



CITY OF KIRKLAND

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

MEMORANDUM

To: Eric R. Shields, AICP, Planning Director

From: Susan Greene, Planner *SMB*

Date: October 12th, 2007

Subject: ENVIRONMENTAL DETERMINATION FOR THE CEDAR PARK PRELIMINARY PLAT, PSB07-00001 (SEP07-00029)

The proposal, submitted by Geoffrey Thomas of Phoenix Development Inc., is to subdivide two lots with a total square footage of 4.58 acres into 24 lots for single-family residences within an RSX 7,200 zone (see Enclosure 1). The proposed lots will range in size from 6,775 square feet to 7,913 square feet, with an average lot size of 7,200 square feet (see Enclosure 2). Primary access to the subdivision would be from NE 132nd Street. One new public right-of-way would be dedicated within the subdivision for access to the new lots. This right of way, 112th Ave NE, will be a cul-de-sac design with a sidewalk on one side and a public pedestrian easement extending past the end of the cul-de-sac to the undeveloped park property to the south. The existing structures, a church and its associated facilities and parsonage, will all be demolished. The site is very flat and should not involve much grading or cutting; a Geotechnical evaluation has been submitted (see Enclosure 18).

I have had an opportunity to visit the site and review all of the enclosed documents associated with this case (see SEPA Enclosure section at the end of this report).

Based on a review by staff, the potential environmental issues associated with this project are potential traffic impacts, the connection to the undeveloped park to the south, and the impact of 24 new homes in the neighborhood. Additionally during the initial public comment period for the zoning permit application, the City received a total of 9 comments (see Enclosures 9 thru 17). These communications raised concerns about additional potential environmental impacts of the proposed project. These concerns include neighborhood traffic impacts, the loss of potential landmark trees on site, and the loss of this land as a potential City park site and the overall impact of the new homes on the neighborhood. An analysis of potential environmental issues follows.

Traffic Impacts

Neighbors raise concerns about the impacts of additional traffic on NE 132nd St. The applicant has submitted a traffic report analysis (see Enclosure 4). The City's Transportation Engineer, Thang Nguyen, addresses traffic concerns his memo (see Enclosures 5-7). He concludes the following:

- The City's traffic concurrency test and SEPA LOS (Level of Service) tests are used to ensure that the City's transportation infrastructure can accommodate future development and this project has passed the concurrency test. The levels of service have not been exceeded.
- This project will be required to pay traffic impact fees which will be used to fund roadway capacity projects throughout the city.
- Additionally, the Washington State Department of Transportation has a future funded project which will widen NE 132nd Street to the freeway interchange. The City of Kirkland is also undergoing a study of this street to determine what improvements can be made to this street.
- The new 116th interchange has created unusually long backups on to 132nd that will be alleviated when this project is finished. The new project on 132nd and the 116th interchange should improve traffic in the area when they are both completed.
- As it relates to cut-through traffic, the temporary 116th Way NE road closure has created some of the cut-through behavior and police are monitoring the speed in this location and on 132nd to deter speeding.
- No offsite mitigation is required as part of this proposal.

Loss of landmark trees

A neighbor has made a comment in writing that "landmark" trees will be lost with the development of the new homes.

The applicant has submitted an arborist report (see Enclosure 8) which addresses the health of all of the trees on site. The City's Urban Forester has reviewed this report and will make comments with the staff analysis which will be done for the preliminary subdivision. The following facts concerning tree retention can answer some the questions concerning tree loss on the property.

- Trees are not allowed to be cut at the time of subdivision. Tree retention is analyzed at the short plat stage insofar as retention would cause movement of lot lines to save trees.
- The only trees that could cause movement of lot lines which exist at the edge of the parsonage are considered in fair condition only and so would not be considered landmark trees by City Code.
- At the time of utility placement on the site and house placement on each lot, the City will analyze tree retention and will require retention of healthy trees that are within required setback yards.

Staff believes that the tree regulations are being followed so far and this will be more appropriately analyzed during the land surface modification and building permit stages of development.

Impacts of 24 new homes to the neighborhood

Many neighbors have mentioned the overall impacts of 24 new homes in this neighborhood with increased traffic (addressed above) and loss of trees (addressed above) and that some of these new homes could be within 5 feet of their homes due to the City's setback regulations.

- In this zone, RSX 7.2, homes must meet the setback criteria as set forth in the Kirkland Zoning Code section 17.10 requires that front yards maintain a 20 foot setback, 10 feet for rear yards and 5 feet for each side yard.
- These setbacks are enforced during the building phase and are also the same setbacks for the rest of the single family zoned neighborhood. The multifamily zone to the east is a townhouse development which was approved under King County regulations and is currently zoned RM 3.6.
- Most of the proposed lots in this development that are bordering to the east and west would be required to maintain a 10 foot rear setback from these property lines. Proposed lots 11 and 14 to the south that are served by easements within the new proposal could in fact have 5 foot side yard setbacks on all property lines as defined by the Kirkland Zoning Code.
- Each new lot is also bound by a 50% lot coverage requirement, a 50% floor area ratio requirement, and a 30 height limit (above average building elevation), and other code requirements designed to protect open space within developing lands.

Staff concludes that the 24 new homes and setback criteria for the proposed new lots will not adversely affect the neighborhood because the single family neighborhood with the same zoning as the proposal has the same requirements and thus the same setbacks.

Summary

It will be necessary to further analyze certain aspects of the applicant's proposal to determine if the project complies with all the applicable City codes and policies. That analysis is most appropriately addressed within the staff advisory report, which will be presented at the public hearing. In contrast, State law specifies that this environmental review under the State Environmental Policy Act (SEPA) is to focus only on potential significant impacts to the environment that could not be adequately mitigated through the Kirkland regulations and Comprehensive Plan.

Based on my review of all available information and adopted policies of the City, I have not identified any significant adverse environmental impacts that cannot be addressed through City codes. Therefore, I recommend that a Determination of Non-Significance be issued for this proposed action.

SEPA ENCLOSURES

1. Vicinity Map
2. Development Plans
3. Environmental Checklist
4. Traffic Impact Analysis by TraffEX dated July 11th, 2007
5. Concurrency Memo from Thang Nguyen dated June 4th, 2007
6. Traffic Impact Analysis from Thang Nguyen dated August 26th, 2007
7. Response to public comments, a memo by Thang Nguyen dated October 3rd, 2007
8. Tree Evaluation prepared by Gilles Consulting dated May 3rd, 2007
9. Comment from Carol Larson
10. Comment from Dave Condon
11. Comment from Troy Ryno

12. Comment from Mark Kiethly
13. Comment from Scott McMullen
14. Comment from Elaine Cummins
15. Comment from Bill Alford
16. Comment from Wendy Taylor of WASHDOT
17. Comment from Candice Bartleson
18. Geotechnical Report submitted by the applicant from Earth Consulting Inc.

Review by Responsible Official:

I concur

I do not concur

Comments:

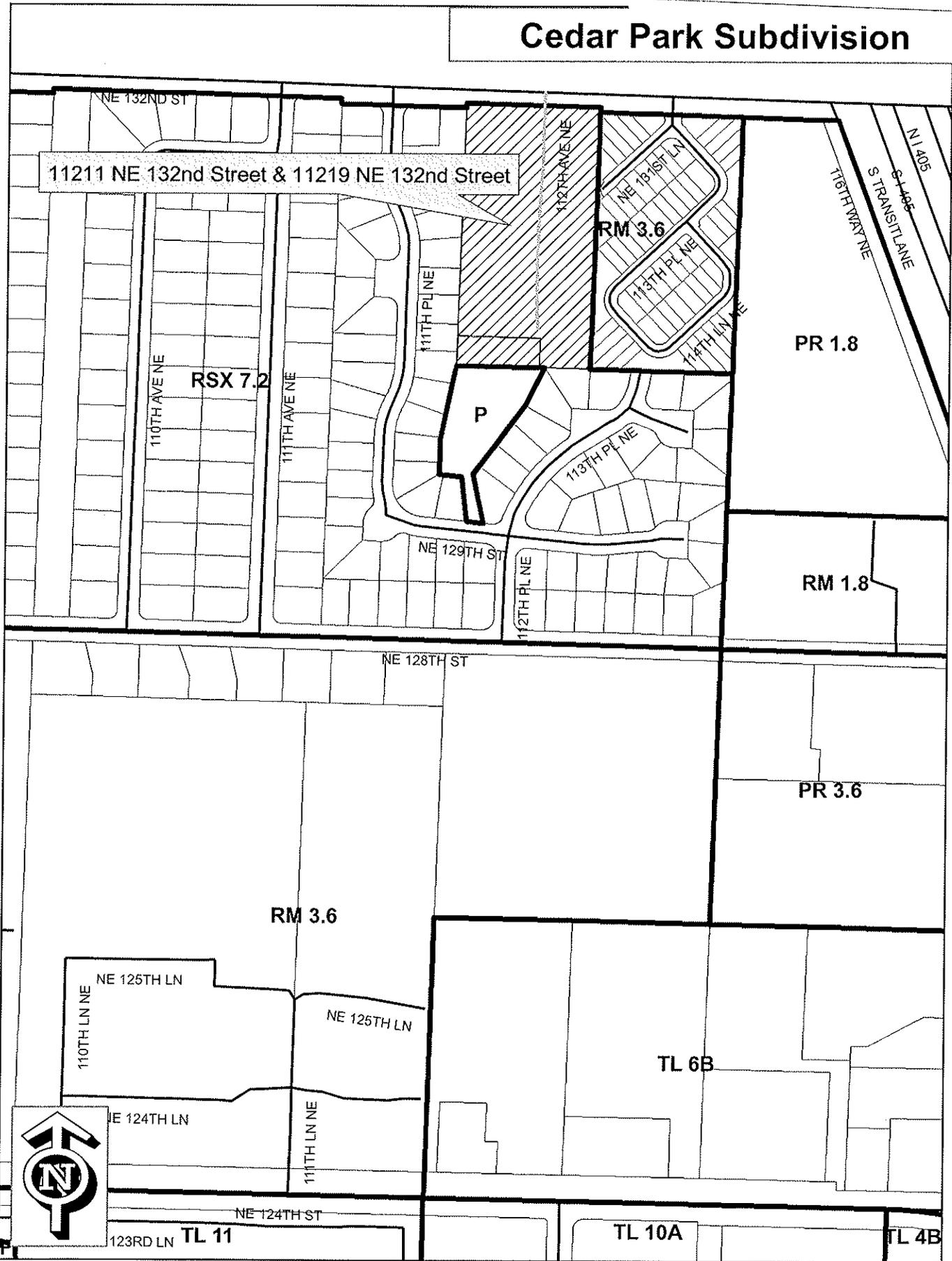


Eric R. Shields, AICP
Planning Director

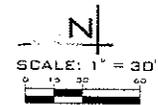
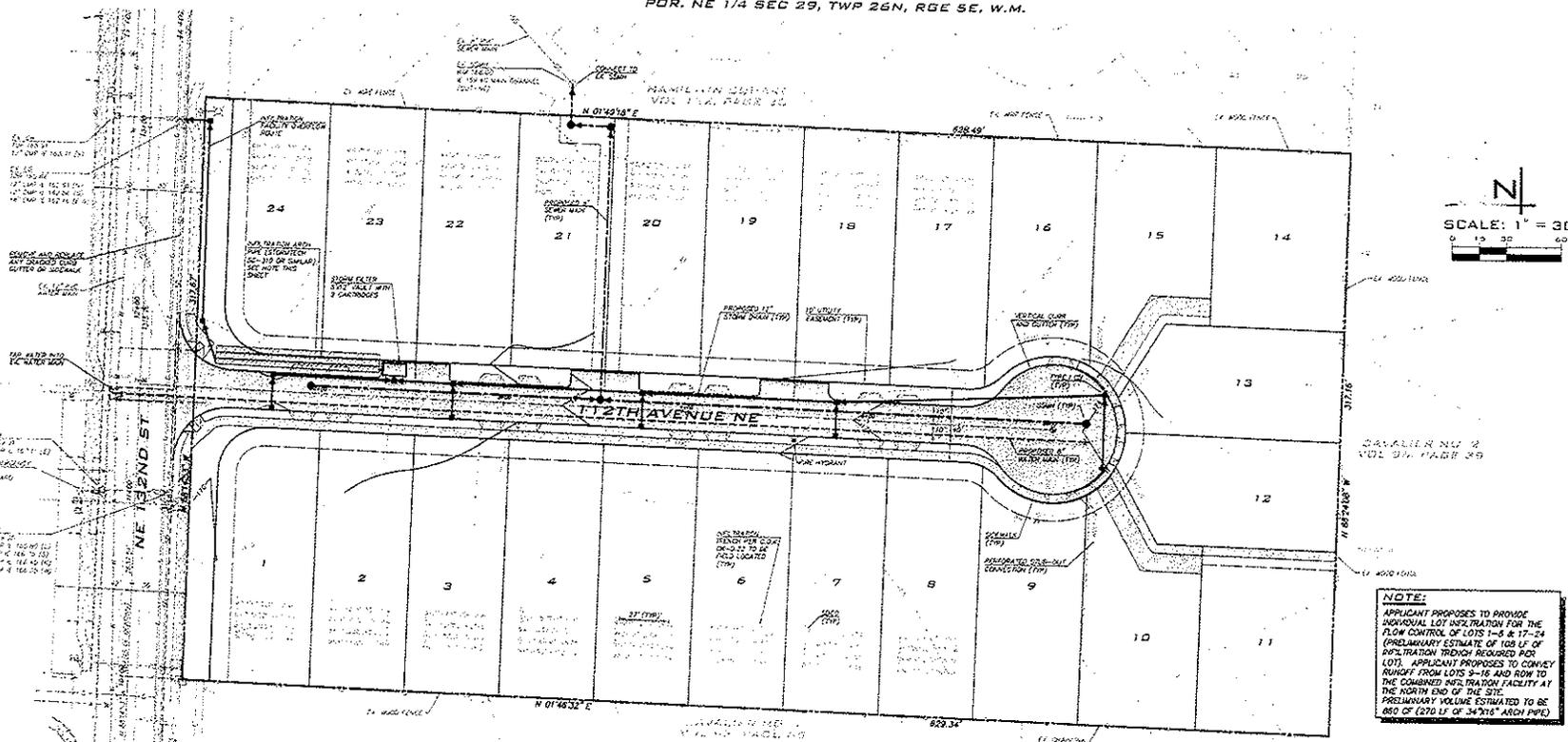
10/10/07
Date

Cedar Park Subdivision

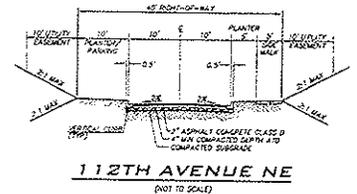
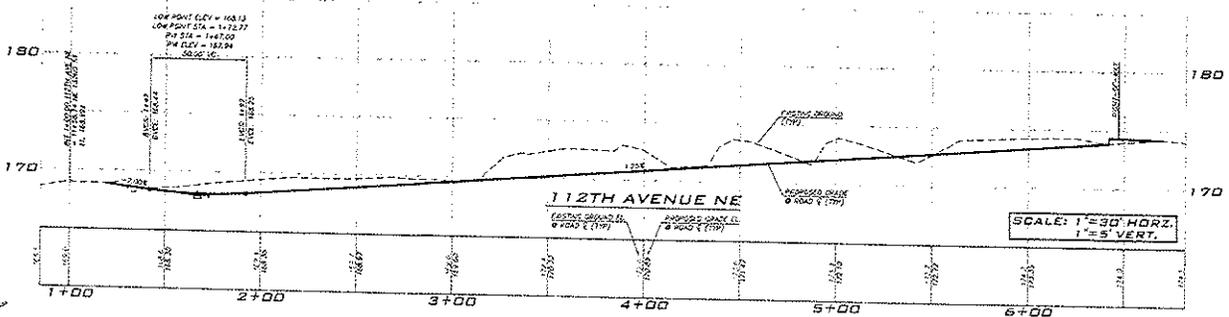
11211 NE 132nd Street & 11219 NE 132nd Street



POR. NE 1/4 SEC 29, TWP 26N, RGE 5E, W.M.



NOTE:
 APPLICANT PROPOSES TO PROVIDE INDIVIDUAL LOT INFILTRATION FOR THE FLOW CONTROL OF LOTS 1-5 & 17-24 (PRELIMINARY ESTIMATE OF 108 LF OF INFILTRATION TRENCH REQUIRED FOR LOTS). APPLICANT PROPOSES TO CONVEY RUNOFF FROM LOTS 6-16 AND ROW TO THE COMBINED INFILTRATION FACILITY AT THE NORTH END OF THE SITE. PRELIMINARY VOLUME ESTIMATED TO BE 860 OF (270 LF OF 34\"/>



UNDERGROUND UTILITY NOTE:
 UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL, THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE PERMISSION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 1-800-424-5555 AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



BLUELINE

SCALE: HORIZ. 1"=30' VERT. 1"=5'
 PROJECT MANAGER: BRIAN J. GARRON, P.E.
 PROJECT ENGINEER: AMY L. RUTENFRANZ, P.E.
 DESIGNER: AMY L. RUTENFRANZ, P.E.
 PLOT DATE: 7/11/07

REV.	DATE	BY	CHKD.	APP.	DESC.

PRELIMINARY UTILITY PLAN

CEDAR PARK

PRELIMINARY PLAN

11215 & 11219 NE 132ND STREET
 CITY OF KIRKLAND WASHINGTON



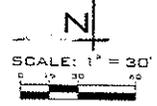
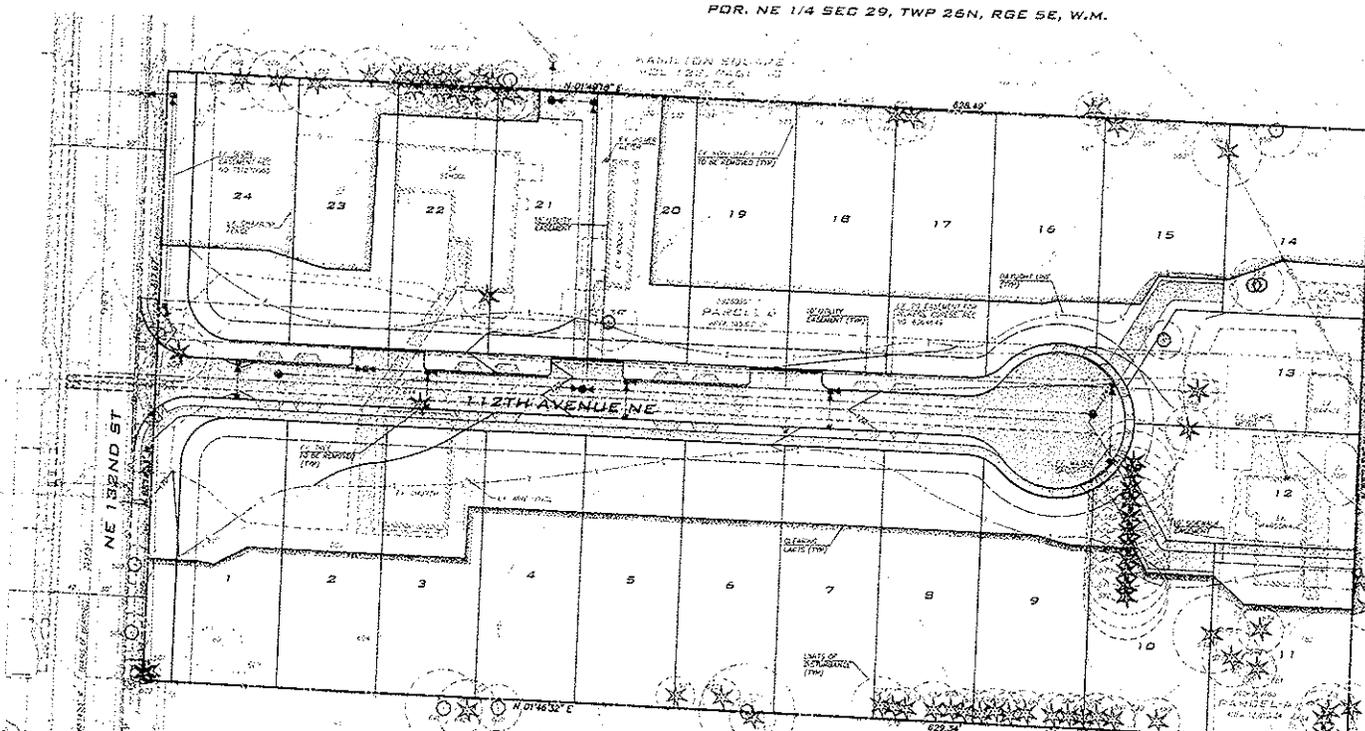
LOCAL OPTION
 7/19/07

JOB NUMBER:
07-013

SHEET NUMBER:
UP-01

SHT. 2 OF 3

PQR, NE 1/4 SEC 29, TWP 26N, RGE 5E, W.M.

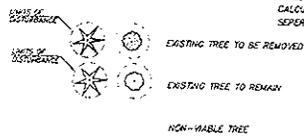


NOTE:
ALL STRUCTURES, UTILITIES AND HANDSCAPE ON-SITE ARE TO BE REMOVED.

NOTE:
SEE AIRBORNE REPORT PREPARED BY GILLES CONSULTING DATED MAY 3, 2007.

TREE DENSITY CALCULATIONS:

SIGNIFICANT TREES ON-SITE:	97
NON-HABILE TREES:	42
TREES TO BE SAVED:	35
HABILE TREES TO BE REMOVED:	17
NET SITE AREA:	171,801 SF (3.97 ACRES)
REQUIRED MINIMUM TREE DENSITY:	159 TREE CREDITS (3.97 x 30 = 119.1)
PROVIDED TREE DENSITY:	173 TREE CREDITS (SEE TREE DENSITY CALCULATIONS PROVIDED UNDER SEPARATE COVER.)



TREE PROTECTION FENCING DETAIL

1. SIGNATURE POSTS (1" DIA) MUST BE PLACED AT THE CRITICAL ROOT ZONE OR OUTSIDE THE CRITICAL ROOT ZONE OF THE TREE TO BE SAVED. SIGNATURE POSTS SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR OUTSIDE THE CRITICAL ROOT ZONE OF THE TREE TO BE SAVED. SIGNATURE POSTS SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR OUTSIDE THE CRITICAL ROOT ZONE OF THE TREE TO BE SAVED.
2. PROTECTIVE CHAINLINK FENCING SHALL BE INSTALLED AROUND THE CRITICAL ROOT ZONE OR OUTSIDE THE CRITICAL ROOT ZONE OF THE TREE TO BE SAVED. PROTECTIVE CHAINLINK FENCING SHALL BE INSTALLED AROUND THE CRITICAL ROOT ZONE OR OUTSIDE THE CRITICAL ROOT ZONE OF THE TREE TO BE SAVED.
3. PROTECTIVE CHAINLINK FENCING SHALL BE INSTALLED AROUND THE CRITICAL ROOT ZONE OR OUTSIDE THE CRITICAL ROOT ZONE OF THE TREE TO BE SAVED. PROTECTIVE CHAINLINK FENCING SHALL BE INSTALLED AROUND THE CRITICAL ROOT ZONE OR OUTSIDE THE CRITICAL ROOT ZONE OF THE TREE TO BE SAVED.
4. FENCING SHALL BE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTY FEET ALONG THE FENCE.

TREE PROTECTION FENCING DETAIL

BLUELINE

SCALE: 1" = 30'

PROJECT MANAGER: GREG A. DORRIS, PE

PROJECT ENGINEER: ADY T. RUTOMSKI, PE

DESIGNER: BEN E. RUDOLPH, PE

PLOT DATE: 1/11/2007

REGISTERED

PROJECT NO.

DATE

11215 & 11219 NE 132ND STREET
CITY OF KIRKLAND WASHINGTON

TREE PLAN III

CEDAR PARK

PRELIMINARY PLAN

07-013

TR-01

SHEET 3 OF 3

