	16	16	16	2	1	0	3	0.125	0.063	0.000	0.188
Hedges	KC	35	33	33	20	4	4	28	0.606	0.121	0.121	0.848
Heritage Bissell	KC	14	14	14	6	0	0	6	0.429	0.000	0.000	0.429
Lynden Lane (Hubbell)	KC	11	11	11	0	0	0	0	0.000	0.000	0.000	0.000
Illahee	S	88	78	76	31	10	7	48	0.408	0.132	0.092	0.632
Kensington	R	121	121	118	47	9	10	66	0.398	0.076	0.085	0.559
Kingsgate	KN	20	20	20	8	2	2	12	0.400	0.100	0.100	0.600
Kirkwood	KN	17	8	5	3	1	1	5	0.600	0.200	0.200	1.000
Latour	S	10	10	10	9	3	2	14	0.900	0.300	0.200	1.400
Marivaux	S	21	21	21	17	5	7	29	0.810	0.238	0.333	1.381
Meadow Creek	S	27	27	27	13	5	2	20	0.481	0.185	0.074	0.741
Mondavio	R	107	29	26	8	5	2	15	0.308	0.192	0.077	0.577
Monticello	R	115	115	115	38	12	10	60	0.330	0.104	0.087	0.522
Moulinet	S	36	36	36	26	13	6	45	0.722	0.361	0.167	1.250
Muirfield	S	29	29	29	22	10	6	38	0.759	0.345	0.207	1.310
Northstar	R	133	120	114	34	12	16	62	0.298	0.105	0.140	0.544
One Eagle Place	KC	14	13	10	2	0	0	2	0.200	0.000	0.000	0.200
Palmermo (Overlook Ridge)	S	19	17	14	10	2	2	14	0.714	0.143	0.143	1.000
Pheasant Ridge	R	14	14	14	4	3	2	9	0.286	0.214	0.143	0.643
Portico on Finn Hill	KC	20	20	20	2	4	0	6	0.100	0.200	0.000	0.300

2009 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2009 STUDENTS ELEM	JUNIOR	SENIOR	TOTAL	2009 RATIO ELEM	JUNIOR	SENIOR	TOTAL
Prescott at English Hill	R	69	9	7	0	1	0	1	0.000	0.143	0.000	0.143
Redmond Ridge	KC	987	987	987	482	108	81	671	0.488	0.109	0.082	0.680
Redmond Ridge East	KC	665	605	60	15	3	0	18	0.250	0.050	0.000	0.300
Reserve at Patterson Creek	KC	29	25	22	12	4	2	18	0.545	0.182	0.091	0.818
Retreat at Crosswater	S	46	46	46	10	3	2	15	0.217	0.065	0.043	0.326
Rosemont at Timberline	S	14	14	12	8	2	1	11	0.667	0.167	0.083	0.917
Rowan's View	R	13	13	13	5	1	1	7	0.385	0.077	0.077	0.538
Sable & Aspen Ridge	R	43	30	17	1	0	1	2	0.059	0.000	0.059	0.118
Sequoia	R	33	33	33	4	1	0	5	0.121	0.030	0.000	0.152
Sterling Woods	S	67	67	67	54	24	15	93	0.806	0.358	0.224	1.388
The Villages at Redmond Heights I&II	R	27	24	21	9	1	0	10	0.429	0.048	0.000	0.476
The Woodlands	R	69	69	66	16	3	4	23	0.242	0.045	0.061	0.348
Timberline Ridge Div I, II, III	S	200	200	200	173	48	40	261	0.865	0.240	0.200	1.305
Toulon	S	38	38	38	28	13	10	51	0.737	0.342	0.263	1.342
Tyler's Creek	R	90	53	38	16	4	1	21	0.421	0.105	0.026	0.553
Waterbrook	S	114	114	111	38	10	9	57	0.342	0.090	0.081	0.514
Whistler Ridge	R	62	56	50	17	5	3	25	0.340	0.100	0.060	0.500
Woodbridge Divisions I-IV	R	356	356	356	73	3	2	78	0.205	0.008	0.006	0.219
Wynstone	R	46	43	34	15	6	4	25	0.441	0.176	0.118	0.735
TOTALS		4,164	3,839	3,207	1,466	400	298	2,164	0.457	0.125	0.093	0.675

2009 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

MULTI-FAMILY DEVELOPMENTS	CITY/ COUNTY	# OF UNITS	% OCCUP/ # COMPL.	# OCCUP.	2009 STUDENTS ELEM	JUNIOR	SENIOR	TOTAL	2009 RATIO ELEM	JUNIOR	SENIOR	TOTAL
Avalon Bay at Juanita	KC	211	95%	200	11	3	2	16	0.055	0.015	0.010	0.080
Avondale Park Townhouses	R	85	100%	85	32	13	11	56	0.376	0.153	0.129	0.659
Bon Terra Apartments	R	60	95%	60	0	0	2	2	0.000	0.000	0.033	0.033
Chelsea Apartments at Juanita Village	K	196	98%	191	0	0	0	0	0.000	0.000	0.000	0.000
Cleveland Street Condos	R	84	84	72	0	0	1	1	0.000	0.000	0.014	0.014
Cobblestone Court	K	72	72	72	18	9	4	31	0.250	0.125	0.056	0.431
Evans Creek at Woodbridge Apartments	R	205	97%	199	33	5	0	38	0.166	0.025	0.000	0.191
Kirkland Central Condos	K	110	110	85	2	1	1	4	0.024	0.012	0.012	0.047
Redmond Park Townhomes	R	26	26	26	16	11	7	34	0.615	0.423	0.269	1.308
Redmond Ridge Apartments - The Lodge	KC	272	98%	267	30	10	4	44	0.113	0.038	0.015	0.165
Redmond Ridge Condominiums	KC	242	242	242	52	21	12	85	0.215	0.087	0.050	0.351
Towne Pointe Condos	R	20	20	20	9	3	4	16	0.450	0.150	0.200	0.800
Villa Juanita Townhomes	KN	32	32	32	2	0	0	2	0.063	0.000	0.000	0.063
TOTALS		1,615		1,551	205	76	48	329	0.132	0.049	0.031	0.212

Calculation Back-Up

Elementary school construction cost estimated to be built in 2008.

	Comparable Project	*Rosa Parks Elementary*
Cost		
	2006 Rosa Parks Elementary New Construction	$18,137,316
	Future Value of Project in 2008 @ 6%	$19,225,554
Size		
	2006 Project	483 (21 classrooms x 23 students per classroom)
	2009 Project	414 (18 classrooms x 23 students per classroom)
Capacity Adjustment		
	2006 Project	483 x $37,551/per student space (based on Rosa Parks 2006 total project costs) = $18,137,316*
	2008 Project	414 x $37,551/per student space (based on Rosa Parks 2006 total project costs) = $15,546,114
Adjusted Costs		
	2008 Project – Value Based on 2006 Project Costs	$15,546,114
	Future Value of Project in 2010 @ 6%	$19,626,611
	Present Value of Project in 2009	$19,626,611

*Sum is adjusted to account for variations due to rounding.

X. TABLES

Table 1: Six-Year Enrollment Projections

Table 2: Enrollment History

Table 3: 06-07 Inventory and Capacities of Existing Schools

Table 4: Inventory of Undeveloped Land

Table 4a: Map

Table 5: Projected Capacity to House Students

Table 6: Six-Year Finance Plan

Six-Year Enrollment Projections

	2008*	2009	2010	2011	2012	2013	2014
County Live Births**	22,431	22,874	22,680	24,244	24,899	23,339	21,779
change		443	(194)	1,564	655	(1,560)	(1,560)
Kindergarten ***	1,783	1,845	1,855	2,010	2,097	1,996	1,889
Grade 1 ****	1,903	2,000	2,067	2,076	2,243	2,319	2,204
Grade 2	2,020	1,903	2,000	2,071	2,081	2,229	2,298
Grade 3	1,934	2,034	1,930	2,026	2,097	2,093	2,231
Grade 4	1,901	1,903	2,005	1,916	2,006	2,062	2,052
Grade 5	1,854	1,904	1,910	2,018	1,938	2,008	2,058
Grade 6	1,738	1,890	1,945	1,963	2,073	1,976	2,039
Grade 7	1,805	1,698	1,849	1,907	1,944	2,037	1,918
Grade 8	1,673	1,763	1,671	1,822	1,884	1,913	1,998
Grade 9	1,782	1,651	1,752	1,665	1,815	1,869	1,890
Grade 10	1,739	1,760	1,618	1,713	1,621	1,756	1,805
Grade 11	1,728	1,761	1,782	1,647	1,741	1,649	1,782
Grade 12	1,909	1,759	1,799	1,822	1,693	1,782	1,691
Total Enrollment	23,769	23,871	24,183	24,656	25,233	25,689	25,855
Total Enrollment with 1/2 K at .5	23,134	23,205	23,512	23,908	24,441	24,948	25,167
Yearly Increase		71	307	396	533	507	219
Yearly Increase		0.31%	1.32%	1.68%	2.23%	2.07%	0.88%
Cumulative Increase		**71**	**378**	**774**	**1,307**	**1,814**	**2,033**

* Number of Individual Students (10/1/08 Headcount).

** County Live Births estimated based on OFM projections. 2012 and prior year birth rates are actual births 5 years prior to enrollment year.

*** Kindergarten enrollment is calculated at 7.48% of County Live Births plus anticipated developments.

**** First Grade enrollment is based on District's past history of first grade enrollment to prior year kindergarten enrollment.

Enrollment History *

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
County Live Births **	22,386	22,951	22,799	23,049	22,301	22,010	21,817	21,573	21,646	22,212	22,007	22,487	21,778	21,863	22,431
Kindergarten / Live Birth	7.16%	7.51%	7.39%	7.00%	7.61%	7.23%	6.96%	7.48%	7.26%	7.45%	7.54%	7.71%	8.21%	7.76%	7.95%
															7.48%
Kindergarten	1,602	1,723	1,684	1,613	1,696	1,592	1,518	1,613	1,572	1,654	1,660	1,734	1,789	1,696	1,783
Grade 1	1,757	1,832	1,919	1,839	1,750	1,820	1,781	1,730	1,804	1,761	1,825	1,846	1,916	1,959	1,903
Grade 2	1,891	1,792	1,842	1,942	1,834	1,738	1,818	1,799	1,744	1,834	1,755	1,881	1,860	1,901	2,020
Grade 3	1,955	1,871	1,828	1,844	1,967	1,834	1,777	1,882	1,818	1,760	1,863	1,792	1,870	1,853	1,934
Grade 4	1,941	1,946	1,902	1,884	1,854	1,959	1,838	1,807	1,871	1,870	1,781	1,868	1,776	1,857	1,901
Grade 5	1,961	1,910	1,944	1,908	1,844	1,856	1,983	1,823	1,807	1,873	1,871	1,775	1,810	1,753	1,854
Grade 6	1,870	1,969	1,953	1,944	1,854	1,854	1,845	1,956	1,833	1,838	1,866	1,872	1,726	1,825	1,738
Grade 7	1,930	1,875	1,942	1,971	1,898	1,828	1,808	1,812	1,919	1,857	1,829	1,828	1,818	1,692	1,805
Grade 8	1,825	1,914	1,871	1,944	1,996	1,884	1,839	1,813	1,813	1,917	1,886	1,807	1,806	1,811	1,673
Grade 9	1,856	1,836	1,897	1,824	1,899	1,964	1,843	1,850	1,803	1,822	1,889	1,860	1,765	1,755	1,782
Grade 10	1,801	1,918	1,904	1,951	1,854	1,928	1,975	1,846	1,841	1,802	1,889	1,887	1,824	1,763	1,739
Grade 11	1,745	1,827	1,970	1,984	2,017	1,809	1,866	1,890	1,801	1,812	1,700	1,853	1,856	1,811	1,728
Grade 12	1,724	1,779	1,943	2,043	1,962	2,078	1,703	1,855	1,849	1,831	1,900	1,799	1,881	1,890	1,909
Total Enrollment	23,858	24,192	24,599	24,691	24,425	24,144	23,594	23,676	23,475	23,631	23,714	23,802	23,697	23,566	23,769
Yearly Change		334	407	92	(266)	(281)	(550)	82	(201)	156	83	88	(105)	(131)	203

* October 1st Headcount

** Number indicates actual births 5 years prior to enrollment year.

Average increase in the number of students per year	**-6**
Total increase for period	**-89**
Percentage increase for period	**0%**
Average yearly increase	**-0.03%**

2008-2009 Inventory and Capacities of Existing Schools

*	Juanita Area	Address	Capacity (w/ portables)
25	Frost Elementary	11801 NE 140th	461
03	Juanita Elementary	9635 NE 132nd	391
04	Keller Elementary	13820 108th NE	484
26	Muir Elementary	14012 132nd NE	506
06	Discovery Community School	12801 84th NE	92
06	Sandburg Elementary	12801 84th NE	575
02	Thoreau Elementary	8224 NE 138th	391
63	Finn Hill Jr. High	8040 NE 132nd	567
60	Environmental & Adventure School	8040 NE 132nd	126
67	Kamiakin Jr. High	14111 132nd NE	696
82	Juanita High School	10601 NE 132nd	1,380
	Kirkland Area		
07	Bell Elementary	11212 NE 112th	414
96	Community School	11133 NE 65th	69
16	Franklin Elementary	12434 NE 60th	483
09	Kirk Elementary	1312 6th Street	518
10	Lakeview Elementary	10400 NE 68th	438
15	Rose Hill Elementary	8044 128th NE	369
18	Rush Elementary	6101 152nd NE	460
14	Twain Elementary	9525 130th NE	575
96	International Community School	11133 NE 65th	390
65	Kirkland Jr. High	430 18th Avenue	585
84	Northstar Jr. High	12033 NE 80th	147
69	Rose Hill Jr. High	13505 NE 75th	654
61	Stella Schola	13505 NE 75th	84
80	Best High School	10903 NE 53rd St	224
84	Lake Washington High	12033 NE 80th	1,425
	Redmond Area		
53	Alcott Elementary	4213 228th NE	667
19	Audubon Elementary	3045 180th NE	437
46	Dickinson Elementary	7040 208th NE	633
24	Einstein Elementary	18025 NE 116th	414
46	Explorer Community School	7040 208th NE	92
22	Mann Elementary	17001 NE 104th	414
23	Redmond Elementary	16800 NE 80th	461
21	Rockwell Elementary	11125 162nd NE	529
41	Rosa Parks Elementary	22845 NE Cedar Park Cresent Dr	483
32	Wilder Elementary	22130 NE 133rd	541
74	Evergreen Jr. High	6900 208th NE	873
71	Redmond Jr. High	10055 166th NE	896
85	Redmond High School	17272 NE 104th	1,431
	Sammamish Area		
54	Blackwell Elementary	3225 205th PL NE	552
52	Carson Elementary	1035 244th Ave NE	552
57	McAuliffe Elementary	23823 NE 22nd	644
58	Mead Elementary	1725 216th NE	587
56	Smith Elementary	23305 NE 14th	713
77	Inglewood Jr. High	24120 NE 8th	1,086
78	Renaissance Jr. High	400 228th NE	100
86	Eastlake High School	400 228TH NE	1,526

* Note: See Table 4a for District Map. Locations indicated by numbers stated in this column.

* Note: "Standard capacity" does not include capacity for special programs as identified in Section III

Inventory of Undeveloped Land

*Site # **	*Area*	*Address*	*Jurisdiction*	*Status*
	Juanita Area			
	None			
	Kirkland Area			
27	Elementary	10638 – 134th Ave. NE	Redmond	In reserve ***
	Redmond Area			
28	Elementary	172nd NE & NE 122nd	King County	In reserve ***
31	Elementary	Redmond Ridge East	King County	In reserve ***
33	Elementary	194th NE above NE 116th	King County	In reserve ***
59	Elementary	Main & 228th NE	Sammamish	In reserve ***
73	Undetermined	4213 – 228th NE	King County	In reserve ***
75	Undetermined	22000 Novelty Hill Road	King County	In reserve ***
90	Undetermined	NE 95th & 196th NE	King County	In reserve ***
99	Bus Satellite	22821 Redmond-Fall City Road	King County	In reserve ***

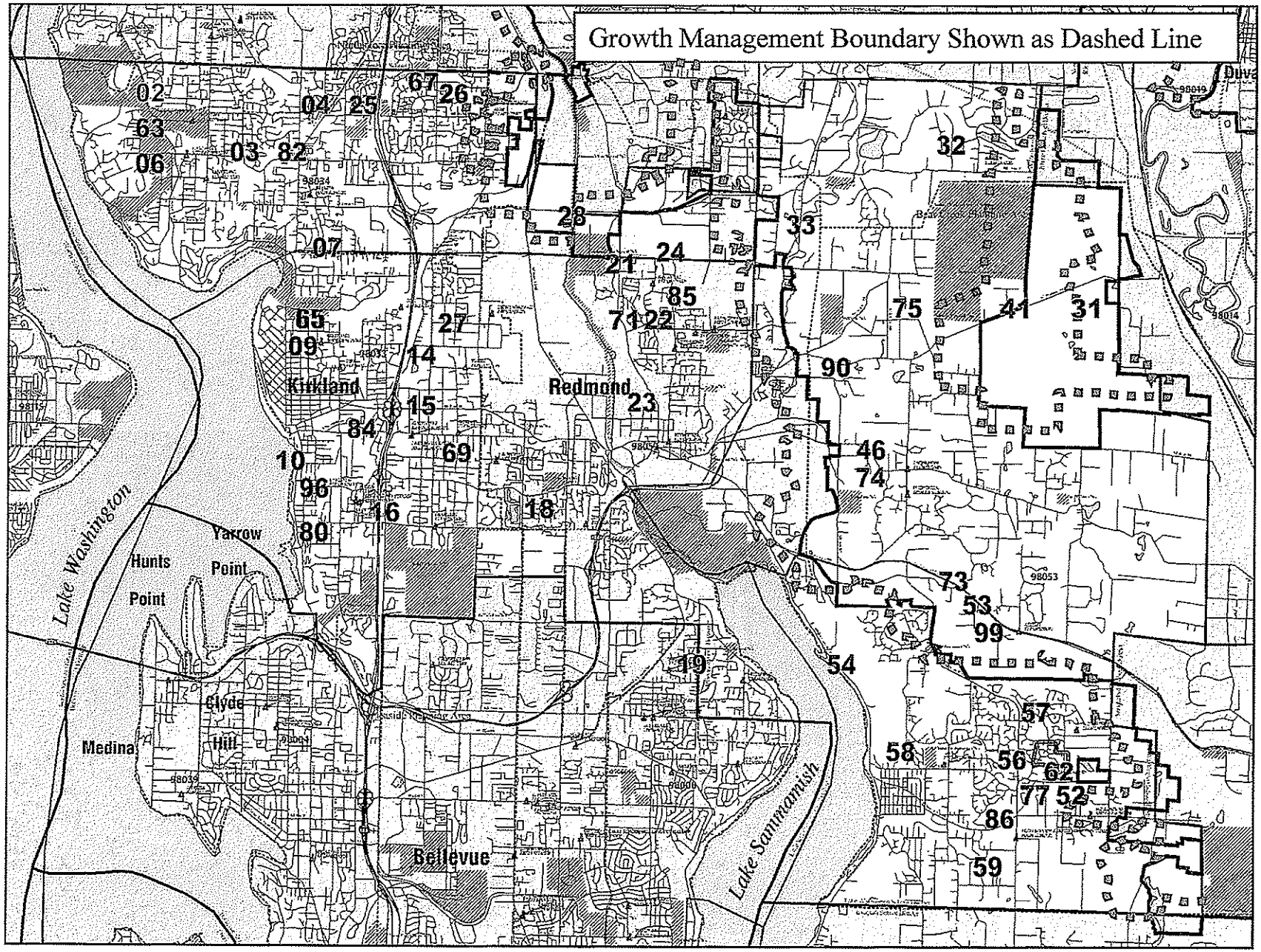
Footnotes

"*" = See Table 4a for a District map. Locations indicated by numbers stated in this column.

"***" = "In reserve" refers to sites owned by the District. While the District does not anticipate construction school facilities on these sites within these six years, they are being held for the District's long term needs.

Lake Washington School District

Capital Facility Plan 2009-2014



Draft April 28, 2009

Table 4a

Projected Capacity to House Students

	2008	2009	2010	2011	2012	2013	2014
Permanent Capacity	22,916						
New Construction*:							
~~Close Old Dickinson~~	~~(138)~~						
~~Sammamish Plateau Elementary #52~~	~~414~~						
Redmond Ridge East Elementary #31							414
Modernization:							
Frost Elementary #25		42					
Finn Hill Jr. #63				(50)			
Lake Washington High School #84				(200)			
Muir Elementary #26					42		
Rush Elementary #18				42			
Sandburg Elementary #06							
Rose Hill Jr. #69							
Bell Elementary #07							
Keller Elementary #04							
ICS/Community #96							
Permanent Capacity Subtotal	22,916	22,958	22,958	22,750	22,792	22,792	23,206
(Permanent + SS) Total Enrollment with .5 K**	23,134	23,205	23,512	23,908	24,441	24,948	25,167
Permanent Surplus / (Deficit Capacity)	**(218)**	**(247)**	**(554)**	**(1,158)**	**(1,649)**	**(2,156)**	**(1,961)**
Transitional Capacity [Relocatables]	3,219	3,104	2,989	2,874	2,759	2,644	2,529
Change in number of Classrooms***	(5)	(5)	(5)	(5)	(5)	(5)	(5)
Total Surplus / Deficit Capacity	3,219	2,857	2,435	1,716	1,110	488	568
Total Permanent and Transitional Capacity	26,135	26,062	25,947	25,624	25,551	25,436	25,735

*New schools and additional permanent capacity through modernization.
**Headcount with 1/2 day kindergarten counted as .5 (only includes enrollment that impacts capacity)
***Note: Numbers of relocatables (portables) to be removed from capacity (decrease avg. of 23 students per portable).
**** Note: Number and identification of Phase II modernization projects that will occur during this plan have not been determined
Capacity numbers reflect new standard of service resulting from I-728 implementation.

Six-Year Finance Plan

		2009	2010	2011	2012	2013	2014	Total	Local		Est Secured State	Unsecured Local *
Site 25	Mod - Frost Elementary	25,600,000						25,600,000	23,860,699		1,739,301	
Site 84	Mod - Lake Washington High			99,000,000				99,000,000	93,000,000		6,000,000	
Site 63	Mod - Finn Hill Junior			53,300,000				53,300,000	50,300,000		3,000,000	
Site 26	Mod - Muir Elementary			26,500,000				26,500,000	24,700,000		1,800,000	
Site 18	Mod - Rush Elementary				27,850,000			27,850,000	26,050,000		1,800,000	
Site 69	Mod - Rose Hill Junior				65,900,000			65,900,000	61,900,000		4,000,000	
Site 06	Mod- Sandburg Elementary				29,100,000			29,100,000	27,300,000		1,800,000	
Site 96	Mod - ICS/Community					14,550,000		14,550,000	12,750,000		1,800,000	
Site 31	New - Redmond Ridge East El						29,300,000	29,300,000	24,900,000	**	0	4,400,000
Site 04	Mod - Keller Elementary					30,400,000		30,400,000	28,600,000		1,800,000	
Site 07	Mod - Bell Elementary					31,700,000		31,700,000	29,900,000		1,800,000	
	Portables	500,000	500,000					1,000,000	0			1,000,000
	Totals	$26,100,000	$500,000	$178,800,000	$122,850,000	$76,650,000	$29,300,000	$434,200,000	$403,260,699		$25,539,301	$5,400,000

* These are expected to be secured through Impact and Mitigation Fees. (Calculation of estimated impact fees are shown in Appendix B & C.)
** Monies for Redmond Ridge East Elementary have not been secured, monies for all other projects have been secured

Note 1: Dollars are adjusted for expected inflation.
Note 2: Phase II school modernization (2006-2014) financing is based on a bond measure approved in February 2006.

CITY OF KIRKLAND
City Manager's Office
123 Fifth Avenue, Kirkland, WA 98033 425.587.3001
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Erin Leonhart, Intergovernmental Relations Manager

Date: May 7, 2009

Subject: ENERGY EFFICIENCY & CONSERVATION BLOCK GRANT (EECBG) AND PUGET SOUND NEW ENERGY SOLUTIONS (PSNES)

RECOMMENDATION

It is recommended that Council:

a. Select a project or projects from a menu for investment of Kirkland's Energy Efficiency and Conservation Block Grant formula funds ($211,500) and
b. Authorize the Mayor to sign a letter of intent (similar to Attachment A) to participate in the Puget Sound New Energy Solutions group.

BACKGROUND

Energy Efficiency and Conservation Block Grant Program – The American Recovery and Reinvestment Act of 2009 provided multiple funding opportunities intended for local governments. One such opportunity is the Energy Efficiency and Conservation Block Grant (EECBG). The overall intent of the EECBG Program is to assist eligible entities in creating and implementing strategies to:

- Reduce fossil fuel emissions in a manner that is environmentally sustainable and, to the maximum extent practicable, maximizes benefits for local and regional communities;
- Reduce the total energy use of the eligible entities; and
- Improve energy efficiency in the building sector, the transportation sector, and other appropriate sectors.

Entities may develop various initiatives and projects that address one or more of the purposes. Each entity is required to use the funds in a cost-effective manner that is of maximum benefit to the population of that entity and in a manner that will yield continuous benefits over time in terms of energy and emission reductions.

The City of Kirkland is eligible for $211,500 in EECBG formula funding. The application due date for this funding is June 25, 2009 and agencies are encouraged to submit applications prior to that date. The period of performance for these grants will be 36 months. In keeping with the agenda of the Recovery Act, and supporting the goal of immediate investment in the economy, entities are required to obligate/commit all funds within 18 months from the effective date of the award. In the event funds are not obligated/committed within 18 months, the Department of Energy reserves the right to deobligate the funds and cancel the award.

Puget Sound New Energy Solutions – In order to maximize local and regional benefit from the EECBG and other similar funding opportunities, informal dialogue has been occurring between several cities, counties, utilities and non-profit agencies. This group is referring to itself as Puget Sound New Energy Solutions.

Puget Sound New Energy Solutions centers on creation and development of innovative partnerships that overcome traditional jurisdictional and sector boundaries to achieve transformational change in energy. PSNES builds on the region's long-term leadership in energy to position the region at the leading edge of an emerging new energy economy. PSNES aims to:

- Reduce dependency on petroleum and other fossil fuels, thus reducing greenhouse gas emissions and Puget Sound regional air and water pollution;
- Foster economic development, job creation and innovation in the interconnected technologies of efficient buildings, electrified transportation and smart grids delivering clean power; and
- Strengthen the brand of the Puget Sound region as a national leader on environmental protection and clean technology innovation in order to attract further investment in existing and new business.

This body is in the process of developing a formal identity and governance structure. Included in the process is a conversation with the Puget Sound Regional Council, which has conceptually offered to house the PSNES within their existing organization. Staff will keep Council apprised of developments as they occur. In the meantime, organizations interested in joining the group are encouraged to sign the attached letter of intent (Attachment A), which has been signed by King County Executive Sims, the City of Mercer Island and the City of Sammamish.

EECBG PROJECT MENU

As previously mentioned, the due date for EECBG applications is June 25, 2009. Staff members from various departments have been meeting to discuss potential uses of this grant funding. One portion of the EECBG application is an Energy Efficiency and Conservation Strategy. Kirkland will use the Climate Protection Action Plan and regional information from the PSNES to develop this strategy. With that in mind, the projects proposed are consistent with Kirkland's emissions goals and Climate Protection Action Plan.

OPTION #	***PROPOSED PROJECT***	***ESTIMATED COST***
1	*Convert City Hall Parking Lot Lights to LED Technology (potential partnership with Puget Sound Energy could reduce costs)*	*$60,000*
2	*Convert Remaining Traffic Signals to LED Technology (cost listed is for materials only after the PSE rebate is applied)*	*$1,637 avg. per unit*
3	*Replace Single-Pane Windows at Fire Station 27*	*$24,000*
4	*Remaining Funding Needed for Heat Pump Installation at Peter Kirk Community Center*	*$20,000*

5	*Positive Energy Program* • *Assumes 24,000 customers at $10 per customer* • *Partnership and 50/50 cost share with PSE*	*$120,000*
6	*Solar Energy/EcoMap*	*$55,000*
TOTAL	***ALL OPTIONS (excluding signal conversion)***	***$279,000***

PROPOSED PROJECT DESCRIPTIONS

Option 1. Convert City Hall Parking Lot Lights to LED (Light-Emitting Diode) Technology (Project Contact: Donna Burris) – Converting the 19 overhead area lights in the City Hall parking lot from 250 watt lamps to 90 watt LEDs represents a highly visible demonstration project and an opportunity to convey to Kirkland citizens that the City is striving to lead by example by making efforts to reduce energy costs as well as greenhouse gas emissions in our municipal operations. Also, the upgrade to LED lighting will reduce the maintenance needs as the lifetime of LED can be translated into a 10 to 15 year life expectancy. In contrast, conventional lamps burn out after 2 to 4 years incurring higher manpower and related maintenance costs for bulb replacement.

Total energy savings at 11 hours a day are estimated to be 12,205 kWh and a savings of 6 tons of carbon dioxide equivalent (CO_2e). Staff has begun discussions with Puget Sound Energy (PSE) regarding a potential joint venture in which PSE would fund 5-10 of the area lights. This project can be completed in 2-4 weeks. Without stimulus funding, budget constraints will limit our ability to upgrade to this more efficient lighting. Since this work would be conducted with in-house labor, indirect jobs created/maintained would be in the manufacturing of the LED lamps and poles.

Option 2. Convert Remaining Traffic Signals to LED Technology (Project Contact: Juliana Elsom) – Currently, approximately 44% of the City of Kirkland's signal system has been converted to LED amounting to 454 of the total 1,028 signals leaving 574 remaining to be converted. This conversion has been accomplished over time as City crews replaced existing lights with LED. The City has received PSE rebates for a total of 171 red and green signals for a total rebate of $3,196. In the past the yellow ball has not been converted to LED as it is utilized very little and lasts much longer compared to red and green incandescent bulbs; however, the yellow LED lamp requires 7-12 watts vs. the current incandescent version which requires 170 watts – a significant opportunity for energy savings.

If the City pursues a system-wide LED conversion to include 3M signal types, pedestrian indicators and yellow signals, a total of 1,077 signals remain to be converted for a total cost after PSE rebates of $167,325. The Street Manager is confident current staff can complete the conversion and meet the demands of the grant, total staff time to complete the job would equate to 1400 labor hours or $44,000. A summary of what remains to be converted and additional details about this program can be found in Attachment B.

A lower level of funding could be utilized to replace a portion of the remaining incandescent signals. The average unit cost of materials is $1,637 after the Puget Sound Energy rebate is applied.

Option 3. Replace Single-Paned Windows and Skylights at Fire Station 27 (Project Contact: Donna Burris) – Retrofitting the 16 single-paned windows and 8 skylights at Fire Station 27 located at 11210 NE 132nd Street in north Totem Lake can be seen as an example of the City's efforts to reduce energy costs as well as greenhouse gas emissions in our municipal operations. Energy efficient windows reduce the amount of energy needed to heat and cool the building. According to Environmental Protection Agency's ENERGY STAR, this project offers a savings of 25 million British Thermal Units (BTUs) and 4 tons of CO_2e. This project can begin in fall 2009 and can be completed within one week. Indirect jobs created/maintained would be in the manufacturing and installation of windows.

Option 4. Remaining Funding Needed for Heat Pump Installation at Peter Kirk Community Center (Project Contact: Donna Burris) – As part of the lifecycle improvements needed at the Peter Kirk Community Center, Trane, who was selected as the Energy Services Contractor (ESCO) through the State of Washington's Energy Savings Performance Contracting Program, will replace the six existing rooftop electric resistance HVAC units with high-efficiency air-source heat pumps. This project option secures the balance of funding required for the replacement, which is projected to result in 35% reduction in electricity costs, a renewed HVAC system to serve the Peter Kirk Community Center for the next 15-20 years, and projected savings of 42 tons of carbon dioxide equivalent (CO_2e). This project can begin in fall 2009 can be completed by spring 2010. Indirect jobs created/maintained would be in the manufacturing of the heat pumps as well as installation/construction jobs.

Option 5. Positive Energy Program (Project Contact: Erin Leonhart) – Puget Sound Energy is contracting with Positive Energy (http://www.positiveenergyusa.com/) and partnering with cities to provide energy reporting for residential customers (see Attachment C – sample report). The report contains information and analysis about electricity and natural gas consumption in comparison with a resident's neighbors to help increase understanding about energy usage. The report also provides personalized action steps to reduce utility usage and costs. Reports are customized for the community and provide information about City programs and opportunities.

This program would present a helpful outreach method to engage the community about the Climate Protection Action Plan and encourage behaviors that will reduce the community's greenhouse gas emissions. Puget Sound Energy/Positive Energy employs a statistical test and control methodology to sample energy use results over meaningful time periods (12-24 months) and measure exact impact within the community. Six other east King County cities are considering this program

Option 6. Solar Energy/Eco Map (Project Contacts: Ellen Miller-Wolfe, David Barnes, Xiaoning Jiang) – (see Attachment D) Staff from the Kirkland's GIS group would work with a consultant to develop an "Internet GIS Mashup" resulting in a public website that would provide solar energy estimates by parcel. Users would enter their address and the webpage will display information about:

- The estimated amount of solar photovoltaic (PV) energy that could be installed on their roof;
- The estimated amount of solar PV energy that could be generated at that site;
- Potential electricity cost reduction resulting from the solar PV installation;

- Potential carbon dioxide/greenhouse gas reduction as a result of installing a solar PV system;
- Case studies of other local businesses and homeowners who have already installed solar PV systems and their stories; and
- Information on installing a solar PV system, including contact information for local solar installers.

Providing this information to a user educates and informs them, increasing the potential for installation of solar PV. Staff estimates assuming that Kirkland has 14,800 structures that are large enough to install a 1-3 kilowatt solar panel on their rooftops. For the first year, the estimate is 5% of consumers will install solar based our mapping project (740 consumers). This could save from 873,200 kwh to 2,619,600 kwh per year. Additional details about this option can be found on Attachment D.

STAFF RECOMMENDATION

If Council is interested, staff will be prepared to offer a recommended package of projects from the Green Team at the Council meeting.

Attachment A – Puget Sound New Energy Solutions Letter of Intent
Attachment B – Project: Convert Traffic Signals from Incandescent to LED
Attachment C – Positive Energy Sample Home Energy Report
Attachment D – Kirkland Solar Mapping Option

Attachment A

PUGET SOUND
NEW ENERGY SOLUTIONS

DRAFT

May 20, 2009

To Whom It May Concern:

This letter sets forth an intent to work together to form a consortium to plan and implement significant energy saving and greenhouse gas reduction projects, in preparation for federal economic stimulus money and other future funding.

Our nation, state and region are confronted with critical energy and environmental challenges including dependence on foreign oil, climate change, and volatile energy prices. We are simultaneously facing economic challenges and job losses that demonstrate the urgent need to revitalize and renew our employment base. To meet these challenges, our collective vision is to encourage the creation of a clean and efficient new energy economy in the Puget Sound region, focused on three interconnected areas: smart and clean power grids, energy efficiency and clean mobility. The federal focus on these topics and the significant federal funding resources available for these efforts create an ideal opportunity for regional action.

The Puget Sound region has demonstrated a solid record of leadership and inter-jurisdictional cooperation in protecting the environment, and we are building on that foundation to focus on the areas of smart and clean power grids, energy efficient buildings and clean mobility. Our region's base of innovative and entrepreneurial companies and our history of regional cooperation in such areas as clean water, clean air and salmon recovery position us for leadership and rapid implementation in the development of the new energy economy.

A collaboration of public agencies, educational institutions, businesses and civic leaders can best support and provide leadership to the new energy economy. To this end it is the intention of the undersigned, as a consortium to be known as New Energy Solutions, to collaborate on a comprehensive system of energy projects and programs that will accelerate a regional new energy economy and provide a national model for cooperation and initiative.

Specifically, as the New Energy Solutions consortium, we intend to:

- Cooperatively identify and seek funding sources (local, regional, state, federal, and private sector) to achieve the goals stated herein;
- Create a regional investment strategy to maximize economic and environmental outcomes and create and enduring collaborative framework;

PUGET SOUND
NEW ENERGY SOLUTIONS

- Optimize existing programs and where appropriate, develop, implement and monitor new models for community-scale delivery of building energy efficiencies;

- Seek to implement one or more significant national-scale energy pilot projects;

- In collaboration with regional utilities, develop foundational technologies of the smart grid as pilot projects to demonstrate advanced smart grid capabilities;

- Build and deploy electrified vehicle infrastructure and plug-in vehicle marketing, in conjunction with investment in public transportation hubs and a low-carbon built environment;

- Facilitate the siting and development of new local renewable generation to provide clean energy to serve the needs of the Puget Sound area;

- Create and retain living-wage jobs and train workers in green technologies while striving to minimize economic impacts so as to provide affordable energy to all customers, especially low-income communities;

- Capture economies of scale and maximize the combined resources of the utility, transportation, government and private sectors of Puget Sound through partnership and collaboration in existing programs and new initiatives;

- Accomplish these objectives in an accountable and measurable manner, through development of common metrics including job creation, greenhouse gas emissions reduction, and replacement of fossil fuel vehicle miles traveled; and

- Create an enduring regional collaborative framework to maximize economic and environmental opportunities opened by taking national leadership in development of the new energy economy.

We, the undersigned, as New Energy Solutions partners intend to use our best efforts to work together and with our legislative bodies to achieve these objectives. Our informal collaboration to date has included conversations with Puget Sound Regional Council, our four-county Metropolitan Planning Organization, about housing and providing structure and support for our association. We hope to have a more formal structure in place in time to support a major regional investment strategy encompassing the elements described above.

PUGET SOUND
NEW ENERGY SOLUTIONS

Please note that no expenditure of local funds will be made in connection to the New Energy Solutions initiative without prior approval through due process by councils, boards and executives of the member institutions.

We pledge our best efforts as members of the New Energy Solutions consortium to achieve these objectives.

Ron Sims County Executive King County, WA	Pat McCarthy County Executive Pierce County, WA
City of Bainbridge Island, WA	Ava Frisinger Mayor City of Issaquah, WA
City of Mercer Island, WA	
Stephen Norman Executive King County Housing Authority	Snohomish Community Transit

Above jurisdictions are listed in alphabetical order.

Jurisdictions invited to sign include:

- Counties (King , Snohomish, Pierce, Kitsap)
- Cities (all in above counties who want to sign)
- Utilities (SCL, Tacoma, SnoPUD, PSE)

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- Housing authorities and transit agencies (if separate from Cities / Counties)

Project: Convert traffic signals from incandescent to LED

This funding would allow the Public Works Department to complete the conversion of incandescent signals to LED. Expanding energy efficiency efforts in our operations will help us comply with the US Mayors' Climate Protection Agreement and the City's resolution adopting greenhouse gas reduction targets. Since traffic signals operate 24 hours a day, 365 days a year, the opportunity for energy savings is significant. When compared with incandescent light bulbs LED signals are far superior; Benefits of LED signals include:

- Energy Efficient
- Increased Safety
- Cost Savings
- Proven Technology

LED signals are much more **Energy Efficient** than incandescent light bulbs. LED signals:

- Use less electricity to produce the same amount of light output as traditional traffic signals; consuming 80-90% less energy or 15- 20 watts compared to 100
- Use less energy therefore, lower greenhouse gas emissions and lower energy costs
- Reduced impacts on the environment can be measured and reported fairly easily

LED signals are proven to increase the **Safety** of motorists; through:

- Improved visibility
    - the vibrant colors are much more visible to the elderly,
    - and do not "wash out" in the morning and afternoon when the sun is shining directly into them
- High reliability
    - because LED's are made without filaments they have a very low chance of burning out;
    - many Cities report a 150%$^{+}$ reduction in failures,
- Emergency backup systems
    - Since only a very small amount of energy is required to operate, operating signals using an emergency backup system is feasible. In the future this would enable major intersections to operate during power failures.

Cost Savings realized from:

- Reduced maintenance costs from replacing failed lamps; LED's last 5 times longer than current bulbs; LED lights last 5-10 years compared to one year for incandescent.
- A 90% reduction in power usage will result in lower energy bills.
- PSE is currently offering rebates to agencies that operate traffic signals with electricity supplied by PSE, please see the chart below for details.
- According to the State of Washington, the typical payback rate for converting to LED traffic signals is thought to be approximately 3 years.

The conversion of incandescent signals to LED is **Proven Technology**, one example:

- Portland, Oregon
    - reported an annual energy & maintenance savings of $400,000 after the conversion;

- and a net payback of less than 3 years.
- Background info:
  - Project cost $1.0 Million after $715K in rebates and $500,000 from Oregon's Business Energy Tax Credit.
  - 140 flashing amber beacons, several light rail transit signals, 6,900 red and 6,400 green incandescent signal lamps were replaced with LED lamps.

- Reported savings:

Energy use & savings:	Before	After
Kilowatt hours per year	$ 6.1 Mill	$ 1.2 Mill
Electric costs per year	$ 420,000	$ 85,000
Energy savings per year		***$335,000***

Maintenance savings:	Before	After
Average lamp life	~ 2 Years	~ 6 Years
Maintenance costs per year	$ 60,000	$ 15,000
Maintenance savings per yr		***$ 45,000***

*www.portlandonline.com/shared/cfm/image.cfm?id=111737

<u>The City of Kirkland's Traffic Signal System:</u>
Currently, approximately 44% of the City of Kirkland's signal system has been converted to LED amounting to 454 of the total 1,028 signals leaving 574 remaining to be converted. This conversion has been accomplished over time as City crews replaced existing lights with LED. The City has received PSE rebates for a total of 171 red and green signals for a total rebate of $3,196. In the past the yellow ball has not been converted to LED as it is utilized very little and lasts much longer compared to red and green incandescent bulbs; however, the yellow LED lamp requires 7-12 watts vs. the current incandescent version which requires 170 watts – a significant opportunity for energy savings.

If the City pursues a system-wide LED conversion to include 3M signal types, pedestrian indicators and yellow signals, a total of 1,077 signals remain to be converted for a total cost after PSE rebates of $167,325. The Street Manager is confident current staff can complete the conversion and meet the demands of the grant, total staff time to complete the job would equate to 1400 labor hours or $44,000. A summary of what remains to be converted, the cost and associated PSE rebates are described in the table below.

COST OF SIGNALS TO BE CONVERTED								
Signal Type	**Quantity**	**LED cost w/new specs ($)**	**Total**	**PSE rebate**	**LED cost/unit after rebate**	**Total cost after rebate**	**Energy Savings / Unit (kwh) LED vs. Incandescent**	**Total Energy savings per year (kwh) LED vs. Incandescent**
Green **O**	213	$104	$22,118	$20	$84	$17,858	494 kwh	105,222 kwh
Green **<**	22	$90	$1,974	$20	$70	$1,534	224	4,928
Red **O**	140	$64	$8,974	$10	$54	$7,574	584	81,760
Red **<**	12	$60	$723	$10	$50	$603	808	9,696
Bi-Modes	23	$123	$2,838	$15	$108	$2,493	451*	10,373
Ped Indicators - convert to countdown type	164	$276	$45,205	$10	$266	$43,565	498	149,400
Subtotal	**574**	**$717**	**$81,832**	**$85**	**$632**	**$73,627**	**3059 kwh**	**361,379 kwh**
3M (these do not accept LED lamps so the entire fixture needs to replaced)	45	$600	$27,000	$35	$565	$25,425	451*	20,295
Ped Indicators (from LED to new countdown spec within 10 years)	136	$276	$37,487	$10	$266	$36,127	498	149,400
Yellow **O**	282	$109	$30,730	$5	$104	$29,320	100	28,200
Yellow <	40	$76	$3,026	$5	$71	$2,826	100	4,000
Total	**1077**	**$1,777**	**$180,075**	**$140**	**$1,637**	**$167,325**	**3610 kwh**	**413,874 kwh**

*Energy savings is estimated based on an average energy savings of traffic signals.

Conclusion:

LED signals are superior to incandescent in their life length as well as maintenance cost to replace outages. According to PSE, a typical incandescent signal bulb lasts 8,000-10,000 hours versus an LED which lasts 40-50,000 hours. Incandescent signals burn out and must be replaced annually compared to an LED which lasts 2-3 years.

The savings this equipment provides would be of great benefit to our operating budget and the citizens of Kirkland. Even a small conversion reaps big benefits. The chart above shows approximately 413,874 kwh savings. Cities have reported a tremendous amount of energy savings (87.25%) and a significant reduction in utility cost (79.77%) when LED traffic signal technology is implemented. Traffic signal LEDs are energy efficient, durable, cost effective, sustainable, will produce long-term results, and the energy savings is easily measured and reported.

Example of an LED traffic signal:

PUGET SOUND ENERGY
The Energy To Do Great Things

CITY OF KIRKLAND WASHINGTON

Home energy report

REPORT PERIOD: 11/01/08 - 11/30/08

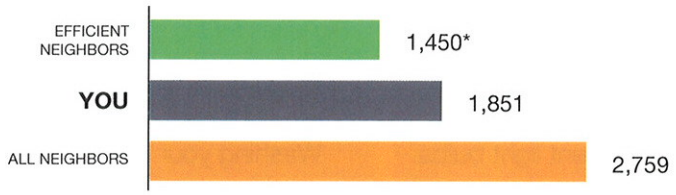
Account number:

ABOUT THIS REPORT This report contains information and analysis about your electricity and natural gas consumption. It includes comparisons to your neighbors to help you better understand your energy usage. We hope the information in this report helps you make smart choices to reduce your use and bills.

WHY AM I RECEIVING IT? You are among a group of 40,000 randomly selected Puget Sound Energy customers who are receiving these reports as part of a pilot program. Only you can see your personal information.

**********AUTO**MIXED AADC 430

November Neighbor Comparison | You used **28% MORE** energy than your efficient neighbors.



HOW YOU'RE DOING:

GREAT ☺☺

▶ **GOOD** ☺

MORE THAN AVERAGE

* This energy index combines electricity (kWh) and natural gas (therms) into a single measurement.

WHO ARE YOUR "NEIGHBORS"?

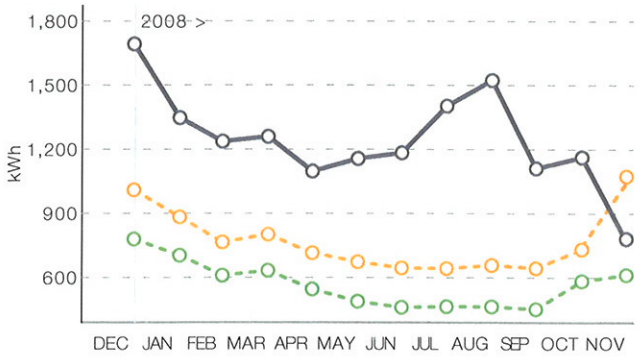
ALL NEIGHBORS
Approximately 100 occupied nearby homes that are similar in size to yours (avg 2,023 sq ft) and have both electricity and natural gas service.

EFFICIENT NEIGHBORS
The most efficient 20 percent from the "All Neighbors" group.

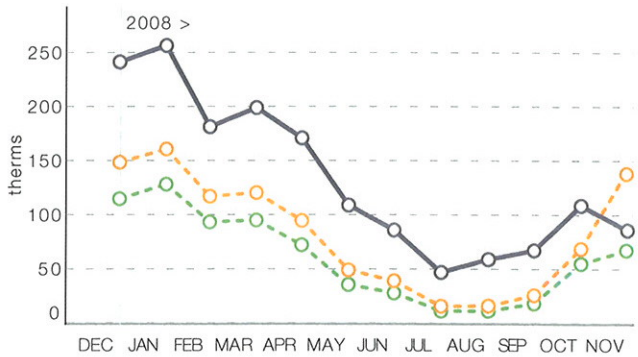
Last 12 Months Neighbor Comparison

You used **74% MORE** energy than your neighbors.
This costs you about **$1,385 EXTRA** per year.

Electricity | 70% more electricity than your neighbors



Natural Gas | 77% more natural gas than your neighbors



Personalized
Action Steps

☐ Set your thermostat for comfort and savings

☐ Switch to compact fluorescent bulbs

☐ Upgrade your washer and get money back

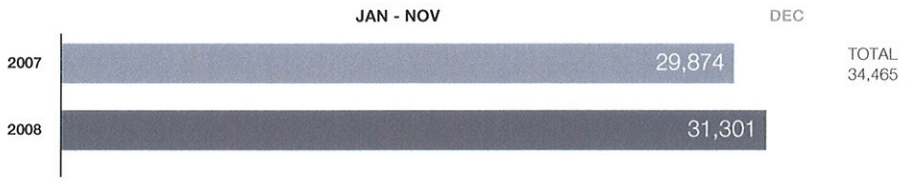
TURN OVER TO LEARN MORE ➡

Personal Comparison | How your energy use this year compares to last year.

About This Graph
This section shows how much energy you've used so far this year and compares that amount to the same period last year.

As the months go by you can see how your progress compares to last year.

Your Progress
So far this year, you've used **5% MORE** energy than last year.



* This energy index combines electricity (kWh) and natural gas (therms) into a single measurement.

Action Steps | Personalized tips chosen for you based on your energy use and housing profile

Quick Fixes
Things you can do right now

☐ **Set your thermostat for comfort and savings**
Heating in the winter in our area requires a lot of energy. By setting your thermostat appropriately, you can be comfortable while saving energy and money.

Set the thermostat up to 10 degrees lower than your preferred setting (or off) when you're away from home or sleeping. This temperature reduction can save you up to 10% on heating.

Consider a programmable thermostat to help you save.

SAVE UP TO $65 IN ANNUAL HEATING COSTS

Smart Purchases
Save a lot by spending a little

☐ **Switch to compact fluorescent bulbs**
Compact fluorescent light bulbs (CFLs) use 75% less energy and last up to 10 times longer than standard incandescent light bulbs. Replace a few of your incandescent bulbs and start saving money now.

Today's CFLs provide high-quality light and are available in a variety of sizes and shapes.

PSE offers a discount of up to $3 on certain bulbs—find participating retailers at PSE.com.

SAVE $60 OR MORE OVER THE LIFE OF A BULB

Great Investments
Big ideas for big savings

☐ **Upgrade your washer and get money back**
Washing your clothes in a machine uses significant energy, especially if you use warm or hot water. In fact, when using warm or hot water cycles, up to 90% of the total energy used for washing clothes goes towards water heating.

Some premium-efficiency clothes washers use about half the water of older models—resulting in significant savings.

PSE offers rebates for some washers. Contact us for details.

REBATE OF $100 FOR ELIGIBLE WASHERS

To find more ways to save energy and money and for more information about this report visit: **www.psereports.com**

Kirkland Solar Mapping Option

Internet GIS Mashups

5/8/09

Website with Parcel Estimate for PV

- The estimated amount of solar photovoltaic (PV) energy that could be installed on the roof
- The estimated amount of solar PV energy that could be generated at that site
- Potential electricity cost reduction resulting from the solar PV installation
- Potential carbon dioxide/greenhouse gas reduction as a result of installing a solar PV system
- Case studies of other San Francisco businesses and homeowners who have already installed solar PV systems and their stories
- Information on installing a solar PV system, including contact information for local solar installers

How it Works for Citizens

Users access the solar map web page and enter their address. The webpage will display their building and solar analysis, and provide information on rebates, installers, case studies, etc. Each portal is designed to provide whatever information a city wants to give their citizens. Providing this information to a user educates and informs them which reduce the time they take to decide if they want to install solar – this benefits everyone, especially the planet!

Future Vision

The Solar Map could evolve to be one component of an EcoMap. The EcoMap will tell its citizens what they need to know to ***'live sustainably'*** which means we use the Earths resources at a rate at which they can be replenished. This means we need to change the way we live. It could provide information about Composting, Recycling, promote use of public and shared transport, provide walking and biking routs, which includes a technology that enables a user to enter a start and end position and get a safe walking or biking route map, and provide a level of difficulty for the journey. The EcoMap will also be a virtual community where you can network with other people in your area who are following similar practices.

Estimated Cost:

$30,000 -$55,000