



KIRKLAND PARK BOARD REGULAR MEETING

Date: April 13, 2016

Time: 7:00 p.m.

Place: Peter Kirk Room, City Hall

The mission of the Park Board shall be to provide policy advice and assistance to the Department of Parks and Community Services and City Council in order to ensure the effective provision of Parks and Community Services programs and facilities to the residents of the City of Kirkland.

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
March Park Board Meeting Minutes *5 minutes*
4. **ITEMS FROM THE AUDIENCE** *5 minutes*
5. **REVIEW OF ACTION ITEMS**
6. **PRESENTATIONS**
Critical Areas Ordinance Update *45 minutes*
7. **COMMUNICATIONS** *15 minutes*
 - a. Correspondence
 - b. Staff Reports – April update
 - c. Committee Reports
 - d. Comments from the Chair
8. **UNFINISHED BUSINESS**
No items

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9. **NEW BUSINESS**

- a. Parks 2017-2022 Capital Improvement Program Update 15 *minutes*
Topic: Briefing on update to 2017-2022 Parks CIP
Action: Discussion only

10. **GOOD OF THE ORDER**

5 minutes

11. **ADJOURNMENT**

Estimated meeting completion: 8:30 p.m.

Next meetings:
May 11, 2016
June 8, 2016

KIRKLAND PARK BOARD

Minutes of Special Meeting

March 9, 2016

1. CALL TO ORDER

The March 9, 2016, Park Board Special Meeting was called to order at 7:00 p.m. by Chair Kevin Quille.

2. ROLL CALL

Members present: Chair Kevin Quille, Vice Chair Rosalie Wessels, Jason Chinchilla, Richard Chung, Sue Contreras, Kelli Curtis and Jim Popolow

Adam White was excused

Staff present: Michael Cogle and Jason Filan

Recording Secretary: Cheryl Harmon

3. APPROVAL OF MINUTES

The minutes of the February 10, 2016, meeting were reviewed. Ms. Wessels moved to approve the minutes as presented. Ms. Curtis seconded. Motion carried (7-0).

4. ITEMS FROM THE AUDIENCE

John Rudolph spoke regarding Kirkland American Little League and Taylor Field.

Daniel Cruz spoke regarding beach volleyball.

5. REVIEW OF ACTION ITEMS

No items

6. PRESENTATIONS

No items

7. COMMUNICATIONS

a. Correspondence

No items

b. Staff Reports

Mr. Cogle reported on the finalization and printing on the Parks, Recreation and Open Space (PROS) Plan, the recruitment process for the department director, the Juanita Beach Bathhouse replacement project and the Waverly Beach Renovation project.

Questions were asked regarding the Juanita Beach Volleyball camp, Park-to-Park Swim, and the recreation brochure.

c. Committee Reports

Ms. Curtis reported on the Central Houghton neighborhood meeting.

Mr. Chung visited Waverly Beach, the Forbes Creek Park playground and Tot Lot Park.

Ms. Contreras attended the South Rose Hill/Bridle Trails neighborhood meeting.

d. Comments from the Chair

Mr. Quille commented on Totem Lake Park and an open space parcel in the Kingsgate neighborhood.

8. UNFINISHED BUSINESS

No items

9. NEW BUSINESS

a. Lifecycle Replacement Plan for Park Structures

Mr. Filan presented a recently completed condition assessment of parks facilities. Questions about the facilities, the report and the funding required for facility repairs were answered by Mr. Filan and Mr. Cogle.

b. Integrating Public Art into Parks Capital Projects

Mr. Cogle shared the City Council policy requiring the inclusion of art in certain capital projects. Mr. Cogle requested that the Board select representatives to serve on an art selection committee. Ms. Curtis and Ms. Wessels, volunteered. follo, discussed which of the current projects (Edith Moulton, Waverly Beach, Juanita Beach and Totem Lake Park). Terrace Park, Spinney Homestead, 132nd Square Park, Juanita Beach Park phase 2.

c. Topics for Meeting with City Council

Mr. Cogle suggested possible topics for the upcoming study session with the City Council. Board members prioritized the topics for the purpose of agenda setting.

10. EXECUTIVE SESSION

An executive session was held to discuss a potential property acquisition.

11. GOOD OF THE ORDER

Questions were asked regarding the City Hall renovation, Park Board interviews, dredging at Juanita Beach Park, cemetery and noise on the CKC.

12. ADJOURNMENT

Mr. Chinchilla moved to adjourn the meeting. Mr. Chung seconded. Motion carried (7-0).

The meeting was adjourned at 9:00 p.m.

Michael Cogle, Interim Director
Parks and Community Services

Kevin Quille, Chair
Park Board

**CITY OF KIRKLAND****Department of Parks & Community Services**

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

www.kirklandwa.gov

To: Park Board

From: Michael Cogle, Interim Director

Date: April 8, 2016

Subject: Presentation: Critical Areas Ordinance Update

RECOMMENDATION:

That the Park Board receive a presentation on the City's update to its Critical Areas Ordinance.

BACKGROUND DISCUSSION:

The City of Kirkland is updating Chapter 90 of the Kirkland Zoning Code, which regulates development adjacent to and/or near wetlands and streams. The State Department of Ecology has given clear guidance on wetland and stream typing, buffer widths, buffer reductions with mitigation, and filling of wetlands with compensatory mitigation. The City is closely looking at what other cities have adopted to see what state regulatory agencies have previously accepted for building setbacks from the buffers, exemptions and non-conformances. The City has not begun code writing yet but is still working through issues with the Planning Commission to get direction for the revised chapter. The City Council will be considering adoption of a Chapter 90 revisions in late summer.

Planning Department staff will attend the Board's April meeting to present information about the Critical Areas Ordinance and answer questions. This information will be helpful for the Board because significant increases in stream and wetland buffers are to be anticipated and will have significant implications for future planning and development of the City's park system.

Attachment A is a staff report from January 2016 that was provided to the Planning Commission and provides detailed background information on the requirements for the critical area update and a "Critical Areas 101" section. Further background information is available at the City's website:

http://www.kirklandwa.gov/depart/planning/Code_Updates/Projects/Wetlands_and_Streams_Code_Amendments.htm

Attachment



CITY OF KIRKLAND
PLANNING AND BUILDING DEPARTMENT
123 FIFTH AVENUE, KIRKLAND, WA 98033 425.587.3225
www.kirklandwa.gov

MEMORANDUM

Date: January 20, 2016

To: Planning Commission
Houghton Community Council

From: Teresa Swan, Senior Planner
Jeremy McMahan, Development Review Manager
Paul Stewart, Deputy Director, AICP

Subject: Joint Meeting on Chapter 90 KZC Amendments (Critical Area Ordinance/Wetlands, Streams and Frequently Flooded Areas Regulations), File CAM15-01832, #2

I. RECOMMENDATION

Staff recommends that the Planning Commission and Houghton Community Council have a presentation on the following topics, ask questions and provide any comments to staff. These documents lay the foundation for the upcoming code amendments.

- Background information (see Attachment 1)
- Best Available Science Report (see Attachment 2 – Part One)
- Gap Analysis (see Attachment 2 – Part Two)
- Mitigation, Monitoring and Maintenance Alternatives Assessment (see Attachment 3)

Staff also recommends that the Planning Commission and Houghton Community Council raise any policy issues that they would like see addressed and identify additional information that would be helpful in the discussion on this topic.

II. BACKGROUND

A. Best Available Science Standards under GMA

Under the Growth Management Act (GMA), RCW [36.70A.130](#), the City was required to complete its periodic updates to the Comprehensive Plan and development regulations by June 30, 2015, but updates to Critical Areas regulations may be completed one year later as stated in RCW 36.70A.130.7(a). Thus, the state deadline is **June 30, 2016** to adopt amendments to its Critical Areas Ordinance (Wetlands, Streams and Frequently Flooded Areas).

Critical areas include the following areas and ecosystems:

- Wetlands

Attachment A

- Fish and wildlife habitat conservation areas, including streams
- Frequently flooded areas (floodplains)
- Areas with critical recharging effect on aquifers used for potable water (Kirkland has none)
- Geologically Hazardous areas (e.g., areas prone to landslides, erosion or seismic reaction)

[WAC 365-195-900](#) and [RCW 36.70A.172 \(1\)](#) require that cities and counties must include the "best available science" or BAS information when developing policies and regulations to conserve and protect the functions and values of critical areas. The inclusion of the best available science in the development of critical areas policies and regulations is especially important to salmon recovery efforts, and to other decision-making affecting threatened or endangered species, wildlife habitat and other important environmentally sensitive areas. As salmonid fish species play an essential role in the ecosystem and are vital cultural resources, jurisdictions must also "give special consideration to conservation and protection measures necessary to preserve or enhance anadromous fisheries."

The City has had critical areas regulations in place since the early 1980's and updated them in 1992. During the 1990's, state law was passed that required cities and counties to adopt regulations based on best available science to protect the functions and values of critical areas and to preserve or enhance anadromous fisheries (e.g. salmon and cutthroat trout). On April 2, 2002, the City adopted Ordinance 3834 making interim regulations that had been in place for four years a permanent part of the code. [Chapter 90 KZC](#) (called Drainage Basins) addresses wetlands, streams and frequently flooded areas based on best available science of the late 1990's.

Soon after adoption of the City's Chapter 90, the **Washington Department of Ecology** (Ecology) issued new guidance on [best available science](#) for wetlands. The result of the new guidance resulted in wider required critical area buffers and more restrictive buffer reduction allowances, among other changes. Since the City had just adopted Chapter 90, the Department of Ecology agreed that the City could wait to a later date to revise its regulations to meet the new guidance on best available science. Since then Ecology adopted a new **wetland rating system** in 2004 and then updated it again in [2014](#). Wetland buffers under the new Ecology guidance are greater than the City's current buffer widths and the rating system is more detailed and uses different criteria. The City must now bring its wetland regulations and rating system in line with Ecology's guidance to be consistent with GMA.

[Best available science](#) for streams has also evolved since adoption of Chapter 90. In 2005, [WAC 222-16-030](#) established the stream water classification system for Washington. The range of stream buffers supported by BAS is generally wider than the City's current standards and the stream classification system under the WAC is different than in Chapter 90. The City must now bring its stream regulations and classification system in line with BAS and WAC 222-16-030.

Under GMA, the [definition of critical areas](#) includes fish and wildlife habitat conservation areas. Thus, the City must also protect **habitat of endangered, threatened or sensitive species**. Sensitive species are any wildlife native to the state that are vulnerable or declining and are likely to become Endangered or Threatened in a significant portion of their population within the State without cooperative management or removal of threats. Sensitive Species for Kirkland include bald eagles, great blue herons, and pileated woodpeckers. The City can designate species and habitats of local importance or establish nomination criteria for such species. Many jurisdictions

have chosen to establish nomination criteria for these species, rather than designate them during the update process.

Most if not all cities in King County and the County have revised their regulations to comply with these requirements.

In 2010, the City adopted its **Shoreline Master Program** (SMP) as required by GMA, and then amended it in 2011 to incorporate the annexation area. The SMP regulates properties within 200 feet of Lake Washington and wetland areas associated with the lake. The City was required to have critical area regulations in the SMP that meet the updated best available science standards. King County's wetlands and stream buffer standards, buffer reductions and compensatory mitigation regulations were used as a basis for the City's shoreline critical areas in Sections 83.490-510 KZC because they meet the Best Available Science guidelines and the annexation area had already been subject to those same standards. Thus, the City is in general **compliance with GMA for critical areas protection for its shoreline area.**

Some of the main **implications of the current Best Available Science for Kirkland** are that:

- Critical area classifications need to change to better reflect their existing functions and values
- Buffer widths generally need to increase to better protect the critical areas, which may reduce development potential or increase the number of reasonable use exception requests
- Mitigation sequencing needs to be applied to consider options and impacts which may result in few modifications to the critical areas and their buffers
- Maximum buffer reductions should be reduced from one-third to one-quarter to better protect the critical areas, which may reduce development potential or increase the number of reasonable use exception requests
- Limitations on tree removal and time-of-year of construction needs to be imposed to protect Sensitive Species, which may put constraints on development in limited areas of the city
- Small wetlands will no longer be exempt to protect their functions and values, which may reduce development potential on certain properties
- More detailed standards for mitigation, monitoring and maintenance, which will improve the quality and success of mitigation
- Alternatives for off-site mitigation rather than on-site mitigation for some properties will provide mitigation opportunities on constrained properties and result which should result in improved or additional wetlands elsewhere in the watershed

B. Geologically Hazardous Areas

The City has regulations addressing **Geologically Hazardous areas** (e.g., areas prone to landslides, erosion or seismic reaction) in Chapter 85 KZC. Best Available Science guidance on the subject of Geologically Hazardous areas has not advanced in the same manner as science for stream and wetland protection. Thus, the City currently meets the GMA requirement of having regulations for these areas. However, available technology for mapping and understanding geologically hazardous areas has advanced with tools such as Lidar. In addition, the Oso landslide event has heightened the need to be more thoughtful in understanding the potential risks (better

data and science) and in how development is regulated in hazardous areas. The City is in the process of working with the University of Washington's Department of Earth and Space Sciences and geo-tech consultants to update Kirkland's geologic hazard maps and evaluate and revise the regulations in Chapter 85 once the mapping is done. Mapping and background work will commence soon and review of the regulations in Chapter 85 will be done following the amendments to Chapter 90.

C. State Approval Process

The Department of Commerce is responsible to ensure that jurisdictions are compliant with GMA. The Department coordinates with other agencies who also have review authority for GMA, such as Puget Sound Regional Council, Department of Ecology and Department of Fish and Wildlife. Jurisdictions need to be certified as GMA compliant to receive certain state grants, including transportation and park grants.

Jurisdictions are required to send their draft amendments to the Department of Commerce at least 60 days prior to adoption for review and comments. The draft amendments are made available to the GMA review agencies. Comments from the review agencies need to be incorporated into the final amendments or the jurisdiction needs to justify how they are compliant without incorporating the comments. Agencies or interested parties can file a challenge before the state Growth Management Hearings Board that a jurisdiction is not compliant with GMA.

D. Description of Key Terms and Concepts

Staff has prepared a **description of key terms and concepts** relating to wetlands and streams to provide a foundation for reviewing the technical reports, discussing issues and considering the draft code amendments. See Attachment 1. If there are other terms or concepts that need an explanation, let staff know and we will add them to Attachment 1 for the next meeting.

III. TECHNICAL REPORTS (see Attachments 2-3)

The City has contracted with **The Watershed Company** to provide professional assistance for the Chapter 90 KZC update and to prepare the following technical documents:

- Best Available Science (BAS) Report (Part A) – Attachment 2
- Gap Analysis (Part B) – Attachment 2
- Mitigation, Monitoring and Maintenance Alternatives Assessment – Attachment 3
- Case Studies of three to four sites – based on draft amendments that will be prepared later

Watershed is very familiar with Kirkland's critical areas because they are the City's on-going consultants for wetland delineations, stream classifications, and peer review for critical areas mitigation and monitoring. The company has also assisted numerous other local cities in updates to their critical areas ordinances – most recently the City of Woodinville. Based on this knowledge, expertise and experience, The Watershed Company is able to help staff prepare and the Planning Commission and Houghton Community Council to consider new regulations that are tailored to the existing physical conditions and development issues unique to Kirkland while ensuring that

the new regulations meet the Best Available Science standards. In addition, many of the requirements and standards (e.g. buffer widths) are already in effect in Kirkland for the shoreline area since it was necessary to incorporate those standards into the City's regulations in order for the Shoreline Master Program to be approved by the Department of Ecology.

A. Best Available Science (BAS) Report (Part A)

The Best Available Science (BAS) Report (see Attachment 2 – Part A) is an overview of the science relevant to the functions and values of critical areas and a brief description of the existing critical areas in Kirkland. The report provides an analysis based on a full, detailed BAS review of scientific literature for the City of Woodinville's code update. The Watershed Company believes that a full BAS review done for the City of Kirkland would mirror the BAS review done for City of Woodinville because of their similar environmental conditions and urban environment, and both are located in the same watershed which is the Lake Washington/Cedar/Sammamish Watershed (also known as WRIA 8). Using the work from the City of Woodinville's full BAS review saves considerable cost and time and does not repeat the same effort.

The BAS report places specific emphasis on making clear connections between development impacts and potential mitigation measures.

The **executive summary** for the BAS report states that:

- Wetlands: Kirkland has more than 400 acres of mapped wetlands. BAS-based wetland protections include wetland identification, classification based on functions, and sufficiently protective buffers. When impacts to wetlands and/or buffers are proposed, mitigation sequencing, compensatory mitigation, and compliance oversight are central to maintaining wetland functions and values.
- Streams/Fish and Wildlife Habitat Conservation Areas: Kirkland has 15 drainage basins that enter into Lake Washington. BAS-based streams protection includes identification, classification, and protective buffers. Several of the streams provide habitat for salmonids, including species on state and federal lists. Other species documented within the city that are listed as endangered, threatened, or sensitive include the bald eagle (state sensitive) and pileated woodpecker (state sensitive). Washington State Department of Fish and Wildlife (WDFW) provides species-specific management recommendations for the pileated woodpecker while U.S. Fish and Wildlife provides recommendations for the bald eagle.

WDFW-designated Priority Habitats and Species (vulnerable to declining species or have commercial or recreational importance) that occur in the city include great blue heron breeding colonies, purple martin nesting occurrences, trumpeter swan and waterfowl concentrations and biodiversity areas and corridors, such as along Denny Creek in Finn Hill. Although not required, these Priority Habitats and Species could be considered for designation as Habitats and Species of Local Importance and receive protection under local regulations.

- Frequently Flooded Areas: Four floodplain areas are mapped within the City, three of which are associated with large wetland complexes, and most are within City-owned

properties. Frequently flooded areas (FFA) are managed to reduce potential risks to public safety. FFAs can also provide valuable instream habitat benefits, such as low-velocity instream habitat during high-flow events.

To comply with the requirements of the 2008 Federal Emergency Management Agency (FEMA) [Biological Opinion](#) and to incorporate BAS on FFA functions, floodplain habitat assessments are required in addition to standard flood safety measures for projects within floodplains. Because most floodplain areas are City-owned, the impacts are minimal and regulatory approach is simplified.

B. GAP ANALYSIS (Part B)

The Gap Analysis (see Attachment 2 – Part B) compares the City's existing code with GMA requirements and approaches to buffer widths and to mitigation and non-conformances, to comply with BAS and with State Departments of Ecology and Fish and Wildlife and the U.S. Army Corp of Engineer guidance. Based on the BAS Report and Gap Analysis, the consultants have provided general recommendations on changes to the City's regulations.

The **executive summary** for the Gap Analysis provides the following list of recommended amendments to Chapter 90:

- Introduction summary:
 - ◆ Revise definitions to be consistent with GMA and reduce redundancy
 - ◆ Remove exemption for small wetlands to be consistent with BAS under GMA
 - ◆ Reconsider and clarify minor improvements that can be exempt from Chapter 90 regulations

- Wetlands:
 - ◆ Replace wetland delineation criteria based on the federal manual and regional supplement to be consistent with WAC 173-22-035
 - ◆ Replace wetland classifications using the current 2014 Wetland Rating System for Western Washington
 - ◆ Replace wetland buffer width standards using one of the BAS-based Ecology guidance options
 - ◆ Reduce the maximum allowable buffer modification option from the current one-third to one-quarter to meet BAS-based Ecology guidance
 - ◆ Add mitigation sequencing requirements to ensure that impact avoidance and minimization are analyzed ahead of mitigation design

Attachment A

- ◆ Allow off-site mitigation banking and in-lieu fee programs instead of on-site mitigation in certain circumstances, particularly for Reasonable Use Exceptions and small isolated wetlands
- Fish and Wildlife Habitat Conservation Areas (FWHCA), including streams:
 - ◆ Consider combining stream regulations with a new Fish and Wildlife Habitat Conservation Areas section for consistency with the WAC
 - ◆ Add regulations for sensitive, threatened, and endangered terrestrial species and habitats
 - ◆ Replace stream classification with the Permanent Water Typing System of [WAC 222-16-030](#)
 - ◆ Increase buffer widths to be consistent with the BAS-based
 - ◆ Reduce the buffer modification allowances from the existing one-third reduction to a one-quarter reduction to be consistent with BAS
 - ◆ Apply mitigation sequencing prior to proposing buffer modifications to be consistent with BAS
 - ◆ Provide specific fencing and signage requirements for location and design
 - ◆ Revise stream culvert provisions to be consistent with Washington State Department of Fish and Wildlife design guidelines and to encourage stream daylighting (culverted stream that is opened)
- Frequently Flooded Areas:

Clarify the relationship between terminologies used in Chapter 90 for “frequently flooded areas” and in Kirkland Municipal Code 21.56 - Flood Damage Prevention for “areas of special flood hazard”
- All Critical Areas – General Recommendations:
 - ◆ Combine regulations applicable to both wetlands and streams into one common section to eliminate redundancy
 - ◆ Strengthen requirements for protection of wetlands and streams by placing greater emphasis on mitigation sequencing (first avoid, then minimize, lastly mitigate)
 - ◆ Clarify that provisions to increase residential density or to allow deviations from other code standards under Planned Unit Developments, Variances and other sections of the Zoning Code are not applicable for properties subject to Chapter 90

Attachment A

- ◆ Allow off-site mitigation for some Reasonable Use Exceptions (RUE allows limited development in a critical area or buffer because all or most of the site is covered by critical areas. These exceptions are limited to one single family or an office depending on the zone)
- ◆ Clarify and increase options for changes to non-conformances
- ◆ Allow for reduction in setbacks to offset buffer areas
- ◆ Revise requirements for securities (bonds, cash, assignment of account, etc.) to encourage compliance for monitoring and maintenance of mitigation
- ◆ Clarify administrative provisions for appeals

C. Mitigation, Monitoring and Maintenance Alternatives Assessment

An applicant can request to reduce the width of a critical area buffer if mitigation (usually plantings and restoration) is done that improves the existing function of the buffer. The mitigation is installed followed by a 5-year monitoring and maintenance plan. A security is required to cover the work in case the City needs to step in to fulfill the requirement.

The Watershed Company reviewed 20 projects in Kirkland to evaluate past approaches to mitigation, maintenance and monitoring of buffer reduction mitigation. Attachment 3 is an assessment of their findings and a summary of recommendations. The mitigation projects were installed between 2002 and 2010. The outcome of the mitigation programs depends on the commitment of the applicants and their follow-thru on installation, monitoring, and weeding and replacement of plantings in the improved buffer.

The key findings and recommendations are as follows:

Findings:

- ◆ Sites that received regular maintenance met established performance standards on schedule at Year 5
- ◆ Sites that were well maintained in Year 1 and 2 did well by Year 5
- ◆ Sites commonly did not meet the established performance standards expected by Years 1 and 2, but did meet the final Year 5 standard with aggressive maintenance in Years 3-5
- ◆ Sites with major issues early in the program, but then had intensive maintenance later were still successful by Year 5
- ◆ Only 8 out of 20 sites did the required annual monitoring
- ◆ Some bonds were released at Year 5 although specific performance standards were not met

Recommendations:

- ◆ Require separate securities for maintenance and replanting
- ◆ Require securities to cover six growing seasons to account for those sites that may take longer to establish and meet performance standards

Attachment A

- ◆ Reimburse portion of the security at scheduled intervals through the submittal of approved maintenance invoices or demonstrated achievement of interim performance standards
- ◆ Either require proof of a contract for maintenance for the entire monitoring period or City could contract with a landscaping company for all maintenance activities, with costs paid by the applicant
- ◆ Consider allowing off-site mitigation for certain situations, such as sites encumbered by critical areas (Reasonable Use Exceptions) and sites with small isolated wetlands. Off-site mitigation options include King County's Mitigation Reserve Program. The program allows an applicant to buy credits instead of mitigating on their site. Approved mitigation banks and in-lieu fee programs go through a rigorous State and Federal certification process. These off-site mitigations need to be in Lake Washington/Cedar/Sammamish Watershed in which Kirkland is located.

It is important to understand that critical area modification permits are unique compared to other types of land use permits due to the intensive follow up required by the applicant and City. After review and approval of a land use permit to modify a critical area or its buffer, City staff spends a considerable amount of time following up on installation, monitoring and maintenance of buffer mitigation, sometimes with little success. Compliance with the mitigations for an approved modification is expensive and time consuming for the developer. Five years of monitoring and maintenance at regular intervals is often neglected and the City has limited resources to prod and remind applicants. Even in the best circumstances, the City is required to help coordinate the work of the applicant and consultants for at least a five year period after the permit is complete. Sometimes, the security does not serve its purpose to remind the applicant of the ongoing obligation – with some extreme cases occurring during the recession. Staff would like to consider a different approach to the financing security of the work and the managing of the mitigation projects to simplify the process while also improving success rates.

IV. STAFF'S LIST OF ADDITIONAL CODE AMENDMENT ISSUES

In addition to the list of code amendments that Watershed has identified in Attachments 2 and 3, staff has a list of issues and desired code amendments dating back to 1999. Here are examples of some of the issues that staff will address:

- Move all definitions in Chapter 90 to Chapter 5, which is the main definition chapter for the Zoning Code, so that they are all in one location and are internally consistent
- Consider reducing the review processes (e.g. - from Process IIA (Hearing Examiner) to Process I (Planning Director)) because the decisions are technical and not policy based
- General exceptions to the requirements in Chapter 90:
 - Allow specific minor improvements in critical area buffers, such as trails, benches and in required setbacks from buffer, such as patios, ground level decks, driveways, bay windows
 - Allow driveways in buffers and critical areas (subject to mitigation) if there is no feasible means of vehicular access to properties
 - Allow utilities into critical areas and buffers that connect to other existing utility lines where there are no feasible alternatives
 - Allow certain storm water outfalls in critical areas

Attachment A

- Waive buffer requirement for adjacent properties when a stream is day-lighted (buffer is required), or when a wetland or stream is improved (greater buffer may be required)
- Allow pedestrian access through wetlands to piers on Forbes Lake
- Clarify that future changes to a site are subject to buffer regulations in place at the time of a new proposal and not under past approvals
- For Reasonable Use Exception, make lapse of approval same as other zoning permits, do not include long driveways in the maximum allowable developable area and potentially allow exception requests applicable to a broader range of uses
- Provide more detailed requirements for mitigation plans, monitoring reports and standards for voluntary restoration
- Look for another approach to implementation of mitigation programs so that all programs are successful by Year 5 and City staff is less burdened with overseeing compliance

V. PUBLIC OUTREACH

Public interest in the Chapter 90 KZC update includes property owners with critical areas or those who have required buffers from adjacent critical areas, developers, environmental organizations, state and federal agencies, and the local tribes.

The **public outreach efforts** are as follows:

- **January 2016:** Created a web page with an opportunity to sign up for email notices. Mailed out notice to nearly 12,000 property owners. Emailed notice to neighborhood associations, business groups, state and federal agencies, the local tribe, local jurisdictions, service providers, utilities, Kirkland newspapers and environmental organizations. Included an article in the winter edition of the *City Update* newsletter. Held a joint study session with the Planning Commission and Houghton Community Council on the BAS and GAP technical reports.
- **February 2016:** Provide a briefing before the City Council and Kirkland Neighborhood Alliance (KAN) on the upcoming update. Hold an open house on background information before the Planning Commission's first study session.
- **April-June 2016:** Hold study sessions before the Planning Commission with open houses before the meetings. Hold study sessions before the Houghton Community Council. Hold a joint hearing before the Planning Commission and Houghton Community Council with an open house before the hearing. Include an article in the spring edition of the *City Update* newsletter.

VI. AMENDMENT PROJECT SCHEDULE

Now that the Best Available Science Report, Gap Analysis and Mitigation, Monitoring and Maintenance Alternatives Assessment are completed, the next steps are:

- **February:** Planning Commission discusses and provides direction on key policy issues, such as buffer widths, non-conformances, review process for modifications to critical areas

Attachment A

and their buffers, and minor improvements that can be exempt from the regulations based on certain standards

- **April-June:** Hold study sessions and a joint hearing on the code amendments, and make recommendation to City Council
- **July:** City Council review at a study session and possible adoption at a regular meeting.

ATTACHMENTS:

1. Description of Key Terms and Concepts
2. Best Available Science Report and Gap Analysis
3. Mitigation, Monitoring and Maintenance Alternatives Assessment memo

Attachment A

DESCRIPTION OF KEY TERMS AND CONCEPTS – Q AND A

What is best available science?

Best Available Science or BAS is the most current science relevant to the functions and values of critical areas, including the role of buffers in protecting wetland and stream functions and fish and wildlife habitat conservation areas. Under the Growth Management Act [RCW 36.70A.175](#), best available science must be used to designate and protect critical areas and to take measures to preserve and enhance anadromous fisheries, such as salmon (fish born in fresh water and spends most of its life in the salt water and return to fresh water to spawn).

What are wetlands and what is their importance?



A wetland is an area inundated or saturated by surface or groundwater at a frequency and duration to support, under normal conditions, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. They also include artificial wetlands intentionally created from non-wetland sites as mitigation for the conversion of wetlands.

However, wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including irrigation and drainage ditches, grass-lined swales, canals, retention and/or detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. Wetland also do not include those unintentionally created after July 1, 1990, as a result of the construction of a road, street, or highway (WAC 197-11-756).

Wetlands and their associated buffers are important in that they help maintain water quality; store and convey storm and flood water; recharge ground water; provide fish and wildlife habitat; and serve as areas for recreation, education, scientific study, and aesthetic appreciation.

What is a wetland delineation and what is the commonly accepted rating system?

A delineation determines the boundary and type of wetland using the U.S. Army Corps of Engineers Wetland Delineation Manual (1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region Version 2.0* (Regional Supplement) (Corps May 2010).

The Washington Department of Ecology's *Washington State Wetland Rating System* is the most commonly used and regionally-accepted wetland rating system. The rating system was last updated in June 2014 (Hruby 2014; Ecology Publication No. 14-06-019). It is a four-tier wetland rating system, which grades wetlands on a points-based system in terms of functions and values.

What are streams and what is their importance?



A stream is an area where surface waters produce a defined channel or bed that demonstrates clear evidence of the passage of water, including but not limited to bedrock channels, gravel beds, sand and silt beds, and defined-channel swales. The channel or bed need not contain water year-round. Historic channels that are now piped or have been moved are still considered streams. Streams do not include irrigation ditches, canals, storm or surface water runoff devices, or other entirely artificial watercourses, unless they are used by salmonids or convey a naturally occurring stream that has been diverted into the artificial channel.

Streams and their associated buffers are important in that they provide important fish and wildlife habitat and travel corridors; help maintain water quality; store and convey storm and flood water; recharge groundwater; and serve as areas for recreation, education, scientific study, and aesthetic appreciation.

What is a stream classification and what are the commonly accepted classification systems?

A classification determines the values and functions of a stream.

[WAC 222-16-030](#) establishes the stream water typing system for Washington. This approach, developed by the Department of Natural Resources classifies streams into four tiers:

- 1) Shorelines of the state (Type S)
- 2) Non-shoreline waters supporting fish habitat (Type F)
- 3) Non-fish-bearing perennial streams (Type Np)
- 4) Non-fish-bearing seasonal streams (Type NS)

Buffers may either be a set width for each stream classification, or buffer widths may vary based on slope, soil type and land use intensity. The variable approach is more site specific, but is more time consuming, costly to administer and unpredictable.

Buffers for streams are typically measured from the ordinary high water mark (highest water level indicated by markings).

What is a critical area buffer? What is its purpose? How does the classification system of the critical area relate to the width of the required buffer?



Critical area buffers are vegetative areas next to a wetland or stream that can protect them from or reduce the impacts of adjacent land uses. Buffers also provide wildlife habitat for wetland-dependent species that need both aquatic and terrestrial habitats for their life cycle.

Critical area buffers serve several purposes: moderate runoff volume and flow rates; reduce fine sediment accumulation from erosion; remove waterborne contaminants such as excess nutrients,

synthetic chemicals (e.g., pesticides, oils, and greases), and metals; provide shade for surface water temperature moderation; and provide wildlife habitat next to the critical area.

The higher the functions and values of the critical area or land use intensity proposed, the greater the buffer required to protect those functions and values.

What is a buffer setback?

A buffer setback is the distance from a wetland or stream buffer in which no building or other above ground structures may be construct, except for certain minor improvements. The buffer setback serves to protect the buffer during construction or routine maintenance occurring next to the buffer.

What is a critical area buffer modification?

A critical area buffer may be proposed to be reduced through a City permit by either buffer width averaging (total square foot of buffer area is maintained but may be reduced in one area and enlarged in another area) or buffer width reduction with compensatory mitigation (*see next page*).

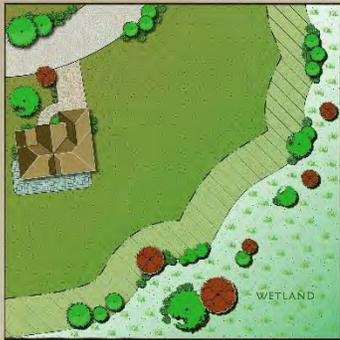
What is mitigation sequencing?

Mitigation sequencing is a sequence of steps taken to reduce the severity of an impact (action or situation) to a critical area. The steps in order of preference are: avoiding the impact, minimizing the impact, rectifying the impact, reducing or eliminating the impact, compensating for the impact, and monitoring the impact and then taking appropriate corrective measures.

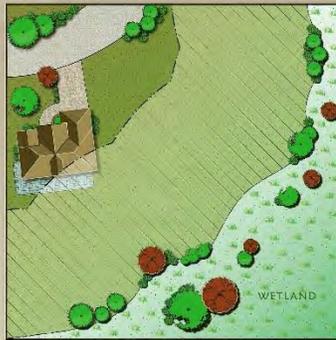
What is compensatory mitigation?

When unavoidable impacts occur to a wetland, compensatory mitigation is required to replace lost or impacted wetland or buffer functions. Methods of providing compensatory mitigation include restoration, establishment (creation), rehabilitation and enhancement.

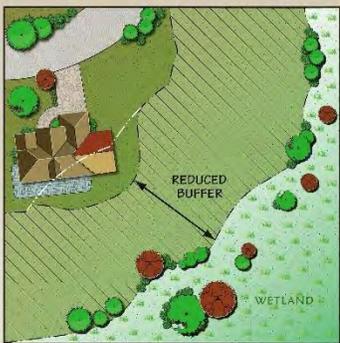
WETLAND BUFFER IMPACT ANALYSIS



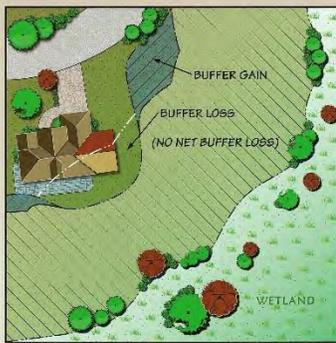
CURRENT BUFFER



PROPOSED BUFFER



BUFFER REDUCTION



BUFFER AVERAGING



What is a reasonable use exception?

A reasonable use exception is a City permit that allows limited use of a property with minimal disturbance of the sensitive area and buffer when strict application of the City's Critical Areas Ordinance Chapter 90 KZC would deny all economically viable use of the property. Reasonable use exceptions typically arise where all or most of the site is in a critical area and/or its buffer. Uses are limited to one single family home in a residential zone and an office use in a commercial or industrial zone. The area of grading and development is limited.

What are Fish and Wildlife Habitat Conservation Area?

Fish and Wildlife Habitat Conservation Areas encompass streams, small lakes, habitat for endangered, threatened, and sensitive species, and any designated habitats or species of local importance.

Within Kirkland, several salmon species (Chinook, bull trout, and steelhead) are listed as federally threatened. In addition, bald eagles and peregrine falcons are listed as State-sensitive. These species and their habitats must be addressed under the critical areas regulations.

The City does not presently have a designated species or habitats of local importance, nor is there an established mechanism for designating such species. Development of a designation process for species or habitats of local importance is encouraged.

What are frequently flooded areas and what is their importance?

Areas within a 100-year floodplain and areas regulated by Chapter [21.56](#) KMC – Flood Damage Prevention.

Frequently flooded areas are important in that they help to store and convey storm and flood water; recharge ground water; provide important riparian habitat for fish and wildlife; and serve as areas for recreation, education, and scientific study. Development within and near these areas can be hazardous. Flooding also can cause substantial damage to public and private property that results in significant costs to the public and individuals.

What are the roles of Washington Department of Ecology, Washington Department Fish and Wildlife and U.S. Corps of Engineer?

Department of Ecology provides [Best Available Science](#) guidance on wetlands. Department Fish and Wildlife provides [Best Available Science](#) on streams and on [priority habitat species](#). The agencies will review the City's code amendments and could challenge the City's new regulations under the Growth Management Act if the amendments do not meet Best Available Science.

Most in-water projects will require permits from the Washington Department of Ecology, the Washington Department of Fish and Wildlife, and the Corps of Engineers. Ecology issues permits for direct impacts to wetlands, streams and lakes. Fish and Wildlife issues permits for streams and lakes. The Corps of Engineers issues permits for impacts to navigable waters and wetlands, streams, and lakes. If a Corps-permitted project has the potential to affect a federally listed species, the Corps will consult with the National Marine Fisheries Service and/or the U.S. Fish and Wildlife Service under the Endangered Species Act.



CITY OF KIRKLAND
 Department of Parks & Community Services
 505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300
 www.kirklandwa.gov

To: Park Board
From: Michael Cogle, Interim Director
Date: April 8, 2016
Subject: April Staff Update

PARK PLANNING & DEVELOPMENT

Waverly Beach Park

- Construction continues with assembly of the picnic shelter nearly complete and installation of new decking for the pier underway. Other work includes new concrete pathways, installation of new irrigation system, and preparation for installation of playground equipment and site furnishings. Completion is expected by mid-June, with a park reopening date still to be determined.

Totem Lake Park

- City staff will attend an April 11th meeting of the King County Conservation District Board of Commissioners to answer questions about the park master plan and to continue the conversation about property transfer. Staff is working on a State grant application to support Phase 1 project implementation.

Edith Moulton Park

- Construction drawings have reached the 90% level of completion. Permit applications will be submitted later this month. Bidding is scheduled to occur this summer.

Juanita Beach Bathhouse

- Staff met with City Planning Department staff and the City's wetland consultant to explore alternatives for building siting. We anticipate returning to the Park Board in May with options.

RECREATION DIVISION

- Parks, together with the Information Technology department, is in the process of purchasing a new software system for registrations and facility rentals. Our current system will no longer be supported after December, 2017. A Request for Proposals (RFP) was posted in February and closes April 18th. Vendor selection is planned for late-May/early-June, with implementation beginning in late 2016. Tentatively, staff expects to "go live" in August, 2017 for fall 2017/winter 2018 registration season.
- Spring and summer program registration has been very impressive, so far. As of March 30th, the City has had nearly 5,000 registrations, 700 more enrollments over last year at this time. It is too early to tell whether this reflects an overall increase in enrollment or simply earlier-than-normal registration, but staff is encouraged by these numbers.
- Equally significant is the increase in revenues at this time.

	JAN	FEB	MAR	TOTAL
2015	\$79,882	\$47,660	\$406,953	\$534,495
2016	\$78,351	\$56,042	\$489,583	\$623,976
variance	(\$1,530)	\$8,382	\$82,630	\$89,481

- Notable program areas contributing to the comparative revenue increase include: youth sports camp, \$16,886; Peter Kirk and Junior daycamps, \$24,050; aquatics, \$22,404; outdoor programs, \$6,541; preschool programs, \$8,741; senior van trips, \$2,018; and, youth general, \$8,431. An area showing decreased revenues at this time are adult team sports – mainly, softball – which is down \$3,870 year-to-date.

North Kirkland Community Center

- Junior Summer Day Camp Staff has been selected and we are happy to announce the following staff: Caprielle J., Jennifer L. and Jessi N. “Cappy” has spent the last two summers leading our preschool summer camps and has made the move to our full-time Jr. Camp this year. Jennifer is returning for her second year to the Jr. Camp, and back for her fourth year, in a new position as Day Camp Director, is Jessi. These experienced staff have abundant energy, patience, creativity and passion for working with children.
- On your mark, get set, GO! And that’s what everyone did at 12:01 a.m. on March 15th, registering online for a variety of Kirkland’s spring/summer recreation programs. To date there are 62 participants wait-listed for summer camps at NKCC, and 220 participants wait-listed for variety of additional spring programs at NKCC.
- Spring break camps offered at NKCC this week include Challenge Island Amusement Park, for ages 5 to 11 years, and Play-Well Lego® Construction Vehicles and Machines, for ages 5 to 7 years. Challenge Island tasks children with building all the amusement park rides while getting lessons about STEM (science, technology, engineering and math), and at Play-Well Lego® children will build and learn about steamrollers, bulldozers, wrecking balls and more.
- Spring finds the return of the infamous Captain Laura and the return of her Pee Wee Pirate program for little deck hands. Also under Laura’s direction will be parent/child sports and games, with a sampling of some traditional (softball, basketball, soccer) and not so traditional (Velcro head catch) games.

Youth Basketball and Aquatics

- Aquatics planning and hiring process continues. Over 70 applicants have applied for aquatics seasonal employment. Selected candidates will staff Houghton, Waverly, and Juanita beaches and the Peter Kirk Pool as well as teach a variety of programs including swim team, swim lessons, stroke lessons, and safety courses.
- Registration for spring and summer programs is going well:
 - More than 1,600 participants are registered for Peter Kirk Pool aquatics programming, generating over \$147,000 in revenue.
 - So far 102 returning participants of the ORCA Swim Team are registered, representing \$21,000 in revenue.
 - Sailing Camps are nearly full for all weeks representing \$20,000 in revenue.

Sports and Fitness

- The pee wee soccer league is slated to start April 23rd and is at capacity with 400 children registered. This season a total of 64 coaches are leading the 40 teams. A mandatory coaches’ meeting is scheduled for April 13th. There, coaches will learn program tips and tricks to help them be successful. This year additional staff have been hired to assist with the program. Eight staff members will work Saturday to operate the Emerson Field and 132nd Square Park locations.
- The spring softball league is slated to start in less than a month. Although registration is currently low, staff hopes there will be enough registrants to run all three divisions offered.
- The City is operating two spring break sports camps this week. The basketball camp is being operated by Advantage Basketball in St. Edward State Park and our soccer camp is being operated by Skyhawks Sports Academy at Emerson Field.
- Since registration for our spring and summer programs opened, staff has seen solid numbers in our sport camps, classes and clinics. For example, a new offering, beach volleyball camp operated

by the University of Washington's indoor and beach volleyball coaches, is at capacity with 24 children registered. Other popular offerings include stand up paddleboard camp, skateboarding camp and Mini-Hawk multi-sport camp.

Peter Kirk Community Center

- In March, PKCC hosted a Luck o' the Irish Luncheon; there were about 70 participants for this fun event. Staff and guests were entertained by a lively jazz duet called Night & Day. Bellevue Regence sponsored the event by providing a delicious lunch. The next special event, Morning at the Museum, is scheduled for May 13th.
- Peter Kirk Day Camp staff interviews were done over two days in March. We are still looking for a few more leaders. The hiring process should be completed in April.
- Spring and summer class registration is in full swing and the registration numbers look great. Several of the van trips are full such as the Kiwanis Salmon Bake & La Conner in April to see the tulips, the Olympia Farmers Market in June and the Whidbey Island Fair in August. As always, the "mystery trips" are a huge hit; they sell out fast and the participants have fun trying their best to get clues about where they are going from staff.
- The City's annual Volunteer Recognition was held at PKCC on April 7th. The staff is always pleased to be part of this much-loved event. Park Board Member Sue Contreras was recognized and received an award for all her great work with Green Kirkland. Congratulations, Sue!

COMMUNITY SERVICES DIVISION

Special Events

- The Special Event Team continues to meet the first Thursday of each month. At the April meeting, permit applications were reviewed for downtown events which include Salsa Marina, Evening Summer Concerts, 4th of July, Kirkland Uncorked and Kirkland Classic Car Show. Applications for the FroYo Run and Kids Summer Concerts at Juanita Beach Park were also reviewed.
- April Events
 - *April 2: Walk & Roll for Autism*
The fair takes place at Marina Park from 10 am to 2 pm, the walk is at 11 am. Organizers anticipate around 1,750 attendees at the fair with 500 of those participating in the walk. The second annual event is hosted by Washington Autism Alliance and Advocacy. The fundraiser will feature a family fun fair, music, entertainment and community walk along the Kirkland waterfront.
 - *April 12: Ben & Jerry's Free Cone Day*
The annual free cone giveaway draws more than 4,000 ice cream lovers to downtown Kirkland each year. Get in line early!
- Juanita Friday Market
 - According to the Washington State University Center for Sustaining Agriculture & Natural Resources 2014 Annual Report, public trust is critical to direct sales. "Surveys show that over 75% of farmers market farmers think there should be a way to verify that farms grow what they sell, and 91% of market managers are concerned. To address this need, an advisory group was created and funds were obtained to initiate research on ways to ensure integrity at farmers markets in Washington."
 - This past month, market staff participated in an online training session, held by Washington State University Center for Sustaining Agriculture and Natural Resources Small Farms Program, which focused on market integrity. The session provided instruction and resources for verifying



Ben & Jerry's Free Cone Day 2015
Photo credit: Kirkland Views

information provided by market vendor applicants, such as UBI number, specialty licenses, organic certification, property records, etc.

MAINTENANCE DIVISION

Notes from the Field

- Forbes Creek Park received new playground equipment this past month. The “Intensity Nucleus” (the circular spinning apparatus pictured on the right) is expected to be the signature draw of this new play structure. During the voting phase of this process, this item was covered in sticky dots!
- The next playground on the to-do list is Van Aalst. Staff will be working with a local church group to construct the components on April 30th. We look forward to receiving the volunteer help and completing the improvements. Through 2012 Park Levy funds, Van Aalst is also receiving an upgrade to the sport court. The new court will include basketball and, by community request, pickleball lines.
- The Kirkland Urban development started this month along the eastern edge of Peter Kirk Park.
- Parks welcomes Mike Stack as our new Support Lead this month. Mike comes to the City with 22 years of construction, plumbing, HVAC and mechanical experience.
- Seasonal staff start their service this month. With operations now in full-swing, the full time staff eagerly await the additional help.



Forbes Creek Park's new playground

GREEN KIRKLAND PARTNERSHIP

- The Green Kirkland Partnership hosted 11 volunteer events in March. One event was led by staff, one by contractors, and the remaining nine events were led by Green Kirkland Stewards.
- On March 5th, 15 volunteers attended the New Steward Training to learn about the Green Kirkland Partnership, the Steward Program and basic restoration techniques. Staff will work with these volunteers to determine who is interested in becoming a Green Kirkland Steward and matching those interested with a restoration area.
- On March 16th, staff from GKP attended a Green Cities Focus Group that addressed the topic of CPTED (Crime Prevention through Environmental Design). Presenters drew on examples of a park redesign in Seattle and best management practices from around the region in plant installation and maintenance.
- Throughout the month of March, volunteers potted over 1,000 bareroot plants purchased from or donated by the King Conservation District’s Bareroot Plant Sale. These plants will be cared for at the GKP native plant nursery over the spring and summer and will be planted in natural areas this coming fall and winter.
- The following table summarizes GKP events and other activities conducted by volunteers in February 2016. It includes volunteer information from ongoing volunteering and events led by Stewards, staff, and contractors.

Event Type	Number of Events	Number of Volunteers	Volunteer Hours	Dollar Equivalent ¹
February Steward Led Events	4	77	193	\$5,315.22
February Contractor Led Events	0	-	-	-
February Staff Led Events	0	-	-	-

February Ongoing Volunteering	NA	33	343.25	\$9,453.11
All February Volunteering	4	110	536.25	\$14,768.33
Groups Engaged: High school students, EarthCorps, Environmental and Adventure School, Alibaba, Seattle Prep Students, Garden Gate HOA				

1 Dollar Equivalent = Hours x \$27.54

Event Highlight

- On March 5th, 50 volunteers gathered at Juanita Beach Park to dig out a bramble of blackberry and mulch cleared areas. The event was led by EarthCorps and a majority of volunteers were local high school students. This was the first of 11 EarthCorps led events that will take place in 2016.

Community Highlight

- On March 4th and 7th, 60 Environmental and Adventure School (EAS) students and teachers spent time volunteering in Crestwoods and Juanita Bay parks. These events are part of a long standing relationship between EAS and GKP that gets students into parks to do volunteer work three times a year.

Restoration Highlight:

- A Washington Conservation Corps crew worked in Crestwoods, Watershed and Juanita Heights parks for a combined total of four weeks in March. During that time the crew did a mix of maintenance weeding, herbicide application, planting, and steep slope restoration in areas where volunteers don't or can't work due to site conditions.

What's Coming up

- Upcoming Events:
 - Earth Day Event** at O.O. Denny, April 23rd 10am-2pm. Register at www.earthcorps.org/volunteer.php
 - Monday, April 4, 11, and 18, 10am-noon at O.O. Denny Park. RSVP at greenkirkland@kirklandwa.gov
 - Wednesdays, April 6, 13, 20, and 27 at 9:30am-11:30am at Cotton Hill. RSVP at greenkirkland@kirklandwa.gov
 - Fridays, April 22 and 29 at 10am-noon at Juanita Bay Park. RSVP at greenkirkland@kirklandwa.gov
 - Wednesday, April 13, 3pm-5pm at Crestwoods Park. Register at www.greenkirkland.org
 - Saturday, April 16, 10am-noon at Josten Park. Register at www.greenkirkland.org
 - Saturday, April 16, 9am-11am at Juanita Heights Park. Register at www.greenkirkland.org
 - Saturday, April 23, 10am-1pm at Juanita Bay Park. Register at www.greenkirkland.org
 - Saturday, April 23, 10am-2pm at O.O. Denny (Earth Day). Register at www.earthcorps.org/volunteer.php
 - Saturday, April 30, 9:30-noon at Juanita Bay Park (east). Register at www.greenkirkland.org
- Photos of recent volunteer events can be viewed at www.facebook.com/GreenKirkPartnership

**CITY OF KIRKLAND****Department of Parks & Community Services**

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

www.kirklandwa.gov

To: Park Board

From: Michael Cogle, Interim Director

Date: April 7, 2016

Subject: 2017-2022 Capital Improvement Program

RECOMMENDATION:

That the Park Board review and provide a recommendation on staff's proposed 2017 – 2022 Capital Improvement Program (CIP) for Parks.

BACKGROUND DISCUSSION:

The Park Board most recently reviewed the Parks CIP in September 2015, at which time the final draft of the 2015-2020 six-year project list was considered. The CIP was adopted by the City Council in December of 2015. See **Attachment A** for the adopted 2015-2020 Parks CIP.

The City is now planning for and preparing the 2017-2022 six-year CIP; projects from 2015 and 2016 are removed from the six-year list, and projects for 2021 and 2022 are added. The City Manager will be presenting his recommendation to the City Council in June, and the City Council is scheduled to have a public hearing in September. The 2017-2022 CIP will be formally adopted at the end of the year.

Staff has been directed to make one change to the current adopted CIP. The CKC North Extension Trail Development Project (PK0146) has been discontinued because King County will be moving forward with rail removal and trail construction on the Eastside Rail Corridor segment owned by the County in north Kirkland. As a result, City funding is not needed for this project. Instead, funding in the amount of \$1,000,000 will be directed towards the Totem Lake Bridge project that is identified in the Totem Lake Park Master Plan and CKC Master Plan. Since the bridge project is considered a non-motorized transportation project it is not shown in the Parks CIP.

Staff is not proposing any other changes to park projects funded from 2017 through 2020.

Below are staff's recommended project additions for 2021 and 2022 based on available funding:

➤ **2021**

Park Play Area Enhancements (\$75,000). Continuation of our annual enhancement and replacement program for play equipment and sports courts. We forecast that in 2021 the play area at Everest Park will be improved.

Green Kirkland Forest Restoration Program (\$100,000). Continuation of our annual funding to support restoration activities in the parks system's sensitive areas and forests.

Dock & Shoreline Renovations (\$250,000). Continuation of our annual funding to repair and conduct major maintenance on the City's dock structures and shoreline bulkheads.

Neighborhood Park Land Acquisition (\$1,035,000). Funding to acquire property for new neighborhood parks in areas of the city identified as being deficient.

Lee Johnson Field Artificial Turf Installation (\$1,750,000). Conversion of the natural grass field to synthetic turf, allowing for greater community use, more predictable scheduling by user groups, and a reduction in operating costs.

Forbes House Renovation (\$414,000). Improvements would be made to the historic building at Juanita Beach Park as identified in the 2015 Parks Facility Assessment Report.

➤ **2022**

Park Play Area Enhancements (\$75,000). Continuation of our annual enhancement and replacement program for play equipment and play courts. We forecast that in 2022 the play area at Cedar View Park will be improved.

Green Kirkland Forest Restoration Program (\$100,000). Continuation of our annual funding to support restoration activities in the parks system's sensitive areas and forests.

Dock & Shoreline Renovations (\$250,000). Continuation of our annual funding to repair and conduct major maintenance on the City's dock structures and shoreline bulkheads.

Neighborhood Park Land Acquisition (\$1,135,000). Funding to acquire property for new neighborhood parks in areas of the city identified as being deficient.

Snyder's Corner Park Site Development (\$1,000,000). Funding would be used to create a park design and construct improvements at this 4.5 acre neighborhood park in the Bridle Trails Neighborhood.

Taylor Playfields/Former Houghton Landfill Site Master Plan (\$300,000). Develop a park master plan for the 25-acre site currently owned by King County. Planning would include environmental assessment and substantial public involvement.

North Kirkland Community Center Renovation (\$786,000). Recommended renovations to this community recreation facility would include replacement/upgrades to the HVAC system, replacement of windows and doors, the addition of an elevator to improve access, and other improvements.

A summary of the proposed 2017-2022 Parks CIP is included as **Attachment B**.

Attachments

**City of Kirkland
2015-2020 Preliminary Capital Improvement Program**

PARK PROJECTS

Funded Projects:

Project Number	Project Title	Prior Year(s)	2015	2016	2017	2018	2019	2020	2015-2020 Total	Funding Source				
										Current Revenue	Park Levy	Reserve	Impact Fees	External Source
PK 0049	Open Space, Pk Land & Trail Acq Grant Match Program		100,000						100,000			100,000		
PK 0066	Park Play Area Enhancements		50,000	50,000	50,000	50,000	75,000	75,000	350,000	300,000			50,000	
PK 0087 100	Waverly Beach Park Renovation	739,000	818,015						818,015		75,000	643,015		75,000
PK 0087 101+	Waverly Beach Park Renovation Phase 2						250,000	1,000,000	1,250,000		873,000		377,000	
PK 0119 002	Juanita Beach Park Development Phase 2				100,000	1,208,000			1,308,000	678,000			130,000	500,000
PK 0119 100	Juanita Beach Bathhouse Replacement & Shelter		200,000	1,000,000					1,200,000		1,200,000			
PK 0121	Green Kirkland Forest Restoration Program		125,000	75,000	75,000	75,000	75,000	75,000	500,000	450,000				50,000
PK 0123	Peter Kirk Pool Liner Replacement			125,000					125,000			125,000		0
PK 0133 100	Dock & Shoreline Renovations		175,000	250,000				250,000	925,000		925,000			
PK 0133 200	City-School Playfield Partnership		850,000		500,000	500,000			1,850,000		1,000,000			850,000
PK 0133 300	Neighborhood Park Land Acquisition				750,000	750,000	750,000	734,000	2,984,000		2,250,000		734,000	
PK 0133 400	Edith Moulton Park Renovation	200,000	600,000	200,000					800,000		600,000		200,000	
PK 0133 401	Edith Moulton Park Renovation Phase 2			1,115,000					1,115,000	135,000	200,000	0	780,000	
PK 0134	132nd Park Playfields Renovation	75,000	509,600	127,400					637,000	509,600			127,400	
PK 0135 200	Juanita Heights Park Expansion			200,000					200,000			200,000		
PK 0138	Everest Park Restroom/Storage Building Replacement	75,000					708,000		708,000	708,000				
PK 0139 200	Totem Lake Park Master Plan & Development (Phase I)	120,000	125,000	535,000	1,084,000				1,744,000	660,000			584,000	500,000
PK 0139 300	Totem Lake Park Development Phase 2					800,000	1,000,000	1,000,000	2,800,000				2,800,000	
PK 0146	CKC North Extension Trail Development					250,000	750,000		1,000,000				1,000,000	
PK 0147	Parks Maintenance Center					250,000	500,000	750,000	1,500,000	1,425,000			75,000	
Total Funded Park Projects		1,209,000	3,552,615	3,677,400	2,559,000	3,883,000	4,358,000	3,884,000	21,914,015	4,865,600	7,123,000	#####	6,857,400	1,975,000

Notes

Italics = Modification in timing and/or cost (see Project Modification/Deletion Schedule for more detail)

Bold = New projects

+ = Moved from unfunded status to funded status

" = Moved from funded status to unfunded status

PARK PROJECTS

Funded Projects:

Project Number	Project Title	Prior Year(s)	2017	2018	2019	2020	2021	2022	2017-2022 Total	Funding Source				
										Current Revenue	Park Levy	Reserve	Impact Fees	External Source
PK 0049	Open Space, Pk Land & Trail Acq Grant Match Program		100,000	0	0	0	0	0	100,000			100,000		
PK 0066	Park Play Area Enhancements		50,000	50,000	75,000	75,000	75,000	75,000	400,000	320,000			80,000	
PK 0087 101	Waverly Beach Park Renovation Phase 2		0	0	250,000	1,000,000	0	0	1,250,000		873,000		377,000	
PK 0116+	Lee Johnson Field Artificial Turf Installation		0	0	0	0	1,750,000	0	1,750,000	350,000	700,000		700,000	
PK 0119 002	Juanita Beach Park Development Phase 2		100,000	1,208,000	0	0	0	0	1,308,000	678,000			130,000	500,000
PK 0121	Green Kirkland Forest Restoration Program		75,000	75,000	75,000	75,000	100,000	100,000	500,000	500,000			0	0
PK 0124+	Snyder's Corner Park Site Development		0	0	0	0	0	1,000,000	1,000,000		700,000		300,000	
PK 0133 100	Dock & Shoreline Renovations		0	0	250,000	250,000	250,000	250,000	1,000,000		1,000,000		0	
PK 0133 200	City-School Playfield Partnership		500,000	500,000	0	0	0	0	1,000,000		1,000,000		0	0
PK 0133 300	Neighborhood Park Land Acquisition		750,000	750,000	750,000	734,000	1,035,000	1,135,000	5,154,000	0	2,250,000		2,904,000	
<i>PK 0138</i>	<i>Everest Park Restroom/Storage Building Replacement</i>		<i>0</i>	<i>0</i>	<i>803,000</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>803,000</i>	<i>803,000</i>	<i>0</i>		<i>0</i>	<i>0</i>
PK 0139 200	Totem Lake Park Master Plan & Development (Phase I)		1,084,000	0	0	0	0	0	1,084,000	0			584,000	500,000
<i>PK 0139 300</i>	<i>Totem Lake Park Development Phase 2</i>		<i>0</i>	<i>581,000</i>	<i>1,135,000</i>	<i>724,000</i>	<i>0</i>	<i>0</i>	<i>2,440,000</i>	<i>0</i>	<i>0</i>		<i>1,940,000</i>	<i>500,000</i>
PK 0147	Parks Maintenance Center		0	250,000	500,000	750,000	0	0	1,500,000	1,425,000	0		75,000	
PK 0148	Forbes House Renovation		0	0	0	0	414,000	0	414,000	414,000	0		0	0
PK 0149	Taylor Playfields-Houghton Landfill Site Master Plan		0	0	0	0	0	300,000	300,000	0	0		300,000	0
PK 0150	North Kirkland Community Center Renovation		0	0	0	0	0	786,000	786,000	786,000	0		0	0
Total Funded Park Projects		0	2,659,000	3,414,000	3,838,000	3,608,000	3,624,000	3,646,000	20,789,000	5,276,000	6,523,000	100,000	7,390,000	1,500,000

Notes

Italics = Modification in timing and/or cost (see Project Modification/Deletion Schedule for more detail)

Bold = New projects

+ = Moved from unfunded status to funded status

" = Moved from funded status to unfunded status