

Gilles Consulting

— Brian K. Gilles —

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RECEIVED

AUG 22 2006

AM PM
PLANNING DEPARTMENT
BY _____

EVALUATION OF SELECTED TREES AT

DAWSON SHORT PLAT
10827 NE 108TH STREET
KIRKLAND, WA 98033

January 18, 2006

AMENDED August 16, 2006

PREPARED FOR:

Kit Klinker, President
Klinker Corporation
PO Box 2668
Kirkland, WA 98083

PREPARED BY:

GILLES CONSULTING
Brian K. Gilles, Consulting Arborist
ISA Certified Arborist # PN-0260
ASCA Registered Consulting Arborist # RCA-418



Fax: 425-822-0
E-mail: bkgille
P.O. Box 2366 |

ATTACHMENT <u>8</u>
<u>SP206-00001</u>

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ASSIGNMENT

Mr. Kit Klinker of the Klinker Corporation contracted with Gilles Consulting to evaluate the trees on the Dawson Short Plat at 10827 NE 108th Street, Kirkland, WA 98033. The property is currently occupied by a single-family home and a detached building. The plan is to divide the property into smaller individual single-family lots, and build new homes. Mr. Klinker requested that Gilles Consulting evaluate the trees on the property as required under the new City of Kirkland Tree Retention Code and deliver a report to him.

The City Arborist requested a revision to the original report. Specific requests included:

- Notation of driplines in radius rather than diameter
- Specific limits of disturbance rather than generalized limits using driplines.

EXECUTIVE SUMMARY

- 15 trees on the property were evaluated:
 - 8 were found to be *Non-Significant* due to poor health, poor structure, or both.
 - These 8 trees will not withstand the stress of construction and will not survive long-term.
 - 7 trees were found to be in Fair, Good, or Excellent condition.
 - They have the potential to be retained if they are protected during construction and if they are not in the way of required site improvements.
 - The 7 trees total 64 tree credits.
- Tree Density Calculations:
 - The entire property is 58,678 square feet.
 - $58,678 / 43,560 * 30 = 40.4$
 - The proposed short plat is to develop two roughly equal lots from the property.
 - This would require a minimum of 20 tree credits per lot required.

WAIVER OF LIABILITY

There are many conditions affecting a tree's health and stability which may be present and cannot be ascertained, such as, root rot, previous or unexposed construction damage, internal cracks, stem rot and more which may be hidden. Changes in circumstances and conditions can also cause a rapid deterioration of a tree's health and stability. Adverse weather conditions can dramatically affect the health and safety of a tree in a very short amount of time. While I have used every reasonable means to examine these trees, this evaluation represents my opinion of the tree health at this point in time. These findings do not guarantee future safety nor are they predictions of future events.

The tree evaluation consists of an external visual inspection of an individual tree's root flare, trunk, and canopy from the ground only unless otherwise specified. The inspection

may also consist of taking trunk or root soundings for sound comparisons to aid the evaluator in determining the possible extent of decay within a tree. Soundings are only an aid to the evaluation process and do not replace the use of other more sophisticated diagnostic tools for determining the extent of decay within a tree.

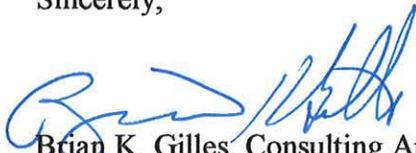
As conditions change, it is the responsibility of the property owners to schedule additional site visits by the necessary professionals to ensure that the long-term success of the project is ensured. It is the responsibility of the property owner to obtain all required permits from city, county, state, or federal agencies. It is the responsibility of the property owner to comply with all applicable laws, regulations, and permit conditions. If there is a homeowners association, it is the responsibility of the property owner to comply with all Codes, Covenants, and Restrictions (CC&R's) that apply to tree pruning and tree removal.

This tree evaluation is to be used to inform and guide the client in the management of their trees. This in no way implies that the evaluator is responsible for performing recommended actions or using other methods or tools to further determine the extent of internal tree problems without written authorization from the client. Furthermore, the evaluator in no way holds that the opinions and recommendations are the only actions required to insure that the tree will not fail. A second opinion is recommended. The client shall hold the evaluator harmless for any and all injuries or damages incurred if the evaluator's recommendations are not followed or for acts of nature beyond the evaluator's reasonable expectations, such as severe winds, excessive rains, heavy snow loads, etc.

This report and all attachments, enclosures, and references, are confidential and are for the use of the client concerned. They may not be reproduced, used in any way, or disseminated in any form without the prior consent of the client concerned and Gilles Consulting.

Thank you for calling Gilles Consulting for your arboricultural needs. Please call me if I can provide more information or be of further service.

Sincerely,



Brian K. Gilles, Consulting Arborist

International Society of Arboriculture Certified Arborist – PN-0260

American Society of Consulting Arborists, Registered Consulting Arborist – RCA—418

ATTACHMENTS:

ATTACHMENT 1 - SITE PLAN

ATTACHMENT 2 - TREE INVENTORY/CONDITIONS SPREADSHEET

DAWSON SHORT PLAT

PTN: S.W. 1/4, N.E. 1/4, & N.W. 1/4, S.E. 1/4, SEC. 32, T 26 N, R 5 E, W.M.
KIRKLAND, WASHINGTON

LEGEND

- ⊙ MONUMENT IN CASE
- ⊛ FOUND CONCRETE MONUMENT
- SET 1/2" x 24" REBAR WITH CAP LS 25539
- ⊖ GAS VALVE
- ⊞ VAL BOX
- ⊗ WATER VALVE
- ⊞ WATER METER
- ⊖ UTILITY POLE
- ⊞ CALCULATED
- ⊞ DRIVE WAY
- ⊖ GAS
- ⊞ INVERT ELEVATION
- ⊞ MEASURED
- ⊞ PLAT OF
- ⊞ SEWER
- ⊞ STORM DRAIN
- ⊞ WATER
- ⊞ WOODFENCE

SPOT ELEVATION IS LOCATED AT THE DECIMAL POINT OF ELEVATION (200.0) UNLESS AS NOTED WITH LEADER OR X

- Non-Viable Trees

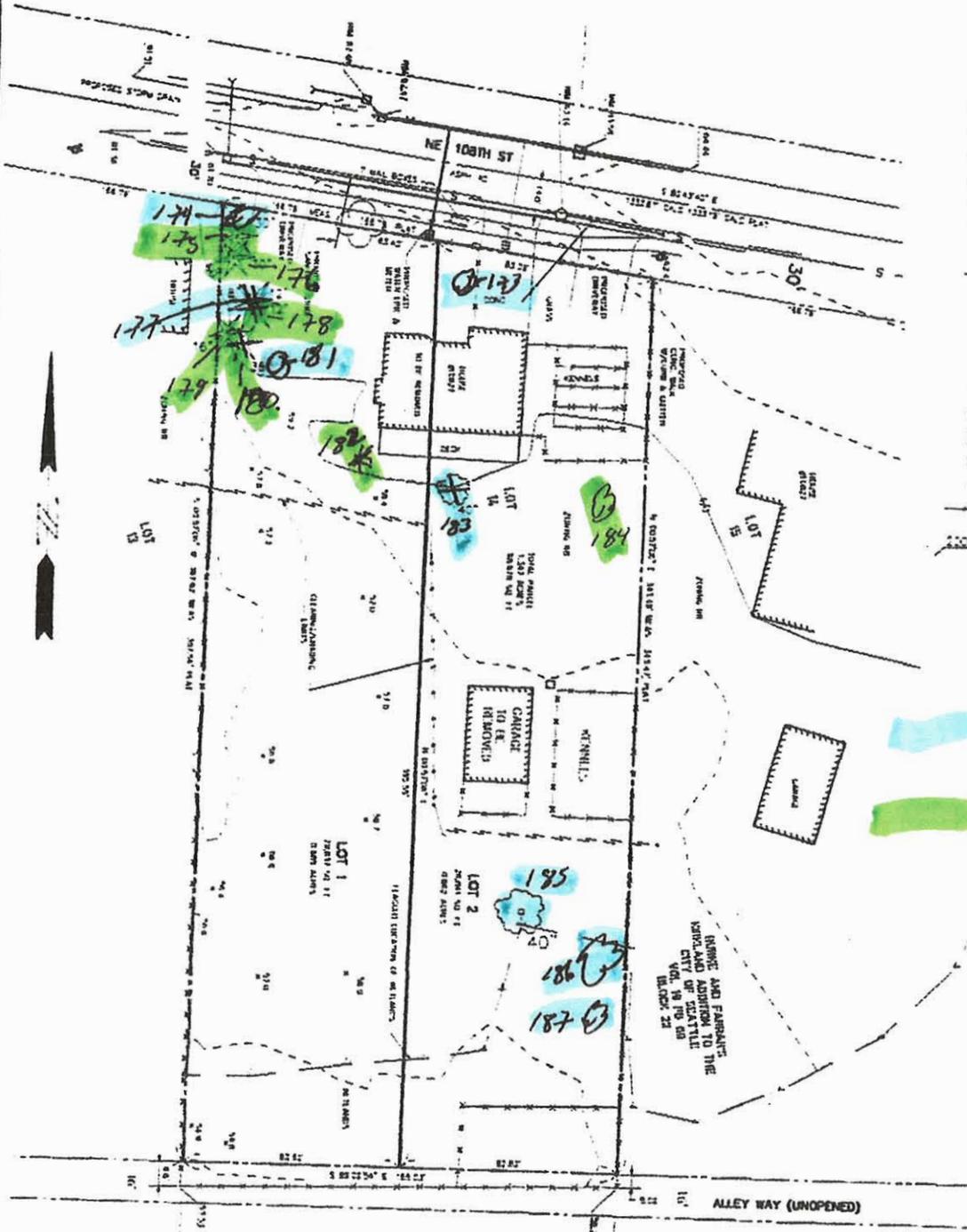
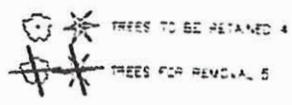
- Viable Trees

TREE RETENTION

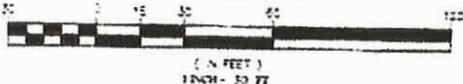
EXISTING SIGNIFICANT TREES 9

TREES TO BE RETAINED 4

TREES FOR REMOVAL 5



GRAPHIC SCALE

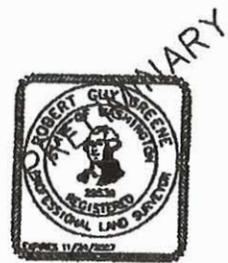


PTN: S.W. 1/4, N.E. 1/4, & N.W. 1/4, S.E. 1/4, SEC. 32, T 26 N, R 5 E, W.M.

PREPARED BY
GREENE LAND SURVEYING
 20515 82ND AVE SW EDMONDS, WASHINGTON
 PHONE (425) 897-6626 FAX (425) 897-6624

DATE: 1/12/06 DRAWN BY: RD DRAWING: 205P SCALE: 1" = 30' JOB NUMBER: 2004.20

CITY OF KIRKLAND FILE NO.



SHORT PLAT
 OF
 10827 108TH ST
 FOR
KLINKER CORPORATION

AMENDMENT # 1, AUGUST 16, 2006

# 1 Tree #: Individual tree number.		# 6 Limits of Disturbance: The boundary between the area of minimum protection around a tree and the allowable site disturbance as determined by a qualified professional.
# 2 Species:	BCw/Pt Black Cottonwood, <i>Populus trichocarpa</i> BL/Rp Black Locust, <i>Robinia pseudoacacia</i> CF/CI Chinese Fir, <i>Cunninghamia lanceolata</i> DF/Pm Douglas Fir, <i>Pseudotsuga menziesii</i> EWB/Bpe European Weeping Birch, <i>Betula pendula</i> Lp/Pc Lodgepole Pine, (Shore Pine), <i>Pinus contorta</i> Tc/Pc Thundercloud Plum, <i>Prunus cerasifera</i>	# 7 LCR: Live Crown Ratio - the amount of live canopy expressed as a % of the entire tree height # 8 Symmetry: General shape of canopy and weight distribution of the tree around the trunk. # 9 Foliage: General description of foliage density that indicates tree health and vigor. # 10 Crown Condition: The most important external indication of tree health and vigor. # 11 Trunk: Description of trunk condition or abnormalities if any. # 12 Root Collar: The base of the tree where the trunk flares into the roots--deformities or problems are noted here. # 13 Roots: Root problems are noted here. # 14 Comments: Additional observations about the tree's condition. # 15 Significance: A "significant" tree is at least 6" in diameter measured at 4.5' above the average ground level. # 16 Current Health Rating: a description of general health ranging from dead, dying, hazard, poor, suppressed, fair, good, very good, to excellent. # 17 Viability: A significant tree that is in good health with a low risk of failure due to structural defects, is relatively wind firm if isolated or remains as part of a grove, and is a species that is suitable for its location.
# 3 DBH: Trunk diameter @ 4.5' above average ground level.		
# 4 Tree Credit: This is based upon Table 95.35.1, Page 12, Chapter 95 of the Kirkland Municipal Code.		
# 5 Drip Line: The radius, the distance from the trunk to the furthest branch tips.		

1	2	3	4	5	6 LIMITS OF DISTURBANCE *				7	8	9	10	11	12	13	14	15	16	17
TREE #	SPECIES	DBH	TREE CREDIT	DRIP LINE	NORTH	SOUTH	EAST	WEST	LCR	SYMMETRY	FOLIAGE	CROWN CONDITION	TRUNK	ROOT COLLAR	ROOTS	COMMENTS	SIGNIFICANCE	CURRENT HEALTH RATING	VIABILITY
173	EWB/Bp	25.3"	9	18'	N/A	N/A	N/A	N/A	70%	Gen. Sym.	ABS/ASE	Regenerating - Healthy	slight bow at base	Partially Exposed	Restricted	base of tree is 3' west of driveway, broken and hanging limb in canopy, weak attachments of large branches where tree was topped decades ago	Significant	Poor	Non-viable
174	Lp/Pc	9.6"	1	8'	N/A	N/A	N/A	N/A	60%	Maj. Asym.	Thin	Regenerating - Poor	leans NW	NAD	-		Significant	Poor	Non-viable
175	DF/Pm	32.3"	13	10'	to the prop. Line	10'	10'	to prop. Line	85%	Maj. Asym.	Thin	Healthy	Straight	NAD	-	Hanging limb	Significant	Fair	Viable
176	DF/Pm	29.3"	11	11'	to the prop. Line	10'	10'	to prop. Line	90%	Min. Asym.	Dense	Healthy	slightly serpentine	NAD	-		Significant	Good	Viable
177	CF/CI	Clump of 5	6	14'	12'	12'	12'	to prop. Line	85%	Min. Asym.	Dense	Healthy	fork at base	Internal Structural Weakness	-	trunk diameters are: 12.8, 12.8, 9.0, 8.2, and 10.9 inches, these 5 trunks combine to create a tree with a single trunk of approximately 20 inches	Significant	Good	Viable
178	DF/Pm	18.1"	6	14'	N/A	N/A	N/A	N/A	40%	Maj. Asym.	Sparse	Dead	leans west	excessive sap flow	Probable Root Rot	Possible Armillaria Root Rot, callused wound on east side from 2 feet to 3.5 feet, sounds like a rot pocket behind the wound	Significant	Poor	Non-viable
179	DF/Pm	36.1"	15	22'	18'	18'	18'	to prop. Line	85%	Min. Asym.	Dense	Healthy	Straight	NAD	-		Significant	Good	Viable
180	DF/Pm	26.0"	10	13'	12'	12'	12'	to prop. Line	85%	Maj. Asym.	Average	Average	bowed south	NAD	-		Significant	Fair	Viable
181	Tc/Pc	6.5"	1	10'	N/A	N/A	N/A	N/A	80%	Maj. Asym.	None	Dead	serpentine	Base Rot	-		Significant	Dead	Non-viable
182	DF/Pm	14.1"	4	15'	12'	12'	to edge of house	12'	85%	Gen. Sym.	Dense	Healthy	Straight	NAD	-	near southwest corner of the house	Significant	Excellent	Viable
183	BL/Rp	50.0"	21	32'	N/A	N/A	N/A	N/A	80%	Gen. Sym.	PBS/PSE	Average	fork @ 5.5', included bark to base	Base Rot	Restricted	next to hot tub and back deck, rot pockets and stress fractures in scaffold branches, rot in main trunks, fork at 5.5 feet and at 12 feet with significant included bark extending down 6 feet, center rot,	Significant	Poor	Non-viable
184	EWB/Bp	17.7"	5	15'	12'	12'	12'	12'	70%	Min. Asym.	ABS/ASE	Average	leans East	NAD	-	circular brick planter at base with bamboo planted	Significant	Fair	Viable
185	BCw/Pt	35.9"	15	14'	N/A	N/A	N/A	N/A	65%	Maj. Asym.	ABS/ASE	Average	leans west	Base Rot	-	center rot, rotten trunk stub at 6 feet--rot extends into base of tree	Significant	Poor	Non-viable
186	BCw/Pt	74.4"	21	34'	N/A	N/A	N/A	N/A	85%	Min. Asym.	ABS/ASE	Average	fork @ 9', included bark to base	Base Rot	-	Center Rot, rot pockets in trunk and scaffold branches, dead branches in canopy	Significant	Poor	Non-viable
187	BCw/Pt	38.4"	16	24'	N/A	N/A	N/A	N/A	80%	Maj. Asym.	ABS/ASE	Average	Leans SE	Base Rot	-	Center Rot, Carpenter Ant Infestation	Significant	Poor	Non-viable

* Please note that if trees 175, 176, 179, and 180 are retained the limits of disturbance can be managed as a unit. However, trees 174, 177, and 181 will need to be carefully removed and their stumps ground out.

SUMMARY:
- 15 trees on the property were evaluated
- All 15 are Significant based upon trunk diameters greater than 6 inches at 4.5 feet.
- 5 trees were found to be Non-Viable due to poor health, poor structure, lack of wind-firmness, or a combination of factors.
- They are trees # 173, 174, 178, 181, 183, 185, 186, and 187.
- 7 trees were found to be Viable -- that is, of good health and structure that may be able to survive the stress of construction.
- The 7 trees total 57 Tree Credits
- They are trees #175, 176, 177, 179, 180, 182, and 184

Altmann Oliver Associates, LLC

PO Box 578

Carnation, WA 98014

Office (425) 333-4535

Fax (425) 333-4509

AOA

Environmental
Planning &
Landscape
Architecture



May 7, 2007

AOA-2086

Kit Klinker
Klinker Corp.
PO Box 2668
Kirkland, WA 98083

**SUBJECT: Proposed Wetland and Buffer Modification for Dawson Short Plat,
Kirkland, WA**

Dear Kit:

As requested in the April 9, 2007 e-mail to you from Ron Hanson, we have revised our November 9, 2006 letter to address the additional City comments. In particular, this letter includes a response to items 3 and 4 of the e-mail.

On July 19, 2006 we met with Hugh Mortensen of The Watershed Company and Ron Hanson representing the City of Kirkland on the project site to review historical wetland conditions associated with a pond that had been excavated and filled in the southern portion of the site. Based on this site meeting it was determined that the pond was likely historically excavated in wetlands and should therefore be regulated as a wetland. During the meeting, Hugh concurred that the wetland boundary of the old pond could be delineated from an aerial photo. **Drawing W1.1** depicts the surveyed location of the delineated wetland boundary as well as the approximate location of the historical pond that is considered filled wetland by the City of Kirkland.

During the site visit, Hugh also suggested that since the pond was already filled, the boundary of the restored pond/wetland could be revised as long as it met the conditions outlined in the Kirkland Zoning Code. Under the proposed project, 635 s.f. of filled old pond area in its northwestern portion would be restored within a lawn area along the western edge of the old pond. As requested by the City, **Drawing W1.1** will be revised to include an additional 212 s.f. of new wetland creation to meet the criteria of the Kirkland Zoning Code. This code requires a 2:1 mitigation ratio for all wetland impacts, of which no more than one third can be wetland enhancement. Therefore, 1,270 s.f. of total mitigation is required for the 635 s.f. of wetland impact, of which at least 847 s.f. must be wetland creation (635 s.f. currently proposed creation plus 212 s.f. additional creation equals 847 s.f. total wetland creation).

ATTACHMENT 9

SPLO 6-00001

A 50-foot enhanced buffer would then be provided to the restored wetland. This enhanced buffer represents a 33% reduction of the standard buffer.

The City of Kirkland regulates the modification of wetlands under Chapter 90.55.2 of its Zoning Code. This section of the code stipulates that any City-approval of a request for a modification of a wetland must be based on specific criteria. A rationale for how the 635 s.f. of relocated restored wetland would satisfy these criteria is described below.

1. *It will not adversely affect water quality.* The water quality function of the historic pond is assumed to have been relatively low due its open water component and sparse vegetation. Following restoration, the restored wetland area will be planted with a variety of native species that should increase the overall ability of the wetland to filter surface water. Furthermore, since the wetland and associated buffer areas will no longer be mowed, the density of herbaceous vegetation should significantly increase.
2. *It will not adversely affect fish, wildlife, or their habitat.* The old pond on the site was likely not a significant wildlife habitat area due to its degraded condition and use for domestic waterfowl. Following restoration, the wetland will be planted with a variety of native trees and shrubs that should significantly increase the plant species and structural diversity within the wetland, thereby increasing the wildlife habitat of the area. Furthermore, the restored wetland would be incorporated into the existing wetlands located within the southern portion of the site and the wetlands off-site to the south to create an enhanced contiguous habitat block.
3. *It will not have an adverse effect on drainage and/or stormwater detention capabilities.* There will be no net loss of wetland area on the site following restoration. Furthermore, the restored wetland will be regraded such that it will continue to provide stormwater storage functions.
4. *It will not lead to unstable earth conditions or create an erosion hazard or contribute to scouring actions.* Since all of the restored areas on the site are essentially flat, it is not anticipated that an erosion hazard will be created.
5. *It will not be materially detrimental to any other property or to the city as a whole.* The restored wetland would be provided with a reduced 50-foot buffer that would not encroach onto any other property and will not be materially detrimental to the city as a whole.
6. *It will result in land surface modification of no more than 10% of the wetland on the subject property.* The total wetland area on the site is 14,766 s.f., which would allow for a maximum of 1,476 s.f. of potential modification. Due to constraints associated with creating wetlands that would encumber adjacent

properties with buffers, only 635 s.f. of wetland (4.3%) is proposed for modification.

7. *Compensatory mitigation is provided.* The Kirkland code requires a 2:1 mitigation ratio for all wetland impacts, of which no more than one third can be wetland enhancement. Therefore, 1,270 s.f. of total mitigation is required for the 635 s.f. of wetland impact, of which at least 847 s.f. must be wetland creation (635 s.f. currently proposed creation plus 212 s.f. additional creation equals 847 s.f. total wetland creation). Since all of the remainder of the restored and preserved wetland areas on the site would be enhanced with native plantings, the total amount of enhancement will be much greater than the 423 s.f. of required enhancement.
8. *Fill material does not contain organic or inorganic material that would be detrimental to water quality or fish and wildlife habitat.* Since the wetland to be restored has already been filled, no new fill material will be required and all old fill material within the wetland will be removed.
9. *All exposed areas are stabilized with vegetation normally associated with native wetlands and/or buffers, as appropriate.* All wetlands and their buffers will be stabilized and planted with native vegetation.

The City of Kirkland regulates the modification of wetland buffers under Chapter 90.60.b of its Zoning Code. This section of the code stipulates that any City-approval of a request for a modification of a wetland buffer must be based on specific criteria. A rationale for how the proposed 50-foot buffer would satisfy these criteria is described below.

- 1 *It is consistent with Kirkland's Streams, Wetlands and Wildlife Study (The Watershed Company, 1998) and the Kirkland Sensitive Areas Regulatory Recommendations Report (Adolfson Associates, Inc., 1998).* The existing wetland buffer is highly degraded and would be planted with a variety of native trees and shrubs. This is consistent with the Watershed and Adolfson studies.
- 2 *It will not adversely affect water quality.* The existing water quality function of the buffer is low due its sparse vegetation. Following enhancement and the discontinuation of mowing, the overall ability of the buffer to filter surface water should significantly increase.
- 3 *It will not adversely affect fish, wildlife, or their habitat.* The wetland buffer will be planted with a variety of native trees and shrubs that should significantly increase the plant species and structural diversity within the buffer, thereby increasing the wildlife habitat of the area. Furthermore, the restored wetland and buffer would be incorporated into the existing wetlands located within the

southern portion of the site and the wetlands off-site to the south to create an enhanced contiguous habitat block.

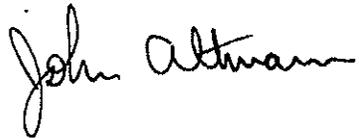
- 4 *It will not have an adverse effect on drainage and/or stormwater detention capabilities.* There will be no net loss of wetland area on the site following restoration. Furthermore, the restored wetland will be regraded such that it will continue to provide stormwater storage functions.
- 5 *It will not lead to unstable earth conditions or create an erosion hazard or contribute to scouring actions.* Since all of the restored areas on the site are essentially flat, it is not anticipated that an erosion hazard will be created.
- 6 *It will not be materially detrimental to any other property or to the city as a whole.* The enhanced wetland buffer would not be detrimental to any other property or to the city as a whole.
- 7 *Fill material does not contain organic or inorganic material that would be detrimental to water quality or to fish, wildlife, or their habitat.* Only clean fill would be used as necessary.
- 8 *All exposed areas are stabilized with vegetation normally associated with native wetland buffers, as appropriate.* All buffers will be planted with a variety of native trees and shrubs to significantly increase the habitat value and visually and physically screen the wetland.
- 9 *There is no practicable or feasible alternative development proposal that results in less impact to the buffer.* The proposed project will not have a negative impact on the existing buffer on the site and should significantly increase its value over current conditions. The buffer on the site is currently degraded and provides very little habitat value or protection to the wetland. Following enhancement, the buffer should provide a physical and visual screen to the wetland and increase its habitat value. Also, it is my understanding that zoning on the site would allow for the construction of a maximum of 5 dwelling units. Since only two residences are proposed, the development density is much less than the site could potentially accommodate. Finally, the existing garage on the site could not be accessed if the standard buffer were to be applied. Implementation of the proposed buffer reduction and enhancement plan will allow for continued use of the garage.

Kit Klinker
May 7, 2007
Page 5

If you have any questions regarding the wetland or buffer modification proposal,
please give me a call.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

A handwritten signature in black ink that reads "John Altmann". The signature is written in a cursive style with a large, looped initial "J".

John Altmann
Ecologist

April 25, 2007

Ron Hanson
City of Kirkland Planning
123 – 5th Avenue
Kirkland, WA 98033

Re: Dawson Short Plat - Wetland Classification

Dear Ron:

I concur with the wetland classification as Type 2, as described in a letter from John Altman of Altman Oliver Associates, LLC (AOA) dated February 18, 2006. The wetland does not meet the Type 1 criteria. The wetland does not appear to have more than ¼ acre of organic soils and, because of the separation provided by 98th Avenue NE and 108th Avenue NE, it is not contiguous with Lake Washington.

Further, the wetland is less than 10 acres in size, does not have significant habitat value to state or federally listed threatened or endangered wildlife species and does not contain state or federally listed threatened or endangered plant species.

I agree with the rating form provided by AOA that scores the wetland above 21 points and therefore satisfies the Type 2 definition.

Please call with any questions.

Sincerely,



Hugh Mortensen, PWS
Ecologist

KLINKER CORP.
PO Box 2668
Kirkland, WA 98083
(206) 295-9646

May 31, 2007

Ron Hanson
City of Kirkland
123 Fifth Ave
Kirkland, WA 98033

RE: Dawson Short Plat – Wetland Modification

Dear Ron:

The purpose of this letter is to further address Wetland Modification Criteria 1. J of Kirkland Zoning Code Section 90.55 and Wetland Buffer Modification Criteria Number 9 of Kirkland Zoning Code Section 90.60.2.b. Both Criteria relate to the fact that there is no practicable or feasible alternative development proposal that results in less of an impact to the wetland or its buffer.

As you are aware, the Dawson property consists of a single family house with a large grass field backyard that extends 200 plus feet from the existing house. The overall feel of this neighborhood south of 108th NE is of a rural country setting with farm houses set back from the street with large backyards and outbuildings. The potential development possibilities for this property are for 5 single family residents. However, it is our intent to try to maintain the existing rural environment of this neighborhood and develop the property into two large lots with houses set back from the road and with large backyards. This we felt is more consistent with the surrounding residences and would provide a nice transition to the wetlands/greenbelt areas to the south. We believe the less dense approach of our development would be encouraged by the City and would have minimal impact to the neighboring wetlands.

Our consultants along with the City Wetland Biologist have proposed the restoration of an old filled pond area along with the addition of an adjacent smaller wetland area on the extreme northern portion of the wetland. These areas are currently planted in lawn and have little wetland value as they currently exist. There is no other location on the site where the wetland could be modified and result in less of an impact to the site. Also, it is clear, that if the wetland was not modified, the result would not create less of an impact on the currently functioning wetland to the south.

ATTACHMENT <u>11</u>
<u>SPL06-00001</u>

In addition, the proposed buffer reduction, and heavily planted wetland and wetland buffer as recommended by the City Biologist, The Watershed Company, greatly improves both the wetland and wetland buffer functions. We believe that there is not an alternative development proposal that would result in less of an impact to the wetland or the wetland buffer area.

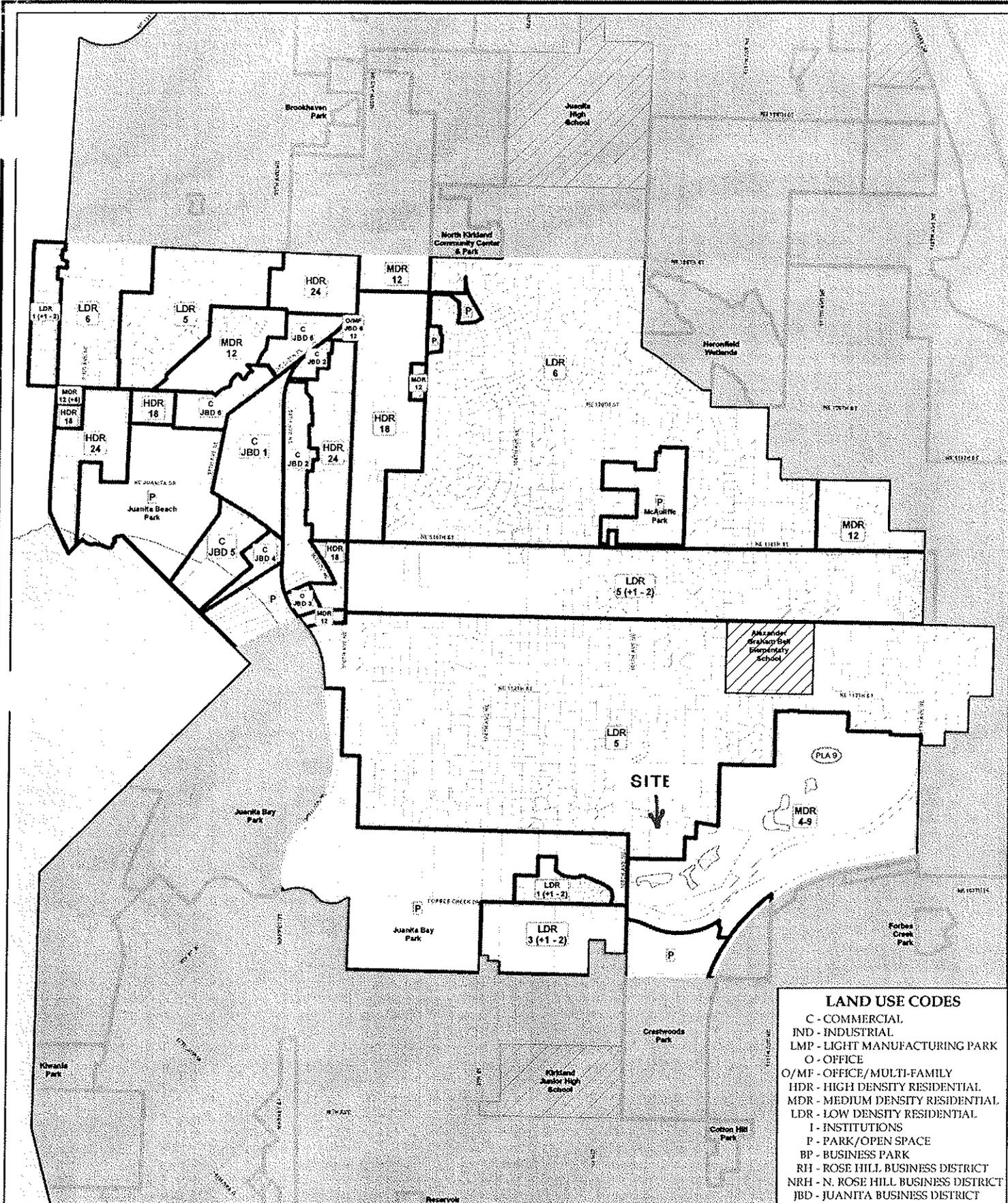
The use of the buffer modification and reduction as proposed allows more flexibility in the location and design of the future houses to be consistent with the general development pattern of the adjacent lots. The buffer reduction allows for pedestrian/vehicular access to the existing permitted garage structure without disturbance of the wetland buffer on Lot 2. In addition, the same buffer reduction on Lot 1 will allow a similar development pattern on both lots.

Therefore, we believe the buffer modification and reduction proposed by the City Biologist and our consultants is the best proposal that results in the least impact to the buffer areas. The proposed modification allows us to maintain our original intent of saving the rural environment of the area and would be consistent with the neighboring properties.

We would appreciate the City's cooperation in accepting our proposal and look forward to hearing from you on this matter.

Sincerely,

Kit Klinker



LAND USE CODES

- C - COMMERCIAL
- IND - INDUSTRIAL
- LMP - LIGHT MANUFACTURING PARK
- O - OFFICE
- O/MF - OFFICE/MULTI-FAMILY
- HDR - HIGH DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- I - INSTITUTIONS
- P - PARK/OPEN SPACE
- BP - BUSINESS PARK
- RH - ROSE HILL BUSINESS DISTRICT
- NRH - N. ROSE HILL BUSINESS DISTRICT
- JBD - JUANITA BUSINESS DISTRICT

South Juanita Neighborhood Land Use Map

ORDINANCE NO. 3974
 ADOPTED by the Kirkland City Council
 December 14, 2004

LAND USE BOUNDARIES
 PUBLIC FACILITIES

(PLA) PLANNED AREA NUMBER
 PARCEL BOUNDARIES

SUBAREA BOUNDARY
 LAND DENSITY

TOTEM CENTER
 LDR 5'

NOTE: WHERE NOT SHOWN, * INDICATES CLUSTER!

Maps produced March 10, 2005.
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ATTACHMENT 12
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