CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

November 9, 2011
HAND DELIVERY

Mr. Tom Jensen, Plans Review Supervisor
City of Kirkland
Building Services Division
123 Fifth Avenue
Kirkland, WA 98033

RE: Land Surface Modification Permit Application
Costco Wholesale Parking Lot – Guynup Parcel
120th Avenue N.E., Kirkland, Washington
Tax Parcel Nos. 123850-0110 and 123850-0105
Costco Loc. No. 8 / Our Job No. 6222

Dear Mr. Jensen:

On behalf of Costco Wholesale, Barghausen Consulting Engineers, Inc., is submitting a Land Surface Modification Permit Application and Checklist for the project referenced above. The following documents are enclosed for your review:

1. One (1) completed Land Surface Modification Application
2. One (1) check in the amount of $719.23 for grading ($160.05) and SEPA ($559.18) review fees
3. Two (2) copies of the legal description of the property
4. One (1) copy of the Public Works Improvement Evaluation Packet prepared by Barghausen Consulting Engineers, Inc., dated November 9, 2011
5. One (1) completed SEPA Environmental Checklist, prepared by Barghausen Consulting Engineers, Inc., dated November 9, 2011
6. Four (4) copies of the Site Details Plan prepared by Mulvanny G2 Architecture, dated November 9, 2011
7. Three (3) sets of civil and landscape plans prepared by Barghausen Consulting Engineers, Inc., dated November 9, 2011
8. One (1) additional copy of landscape plans prepared by Barghausen Consulting Engineers, Inc., dated November 9,2011
9. Three (3) copies of the ALTA/ACSM Land Title Survey prepared by Barghausen Consulting Engineers, Inc., dated September 22, 2011
10. Three (3) copies of the Site Lighting Plan prepared by T.E., Inc., dated October 10, 2011
11. Two (2) copies of the Evaluation of Trees (Tree Retention Plan) prepared by Gilles Consulting, dated August 20, 2011
12. Two (2) copies of the Geotechnical Engineering Report prepared by Kleinfelder, Inc., dated October 19, 2011
13. Two (2) copies of the Critical Areas Report prepared by Sewall Wetland Consulting, Inc., dated September 19, 2011

14. Two (2) copies of the Transportation Impact Analysis prepared by The Transpo Group, Inc., dated September 2011
15. Two (2) copies of the Technical Information Report prepared by Barghausen Consulting Engineers, Inc., dated October 13, 2011

The project consists of constructing a new 63-stall parking lot on a currently undeveloped lot to serve the existing Costco Warehouse. The on-site improvements include the addition of a paved parking area, stormwater controls, landscaping, sidewalk connection, and fire hydrant relocation. A new, off-site sidewalk will also be construction along 120th Avenue N.E. The new parking lot will connect to the existing parking lot to the north. As a result of this connection, 10 parking stalls and associated landscaping will be removed and relocated from the parking lot to the north. A pre-application meeting for this project was held in October 2010 under Project No. PRE 10-00049.

It is our understanding that the enclosed materials comprise a complete Land Surface Modification Permit Application. Should you have any questions regarding the enclosed information, please contact me at your convenience. Thank you.

Respectfully,

Alexia Dorsch
Project Planner

ADD/jss
6222c.034.doc
enc: As Noted
cc: Kim Katz, Costco Wholesale (w/enc)
Amy Hart, MulvannyG2 Architecture (w/enc)
Jennifer Goode, MulvannyG2 Architecture
Dan McKinney, Jr., The Transpo Group, Inc.
Brian Gilles, Gilles Consulting
Marcus Byers, Kleinfelder, Inc.
Jim Sewall, Sewall Wetland Consulting, Inc.
Jay S. Grubb, Barghausen Consulting Engineers, Inc.
Jason Hubbell, Barghausen Consulting Engineers, Inc.
Art Seidel, Barghausen Consulting Engineers, Inc.
Cara Visintainer, Barghausen Consulting Engineers, Inc.
Alexia Dorsch, Barghausen Consulting Engineers, Inc.

CITY OF KIRKLAND
123 5TH AVE
KIRKLAND, WA 98033
(425) 587-3000

6222

11/09/2011 4:14 PM
Receipt No. 00283164

ENV REVIEW FEE	552.00
MY BLDG PERMIT SERVICE F E	7.18
LSM09-00009 FIRE DEPT PL AN REVIEW	158.00
MY BLDG PERMIT SERVICE F E	2.05

Total		719.23
Check	75956	719.23
Change		0.00

City of Kirkland

Tran #	Invoice	Type	Date	Reference
73531	110911-AD	Invoice	11/09/11	6222-Costco

Date: 11

PLEASE RETURN TOP PORTION OF CHECK WITH RECEIPT.

THE NORTHWEST LEADER IN ENGINEERING SERVIC

ENCLOSURE 4

CITY OF KIRKLAND
123 5TH AVE
KIRKLAND, WA 98033
(425) 587-3000

11/09/2011 4:15 PM
Receipt No. 00283164

ENV REVIEW FEE	552.00
MY BLDG PERMIT SERVICE F E	7.18
LSM09-00009 FIRE DEPT PL AN REVIEW	158.00
MY BLDG PERMIT SERVICE F E	2.05

Total		719.23
Check	75956	719.23
Change		0.00

6222

2011 Planning Department Cash Transmittal

ENCLOSURE 4

Date: _____ Receipt: 283164

Name on check: _____ Check No: _____

Address on check: _____

APPLICANT/PROJECT NAME/FILE NUMBER: _____

		Tran Code	
ADMINISTRATIVE			
PLANNING MAPS/PUBS	010-000-0000*3-41-75-01	**5001**	$
RECORDING FEE	010-000-0000*3-69-90-02	**3068**	$
			$
			$
			$
PUBLIC ACCESS SIGNS	010-000-0000*3-43-91-01	**5020**	$
CBD FEE IN LIEU	117-000-0000*3-45-81-11	**4703**	$
PRE-SUBMITTAL MTG. AND/OR PRE-DESIGN CONF	**010-000-0000*3-45-89-06**	**5038**	$
PLANNING OFFICIAL DECISIONS			
ACCESSORY DWELLING UNIT (one-half fee)	010-000-0000*3-45-81-10	**5017**	$
ACCESSORY DWELLING UNIT (Bldg. Dept. one-half fee)	010-000-0000*3-22-10-01	**5040**	$
MODIFICATIONS	010-000-0000*3-45-81-20	**5041**	$
ALL OTHER PLNG OFFICIAL DECISION FEES (detail below)	010-000-0000*3-45-81-25	**5043**	$
PLANNING DIRECTOR DECISIONS			
MODIFICATIONS	010-000-0000*3-45-81-21	**5042**	$
ALL OTHER PLNG DIRECTOR DECISION FEES (detail below)	010-000-0000*3-45-81-26	**5044**	$
ALL PROCESS I REVIEW FEES (detail below)	**010-000-0000*3-45-81-27**	**5045**	$
ALL PROCESS IIA REVIEW FEES (detail below)	**010-000-0000*3-45-81-28**	**5046**	$
ALL PROCESS IIB OR III REVEW FEES (detail below)	**010-000-0000*3-45-81-29**	**5047**	$
ALL DESIGN BOARD REVIEW FEES (detail below)	**010-000-0000*3-45-81-30**	**5048**	$
STATE ENVIRONMENTAL POLICY ACT (SEPA) FEES			
REVIEW OF ENVIRONMENTAL CHECKLIST	010-000-0000*3-45-89-02	**5003**	$ 552 —
PREP. OF ENVIRONMENTAL IMPACT STATEMENT	660-000-0000*2-39-10-06	**5053**	$
SEPA TRANSPORTATION REVIEW FEE	010-000-0000*3-45-89-10	**2087**	$
MISCELLANEOUS			
APPEALS AND CHALLENGES	010-000-0000*3-45-81-09	**5010**	$
SEPA APPEALS	010-000-0000*3-45-89-03	**5005**	$
SIDEWALK CAFÉ PERMITS	010-000-0000*3-22-40-02	**5032**	$
STREET VACATION – REVIEW FEE ONLY	010-000-0000*3-22-40-03	**5018**	$
FINAL SUBDIVISION	010-000-0000*3-45-81-01	**5013**	$
STREET VACATION (50%) (Final Payment)	010-000-0000*3-95-10-01/RGG-0002-000	**3300**	$
STREET VACATION (50%) (Final Payment)	117-000-0000*3-95-10-01	**3303**	$
MyBuildingPermit.com Surcharge	010-000-0000*3-45-89-11	**9024**	$ 7.18
COMPREHENSIVE PLAN AMENDMENT REQUESTS	**010-000-0000*3-45-89-04**	**5036**	$
APPLICANT PAID CONSULTANT WORK			
EXPEDITED REVIEW	010-520-5860*5-41-01-00/APL-2002-000	**5022**	$
SENSITIVE AREA ASSESSMENTS	660-000-0000*2-39-10-04	**5051**	$
WIRELESS APPRAISAL RPTS	660-000-0000*2-39-10-05	**5052**	$
STREET VAC APPRAISAL RPTS	660-000-0000*2-39-10-05	**5052**	$
HISTORIC RESIDENCE ASSESSMENTS	660-000-0000*2-39-10-07	**5060**	$
MFTE Assessor Fee	660-000-0000*2-39-10-12	**5063**	$
CODE ENFORCEMENT			
CODE ENFORCEMENT FINES	010-000-0000*3-59-90-02	**5049**	$
SETTLEMENTS AND JUDGMENTS	010-000-0000*3-69-40-01	**3012**	$
FORESTRY			
FEE IN LIEU OF PLANTING (for enforcement or other dev)	010-000-0000*3-45-81-17/APL-6001-000	**5101**	$
FINES: Civil Penalties or Restoration (circle one)	010-000-0000*3-59-90-02/APL-6001-000	**5102**	$
SETTLEMENTS AND JUDGMENTS	010-000-0000*3-69-40-01/APL-6001-000	**5103**	$
ALL OTHER/MISC	Describe below	**4028**	$

By: _____ **TOTAL:** $ 559.18

Planners: Use this space to detail individual permits and fees. _____

We cannot accept credit cards payments for highlighted items.

Enclosure 1

LAND SURFACE MODIFICATION (Grading) PERMIT APPLICATION AND CHECKLIST

LSM _____

Site Address: 120th Avenue N.E. **Project Name:** Costco Wholesale Parking Lot (Guynup Parcel)

Property Tax Account Number (Parcel #): 123850-0110 and -0105

If Multiple, list all Parcel #'s (*Must also complete item #15 on page 3):

Owner's Name: Costco Wholesale c/o Barghausen Consulting Engineers, Inc. Phone: (425) 251-6222

Address: 18215 - 72nd Avenue South, Kent, WA 98032

Contact Person: John Ellingsen Daytime Phone: (425) 251-6222

E-mail Address: jellingsen@barghausen.com Fax Number: (425) 251-8782

Contractor's Name: To Be Determined Phone: _____

Address: _____

Contractor's Registration No.: _____ Exp. Date: _____

UBI Number: _____

Engineer's Name: Jason Hubbell, Barghausen Consulting Engineers, Inc. Phone: (425) 251-6222

Address: 18215 - 72nd Avenue South, Kent, WA 98032

Legal Description of Property: See enclosed legal description.

Please submit 2 separate 8 ½" x 11" copies of the legal description with this application.

Please give a detailed description of the proposed activity: Construction of a parking lot, including storm drain system, sidewalk connection, landscaping, and fire hydrant relocation.

1. Is this application authorized under either of the following?

   Building Permit No. _____ APPROVED Zoning or SP Permit No. _____

   Approval Date _____ Note: Land Surface Modification permits will not be accepted on short plats/subdivisions until plat has been approved.

2. Number of cubic yards to be excavated: 4,000 Number of cubic yards to be filled: 250

Note: Excavation and/or fill in excess of 500 cubic yards requires an environmental checklist.

3. Will this be a balanced cut and fill entirely within the site?

Yes _____ No X If No: Will fill be brought on site? Yes _____ No X

From where does imported fill originate? _____

Does fill contain any potentially hazardous materials? Yes _____ No X

Will excavated materials be taken off site? Yes X No _____

If Yes:

Where will materials be deposited? To be determined; an approved location by the City.

If within the City of Kirkland, Grading Permit # at deposit site? LSM_____

4. Briefly describe existing terrain, vegetation, and improvements on subject site.

Undeveloped, 0.71 acre site.

5. Has a soils report been completed on the subject site?

Yes X (If yes, please submit with application.)

No _____

6. Does the subject site contain any of the following features? No

_____ Stream _____ Slope greater than 15% _____ Lake

_____ Soft compressible soils _____ Wetland

7. Is any part of the proposed land surface modification located within 100' of any stream, wetland, or lake (other than Lake Washington)?

Yes _____ No X

8. If the project site located within 200 feet of the shoreline of Lake Washington and associated wetlands?

Yes X No _____

9. Is the project site located within an identified 100-year flood plain?

(Federal Flood Insurance) Yes _____ No. X

10. Will the proposed land surface modification change the points where stormwater or groundwater enters or exits the site? Yes _____ No X

11. Will the proposed land surface modification change the quality, quantity, or velocity of stormwater or groundwater? Yes _____ No X

12. **Are any significant trees proposed to be removed** as part of this action? Yes X No ____

If Yes, number of trees? 38 **4 COPIES OF THE SITE PLAN ARE REQUIRED WITH THIS APPLICATION.**

The Site Plan must show all of the significant tree locations, type and diameter with drip line shown and tree fencing and related protection notes, and you may be required to provide a certified arborist report. See the 2006 Tree Plan II attached, or contact the Planning Department (425-587-3225) for further guidance regarding Tree Retention regulations.

NOTE: Clearing and grading projects that do not require any demolition work will still require rodent abatement. Attach the completed Rodent abatement Statement and ordinance (included with this application) and submit the letter from the rodent abatement company prior to issuance of the permit.

By signing this application, I authorize employees/agents of the City of Kirkland to enter onto the property which is the subject of this application during regular business hours. The sole purpose of entry is to make any examination of the property which is necessary to process this application.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND FURTHER THAT I AM AUTHORIZED BY THE OWNER OF THE ABOVE PREMISES TO PERFORM THE WORK FOR WHICH PERMIT APPLICATION IS MADE. I FURTHER AGREE TO SAVE HARMLESS THE CITY OF KIRKLAND AS TO ANY CLAIM (INCLUDING COSTS, EXPENSES, AND ATTORNEYS' FEES INCURRED IN INVESTIGATION AND DEFENSE OF SUCH CLAIM), WHICH MAY BE MAKE BY ANY PERSON, INCLUDING THE UNDERSIGNED, AND FILED AGAINST THE CITY OF KIRKLAND, BUT ONLY WHERE SUCH CLAIM ARISES OUT OF THE RELIANCE OF THE CITY, INCLUDING ITS OFFICERS AND EMPLOYEES, UPON THE ACCURANCE OF THE INFORMATION SUPPLIED TO THE CITY AS A PART OF THIS APPLICATION.

OWNER AGENT: _____ **DATE:** 11.9.11

NOTE: *An environmental checklist may be required with this application. Please contact the Department of Planning and Community Development 425-587-3225.*

NOTE: Permit Applications requiring plan review are accepted Monday-Tuesday-Thursday-Friday 8-4:00, Wednesday 10:30-4:00

CITY OF KIRKLAND LAND SURFACE MODIFICATION
GRADING MODIFICATION PERMIT APPLICATION INSTRUCTIONS

Application submittals are accepted: Monday-Tuesday-Thursday-Friday: 8am – 4pm Wed: 10:30 – 4pm

The following is a list of items needed by the City of Kirkland for review of a grading permit application associated with an approved subdivision, zoning permit, existing or proposed structure. This information should be submitted to the Building Department. It will be routed to other City departments for review.

☑ **A completed grading application form (available in the Building Department) along with**:

☑ **A completed Environmental Checklist** (consult with the Planning Department to see if it is required, always required if scope of project exceeds 500 c.y.);

☑ **A completed Public Works Improvement Evaluation Packet** (available in the Public Works Department, not required if there are no utilities or street improvements);

☐ NA **One copy of 8 ½" x 11" or 11" x 17" of the proposed plat indicating lot numbers, dimensions and access easements.**

☑ **The appropriate completed Tree Retention Plan**. See KZC 95.30 or call the Planning Department (425-587-3225) for details on which plan is required for your project.

NA **Indicate which development permit the proposed grading application is associated with**. NOTE: THE GRADING PERMIT MUST COMPLY WITH CONDITIONS OF APPROVED ZONING OR SUBDIVISION PERMIT.

NA ☑ **If located in an RH zone in the Rose Hill Business District, and exterior lighting is proposed on buildings, or in parking or storage areas**, show compliance with the RHBD Exterior lighting requirements. See Exterior Lighting requirement handout for the RHBD (attached) An Exterior Light Photometric site plan may be required.

☑ **Three complete sets of plans (plus a 4th copy of Site Plan) showing the following**:

☑ (1) **The Site Plan**: If the proposed project may impact significant trees or you propose to remove significant trees, you must provide **4 copies of the Site Plan** showing (4th copy for arborist review)**:**

- **Location of each significant tree -** Clearly mark on the plan all the trees and their drip lines, to be retained or proposed to be removed, as identified in the Tree Retention Plan. Show Tree fencing and protection notes for trees to be retained. See Planning Department for Tree ordinance.

☑ (2) **A boundary survey of the subject property**, as approved by the City, certified by a registered land surveyor licensed in the State of Washington, showing the layout drawn to scale (indicate scale used) of the dimensions of the lot(s) and the north arrow.

☑ (3) **A topographic survey of the land showing existing and proposed contours at 2-foot intervals**, certified by a registered land surveyor licensed in the State of Washington. The survey must be related to a known elevation (King County NAVD 29) datum point in the public right-of way (note datum point on plans).

☑ (4) **Street name(s), location, and dimensions of existing improvements** and specific proposed improvements in right-of-ways and easements serving the development, including:

☐ a. All access easements, including their length, width, grade, pavement width, and any turnarounds that have been required; and

☐ b. Landscape/utility strip with street trees planted 30 feet on center.

☑ (5) **Clearly indicate on the plans the proposed limit of grading line**.
NOTE: In the case of plats and planned unit developments, the scope of grading is limited to rights-of-way, utility easements or access easements.
Erect a temporary 6-foot-high chain-link construction fence along the limit of grading line. In addition, erect a siltation fence to control erosion along required setbacks of streams, wetlands, and/or steep sloped areas. NOTE: NO GRADING BEYOND THIS LIMIT OF GRADING LINE IS ALLOWED UNLESS APPROVED BY PLANNING.

☑ N/A (6) **Existing watercourses, streams, or wetland areas**.

☑ (7) All existing and proposed fire hydrant assemblies, with distance (by way of vehicular traffic) to subject parcel(s) of property.

☑ (8) **Drainage Plan**:
- Temporary and permanent erosion control
- Subsurface drainage plan (if applicable)

☑ 2. **Two copies of a soils report prepared by a professional engineer if:**
- Development is identified on Environmentally Sensitive Areas Map in a landslide hazard, seismic hazard or flood plain
- Grading in excess of 5,000 c.y.
- Other developments where the building official determines that special conditions or unusual hazards exist
- Development Plan, drawn to scale

N/A 3. **If you are proposing to develop multiple dwelling units on one piece of property**, the following items will be required for submittal of a Land Surface Modification permit::

a. **Road Concurrency** (if more than 9 dwelling units or 20 parking stalls are proposed)
b. **SEPA Review** (if more than 9 dwelling units or 20 parking stalls are proposed or if work is occurring on lands covered by water)
c. **Environment Checklist**
d. **Site Plan showing general Development Layout** (Road Network, building locations, etc.
e. **Traffic Report**
f. **Geotechnical Report** (if located in high or moderate landslide hazard area or within seismic hazard area)
g. **Wetland or stream report** (if required)
h. **Development Plan**, drawn to scale:
- I. Lot size/Property dimensions
- II. Density calculation
- III. Required setbacks and existing easements
- IV. Dimensions of existing and proposed structures
- V. Existing significant trees
- VI. Recreational open space location/dimensions (for 4 or more units)
- VII. Horizontal façade requirements
- VIII. Pedestrian, bicycle, and transit facilities (Chapter 105)
- IX. Lot Coverage calculations (based on full development buildout)

i. **Parking**:
- I. Proposed use/number of units
- II. Required parking
- III. Parking layout/plan drawn to scale

j. **Landscape Plan**
- I. Significant Trees to be retained per Tree Plan
- II. Identify required buffers
- III. Supplemental planting calculations (KZC 95.40)
- IV. Show plant location, species, and size

❑ **4.** **Prior to issuance of the grading permit**:

❑ a. Rodent abatement must be started at least 2 weeks prior to any clearing, demolition, or land surface modification, and depending on bait acceptance, may need to continue through the project work. You must submit a letter from the Rodent Abatement Company stating when the abatement was started and what level of bait is being accepted.

❑ b. The developer and bulldozer operator shall meet with the appropriate department responsible for enforcing the grading permit, in order to become familiar with limits of grading. For grading permits related to building permits and Planned Unit Developments, contact the Building Department to arrange a meeting. For grading permits related to short plats, subdivisions, right-of-way improvements, or stream relocation, contact the Public Works Department.

❑ c. Notify the Planning Department to arrange for an inspection of wetland or stream buffer fencing, and Tree fencing.

❑ d. A performance bond for on-site erosion control and right-of-way repair must submitted to the Public Works Department.

❑ e. Contractor's UBI number and a copy of the contractor's license are required prior to issuance of grading permit.

Building Department 425-587-3600 Planning Department 425-587-3225

Public Works Department 425-587-3800 - Public Works Inspections 425-587-3805

Enclosure 2

ENCLOSURE 4

75956

City of Kirkland

Check Number: 75956
Date: 11/9/2011 Check Amt: $719.23

Tran #	Invoice	Type	Date	Reference	Balance	Discount	Pay Amount
73531	110911-AD	Invoice	11/09/11	6222-Costco	$719.23	$0.00	$719.23

THE NORTHWEST LEADER IN ENGINEERING SERVICES SINCE 1982

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

75956

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72nd AVENUE SOUTH
KENT, WA 98032
(425) 251-6222

US bank.
24-Hour Banking
1-800-673-3555

19-10/1250

Exactly Seven hundred nineteen and 23 / 100 Dollars

Date	Check No.	Amount
11/9/2011	75956	$719.23

PAY

Details on back.

Security Features Included

94

Enclosure 3

SURVEYED METES AND BOUNDS LEGAL DESCRIPTION

Lot 4, Block 37, Burke and Farrar's Kirkland Addition to the City of Seattle, Division No. 14, according to the plat thereof recorded in Volume 20 of Plats, page 14, in King County, Washington, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 4;
THENCE North 00° 12' 48" West, 124.07 feet along the West line of said Lot 4 to the Northwest corner of said Lot 4;
THENCE North 89° 44' 40" East, 249.99 feet along the North line of said Lot 4 to the Northeast corner of said Lot 4;
THENCE South 00° 14' 04" East, 124.07 feet along the East line of said Lot 4 to the Southeast corner of said Lot 4;
THENCE 89° 44' 40" West, 250.04 feet along the South line of said Lot 4 to the TRUE POINT OF BEGINNING.

Project: Costco Gasoline - Kirkland
Date: November 9, 2011
6222L.001.doc

Enclosure 4

City of Kirkland Public Works Department

IMPROVEMENT EVALUATION PACKET

The Improvement Evaluation Packet is used by the City of Kirkland Public Works Department to assess the dollar value of the public and private improvements being installed on development projects. The applicant filling out the packet is asked to provide the material quantities and to compute the value of the improvements using the unit prices established by the Public Works Department. The following are answers to commonly asked questions about the packet:

1. All development projects (subdivision, commercial, multi-family and industrial projects) applying for permit must complete the packet.

2. The dollar amounts generated are used to establish performance and maintenance security values, and review and inspection fees for Public Works.

3. Public work is considered to be any improvement installed in the right-of-way or in a public utility easement. If an improvement begins in the right-of-way and ends on the property, such as a sewer, it is considered both public and private work. The break occurs at structures within the right-of-way such as manholes, catch basins or water tees.

4. Private work is considered to be any of the listed improvements occurring on private property. However, **for subdivisions only**, storm drain detention systems are considered public work even when located on private property.

5. For subdivision projects, the Private Work section should include all on-site storm drainage and paving work. This will include the drainage system for the lot drains and the paving for private access easements. For all other classifications of projects, the Private Work section should include the on-site storm drainage system only.

6. After completion of the packet, the Public Works Department will verify the quantities and establish the security and fee values.

7. The Public Works Department will not release the permit for construction until the packet has been completed.

If you have any further questions about the packet, please call the Public Works Department at 425-587-3849.

CONSTR. STORM DRAINAGE - PUBLIC WORK

Item	Unit	Quantity	Unit Price	Amount
Silt Fence, Installed	LF		$4.50	
Grading for Drainage Swales	LF		$6.00	
Sod for Drainage Swales	SY		$6.00	
Hydroseeding	SY		$3.00	
Construction Entrance	EA		$1,500.00	
OTHER				
OTHER				

Construction Storm Drainage - Total

CLEARING AND GRADING - PUBLIC WORK

Item	Unit	Quantity	Unit Price	Amount
Half-Street Improvements	LF		$12.00	
Full Street Improvements	LF		$24.00	
OTHER				
OTHER				

Clearing and Grading - Total

WATER SYSTEM - PUBLIC WORK

Item	Unit	Quantity	Unit Price	Amount
Water service - 3/4" to 1"	LS		$1,600.00	
Water service - 1 1/2" to 2"	LS		$3,350.00	
4" Pipe	LF		$63.00	
6" Pipe	LF		$72.00	
8" Pipe	LF		$98.00	
2" Gate Valve (G.V.)	EA		$270.00	
4" G.V.	EA		$440.00	
6" G.V.	EA		$670.00	
8" G.V.	EA		$890.00	
Connection to ex. Main	EA		$3,000.00	
Fire Hydrant Assembly	EA		$3,800.00	
2" Blow Off	EA		$2,500.00	
Air and Vacuum Assembly	EA		$3,000.00	
Valve Marker Post	EA		$150.00	
OTHER				
OTHER				

Water System - Total

STORM DRAINAGE SYSTEM - PUBLIC WORK

Item	Unit	Quantity	Unit Price	Amount
8" Pipe	LF		$41.00	
12" Pipe	LF		$49.00	
18" Pipe	LF		$60.00	
24" Pipe	LF		$76.00	
30" Pipe	LF		$82.00	
36" Pipe	LF		$88.00	
48" Pipe	LF		$98.00	
Detention Pipe	LF			
Detention Vault	LS			
Extra Depth Excav. (over 12' deep)	FT*LF		$6.00	
Curb Inlet	EA		$880.00	
Type I Catch Basin	EA		$1,150.00	
Type IL Catch Basin	EA		$1,400.00	
Type II CB - 48"	EA		$3,900.00	
Type II CB - 54"	EA		$4,000.00	
CMP Access Riser	EA		$1,600.00	
Connection to Existing CB	EA		$1,100.00	
Restrictor/Pollution Control - 8"	EA		$900.00	
Restrictor/Pollution Control - 12"	EA		$900.00	
Pollution Control Tee	EA		$500.00	
Debris Barrier	EA		$250.00	
Biofiltration Swale	LF		$15.00	
OTHER				
OTHER				

Storm Drainage System - Total

PAVING - PUBLIC WORK

Item	Unit	Quantity	Unit Price	Amount
AC Pavement Patching	SY		$40.00	
4" Crushed Rock	SY		$10.00	
Bank Run Gravel: 3" minus, in place	CY		$31.00	
4" Asphalt Treated Base (ATB)	SY		$18.50	
2" Class B Asphalt Pavement	SY		$12.50	
Saw Cut AC Pavement	LF		$2.50	
Cold Planing (Grinding)	LF		$12.00	
OTHER				
OTHER				

Paving - Total

CURB AND GUTTER - PUBLIC WORK

Item	Unit	Quantity	Unit Price	Amount
Concrete Extruded Curb	LF		$5.00	
Asphalt Extruded Curb	LF		$5.00	
Conc. Curb & Gutter, Type A	LF		$21.00	
OTHER				
OTHER				

Curb and Gutter - Total

SANITARY SEWER SYSTEM- PUBLIC WORK

Item	Unit	Quantity	Unit Price	Amount
6" PVC pipe	LF		$105.00	
8" PVC pipe	LF		$122.00	
12" PVC pipe	LF		$155.00	
Extra Depth Excav. (over 12' deep)	FT*LF		$8.00	
Manhole, 48"	EA		$4,900.00	
Manhole, 54" (for drop MH's only)	EA		$5,500.00	
Internal Drop Structure	EA		$975.00	
Rechannel Existing MH	EA		$700.00	
Cast Iron Clean-Out Cover	EA		$160.00	
OTHER				
OTHER				

Sanitary Sewer System - Total

SIDEWALKS - PUBLIC WORK

Item	Unit	Quantity	Unit Price	Amount
5' Concrete Sidewalk	LF	45	$30.00	$1,350
Concrete Sidewalk (other than 5')	SF		$5.80	
5' Concrete Driveway	LF		$29.00	
Asphalt Walkways, Class B	SY		$12.50	
Wheel Chair Ramps	EA	1	$1,600.00	$1,600
Steel Pipe Handrail	LF		$80.00	
Vinyl Fencing	LF		$40.00	
OTHER				

Sidewalks - Total	$2,950

LANDSCAPING - PUBLIC WORK

Item	Unit	Quantity	Unit Price	Amount
Street Trees	EA		$350.00	
Sod	SY		$6.00	
Rockery Wall	SY		$200.00	
OTHER				
OTHER				

Landscaping - Total

MISCELLANEOUS - PUBLIC WORK

Item	Unit	Quantity	Unit Price	Amount
Monuments	EA		$380.00	
Street Signs	EA		$220.00	
Pavement Marking	LF		$0.85	
Adjust Existing Utilities	EA		$350.00	
Mailbox Structure	EA		$350.00	
Type III Fixed Barricade	EA		$650.00	
Bollards	EA		$890.00	
Thermoplastic Crosswalk Markings	LF		$2.85 or $500 min	
OTHER				
OTHER				

Miscellaneous - Total

PAVING - PRIVATE WORK

Item	Unit	Quantity	Unit Price	Amount
4" Crushed Rock	SY	2,496	$15.00	$37,440
4" Asphalt Treated Base (ATB)	SY		$18.50	
2" Class B Asphalt Pavement	SY	2,496	$18.75	$46,800
OTHER				
OTHER				

Paving - Total	$84,240

MISCELLANEOUS - PRIVATE WORK

Item	Unit	Quantity	Unit Price	Amount
Monuments	EA		$380.00	
Property Corners	EA		$265.00	
Street Signs	EA		$220.00	
Pavement Marking	LF	1,400	$0.85	$1,190
UG Utilities to Existing House	EA		$1,270.00	
Tight-Line ex. House Roof Drains	LF		$27.00	
OTHER				
OTHER				

Miscellaneous - Total	$1,190

STORM DRAINAGE SYSTEM - PRIVATE WORK

Item	Unit	Quantity	Unit Price	Amount
4" - 6" Pipe	LF		$16.00	
8" Pipe	LF	219	$41.00	$8,979
12" Pipe	LF	119	$49.00	$5,831
18" Pipe	LF		$60.00	
24" Pipe	LF		$76.00	
Detention Pipe	LF			
Detention Vault	LS	1	$80,000	$80,000
Yard Basin	EA		$265.00	
Curb Inlet	EA		$880.00	
Type I Catch Basin	EA	5	$1,150.00	$5,750
Type IL Catch Basin	EA		$1,400.00	
Type II CB - 48"	EA	1	$3,900.00	$3,900
Type II CB - 54"	EA		$4,000.00	
CMP Access Riser	EA		$1,600.00	
Connection to Existing CB	EA	1	$1,100.00	$1,100
Restrictor/Pollution Control - 8"	EA		$900.00	
Restrictor/Pollution Control - 12"	EA	1	$900.00	$900
Pollution Control Tee	EA		$500.00	
Debris Barrier	EA		$250.00	
Biofiltration Swale	LF		$15.00	
OTHER Storm Filter Manhole (3 Cartridges)	LS	1	$15,100	$15,100
OTHER Rain Garden	LS	1	$8,000	$8,000

Storm Drainage System - Total	$129,560

IMPROVEMENT EVALUATION

This form must be completed by the developer (or representative) and shall include all work required by the official Notice of Approval or conditions on the permit. Quantity take-offs shall be from documents approved by the City of Kirkland.

PUBLIC WORK will be owned and maintained by the City after the appropriate maintenance period and will be subject to review and inspection fees per KMC Section 5.7A.50. For subdivision work, this will include the on-site detention system.

PRIVATE WORK will be owned and maintained by the property owner(s), and is not subject to the above fees. For subdivisions, include the remainder of the on-site storm drainage system (excluding the detention system) and any easement road paving. For all other types of projects, include the on-site storm drainage system only.

Items Required	*Column 1* Value of Public Work	*Column 2* Value of Private Work	*Column 3* Total Value
1. Constr. Storm Drainage			
2. Clearing and Grading			
3. Water System			
4. Sanitary Sewer System			
5. Storm Drainage System		$129,560	$129,560
6. Paving		$84,240	$84,240
7. Curb and Gutter			
8. Sidewalks	$2,950		$2,950
9. Landscaping			
10. Miscellaneous		$1,190	$1,190
11.			
12.			
TOTALS	$2,950	$214,990	$217,940

I hereby certify the above to be an accurate representation of the required construction for the above referenced project.

(Agent)/Owner Cara Visintainer Barghausen Consulting Engineers, Inc. Cara Visintainer, P.E. Date November 9, 2011

City Date 11/9/11

MAINTENANCE Column 1 + private storm x .1 x. 1.3 $20,677.80

2009 PW Improvement Evaluation PDF.xlsx

PUBLIC WORKS DEPARTMENT

IMPROVEMENT EVALUATION SUMMARY

Type of project: ☐ Subdivision ☑ Commercial ☐ Single Family ☐ Multi-Family ☐ Muni/Gov't ☐ Miscellaneous

Project Name: Costco Wholesale Parking Lot

Project Location: 8629 - 120th Avenue N.E.

Permit No.:

Contact: Barghausen Consulting Engineers, Inc. Cara Visintainer

Phone No.: (425) 251-6222

for applications received on or after 1/1/2009

**** FOR CITY USE ONLY ****

1. Total Value of Public Work Required:	
2. Review & Inspection Fee * :	
3. Total Value of Private Work Required:	
4. Performance Security Value:	
5. Maintenance Security Value:	

*The Review and Inspection Fee is 10% of Total Value of Public Work Required (column 1), plus value of private storm (column 2, #5)

Enclosure 5

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

SEPA ENVIRONMENTAL DOCUMENTS

If an application for a land use or building permit is subject to environmental review under Chapter 43.21C RCW, all SEPA environmental documents must be submitted with the filing of a land use permit or building permit application or the City will not accept the application. The following is a list of the environmental documents that must be submitted with the land use or building permit application:

1. **Environmental Checklist.** The checklist form can be obtained from the Kirkland Planning Department.
2. **Road concurrency test decision memo.** Applicants must pass road concurrency *before* submitting for a land use or building permit and the environmental documents. Concurrency application forms are available from Public Works or the Planning Departments. If the application passes road concurrency, the Public Works Department's Transportation Engineer will provide the applicant or applicant's traffic engineer with a concurrency test decision memo and traffic information that needs to be included in the Traffic Impact Analysis. A copy of this memo must be submitted to show that road concurrency has been passed.
3. **Traffic Impact Analysis.** Traffic Impact Analysis Guidelines can be obtained from the Planning or Public Works Departments. The Traffic Impact Analysis is to be completed after the road concurrency test has been successfully passed. Information from the City's Transportation Engineer is to be included in the Traffic Impact Analysis along with all other information specified in the guidelines.
4. **Other supplemental environmental information.** Ask the assigned planner at the pre-application meeting what other environmental information will be required with the environmental submittal. All studies and reports must be prepared by a licensed and qualified specialist in the field and approved by the City. Supplemental impact assessment reports or studies that may be required include, but not be limited to the following:

   - Lighting
   - Environmental health hazard
   - Historic
   - Wetland and/or stream delineation and analysis, prepared or reviewed by the City's consultant
   - Hydrology
   - Wildlife
   - Views
   - Noise
   - Geotechnical soils analysis

YOU ARE ENCOURAGED TO MEET WITH A PLANNER FROM THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO AND DURING PROJECT DESIGN TO DISCUSS PROJECT DESIGN AND PROJECT COMPLIANCE WITH CITY REGULATIONS AND TO OBTAIN GUIDANCE ON THE ENVIRONMENTAL MATERIALS THAT YOU MUST SUBMIT. 1/02

CITY OF KIRKLAND ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

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

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly with the most precise information known, or give the best description you can.

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

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

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

Use of Checklist for Non-project Proposals:

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

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

A. BACKGROUND

1. Name of proposed project, if applicable: Costco Wholesale Parking Lot – Guynup Parcel

2. Name of applicant: Costco Wholesale

3. Tax parcel number: 123850-0110 and -0105

4. Address and phone number of applicant and contact person:

Applicant:
Costco Wholesale
999 Lake Drive
Issaquah, WA 98027
(425) 313-8100

Contact Person:
John Ellingsen
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
(425) 251-6222.

5. Date checklist prepared: November 9, 2011

6. Agency requesting checklist: City of Kirkland

7. Proposed timing or schedule (including phasing, if applicable): Estimated completion Spring 2012

8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?

None proposed.

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Engineering Report prepared by Kleinfelder, Inc. dated October 19, 2011
Critical Areas Report prepared by Sewall Wetland Consulting, Inc. dated September 19, 2011
Evaluation of Trees (Tree Retention Plan) prepared by Gilles Consulting dated August 20, 2011

Technical Information Report prepared by Barghausen Consulting Engineers, Inc., dated October 13, 2011
Transportation Impact Analysis prepared by The Transpo Group dated September 2011
Site Details Plan prepared by Mulvanny G2 Architecture, dated November 9, 2011
Site Lighting Plan prepared by T.E., Inc., dated October 10, 2011
Civil and Landscaping plans prepared by Barghausen Consulting Engineers, Inc., dated November 9, 2011
ALTA/ACSM Land Title Survey prepared by Barghausen Consulting Engineers, Inc., dated September 22, 2011

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

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

City of Kirkland Construction Permits (Electrical)
City of Kirkland Land Surface Modification Permit
King County Wastewater Discharge Permit
Washington DOE National Pollutant Discharge Elimination System (NPDES) Permit
U.S. Army Corps of Engineers Nationwide Permit

12. Give brief, complete description of your proposal, including the proposed uses, the size and scope of the project and site including dimensions and use of all proposed improvements. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The project consists of constructing a new 64-stall parking lot on a currently undeveloped lot to serve the existing Costco Warehouse. The on-site improvements include the addition of a paved parking area, stormwater controls, landscaping, sidewalk connection, and fire hydrant relocation. The new parking lot will connect to the existing parking lot to the north. As a result of this connection, 10 parking stalls and associated landscaping will be removed and relocated from the parking lot to the north. An off-site sidewalk will also be constructed along 120th Avenue N.E.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is located on 120th Avenue N.E., between N.E. 90th Street and N.E. 85th Street, Kirkland, Washington. King County Parcel Nos. 123850-0110 and -0105. Please refer to the attached legal description (Exhibit A) for more information. Also, please refer to the project plan set submitted as part of this application.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)?

The overall topographic relief across the site is approximately 13-feet, with an average slope of 5 percent. Slopes are steepest along the northern portion of the site, with sloped in the range of 40 percent over a 6-foot elevation gain.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Please refer to the Geotechnical Engineering Report prepared by Kleinfelder, Inc. for a detailed description of on-site soils.

The site contains areas of fill to a depth of 8 feet consisting of medium dense silty sand with gravel, underlain by silt with sand and sandy silt to a depth of 21 feet below grade.

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

None observed.

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

The project will excavate approximately 4,000 cubic yards of material and fill approximately 250 cubic yards to construct the proposed surface parking lot.

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

Soil erosion is possible during site clearing and construction. The potential of erosion increases during inclement weather conditions and during the site work phase of the project. Once the project has been constructed, there will be very little potential for erosion.

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

Approximately 69 percent.

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

A Temporary Erosion and Sedimentation Control Plan (TESCP) will be prepared. Necessary measures to limit erosion will be implemented before and during clearing and grading activity in accordance with City of Kirkland and Department of Ecology requirements.

2. AIR

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

approximate quantities, if known.

Development of the site as proposed is not expected to result in any significant long-term impacts to existing air quality. During construction, there will be construction equipment exhaust that will be emitted from vehicles. After construction, the vehicles using the parking lot will generate exhaust; however, the majority of these vehicles will be from the existing traffic stream already visiting the Costco warehouse.

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

None known.

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

None proposed.

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Costco property located at the southeast corner of 120th Avenue N.E. and N.E. 90th Street contains wetlands.

Please refer to the Critical Areas Report prepared by Sewall Wetland Consulting, Inc. for more information.

Forbes Lake is located approximately 1,200 feet northeast of the subject property.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The construction of the new parking lot will occur within 200 feet of wetland #2, located on Costco's property described above and delineated in the Critical Areas Report prepared by Sewall Wetland Consulting, Inc.

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

The current project will not result in any wetland fill.

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

The project will not require surface water withdrawals or diversions.

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

The proposal does not lie within a 100-year floodplain.

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

The project will not discharge waste materials into the surface waters.

b. Ground

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

No groundwater will be withdrawn, nor will any water be discharged directly to groundwater.

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

No waste material will be discharged into the ground from septic tanks or other sources.

c. Water Runoff (including storm water):

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

Stormwater runoff will be collected in a series of catch basins and conveyed to a rain garden, discharged to a combined detention/wet vault, treated by a Stormfilter, then discharged to the City storm drainage system in 120th Avenue N.E.

2) Could waste materials enter ground or surface waters? If so, generally describe.

The water quality improvements installed with this project will substantially limit the chance that waste materials could enter ground or surface waters.

The provision of Enhanced Basic onsite water quality treatment will reduce and control surface water runoff impacts associated with the new parking area improvements.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?

Existing parking lot landscaping for the parking lot to the north will be removed and replaced for the construction of the new parking lot. Much of the existing vegetation of the undeveloped property will be removed for the new parking lot. Landscaping will be installed according to the landscape plans prepared by Barghausen Consulting Engineers, Inc. Please see the Evaluation of Trees prepared by Gilles Consulting and the Tree Retention Plan prepared by Barghausen Consulting Engineers, Inc. for the analysis of the on-site trees to be removed.

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

None known. The Washington Department of Fish and Wildlife does not map any threatened, endangered, other priority species, or priority habitats on the project site or vicinity.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Proposed landscaping will be composed of native species. Existing trees will be preserved where feasible according to the Evaluation of Trees prepared by Gilles Consulting.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
birds: hawk, heron, eagle, songbirds, other (mallard ducks)

mammals: deer, bear, elk, beaver, other
fish: bass, salmon, trout, herring, shellfish, other (tree frogs)

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

None known.

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

The subject parcels are located within the Pacific Flyway, a known route of migratory birds including waterfowl.

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

None proposed.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used to provide power to the parking lot lights.

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

The project will not affect the potential use of solar energy by adjacent properties. The project will be constructed within required setbacks and the height limitations.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None proposed.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

1) Describe special emergency services that might be required.

No special services will be required. The level of emergency services (fire, police, medical) would be consistent with comparable developments of this size and type.

2) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

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

Noise in the area, which may affect the subject property, includes traffic on the surrounding road network including Interstate 405.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise associated with construction activity at the project site will vary as construction progresses and depending on the equipment being used. Maximum noise levels can be expected from 57 to 89 d.b.a. Construction would occur only during the hours allowed by the Kirkland Municipal Code.

After construction, noise will continue to be generated by automobile traffic. Noise levels are not expected to exceed current ambient noise levels of the surrounding neighborhood after project construction.

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

None proposed.

8. LAND AND SHORELINE USE

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

The site is currently vacant and undeveloped.

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

Not known.

c. Describe any structures on the site.

The site is undeveloped.

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

No structures will be demolished.

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

The site is zoned RH-3 and RH-1B.

f. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

g. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No part of the site has been classified as an environmentally sensitive area.

h. Approximately how many people would reside or work in the completed project.

No one would reside or work in the completed project.

i. Approximately how many people would the completed project displace?

None.

j. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed.

k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project will be designed to meet all requirements of the Kirkland Municipal Code, including the special zoning provisions of the RH-3 and RH-1B zones and the requirements of Administrative Design Review approval.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

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

None proposed.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed.

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

No views in the immediate vicinity will be altered or obstructed.

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

None proposed.

11. LIGHT AND GLARE

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

The project will provide parking lot lighting that is specially designed to limit glare and contain lighting in the parking area only.

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

No; The finished project will not be a safety hazard or interfere with views.

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

None.

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

None proposed.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Forbes Lake and Park are located approximately 1,000 feet north of the property.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The project will not displace any recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project will provide a new pedestrian pathway through the site.

13. HISTORICAL AND CULTURAL PRESERVATION

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

None known.

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

None known.

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

None proposed.

14. TRANSPORTATION

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

120th Avenue N.E. is the only public street serving the site. There are no driveways currently serving the site. Access to the new parking lot will be via the driveway for the existing parking lot to the north. The nearest highway access is from Interstate 405 via the N.E. 85th Street exit.

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

The nearest transit stop is located at the corner of N.E. 85th Avenue and 120th Avenue N.E., approximately 600 feet south of the site.

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

many would the project eliminate?

The site is currently undeveloped. The project will remove a net of four (4) stalls from the existing parking lot to the north and add 63 stalls within the new parking lot.

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

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not occur in the immediate vicinity of water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project? If know, indicate when peak volumes would occur.

It is not expected that the project will generate any new daily trips. Peak volumes would occur between 4 and 6 PM on weekdays and 10 AM and 2 PM on Saturdays.

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

None proposed beyond the requirements of the underlying RH-3 and RH-1B zones.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The project will not result in an increased need for public safety services such as police and fire protection beyond the typical service provided for a project of this scale.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Water and electricity are located adjacent to the site.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The project will construct storm drainage infrastructure to convey, treat, and detain stormwater runoff. Power will also be extended on site to serve the new parking lot lights.

C. SIGNATURE

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

Signature: _____

Date Submitted: November 9, 2011

EVALUATION FOR
AGENCY USE ONLY
REVIEWED BY:

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.