



CITY OF KIRKLAND
Planning and Building Department
 123 Fifth Avenue, Kirkland, WA 98033
 425.587.3600 - www.kirklandwa.gov

**ADVISORY REPORT
 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS**

To: Kirkland Hearing Examiner

From: David Barnes David Barnes, Project Planner
Eric R. Shields Eric R. Shields, AICP, Planning Director

Date: June 16, 2016

File: ZON15-00875 – ASTRONICS PLANNED UNIT DEVELOPMENT (PUD)

Hearing Date and Place: June 24, 2016
 City Hall, Council Chambers
 123 Fifth Avenue, Kirkland

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
I. INTRODUCTION	2
A. APPLICATION.....	2
B. RECOMMENDATIONS.....	2
II. FINDINGS OF FACT AND CONCLUSIONS	4
A. SITE DESCRIPTION	4
B. PUBLIC COMMENT	6
C. STATE ENVIRONMENTAL POLICY ACT (SEPA) And CONCURRENCY	6
D. APPROVAL CRITERIA	6
E. DEVELOPMENT REGULATIONS	14
F. COMPREHENSIVE PLAN.....	19
G. DEVELOPMENT STANDARDS	19
III.SUBSEQUENT MODIFICATIONS	20
IV. CHALLENGES AND JUDICIAL REVIEW	20
A. CHALLENGE	20
B. JUDICIAL REVIEW	20
V. LAPSE OF APPROVAL.....	20
VI. APPENDICES	21
VII.PARTIES OF RECORD	21

INTRODUCTION

A. APPLICATION

1. Applicant: Craft Architecture on behalf of Astronics Corporation
2. Site Location: 13415 and 13425 141st Avenue NE (see Attachment 1)
3. Request: A Planned Unit Development (PUD) to provide offsite mitigation outside of the subject property's drainage basin for filling three onsite Type III wetlands (totaling 0.70 acres). The approval of the proposed wetland fill would allow the construction of a three story manufacturing/office building, surface parking, access road, and an associated 6-story parking garage (see Attachment 2).
4. Review Process: Process IIB, Hearing Examiner conducts public hearing and makes recommendation; City Council makes final decision.
5. Summary of Key Issues and Conclusions: Utilizing the Planned Unit Development (PUD) process in Kirkland Zoning Code Chapter 125 to allow participation in the King County In-Lieu Fee (ILF) Mitigation Reserves program (MRP) as compensatory mitigation for filling three onsite Type III wetlands instead of providing mitigation onsite or within the same drainage basin as the subject property as required by code.

B. RECOMMENDATIONS

1. Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, we recommend approval of this application subject to the following conditions:
2. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 3, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 3, the condition of approval shall be followed (see Conclusion II.G.2).
3. Trees shall not be removed or altered following PUD approval, except as approved by the Planning Department. Attachment 3, Development Standards, contains specific information concerning tree retention requirements. Additionally, the applicant shall implement the following recommendations of the City's Arborist (see Conclusion II.E.4.b):
 - a. The applicant shall submit a new landscaping plan for the proposed building and parking structures which shows that paperbirch and whitebarked Himalayan birch trees have been replaced with a non-birch species.
4. As part of the building and or grading permit application, the applicant shall:
 - a. Provide a statement on all grading and building plans that acknowledges the geotechnical report and agrees to incorporate all its recommendations into the plans (see Conclusion II.E.2.b).
 - b. Provide with the building permit application a pedestrian sidewalk (consistent with KZC 105.18) that connects the new development to the existing sidewalk that currently ends at the rip-rap road that lies within the stream buffer (see Conclusion II.E.5.b).

- c. Protect all trees, as identified for retention in the tree retention plan during the construction of the office, roadway, surface parking lot, and parking garage (see Conclusion II.E.4.b).
 - d. Submit an updated landscape plan that complies with the City Arborist's recommendation to replace the paperbirch and whitebarked Himalayan birch trees with a non-birch species (see Conclusion II.E.4.b).
 - e. Provide an updated tree retention plan that includes an analysis of trees not previously reviewed that will be impacted by the new retaining wall along the western portion of the site (see Conclusion II.E.4.b).
5. Prior to issuance of any development permits, the applicant shall:
- a. Revise the stream buffer restoration plan to include all recommendations in the Watershed Company report dated June 17, 2016 (see Conclusion II.D.1.d.2).
 - b. Pay \$350,000 to the City of Kirkland to help fund the NE 128th Street to Willows Road Sidewalk project (see Conclusion II.D.1.d.2).
 - c. Enter into an agreement with the City that runs with the property, in a form acceptable to the City Attorney, indemnifying the City from any claims, actions, liability and damages to sensitive areas arising out of development activity on the subject property (see Conclusion II.D.1.d.2).
 - d. Provide a performance security to ensure that the onsite stream and wetland buffers are restored (see Conclusion II.D.1.d.2).
 - e. Provide proof of acceptance in the King County ILF MRP (see Conclusion II.D.2.b).
 - f. Provide proof of payment into the King County ILF MRP (see Conclusion II.D.2.b).
6. Prior to beginning any development activity, the applicant shall:
- a. Install 6-foot-high construction-phase chain link fence or equivalent fence, as approved by the Planning Official, along the upland boundary of the entire stream buffer with silt screen fabric installed per City standard (see Conclusion II.D.1.d.2).
7. Prior to final inspection of any development permits, the applicant shall:
- a. Provide a five year monitoring and maintenance security for the onsite stream and wetland buffer restoration (see Conclusion II.D.1.d.2).
 - b. Dedicate development rights or air space, or grant a greenbelt protection or open space easement to the City to protect sensitive areas and their buffers (see Conclusion II.D.1.d.2).

- c. Prior to final inspection of the building permit for the office and parking structure, survey and record a Native Growth Protection Easement (NGPE) that includes the western portion of the site between the proposed retaining walls and the western property line (see Conclusion II.E.2.b).
 - d. Prior to final inspection of the building permit, install split rail fencing/or retaining walls that corresponds to the NGPE boundary (see Conclusion II.E.2.b).
 - e. Prior to final inspection of the building permit, sign and record a geologically hazardous covenant on the western subject property due to the onsite seismic hazard area (see Conclusion II.E.2.b).
8. Prior to occupancy, the applicant shall:
- a. Install the required improvements as described in Attachment 3.
 - (1) Prior to installing these improvements, submit plans for approval by the Department of Public Works.
 - (2) In lieu of completing any required improvements, a security device to cover the cost of installing the improvements may be submitted if the criteria in Zoning Code Section 175.10.2 are met.

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

1. Site Development and Zoning
 - a. Facts:
 - (1) Size: The subject property is comprised of 5 parcels totaling 589,947 square feet (13.54 acres) , listed as Parcel A - E as follows (see Attachment 4):
 - Parcel A is 266,152 square feet (6.11 acres)
 - Parcel B is 28,787 square feet (0.66 acres)
 - Parcel C is 53,947 square feet (1.24 acres)
 - Parcel D is 112,466 square feet (2.58 acres)
 - Parcel E is 128,595 square feet (2.95 acres)
 - (2) Land Use: Parcels A, B and a portion of C comprise the existing developed portion of the Astronics campus which includes a private access road, two office buildings and associated surface parking. Parcel C also includes the following improvements (see Attachment 5, Existing conditions):
 - 24.5 foot-wide concrete access road that runs parallel to the east property line and terminates at the north property line of Parcel C.
 - Stream culvert that conveys an onsite Class B stream underneath the existing concrete road and releases it past the east property line.
 - Concrete sidewalk that is parallel to the access road and continues 15 feet past the stream culvert, where it terminates.

Parcels D and E are primarily undeveloped with the exception of a fire hydrant located just west of a gravel road that runs parallel to the east property line and a 5,520 square foot metal building located adjacent to the north property line.

Parcels A-C when combined with Parcel D and E (proposed to be developed) will comprise the entire new Astronics campus.

- (3) Zoning: TL 7B
- (4) Terrain: The west property line is adjacent to the Eastside Rail Corridor and contains the steepest portions of the multi-parcel site (see survey Attachment 6).

Generally, the elevation across the site running west to east slopes downwards from approximately 100' to 40' in elevation (downward slope of 23%). The central portion of the site contains three Type III wetlands and contains the least change in elevation on subject property, which ranges in slope change from 4% to 11%. See also Section II.E.2 for a staff analysis of the steep slopes.

- (5) Vegetation: 149 significant trees have been identified on the subject property. Two significant trees along the north property line have the potential of being impacted by the proposed development. In regards to the trees within the Eastside Rail Corridor adjacent to the western property line, there are no concerns about their health and retention because they are higher in elevation and outside of the proposed clearing limits of the proposed development. 112 of the onsite trees are proposed to be removed for construction of an access road extension, new building, surface parking, and stand-alone six-story parking structure (see Attachment 7). See also Section II.E.4 for tree retention analysis.
- (6) Stream and Wetlands: A Class B stream exists on Parcel C, south of the southern boundary of the parcel on which the new office building is proposed. Two small Type III wetlands are associated with the stream and located within the southern stream buffer. Three Type III wetlands also have been identified on Parcels D and E of the subject property (see Attachment 6). The subject property is part of the Kingsgate Slope drainage basin which is a secondary basin. See also Section II.E.3 for an additional analysis of the stream and wetlands.

- b. Conclusions: Size, land use, zoning are not constraining factors in the consideration of this application. The Class B stream is not a constraining factor. See Section II.E.3 for an analysis of the proposed road extension and sidewalk located within the stream buffer and buffer setback. The three Type III wetlands are constraining factors since the applicant is proposing to completely fill three of the onsite wetlands. However, the applicant has proposed, through the City's PUD process, to mitigate the impact by participating in the King County In-Lieu Fee Mitigation Reserves Program. See Section II.D.1 and 2 for analysis of the PUD and wetland modification criteria.

2. Neighboring Development and Zoning:
 - a. Facts: The subject property is bordered by the following zoning districts and uses:
 - North*: TL7B, undeveloped
 - South*: TL7B, developed with the Astronics manufacturing, office use and surface parking.
 - East*: City of Redmond, developed with the Redmond Rail spur and agricultural uses.
 - West*: TL7B, contains the Eastside Rail Corridor.
 - b. Conclusion: The neighboring development and zoning are not constraining factors in this application.

B. PUBLIC COMMENT

The comment period ran from August 13th 2015 to September 2nd 2015, and no public comments were received.

C. STATE ENVIRONMENTAL POLICY ACT (SEPA) and CONCURRENCY

1. Facts: A Mitigated Determination of Non-significance (MDNS) was issued on October 9, 2015. The Environmental Determination is included as Attachment 8. The Public Works Department has reviewed the application for concurrency. A concurrency test was passed for water, sewer, and traffic on May 2, 2016 (see Attachment 9).
2. Conclusion: The applicant and City has satisfied the requirements for SEPA and Concurrency.

D. APPROVAL CRITERIA

1. Planned Unit Development (PUD)
 - a. KZC Chapter 125 Requirements
 - 1) Fact: Zoning Code section 125.35 establishes four decisional criteria with which a PUD request must comply in order to be granted. The applicant's response to these criteria can be found in Attachment 10. Subsections 1.b through e below contain the staff's findings of fact and conclusions based on these four criteria.
 - 2) Conclusions: Based on the following analysis, the application meets the established criteria for a PUD.
 - b. **PUD Criterion 1: The proposed PUD meets the requirements of Zoning Code Chapter 125.**
 - 1) Fact:
 - a) KZC Chapter 125 sets forth procedures by which a PUD is to be reviewed, the criteria for PUD approval, the Zoning Code provisions that may be modified through a PUD, and the PUD bonus density provisions.
 - b) The PUD is being reviewed by the process established by KZC Chapter 125.

- c) Section 125.20 establishes the code provisions that may or may not be modified. This PUD proposal seeks the following Zoning Code modification which is allowed through the PUD process:

Use the King County Mitigation Reserves Program (MRP) in-lieu fee (ILF) program to compensate and mitigate the impacts of filling 30,602 square feet of three onsite Type III wetlands. Currently, KZC 90.55.4 does not allow compensatory mitigation for filling an onsite wetland outside of the same drainage basin where the impacted property is located.

- 2) Conclusion: The proposed PUD is consistent with the requirements of KZC Chapter 125.

c. **PUD Criterion 2: Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the city.**

1) Facts:

- a) The subject property contains three onsite Type III wetlands (C, D, and E). The wetlands are degraded as this portion of the site previously served as a construction material sorting site that was devoid of vegetation and significant grading had been performed to flatten the site. Currently, the wetlands are fed by seeps and high groundwater and are primarily vegetated with grass. Additionally, the three wetlands have been classified as containing approximately 30% scrub-shrub vegetation including alder saplings, salmonberry and emergent vegetation such as large leaf avens, American brooklime, lady fern and reed canary grass.
- b) KZC 90.55.3 allows a Type III wetland to be completely filled if the wetland modification criteria in KZC 90.55.1 are met. In addition, KZC 90.55.4 contains the mitigation requirements and requires that offsite mitigation occur within the same drainage basin as the subject property. The applicant is proposing through the PUD process to mitigate the impacts of filling approximately 30,602 sq. ft. of three onsite Type III wetlands by using the King County ILF MRP (see Attachment 11) to create and enhance approximately 61,204 square feet of wetlands within the Sammamish River Watershed.
- c) Staff has identified that a potential adverse impact or undesirable effect of not providing the required mitigation on the subject property or within the same drainage basin as the subject property is that the mitigation goal of no net loss of wetland function, value, and size will not be realized at the local level – in Kirkland.
- d) The Biological Report and responses to the wetland modification criteria both state that that there will not be any known impacts to significant fish, threatened or endangered wildlife or habitat resources due to filling the three Type III wetlands. See Section II.D.2 for further discussion and analysis.
- e) Participating in the King County ILF MRP has the following key components:
- The subject property and the offsite King County mitigation site lie within the Sammamish River Watershed which are both in the same resource Water Resource Inventory Area (WRIA8) (see Attachment 12).

- The required mitigation ratio pursuant to Kirkland Zoning Code 90.55.4 for modifying the onsite wetland is 1:1; and the King County ILF MRP requires a minimum of compensatory mitigation ratio of 2:1
 - KZC 90.55.4(a) requires that Wetland mitigation enhancement and creation be monitored and maintained for 5 years while the King County ILF MRP requires that the new wetlands be monitored and maintained in perpetuity.
- f) Section 90.55 of the Kirkland Zoning Code stipulates no net loss of wetland function resulting from compensatory mitigation for filling Type III wetlands in a secondary drainage basin and does not require an increase in function and value when mitigation of those onsite Type III wetland impacts are performed offsite.
- g) There are significant differences in the functions and values of lower quality Type III wetlands as contrasted with the higher quality Type I wetlands. Type III wetlands tend to be previously altered or degraded and not have the necessary characteristics or components required to provide high level value to water quality, nor do they have significant variety of native vegetation available to support wildlife habitat. For comparison purposes, Type I wetlands are defined containing one-quarter acre of organic soils, or 10 acres in size and having three or more wetland classes and contain habitat that is valuable to threatened or endangered wildlife; or that contain threatened or endangered plant species. In addition, Type I wetlands provide significant benefits to the environment in relation to water quality for fish, habitat, and greater quantities of native soils and vegetation to support habitat and wildlife.
- h) According to The Watershed Company, the best available science approach to wetland mitigation has recently changed and biologists have determined that enhancing or creating highly functional regional wetlands typically provide greater environmental benefit to stormwater, fish, wildlife, and habitat than retaining smaller and lower functioning wetlands.
- i) The applicant has proposed the following benefits to outweigh any adverse or undesirable effects as a result of mitigating the wetland impacts through the King County ILF MRP:
- Provide \$350,000 towards a public sidewalk and street light project adjacent to subject property on a portion of NE 128th Street and 139th Avenue NE (see Attachment 13).
 - Restore approximately 2,280 square feet of the onsite degraded Class B stream and Type II wetland buffer located south of the proposed development (see Attachment 14).

2) Conclusion:

There is a minimal loss of wetland function that comes as a result of filling the Type III wetlands due to their low functional value. The adverse or undesirable effects of the proposed PUD are being adequately mitigated by the King County ILF MRP mitigation requirements and when combined with the identified benefits below in Section II.D.1.d, clearly outweigh the impacts of the applicant's proposal since participation in the King County ILF MRP requires wetland mitigation that exceeds the City's own mitigation requirements by twice the amount. In addition, the wetland creation and enhancement plantings will be maintained in perpetuity; which over the long

term will have a greater positive effect on the regional watershed (WRIA8 - Sammamish River Watershed), which includes in its boundary the City of Kirkland. This reflects a best available science approach to mitigating wetland impacts.

d. **PUD Criterion 3: The applicant is providing one or more of the following benefits to the City as part of the proposed PUD:**

- ◆ The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD.
- ◆ The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the City could not require the applicant to preserve, enhance or rehabilitate through development of the subject property without a PUD.
- ◆ The design of the PUD incorporates active or passive solar energy systems.
- ◆ The design of the proposed PUD is superior in one or more of the following ways to the design that would result from development of the subject property without a PUD:
 - Increased provision of open space or recreational facilities.
 - Superior circulation patterns or location or screening of parking facilities.
 - Superior landscaping, buffering, or screening in or around the proposed PUD.
 - Superior architectural design, placement, relationship orientation of structure.
 - Minimum use of impervious surfacing materials.

1) Facts: The applicant is proposing, from the benefits listed above, to provide public facilities that could not be required by the City for development of the subject property without a PUD and rehabilitation of a wetland and stream buffer that the City could not require the applicant to preserve, enhance or rehabilitate through the development of the subject property without a PUD. The proposed benefits are described below:

- (a) The applicant has agreed to provide \$350,000 towards a public curb, gutter, sidewalk and pedestrian street light project adjacent to subject property on a portion of NE 128th Street, 139th Avenue NE, and Willows Road NE (see Attachments 13 and 15). Currently the lack of improvements make it unsafe to walk from the subject property north on Willows Road, across the Eastside Rail Corridor, and continuing on to 139th Avenue NE and NE 128th Street.
- (b) The applicant has not proposed to modify the wetland and stream buffer with the office development proposal. However, to improve the degraded buffer, the applicant has provided a stream buffer restoration plan (see Attachments 15 and 16). The restoration plan includes removal of a rip-rap access road, removal of invasive plants species, and planting of approximately 2,280 square feet of offsite degraded Class B stream and two Type II wetland buffers. The wetland buffers are within the boundaries of the stream buffer. The

proposed restoration area includes only the portion of the stream and wetland buffer which overlaps the existing rip-rap access road north of the stream and wetlands.

- (c) The Watershed Company has reviewed the stream buffer restoration plan (see Attachment 17) and has made recommendations to the plan and also suggested additional opportunities that could be proposed within the stream buffer to restore greater function and value of the buffer and to ensure the future success of the proposed plantings. The proposed stream buffer restoration plan does not propose to plant the entire stream buffer and would leave an even greater portion of the buffer unprotected from invasive plants and lacks the following components:
- De-compact the subgrade and provide a suitable topsoil mix to bring the road back to its current grade following quarry spill removal.
 - Include Canarygrass in the list of weeds to be managed below 10% cover during the monitoring and maintenance period.
 - Install a reliable, automated irrigation system.
 - Install a thick (4-inches) application of woodchip mulch across planted areas.
 - Extend the road revegetation north, up to the edge of the standard buffer.
 - Apply woodchip mulch to the soil surface south of the quarry spill road, on both sides of the stream and adjacent to the wetlands
 - Add native coniferous trees to buffer and wetland areas south of the quarry spill road.
 - Add shade tolerant native berry- and fruit-producing understory species to wetland and buffer areas south of the road
 - Place downed woody debris and standing snags within buffer areas.
- (d) KZC 90.100.1(b) requires the following components of an enhancement plan when considering stream buffer modification through enhancement:
- The applicant shall demonstrate that through enhancing the buffer (by removing invasive plants, planting native vegetation, installing habitat features such as downed logs or snags, or other means) the reduced buffer will function at a higher level than the standard existing buffer.
 - A buffer enhancement plan shall at a minimum provide the following: (1) a map locating the specific area of enhancement; (2) a planting plan that uses native species, including groundcover, shrubs, and trees; and (3) a monitoring and maintenance program prepared by a qualified professional consistent with the standards specified in KZC 90.55(4)
- (e) Pursuant to KZC 90.55(4), when approving a stream buffer modification, the City would require the applicant to provide:
- A performance security to ensure that the approved plan was implemented.
 - A monitoring and maintenance security to ensure that the approved plan was properly monitored and maintained for five years.

- Split rail fencing be permanently installed to delineate the boundaries of the stream and its buffers.
 - Signage to be mounted on the split rail fence which describes the presences of an environmentally sensitive area.
- (f) KZC Section 90.95 requires that prior to beginning development activities, the applicant shall install a 6-foot-high construction-phase chain link fence or equivalent fence, as approved by the Planning Official, along the upland boundary of the entire stream buffer with silt screen fabric installed per City standard.
- (g) KZC Section 90.150 requires that consistent with law, the applicant shall dedicate development rights, air space, or grant a greenbelt protection or open space easement to the City to protect sensitive areas and their buffers.
- (h) KZC Section 90.155 states that prior to issuance of a building permit, the applicant shall enter into an agreement with the City that runs with the property, in a form acceptable to the City Attorney, indemnifying the City from any claims, actions, liability and damages to sensitive areas arising out of development activity on the subject property.
- 2) Conclusion: Staff concludes that the proposal includes two public benefits instead of the code minimum requirement of one: public facilities and rehabilitation of a Class B stream and Type II wetland buffers that could not otherwise be required in the redevelopment of the subject property. The proposed PUD meets the criteria of KZC 125.35.3 if the following are incorporated into the project:
- a) The applicant should revise the stream buffer restoration plan to include all recommendations in the Watershed Company report dated June 17, 2016, prior to issuance of grading or building permits and submit the updated restoration plan as part of the building permit application for the project.
 - b) The applicant should pay \$350,000 to the City of Kirkland to help fund the NE 128th Street to Willows Road Sidewalk project prior to issuance of any development permits.
 - c) Prior to issuance of a building permit, the applicant shall enter into an agreement with the City that runs with the property, in a form acceptable to the City Attorney, indemnifying the City from any claims, actions, liability and damages to sensitive areas arising out of development activity on the subject property.
 - d) The applicant should provide a performance security prior to issuance of any development permits to ensure that the onsite stream and wetland buffer are restored.
 - e) The applicant should install 6-foot-high construction-phase chain link fence or equivalent fence, as approved by the Planning Official, along the upland boundary of the entire stream buffer with silt screen fabric installed per City standard prior to beginning any development activity.
 - e) The applicant should provide a five year monitoring and maintenance security for the onsite stream and wetland buffer restoration prior to final approval of any development permits.

f) The applicant shall dedicate development rights, air space, or grant a greenbelt protection or open space easement to the City to protect sensitive areas and their buffers prior to final approval of any development permits.

e. PUD Criterion 4: Any PUD which is proposed as special needs housing shall be reviewed for its proximity to existing or planned services (i.e., shopping centers, medical centers, churches, parks, entertainment, senior centers, public transit, etc.

Not applicable. Special needs housing is not proposed.

2. MODIFICATION OF A WETLAND

a. Facts:

- (1) Three Type III wetlands, approximately 30,604 square feet in size, exist on the undeveloped portion of the subject property, which is located in a secondary drainage basin.
- (2) The applicant is requesting to modify the three Type III wetlands by filling them for the purposes of constructing a new office building, access road extension, surface parking and a six-story parking garage and expand their current campus.
- (3) Zoning Code section 90.55.1 establishes ten decisional criteria for approving an improvement or land surface modification in a Type III wetland. The applicant's response to the criteria is included as Attachment 18. Subsections 2 through 10 below contain the staff's findings of fact and conclusions based on these ten criteria.
 - It will not adversely affect water quality;
 - It will not adversely affect fish, wildlife, or their habitat;
 - It will not have an adverse effect on drainage and/or storm water detention capabilities;
 - It will not lead to unstable earth conditions or create an erosion hazard or contribute to scouring actions;
 - It will not be materially detrimental to any other property or the City as a whole;
 - It will result in a land surface that will affect all of the Type III wetlands on the subject property.
 - Compensatory mitigation is provided in accordance with the table in subsection (4) of this section.
 - Fill material does not contain organic or inorganic material that would be detrimental to water quality or to fish, wildlife, or their habitat;
 - All exposed areas are stabilized with vegetation normally associated with native stream buffers, as appropriate; and
 - There is no practicable or feasible alternative development proposal that results in less impact to the buffer.

- (4) Talasaea Consultants, Inc., provided a separate letter dated June 16, 2015 that responds to the decisional criteria for modifying a wetland (see Attachment 18).
 - (5) Talasaea Consultants, Inc., provided a final biological evaluation (see Attachment 19) of all of the Type III wetlands which stated they were in a degraded condition due to previous uses and mass grading of the site. The report also discussed that due to topography, the storm water leaving the site sheet flows from west to east, resulting in poor quality storm water that is not good for offsite water quality. The biological evaluation concluded that the proposed onsite wet vaults would capture the site's runoff, detain it and release much higher quality water than the existing conditions.
 - (6) For Type III wetlands located in a secondary basin, KZC 90.55.3.b allows modification to all of the wetland.
 - (7) The applicant is proposing to fill all of the wetlands on the subject property (approximately 30,604 square feet).
 - (8) KZC 90.55.4 requires compensatory mitigation at a ratio 1:1 which would require at least 30,604 square feet of wetland creation or enhancement to occur either onsite or offsite, but in the same drainage basin as the wetland fill.
 - (10) The applicant proposes, through the City's PUD process, to use the King County ILF MRP (see Attachment 11) which requires a mitigation ratio of 2:1 and will create or enhance at least 61,208 square feet of wetlands in a drainage basin different than the subject property.
- b. Conclusions: Based on a review Talasaea Consultants, Inc. report, Biological Evaluation, and King County ILF MRP requirements, the proposed wetland modification is consistent with the criteria described in Subsection 2.a(3) above, subject to the following conditions:
1. Prior to issuance of any development permits, the applicant should provide proof of acceptance in the King County ILF MRP.
 2. Prior to issuance of any development permits, the applicant should provide proof of payment into the King County ILF MRP.
 3. If the applicant is not accepted into the King County ILF MRP, the City will require all plans to be revised to comply will all regulations of the Kirkland Zoning Code.

3. GENERAL ZONING CODE CRITERIA

- a. Facts: Zoning Code section 152.70.3 states that a Process IIB application may be approved if:
 - (1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
 - (2) It is consistent with the public health, safety, and welfare.
- b. Conclusion: The proposal complies with the criteria in section 152.70.3. It is consistent with all applicable development regulations (see Section II.E) and the Comprehensive Plan (see Section II.F). In addition, the applicant's proposal to participate in the King County ILF MRP has no direct bearing or impacts on public health, safety, and welfare and is therefore consistent with this criterion.

E. DEVELOPMENT REGULATIONS

1. TL 7B Use Zone
 - a. Facts
 - 1) Eastside Rail Corridor
 - a) KZC Section 55.51 – General Regulations states that development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24
 - b) The western property line of the subject property is adjacent to the Eastside Rail Corridor.
 - c) The topography of the subject property above the western property line slopes significantly downward (see attachment 6) and is a seismic hazard area on City Environmentally Sensitive Area Maps. See section II.E.2 for additional information and analysis of slopes.
 - d) KZC 115.24.3.a(iii) requires that a pedestrian entrance facing the Corridor shall be provided along with a pedestrian walkway connection to the entrance of the Corridor.
 - f) The proposal shows a pedestrian entrance will be constructed facing the Eastside Rail Corridor.
 - g) KZC 115.24.3.a(iii), states that the Planning Official may modify the connection requirement where grade or other natural features preclude reasonable access to the Corridor.
 - 2) Pursuant to the development standards in KZC 55.51 – TL7B, the applicant must comply with all requirements pertaining to:
 - Administrative Design Review Guidelines
 - Required Yards
 - Lot Coverage
 - Height of Structure
 - Required Landscaping
 - Signage
 - Parking
 - 3) Pursuant to KZC 55.51.100, Special Regulation 4.b, the applicant's proposal should avoid impact to sensitive areas. If avoidance is not possible then minimize impacts to the sensitive area. If impacts are unavoidable then provide mitigation plans that result in greater than or equal sensitive area functions and values when compared to the existing condition.
 - 4) The applicant proposes to fill 30,604 square feet of onsite Type III wetlands.
 - 5) The applicant proposes compensatory mitigation, not in the same drainage basin, for filling the onsite Type III wetlands by using the King County ILF MRP. Participation in this program will create or enhance a minimum of 61,208 square feet of wetlands and ensure that a greater function and value as compared to existing conditions will be maintained in perpetuity. See section II.D.2 for further analysis.

b. Conclusion:

- (1) Based on a preliminary review by staff, the proposal complies with the general regulations and development standards in KZC 55.51.
- (2) Prior to final approval of subsequent grading and/or building permits, the applicant should show full compliance with KZC 55.51.
- (3). It is recommended that the pedestrian connection from the front entrance of the proposed building towards the Eastside Rail Corridor not be required due to intervening steep topography and the presence of a seismic hazard area directly above the western property line and adjacent to the Eastside Rail Corridor.
- (4) KZC 55.51.100 (Special Regulation 4.b) is not a constraining factor because of the applicant's proposed participation in the King County ILF MRP. Participation in this program will result in wetland creation or enhancement of offsite wetlands with greater function and values than the existing onsite wetlands. Prior to issuance of building permits for this proposal, the applicant should submit proof to the City that its application has been accepted and paid required fees into the King County ILF MRP.

2. Geologically Hazardous Areas

a. Facts: Kirkland Zoning Code Chapter 85 (Geologically Hazardous Areas) require that a proposed development activity comply with the Chapter if a Landslide, Erosion or Seismic Hazard is either mapped on the City's Environmentally Sensitive Area Maps or if site conditions on the subject property exist that warrant compliance.

- (1) The City's Environmentally Sensitive Area maps show that a high landslide area exists to the west of the subject property and that a seismic hazard area exists on the subject property (see Attachment 20).
- (2) The applicant submitted a geotechnical report that evaluates the existing site conditions and the potential construction of a three-story office building, surface parking lot, access road extension and a six-story parking structure (see Attachment 21)
- (3) The geotechnical report finds that a landslide hazard does not exist on the subject property, and that the proposed development's structural walls will help solidify and protect the site from slides above the western property line.
- (4) The geotechnical report identifies a seismic hazard area on the western portion of the site, but considers the possibility of seismic hazard as low.
- (5) The geotechnical report provides recommendations for eliminating erosion hazards on the subject property and protecting land to the east from soil migration before, during and after the proposed development activities.
- (6) The geotechnical report also makes recommendations for the design of structural retaining walls, building foundations, road and surface parking areas.

- (7) The report also recommends that the geotechnical engineer review all grading and building permits plans and should provide additional geotechnical assistance as the site is being developed.
 - (8) Pursuant to KZC 85.25.1, the City can require implementation of the geotechnical recommendations to mitigate identified impacts, along with a written acknowledgment on the face of the plans signed by the architect, engineer, and/or designer that he/she has reviewed the geotechnical recommendations and incorporated these recommendations into the plans.
 - (9) Pursuant to KZC 85.25.4, the City can require retention of significant vegetation adjacent to a high landslide area.
 - (10) Tree Retention on the slope will happen because development on the slope is not being proposed.
 - (11) Pursuant to KZC 85.25.8 the City may require an NGPE on the vegetated portion of the subject property between the retaining walls the western portion of the proposed development and the western property line (see Site Plan, Attachment 2 and Tree Retention Plan, Attachment 7).
 - (12) Pursuant to KZC 85.45, the City can require that a geologically hazardous covenant be signed prior to development of the subject property.
- b. Conclusion: There are no constraining factors related to slope stability that affect this proposal if the geotechnical recommendations in Attachment 21 are followed. Therefore, the applicant should:
- At the time of submittal of development permits provide a statement on all grading and building plans that acknowledge the geotechnical report and incorporate its recommendations into the plans.
 - Prior to final inspection of the building permit for the office and parking structure, survey and record a Native Growth Protection Easement (NGPE) that includes the western portion of the site between the proposed retaining walls and the western property line.
 - Prior to final inspection of the building permit install split rail fencing/or retaining walls that corresponds to the NGPE boundary.
 - Prior to final inspection of the building permit, sign and record a geologically hazardous covenant on the western subject property due to the onsite seismic hazard area.
3. Environmentally Sensitive Areas – Streams and Wetlands
- a. Facts:
- (1) The site contains a Class B stream which requires a 50-foot buffer and a 10-foot buffer setback. Directly adjacent to the Class B

stream is a Type II wetland which requires a 50-foot buffer and a 10-foot buffer setback. There are also three Type III wetlands on the subject property which require a 25-foot buffer and a 10-foot buffer setback (see attachment 6).

- (2) The applicant submitted a stream and wetland report by Talasaea Consultants dated March 15, 2015 (see Attachment 19). The Watershed Company, reviewed the applicant's wetland and stream determination and delineation (see Attachment 22) and agreed with the stream and wetland ratings, locations, and boundaries.
 - (3) The applicant's proposed access road extension slightly encroaches into the 10-foot-wide Class B stream buffer setback (see Attachment 5)
 - (4) The existing sidewalk and roadway lies within the stream buffer setback as measured from the existing stream culvert (see Attachment 5).
 - (5) The existing stream culvert, sidewalk, and the access road, which extend past the existing Astronics' campus to the north (ends at north property line of Parcel C), were approved by King County under permit number B97C0287 on June 11, 1999.
 - (6) The proposed access road and sidewalk extension that lie within the stream buffer setback are consistent with the previous approval granted by King County to culvert the stream and create a road and sidewalk crossing to a future development to the north.
 - (7) The applicant proposes to restore the Class B and Type II wetland buffers as part of a PUD public benefit (see Attachment 16) and Section II.D.1 (d).
 - (8) The applicant proposes to fill three onsite Type III wetlands and their associated buffers and buffer setbacks for the purposes of constructing a three-story office building, surface parking, access road and six-story parking garage (see Attachment 2).
 - (9) KZC 90.55.1 allows Type III wetlands to be filled if there is no other reasonable alternative and that compensatory mitigation is provided. The applicant has proposed to participate in the King County ILF MRP to compensate for filling the onsite Type III wetlands (see Wetland Modification analysis in II.D.2).
- b. Conclusion:
- (1) The sidewalk and access road extension that lie within the stream buffer and buffer setback are not a constraining factor with this permit because they were allowed under a previous approval granted by King County.
 - (2) Compliance with the recommendations in PUD Section II.D.1 (b) should be followed in regards to the King County ILF MRP to compensate for the request to fill three onsite Type III wetlands.

4. Natural Features - Significant Vegetation

a. Facts:

- (1) Regulations regarding the retention of trees can be found in KZC 95.30.5.
- (2) The applicant has submitted a Tree Retention Plan (see Attachment 7, and an arborist report prepared by a certified arborist (see Attachment 23).
- (3) The applicant has submitted a landscaping plan to comply with KZC 95.40 vegetation requirements (see Attachment 24).
- (4) The applicant's proposal includes retaining walls within the steep slope area to install surface parking stalls in the western portion of the subject property (see Attachment 2).
- (5) The City's Arborist has reviewed the tree retention plan, arborist report, and the applicant's landscaping plan and has made a specific recommendation concerning the applicant's landscaping plan (see Attachment 25), including the following:
 - Replace paperbirch and whitebarked Himalayan birch with a non-birch species for landscaping required pursuant to KZC 95 because these birch species suffer from the Bronze Birch Borer throughout the Puget Sound Basin.

b. Conclusion:

As part of the building permit application, the applicant should:

- (1) Protect all trees, as identified for retention in the tree retention plan during the construction of the office, roadway, surface parking lot, and parking garage.
- (2) Submit an updated landscape plan that complies with the City Arborist's recommendation to replace the paperbirch and whitebarked Himalayan birch trees with a non-birch species.
- (3) Provide an updated tree retention plan, if needed that includes an analysis of trees not previously reviewed that will be impacted by the new retaining wall along the western portion of the site.

5. Pedestrian Connectivity

a. Facts:

- 1) KZC Section 105.18 requires pedestrian access as follows:
 - *From Buildings to sidewalks and Transit Facilities*
 - *Between Uses on Subject Property*
 - *Connections Between Properties*
 - *Through Parking Areas*

- 2) The applicant has incorporated pedestrian pathways within all of their site design with the exception of providing a pedestrian sidewalk connection linking the current Astronics site and the proposed Astronics expansion to the north (see Attachment 2, site plan).
 - 3) KZC Section 105.18.2 contains the pedestrian walkway standards to which the required pedestrian access should be constructed. The standards address walkway width, design, and accessibility.
- b. Conclusion: In order to comply with KZC 105.18, the applicant should provide with the building permit application a pedestrian sidewalk that connects the new development to the existing sidewalk that currently ends at the rip-rap road consistent with KZC 105.18.2.

F. COMPREHENSIVE PLAN

a. Facts:

- (1) The subject property is located within the Totem Lake neighborhood. Figure TL-3 on page XV.H-7 designates the land use for the subject property as Industrial (see Attachment 26).
- (2) The applicant's proposal would create new jobs within the City of Kirkland by allowing expansion of the existing light industry/office use in the Totem Lake Business District.
- (3) The following Comprehensive Plan Policies apply to the applicant's proposal:
 - Comprehensive Plan, Environment Element Policy E-1.1 states:
Use a system-wide approach to effectively manage natural systems in partnership with affected State, regional, and local agencies as well as federally recognized tribes.
 - Comprehensive Plan, Environment Element Policy E-1.3 states:
Manage the natural and built environments to achieve no net loss of functions and values of each drainage basin; a proactively enhance and restore functions, values, and features.
 - The Totem Lake Business District Plan, Policy TL-3.6 states:
Strengthen the district's light industry/office uses through supporting expansion of existing uses and welcoming redevelopment of these uses, while enabling them to evolve into innovation centers for commerce and employment.

b. Conclusion: The applicant's proposal is consistent with the Comprehensive Plan.

G. DEVELOPMENT STANDARDS

1. Fact:

Additional comments and requirements placed on the project are found on the Development Standards, Attachment 3.

2. Conclusion:

The applicant should follow the requirements set forth in Attachment 3.

III. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

IV. CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges and appeals. Any person wishing to file or respond to a challenge or appeal should contact the Planning Department for further procedural information.

A. CHALLENGE

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., _____, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

B. JUDICIAL REVIEW

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

V. LAPSE OF APPROVAL

Under 152.115:

The applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years after the final approval of the City of Kirkland on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per KZC 152.110, the running of the five (5) years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions.

The applicant must substantially complete construction for the development activity, use of land, or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within nine (9) years after the final approval on the matter, or the decision becomes void.

VI. APPENDICES

Attachments 1 through 26 are attached:

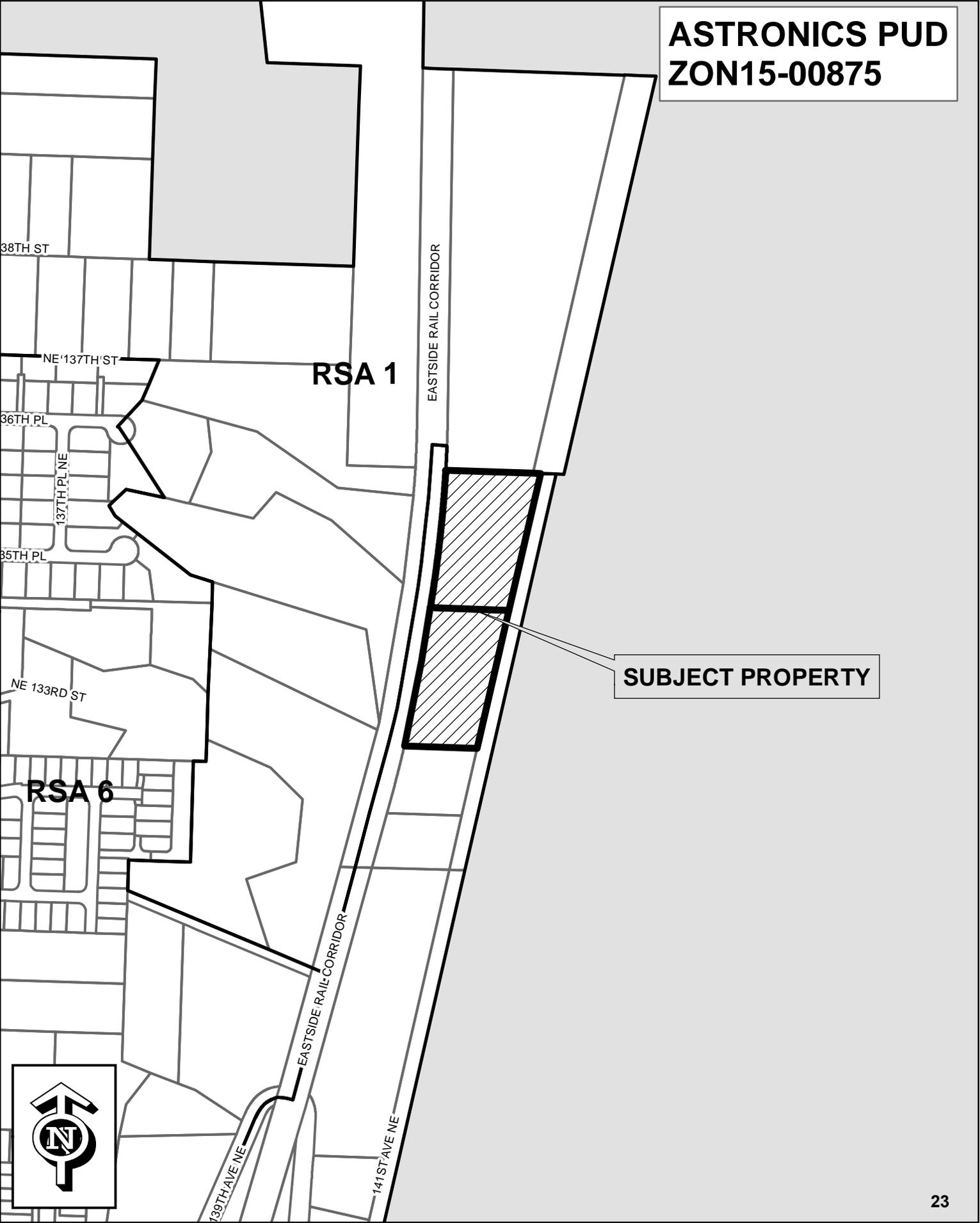
1. Vicinity Map
2. Development Plans
3. Development Standards
4. Aerial Exhibit of Parcels A-E
5. Existing Conditions Exhibit prepared by Barghausen Consulting Engineers
6. Site survey with topography and stream and wetlands prepared by Barghausen Consulting Engineers
7. Tree Retention Plan
8. SEPA Determination
9. Concurrency Memo
10. PUD Narrative and Applicant's Response to PUD criteria
11. King County ILF Mitigation Reserves Program
12. WRIA 8 Map
13. Sidewalk Public Benefit site plan
14. Stream and Wetland Buffer restoration site plan prepared by Talasaea Consultants
15. Applicant Public Benefit Letter
16. Stream and Wetland Buffer Restoration Plan prepared by Talasaea Consultants dated December 8, 2015
17. Watershed Company Review of Stream and Wetland Buffer Restoration Plan dated June 7, 2016
18. Talasaea Consultants Response to criteria in KZC 90.55.1 dated June 16, 2015
19. Final Biological Report prepared by Talasaea Consultants dated March 25, 2015
20. City of Kirkland – Landslide and Seismic Hazard Map
21. Geotechnical Report prepared by Earth Solutions NW, dated March 13, 2015
22. Watershed Review of Wetland Determination and Delineation dated May 2, 2014
23. Arborist Report prepared by American Forest Management, dated April 8, 2015
24. Landscaping Plan prepared by Brumbaugh & Associates, dated April 28, 2015
25. Memo from Tom Early, City Arborist, dated April 29th 2016
26. Totem Lake Land Use Map

VII. PARTIES OF RECORD

Applicant
Planning and Building Department
Department of Public Works

A written recommendation will be issued by the Hearing Examiner within eight calendar days of the date of the open record hearing.

**ASTRONICS PUD
ZON15-00875**



UTILITY CONFLICT NOTE

CAUTION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES (BEFORE SHOWN ON THESE PLANS OR NOT) BY EXCAVATING THE EXISTING UTILITIES (BEFORE SHOWN ON THESE PLANS OR NOT) BY EXCAVATING THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PREVENT ALL UTILITIES FROM BEING DAMAGED. THE CONTRACTOR SHALL CONSULT WITH THE UTILITY OWNERS TO OBTAIN THE NECESSARY INFORMATION AND PERMITS TO MAINTAIN OR REPAIR EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATING ANY DAMAGE TO EXISTING UTILITIES.

LEGAL DESCRIPTION

PARCEL B:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 5 EAST, 1/4 SECTION 22, IN KING COUNTY, WASHINGTON, LYING EASTWARDLY OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S FORMERLY THE NORTHERN PACIFIC RAILWAY COMPANY'S SEATTLE BELT LINE NORTH-TO-SOUTH AS COMPLETED BY DEED RECORDED UNDER RECORDING NUMBER 303170 AND THE WESTERN OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S FORMERLY THE NORTHERN PACIFIC RAILWAY COMPANY'S SEATTLE BELT LINE NORTH-TO-SOUTH AS COMPLETED BY DEED RECORDED UNDER RECORDING NUMBER 13877, EXCEPT THE SOUTH 40.00 FEET, EXCEPT THE SOUTH 40.00 FEET THEREOF.

PARCEL C:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 5 EAST, 1/4 SECTION 22, IN KING COUNTY, WASHINGTON, LYING EASTWARDLY OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S FORMERLY THE NORTHERN PACIFIC RAILWAY COMPANY'S SEATTLE BELT LINE NORTH-TO-SOUTH AS COMPLETED BY DEED RECORDED UNDER RECORDING NUMBER 303170 AND THE WESTERN OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S FORMERLY THE NORTHERN PACIFIC RAILWAY COMPANY'S SEATTLE BELT LINE NORTH-TO-SOUTH AS COMPLETED BY DEED RECORDED UNDER RECORDING NUMBER 13877, EXCEPT THE SOUTH 80.00 FEET THEREOF.

COVER SHEET
A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22, ALONG WITH A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 27, AND A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 28 N, RANGE 5 E, W.M. IN KING COUNTY, WASHINGTON

SURVEY INFORMATION
SUBJECT: SWAN HOLDINGS
100 FRONT ST S
EDMUNDS, WA 98027
CONTACT: SHARIF P. HALLAM

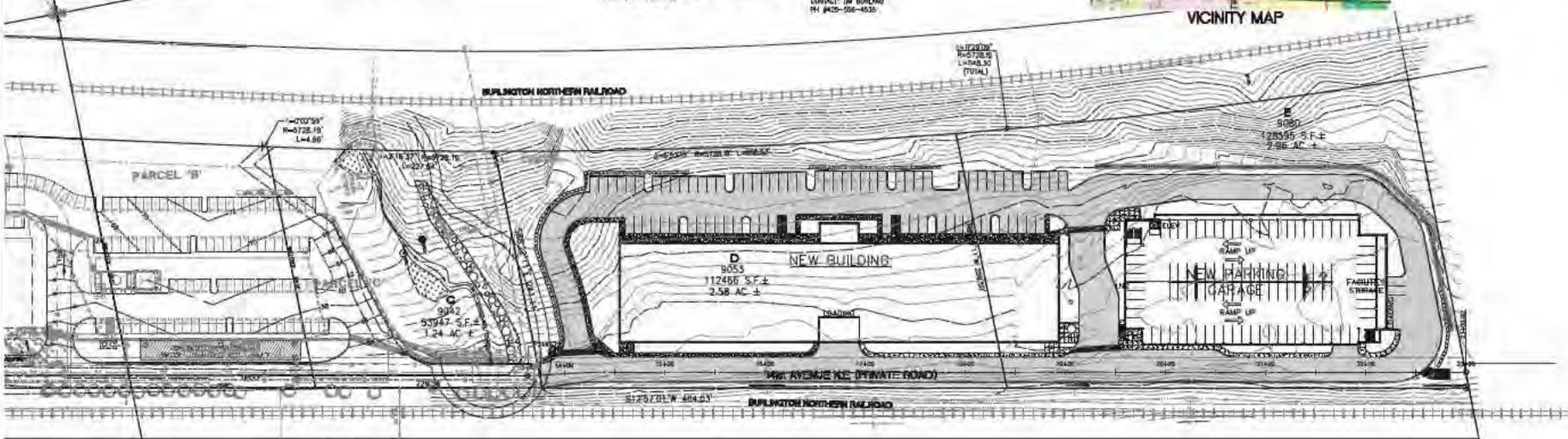
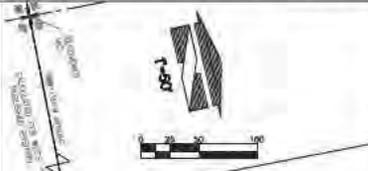
ARCHITECT
DRAFT ARCHITECTS
2300 15TH AVE, SUITE #214
SEATTLE, WA 98115
CONTACT: MALL BREYER
PH: 800-720-7001

ENGINEER
BARNGHAUSEN CONSULTING ENGINEERS, INC.
1615 72ND AVE. SE
KIRKLAND, WA 98034
CONTACT: JIM SADOR, PE
PH: 425-251-5222

SET POINT & CAP CONTROL POINT #34
APPROXIMATELY 4.3 S OF S PROPERTY LINE T.1. S3.
APPROXIMATELY 25.8 W OF SW CORN. T.1. S3.
ELEVATION 90.88 FEET



CALL BEFORE YOU DIG
1-800-424-5555



INDEX TO SHEETS

C1 OF 9	COVER SHEET
C2 OF 9	DEMOLITION PLAN
C3 OF 9	TEMPORARY EROSION/SEDIMENT CONTROL PLAN
C4 OF 9	GRADING, STORM DRAINAGE AND UTILITY PLAN
C5 OF 9	1815 AVENUE NE PLAN AND PROFILE
C6 OF 9	CONSTRUCTION NOTES AND DETAILS
C7 OF 9	CONSTRUCTION NOTES AND DETAILS
C8 OF 9	CONSTRUCTION NOTES AND DETAILS
C9 OF 9	TEMPORARY EROSION/SEDIMENT CONTROL NOTES AND DETAILS

LEGEND

	SURVEY MONUMENT (AS NOTED)
	SECTION CORNER (AS NOTED)
	FOUND REMAIN/CA (AS NOTED)
	POWER MAULT
	WIND LIGHT
	POWER METER
	JUNCTION BOX (AS NOTED)
	TELEPHONE MANHOLE
	CATCH BASIN (CB)
	STORM MANHOLE (SMH)
	SANITARY SEWER MANHOLE (SSMH)
	SANITARY SEWER CLEANOUT (SSCO)
	GAS METER
	WATER VALVE (WV)
	FIRE HYDRANT (FH)
	WATER MAINLINE
	WATER METER
	SIGN
	MANHOLE WELL
	DIRECTION OF VEHICLE TRAVEL
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAINAGE LINE
	GAS LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR

CONSTRUCTION SEQUENCE

1. SUBMITTALS AND ATTEND PRE-CONSTRUCTION MEETING WITH CITY OF KIRKLAND OFFICE.
2. FLAG ALL CLEARING AND GRADING LIMITS FOR PROJECT AS SHOWN ON THE PLANS.
3. FLAG AND DELINEATE ALL RETAINING AND SLOPING AREAS TO REMAIN UNDEVELOPED.
4. POST NOTICE OF CONSTRUCTION ACTIVITY SIGN WITH NAME AND PHONE NUMBER OF CERTIFIED DESIGN AND SUPERVISION CONTROL SUPERVISOR.
5. INSTALL CATCH BASIN PROTECTION ON ALL EXISTING STRUCTURES WITHIN VICINITY OF PROJECT SITE.
6. INSTALL TEMPORARY STORM DRAINAGE DRAINAGE INCLUDING PROTECT AS SHOWN ON THE PLANS.
7. INSTALL TEMPORARY FIBER FENCE ALONG PERIMETER OF PROJECT AS SHOWN ON THE PLANS.
8. INSTALL TEMPORARY PERIMETER INTERSECTION DITCHES WITH ROCK CHECK DAMS ALONG THE PERIMETER OF PROPOSED ROW.
9. CONSTRUCT TEMPORARY SEDIMENT POUNDS, TRAPS, AND NECESSARY STORM DRAINAGE CONDUITS PER PLAN.
10. DEMO AND STABILIZE CONSTRUCTION ROADS.
11. PROTECT ALL THE NEAREST ADJACENT TO THE PROJECT FROM SEDIMENT DEPOSITION.
12. NO REMOVAL IS TO LEAVE SITE WITHOUT PROTECTION.
13. COORDINATE WITH UTILITY COMPANIES FOR REMOVAL AND REPLACEMENT OF UTILITIES TO BE REMOVED OR REPLACE.
14. WHERE SOON CONSTRUCTION VEHICLE ACCESS ROUTE CROSSES PAVED ROAD, CARE MUST BE MADE TO MINIMIZE THE TRANSPORTATION OF SEDIMENT (MUD) ONTO THE PAVED ROADS. IF SEDIMENT IS TRANSPORTED ONTO THE PAVED ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY.
15. WITH EACH LAYER OF FILL MATERIAL, INTERSECTION TRUCKS AND T-5'S (TRUCKS) MUST BE CHECKED AND MAINTAINED TO PROVIDE SLOPE FOR DRAINAGE TO SEDIMENT POUNDS.
16. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY STANDARDS.
17. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH CITY STANDARDS AND FUNCTIONAL.
18. THE SEDIMENT DITCH DURING CONSTRUCTION SHALL DISCHARGE INTO THE SEDIMENT POND.
19. REMOVE ANY ACCUMULATED SEDIMENT THAT EXCEEDS 8" OF THE BEST PRACTICE DEPTH POND AND T-5'S CONTROL MEASURES SHALL BE RELOCATED AFTER ANY MAJOR STORM FOR INTENDED FUNCTION AND VOLUME.
20. COVER ALL AREAS THAT WILL BE UNPROTECTED FOR MORE THAN SEVEN DAYS DURING THE OFF SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD PILES, MULCH, COMPOST, PLASTIC, SLURRY OR SOILWATER.
21. CONTINUOUS MAINTENANCE AND IMPROVE OF T-5'S, REBARRED INCLUDING ROOT CONTROL SHALL BE PROVIDED UNTIL ALL RISK OF EROSION/SEDIMENTATION HAS PASSED AND PERMANENT STORM DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONAL. DO NOT COVER SEDIMENT LAYERS WATER INTO DOWNSTREAM STORM DRAINAGE SYSTEM.
22. STABILIZE ALL AREAS THAT EXCEED FINAL SLOPE WITHIN SEVEN DAYS. USED OR SOIL AREAS TO REMAIN UNPROTECTED FOR MORE THAN 30 DAYS.
23. UPON COMPLETION OF THE PROJECT, ALL OBTAINED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROVED BY CITY.

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVAL AND REPLACEMENT ALL SURVEY MONUMENTS THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. PERMITS TO MAINTAIN UTILITIES MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO MAINTAIN UTILITIES MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 463-1180.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47000
OLYMPIA, WASHINGTON 98544-7000

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS REPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DISCRETION OF THE CONTRACTOR, PRIOR TO THESE REGULATIONS. THE APPROPRIATE FORM FOR REPLACEMENT OF SAID MONUMENTS SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

BY TOPOGRAPHY/SURVEY INFORMATION NOTES

NOTE: BARNGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT CONDUCT ANY PORTION OF THE TOPOGRAPHIC SURVEY AND THEREFORE DOES NOT WARRANT THAT THE TOPOGRAPHY SHOWN ON THESE DRAWINGS IS REPRESENTATIVE OF WHAT IS CONSTRUCTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT OF BARNGHAUSEN CONSULTING ENGINEERS, INC. PRIOR TO WORK UTILITIES AND UTILITY EASEMENTS FOR THIS SITE HAVE NOT BEEN RESEARCHED OR CONFIRMED.

COVER SHEET

ASTRONICS NORTH BUILDING ADDITION

ASTRONICS
12850 WILLOW ROAD NE.
KIRKLAND, WA 98034

TM BOFLAND (425) 556-4536

1815 72ND AVENUE SOUTH
KIRKLAND, WA 98033
TEL: (425) 251-5222 FAX: (425) 251-5226

CITY ENGINEER, LAND PLANNING, SURVEYING, DRAINAGE, SERVICES

DATE: 10/20/16

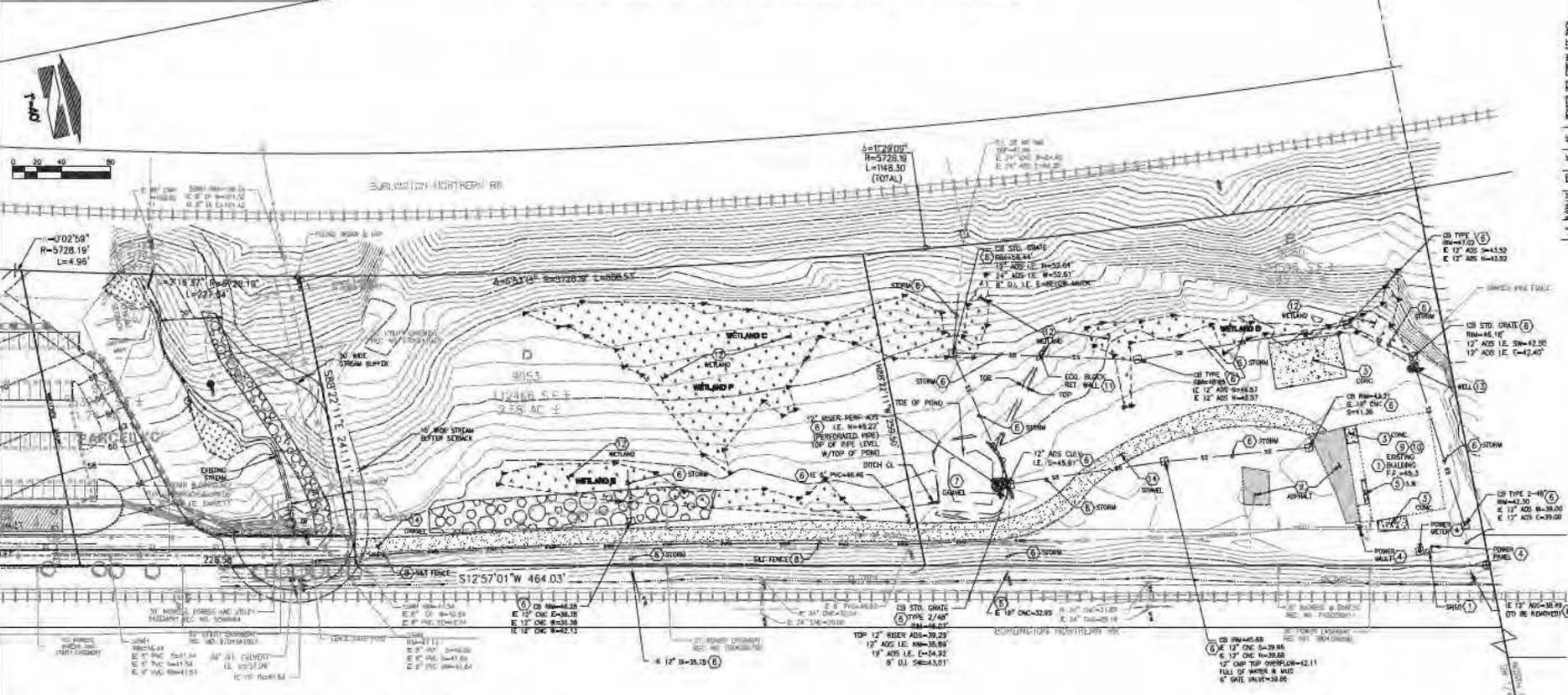
18080

19

DEMOLITION PLAN FOR ASTRONICS NORTH BUILDING ADDITION

CALL BEFORE YOU DIG
1-800-424-5655

UTILITY CONFLICT NOTE
CAUTION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS AND NOT BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES AND SERVICE CONNECTIONS TO BE MADE. THE CONTRACTOR SHALL NOTIFY THE UTILITY LOCATOR AT 1-800-424-5655 AND THEN PROCEED WITH ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CONNECTIONS TO PREVENT DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE PUBLIC UTILITIES AND BE SUBJECT TO ANY REGULATIONS, ORDINANCES, AND RULES OF ANY PUBLIC UTILITIES. CONSULTING ENGINEERS, P.C. TO REMOVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



WAC 173-160-381 STANDARDS FOR DECOMMISSIONING A WELL

ANY WELL WHICH IS UNUSUALLY ABANDONED, OR WHERE USE HAS BEEN PERMANENTLY DISCONTINUED, OR WHICH IS IN SUCH CONDITION THAT ITS CONTINUED USE IS IMPRACTICAL, OR IS AN ENVIRONMENTAL SAFETY OR PUBLIC HEALTH HAZARD SHALL BE DECOMMISSIONED. THE DECOMMISSIONING PROCEDURE AS PRESCRIBED BY THESE REGULATIONS MUST BE RECORDS AND REPORTED AS REQUIRED BY THE DEPARTMENT.

(1) COVERED WELLS COVERED WELLS WHICH HAVE NOT BEEN CONSTRUCTED IN ACCORDANCE WITH THESE REGULATIONS OR WELLS WHICH ARE DECOMMISSIONED TO ALL OR PART OF THE PROPOSED SOURCE OF CONTAMINATION WITHIN ONE HUNDRED FEET OF THE WELL, OR FOR WHICH A DRAINAGE REPORT REQUIRED UNDER WAC 173-160-141 IS MISSING, SHALL BE DECOMMISSIONED IN ONE OF THE FOLLOWING MANNER:

(a) FILLING THE CASING FROM THE BOTTOM TO WITHIN FIVE FEET OF THE LAND SURFACE WITH PORTLAND CEMENT GROUT OR NEAR EQUIV. (b) PORTLAND CEMENT SHALL BE AT LEAST FOUR CUBIC FEET PER FOOT, AND ONE BOW PER FOOT, EACH CUT SHALL BE AT LEAST ONE AND ONE-HALF INCHES LONG.

(c) APPLY ENOUGH PRESSURE TO FORCE THE SEALING MATERIAL THROUGH THE PERFORATIONS, FILLING ANY Voids ON THE SURFACE OF THE CASING.

(d) THE REMAINDER OF THE CASING SHALL BE FILLED WITH PORTLAND CEMENT GROUT OR NEAR EQUIV. (e) PORTLAND CEMENT SHALL BE AT LEAST FOUR CUBIC FEET PER FOOT, AND ONE BOW PER FOOT, EACH CUT SHALL BE AT LEAST ONE AND ONE-HALF INCHES LONG.

(f) IF IT CAN BE VERIFIED THROUGH A TEST EXAMINATION AND REVIEW OF THE FILLING REPORT THAT A WATER SUPPLY WELL WAS CONSTRUCTED IN ACCORDANCE WITH THESE REGULATIONS, AND IT IS NOT PERMANENTLY DISCONTINUED, OR WHEREAS AS THE SOURCE OF CONTAMINATION WITHIN ONE HUNDRED FEET OF THE WELL, IT SHALL BE DECOMMISSIONED BY THE CASING REMOVAL OR CASING RESTORATION METHODS DESCRIBED IN SUBSECTION (1)(a) OR (b) OF THIS SECTION ON (b).

(g) FILLING THE CASING FROM BOTTOM TO WITHIN FIVE FEET OF LAND SURFACE WITH PORTLAND CEMENT GROUT, OR NEAR EQUIV. (h) THE CASING MAY BE CUT OFF AT A MAXIMUM OF TEN FEET BELOW LAND SURFACE.

(i) UNCOVERED WELLS - BACKFILL UNCOVERED WELLS WITH CONCRETE, CEMENT GROUT, NEAR EQUIV. OR PORTLAND CEMENT.

(j) SUG WELLS - REMOVE ALL DEBRIS AND CONSTRUCTION THAT WOULD DECOMMISSION OR THAT MAY CONTAMINATE THE AQUIFER FROM WITHIN THE SUG WELL. INSTALL LEAK COLUMNAR SAND OR PER GRATE TO A POINT TWO FEET ABOVE STATIC WATER LEVEL. FILL THE REMAINDER OF THE WELL WITH CONCRETE OR PORTLAND CEMENT. SAND OR PER GRATE TO THE STATIC LEVEL AND THEN PLACING ALTERNATING LAYERS OF SEALING MATERIAL AND CHLORINATED SAND OR PER GRATE TO WITHIN TWENTY FEET OF LAND SURFACE. THE ALTERNATING LAYERS OF SAND OR PER GRATE MUST BE A MINIMUM OF TWO FEET. THE REMAINDER OF THE SUG WELL TO A MINIMUM OF TWO FEET BELOW LAND SURFACE SHALL BE FILLED WITH PORTLAND CEMENT, CEMENT GROUT, OR CONCRETE. PORTLAND CEMENT GROUT SHALL NOT BE USED TO DECOMMISSION SUG WELLS.

(k) SEALING MATERIAL PLACED BELOW THE STATIC WATER LEVEL SHALL BE FIVED DIRECTLY TO THE POINT OF APPLICATION OR PLACED BY MEANS OF A DUMP TRUCK OR OTHER MEANS. (l) PORTLAND CEMENT GROUT OR NEAR EQUIV. IS USED TO SEAL BELOW THE STATIC WATER LEVEL IN THE WELL. THE MATERIAL SHALL BE PLACED FROM THE BOTTOM UP BY METHODS THAT WOULD DECOMMISSION OR RESTORE THE MATERIAL. THE MATERIAL SHALL BE GUNNED IN THE GROUT TO AVOID BREAKING THE SEAL. WHILE FILLING THE ANNULAR SPACE, SEALING MATERIAL MAY BE HAND Poured ABOVE THE STATIC WATER LEVEL, PROVIDED THE MATERIAL DOES NOT DRIFT OR DEGRADE AND THE SEALING SEAL IS FEET OF WELLS.

DEMOLITION KEYNOTES

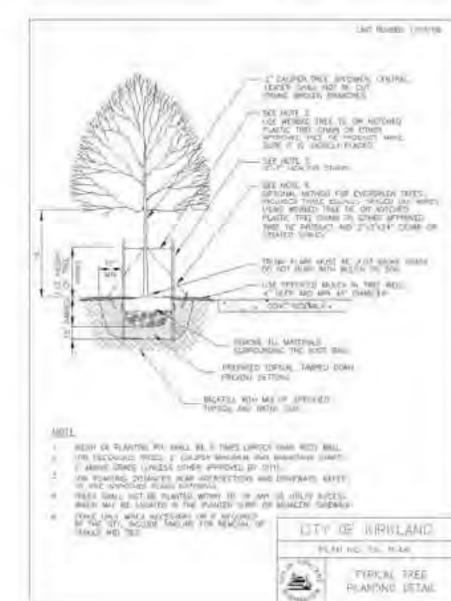
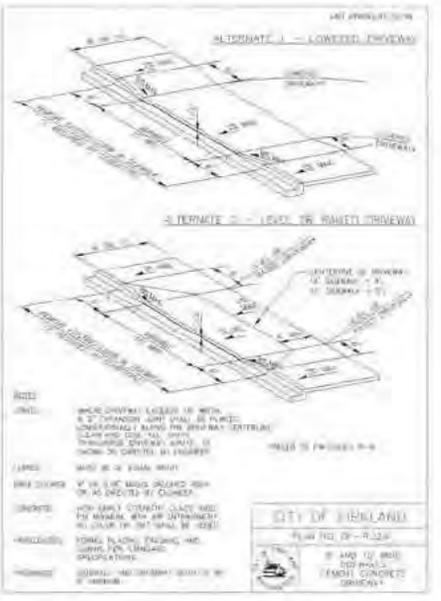
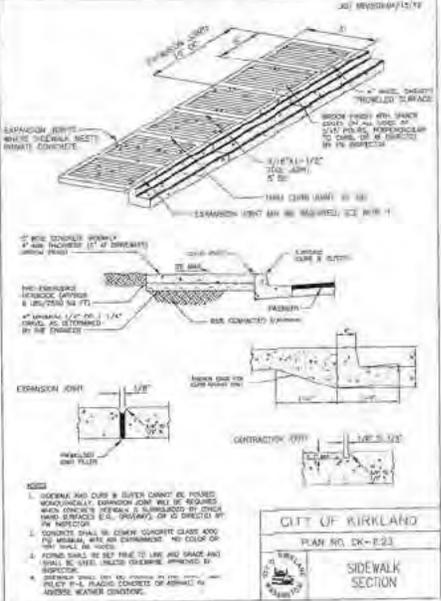
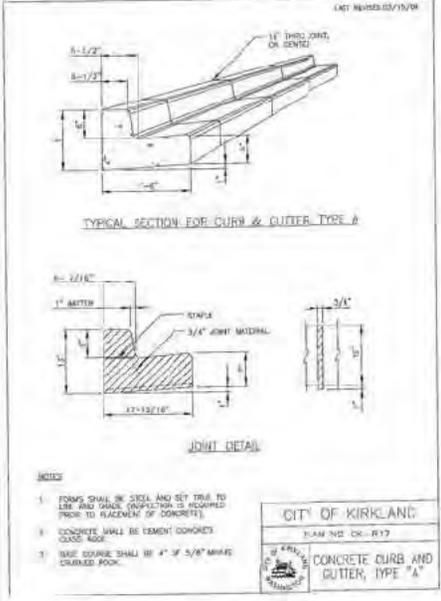
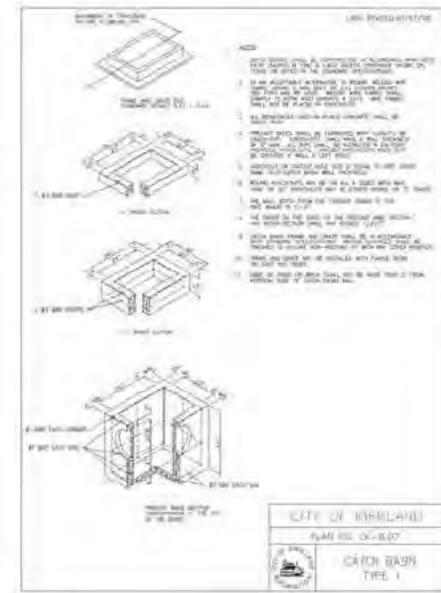
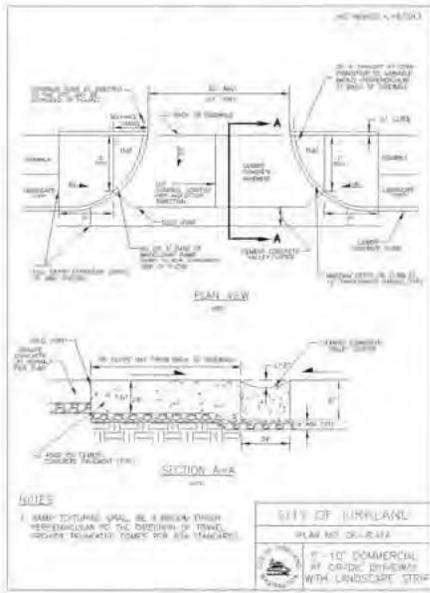
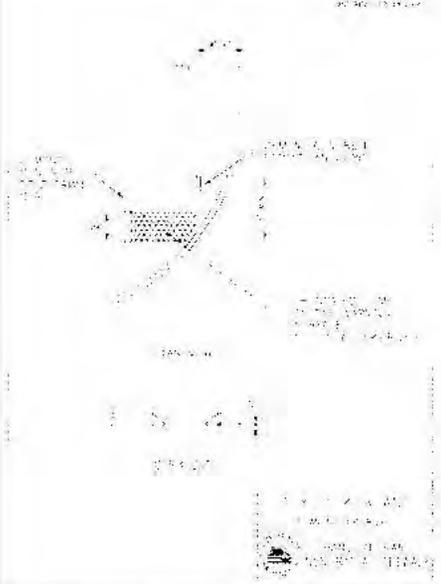
- 1 EXISTING BUILDING, OVERHANG, FOUNDATION & OTHER ASSOCIATED OBJECTS TO BE DEMOLISHED AND DISPOSED OF OFFSITE
- 2 REMOVE EXISTING ASPHALT AND DISPOSE OF OFFSITE
- 3 REMOVE EXISTING CONCRETE AND DISPOSE OF OFFSITE
- 4 REMOVE EXISTING POWER METERS, POWER HOLES, LINES & TRAYS AND DISPOSE OF OFFSITE
- 5 REMOVE EXISTING CONCRETE SIDEWALK AND DISPOSE OF OFFSITE
- 6 REMOVE EXISTING STORM DRAIN LINE AND OR AND DISPOSE OF OFFSITE
- 7 REMOVE EXISTING DRAINEL AREA AND DISPOSE OF OFFSITE
- 8 EXISTING SILT FENCE TO BE RELOCATED TO EXIST PROPERTY LINE AND REUSED DURING T.E.S.C. PHASE OF PROJECT
- 9 REMOVE EXISTING WATER METERS, IRRIGATION METERS AND ASSOCIATED WATER LINES AND DISPOSE OF OFFSITE
- 10 REMOVE EXISTING GAS METERS AND ASSOCIATED LINES (CAP AT PROPERTY LINE) AND DISPOSE OF OFFSITE
- 11 REMOVE EXISTING WALL AND DISPOSE OF OFFSITE
- 12 REMOVE/FILL EXISTING WETLAND TO SUBGRADE OF PROJECT
- 13 REMOVE EXISTING WELL AND DISPOSE OF OFFSITE PER WASHINGTON STATE DEPARTMENT NOTES ON THIS SHEET
- 14 EXISTING GRAVEL AREA TO REMAIN AND BE USED FOR SITE ACCESS DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE

1. SCHEDULE AND ATTEND PRE-CONSTRUCTION MEETING WITH CITY OF BURLINGTON OFFICIAL.
2. PLAN ALL CLEARING AND SPECIAL LIMITS FOR PHASE OF PROJECT AS SHOWN ON THE PLANS.
3. PLAN AND DEMARK ALL WETLANDS AND SENSITIVE AREAS TO REMAIN UNDISTURBED.
4. POST NOTICE OF CONSTRUCTION ACTIVITY WITH NEIGH AND PHONE NUMBER OF CERTIFIED EROSION AND SEDIMENTATION CONTROL SUPERVISOR.
5. INSTALL EROSION PROTECTION ON ALL EXISTING STRUCTURES WITHIN VICINITY OF PROJECT SITE.
6. CONSTRUCT TEMPORARY ROCK CONSTRUCTION ENTRANCE INCLUDING WHEEL WASH TRAPS WHERE REQUIRED.
7. INSTALL TEMPORARY FENCE ALONG PERIMETER OF PROJECT AS SHOWN ON THE PLANS.
8. CONDUCT TEMPORARY EROSION AND SEDIMENTATION CONTROL WITHIN VICINITY OF PROPOSED WORK.
9. ALL THE SCHEDULING VENUES DURING CONSTRUCTION SHALL BE ACCORDANCE WITH CITY ORDINANCES AND FUNCTIONAL.
10. REMOVE ANY ACCUMULATED SEDIMENT THAT EXCEEDS 6" IF THE DESIGN FLOOD DEPTH FLOOD AND T.E.S.C. CONTROL MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF REMOVAL OF EXCESSIVE SEDIMENT AND VOLUME.
11. DEMOLITION WITH UTILITY COMPANIES FOR REMOVAL AND REPLACEMENT OF UTILITIES TO BE REMOVED OR REPAIR.
12. REMOVE EXISTING CONSTRUCTION VEHICLE ACCESS ROUTE EXCEEDS PAVED ROAD, ONE MUST BE MADE TO MAINTAIN THE TRANSPORTATION OF SEDIMENT INTO THE PAVED ROAD. THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY.
13. WITH EACH LAYER OF FILL MATERIAL, INTERCEPTION DITCH AND T.E.S.C. FACILITIES MUST BE CHECKED AND MAINTAINED TO PROVIDE SLOPE FOR DRAINAGE TO SEDIMENT POND.
14. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY ORDINANCES.
15. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH CITY ORDINANCES AND FUNCTIONAL.
16. ALL THE SCHEDULING VENUES DURING CONSTRUCTION SHALL BE ACCORDANCE WITH CITY ORDINANCES AND FUNCTIONAL.
17. REMOVE ANY ACCUMULATED SEDIMENT THAT EXCEEDS 6" IF THE DESIGN FLOOD DEPTH FLOOD AND T.E.S.C. CONTROL MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF REMOVAL OF EXCESSIVE SEDIMENT AND VOLUME.
18. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE CONSTRUCTION PERIOD ON TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD PILES, MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
19. CONTINUED MAINTENANCE AND UPGRADE OF T.E.S.C. MEASURES INCLUDING SILT CONTROL SHALL BE PROVIDED UNTIL ALL WORK OF DEMOLITION/RESTORATION HAS FINISHED AND PERMANENT STORM DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONAL. SO NOT CONSIDER SEDIMENT CONTROL MEASURES AS PERMANENT STORM DRAINAGE SYSTEM.
20. STABLE ALL AREAS THAT REMAIN FROM WORK WITHIN SEVEN DAYS. SEED OR SOIL MAY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
21. UPON COMPLETION OF THE PROJECT, ALL RESTORED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES (BMP) IF APPROVED BY CITY.

DEMOLITION PLAN
 ASTRONICS NORTH BUILDING ADDITION
 12850 WILLOWS ROAD NE.
 KIRKLAND, WA 98034
 TM BOFLAND (425) 556-4596
 18015 72ND AVENUE SOUTH
 REST, WA 98052
 (206) 835-1100 FAX
 CIVIL ENGINEERING, LAND PLANNING,
 SURVEYING, DRAINAGE, SERVICES
 180880
 9

CONSTRUCTION NOTES AND DETAILS



CONSTRUCTION NOTES AND DETAILS

ASTRONICS NORTH BUILDING ADDITION

ASTRONICS
12850 WILLOWS ROAD NE.
KIRKLAND, WA 98034
TM BORLAND (425) 556-4536

FOR

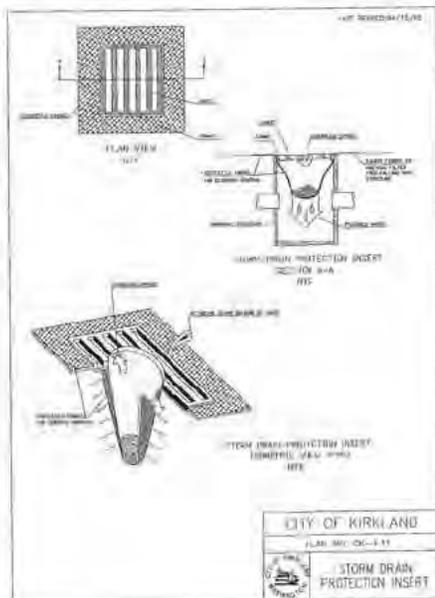
SEAL

DATE

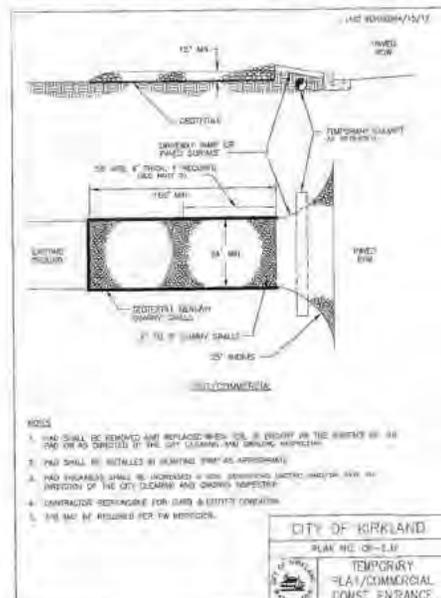
18380

9

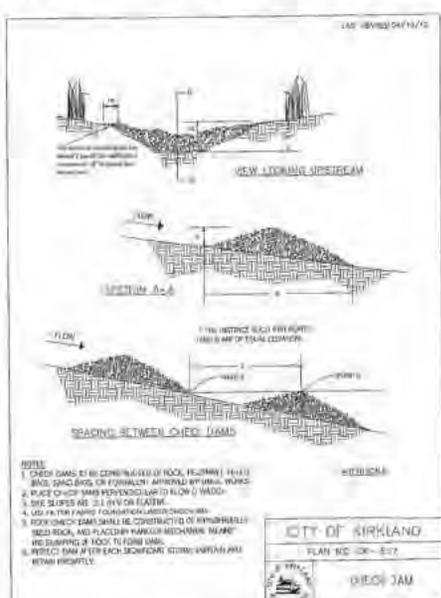
TEMPORARY EROSION AND SEDIMENT CONTROL NOTES AND DETAILS



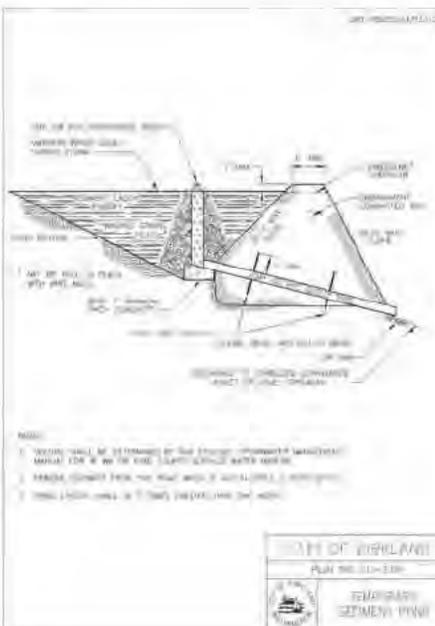
CITY OF KIRKLAND
PLAN NO. CD-411
STORM DRAIN PROTECTION INSERT



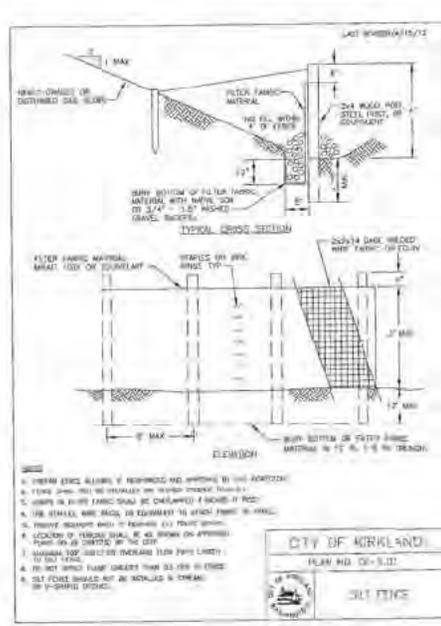
CITY OF KIRKLAND
PLAN NO. CD-412
TEMPORARY RESIDENTIAL ENTRANCE



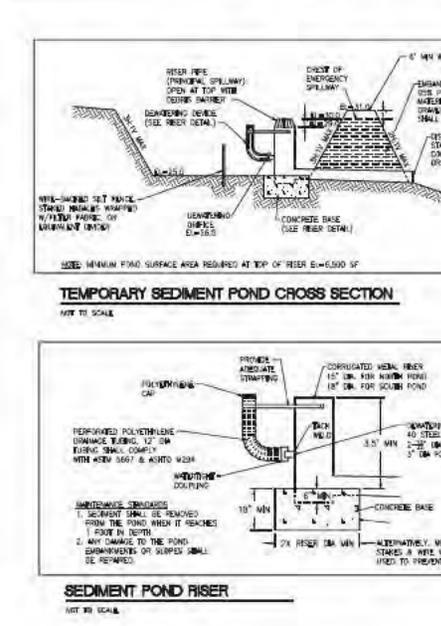
CITY OF KIRKLAND
PLAN NO. CD-417
TEMPORARY JAM



CITY OF KIRKLAND
PLAN NO. CD-418
TEMPORARY SEDIMENT POND



CITY OF KIRKLAND
PLAN NO. CD-419
SEDIMENT POND RISER



SEDIMENT POND RISER
NOTE TO SCALE

PROJECT NO. CD-411-419
DATE: 11/20/11
BY: [Signature]

TEMPORARY EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

ASTRONICS NORTH BUILDING ADDITION

ASTRONICS
12850 WILLOWS ROAD NE.
KIRKLAND, WA 98034
TM BORLAND (425) 556-4536

Scale: Horizontal: 1/4" = 1'-0", Vertical: 1/4" = 1'-0"

18215 72ND AVENUE SOUTH
RENT, WA 98052
(425) 251-8702 FAX
ONE, ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL, SCIENTIFIC

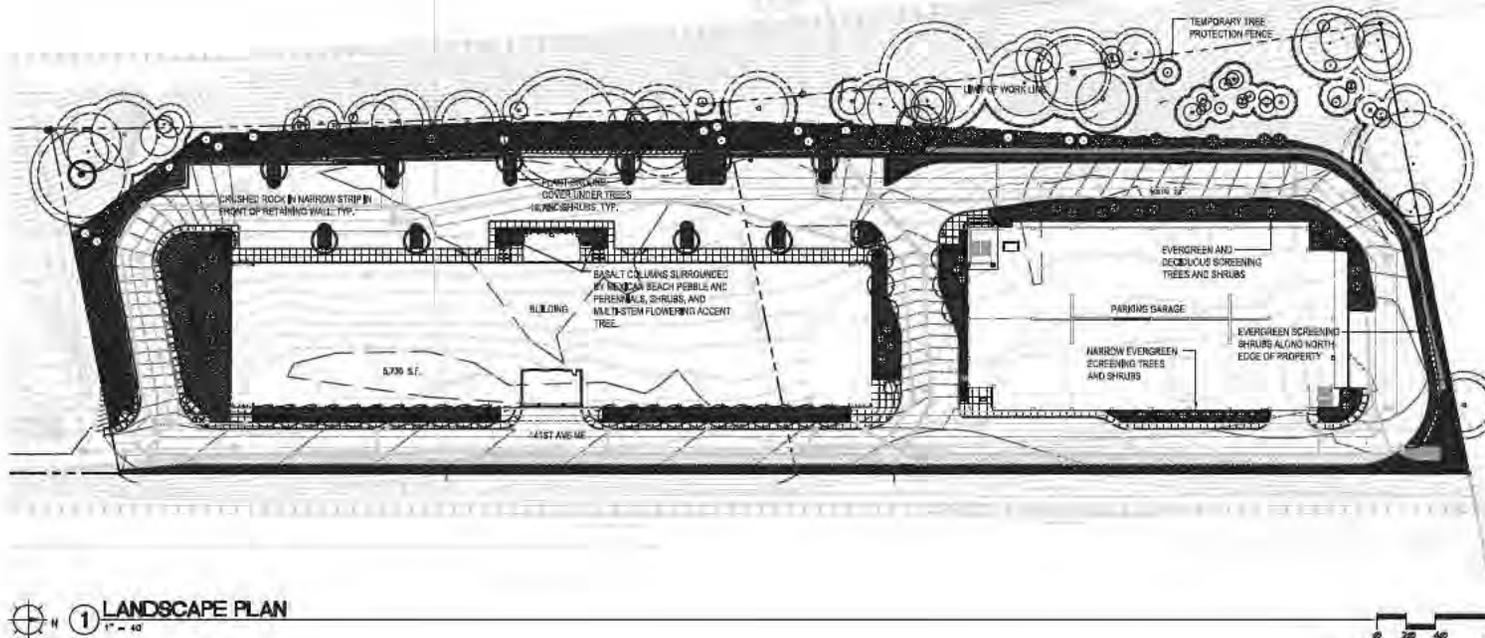
BARGHAUSEN
CONSULTING ENGINEERS

18380
9



2200 Tald Avenue
Suite 222
Seattle, WA 98121
206.720.7001 phone
206.720.2849 fax
www.craftarchitects.com

ASTRONICS
NORTH BUILDING / ZONING SUBMITTAL
12950 Willows Road
Kirkland, Washington



1 LANDSCAPE PLAN
1" = 40'



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	NOTES	SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	NOTES
(Symbol)	EXISTING TREES TO REMAIN		PRESERVE AND PROTECT	(Symbol)	SHRUBS (CONTINUED)		
(Symbol)	DECIDUOUS TREES			(Symbol)	SPRAEA X VANHOUTTEI / SPIREA	36-48" HT.	CONT. FULL FOLIAGE 4 O.C.
(Symbol)	ACER ORNANTUM / VINE MAPLE	10-14 HT	B&B. MULTISTEM (3) MIN. NURSERY GROWN	(Symbol)	TAKUS MIBEN BROWN / UPRIGHT NEW	31-36" HT.	CONT. FULL FOLIAGE 37 O.C.
(Symbol)	CORNUS KOUSA / FI OVERHUNG DOGWOOD		B&B. MULTISTEM (3) MIN.	(Symbol)	TAKUS X MELBA CENSIFORMIS / DARK GREEN SPREADING VEW	24-30" SPL.	CONT. FULL FOLIAGE 17 O.C.
(Symbol)	STYRAX OBASA / FRAGRANT SNOWBELL		B&B. MULTISTEM (3) MIN.	(Symbol)	THUNJA CL. EMERALD GREEN / ARBORVITAE	8-9" MIN. HT.	CONT. FULL FOLIAGE 10 O.C.
(Symbol)	ACER RUBRUM ARMSTRONGI / ARMSTRONG MAPLE	2" CAL.	B&B. MATCHED FORM, STRONG STRAIGHT CENTRAL LEADER	(Symbol)	TAKUS SACCATTA NEPANDENS / SPREADING ENGLISH VEW	24-30" SPL.	CONT. FULL FOLIAGE 7 O.C.
(Symbol)	BETULA PAPERHERA / PAPER BIRCH		B&B. MATCHED FORM	(Symbol)	MILBURNUM DAVIDI / DAVID MILBURNUM	24-30" SPL.	CONT. FULL FOLIAGE 7 O.C.
(Symbol)	BETULA LUTEA VAR. ACCIDENTATA / WHITE-BARKED MALAYAN BIRCH		B&B. MATCHED FORM, STRONG STRAIGHT CENTRAL LEADER	(Symbol)	PERENNIALS AND GRASSES		
(Symbol)	FRAXINUS AMERICANA AUTUMN PURPLE / AUTUMN PURPLE ASH		B&B. MATCHED FORM, STRONG STRAIGHT CENTRAL LEADER	(Symbol)	ASTILBE 'DELTSCH' AND / FALSE SPIREA	1 GAL.	CONT. FULL FOLIAGE 18 O.C.
(Symbol)	EVERGREEN TREES			(Symbol)	CALAMAGROSTIS X A. KARL FOERSTERI / FEATHER REED GRASS	2 GAL.	CONT. FULL FOLIAGE 4 O.C.
(Symbol)	PISEUDOTSUGA MENZIESII / DOUG FIR	37 HT. MIN.	B&B. FULL A BUSHY TO BASE	(Symbol)	DESCHAMPSIA COSMETOSA / TUFTED HANGGRASS	1 GAL.	CONT. FULL FOLIAGE 18 O.C.
(Symbol)	THUNJA FLUCATA 'GREEN SPORT' / GREEN SPORT WESTERN RED CEDAR			(Symbol)	DIPOPTERYX ENTYRHOSSA / ALTAIR FERN	1 GAL.	CONT. FULL FOLIAGE 12 O.C.
(Symbol)	THUNJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE			(Symbol)	HARDNECHLOA MACRA 'AUREOLA' / GOLDEN JAPANESE FOREST GRASS	1 GAL.	CONT. FULL FOLIAGE 12 O.C.
(Symbol)	THUNJA FLUCATA 'GREEN GIANT' / GREEN GIANT WESTERN ARBORVITAE			(Symbol)	HELICTIS TRICHOM SEMPERVIRENS / BLUE CAT GRASS	2 GAL.	CONT. FULL FOLIAGE 12 O.C.
(Symbol)	THUNJA FLUCATA 'WESTERN RED CEDAR'			(Symbol)	HENRICOCALLIS STELLATA CRAY / TANK Y	1 GAL.	CONT. FULL FOLIAGE 18 O.C.
(Symbol)	SHRUBS			(Symbol)	PANICUM V. MAENSE HERMES / SWITCH GRASS	2 GAL.	CONT. FULL FOLIAGE 24 O.C.
(Symbol)	CORYLOPIS PAUCIFLORA / BUTTERCUP WINTERHAZEL	31-48" SPL.	CONT. FULL FOLIAGE 4 O.C.	(Symbol)	POLYSTRICHUM MUNTZII / SWORD FERN	1 GAL.	CONT. FULL FOLIAGE 18 O.C.
(Symbol)	HAMAMELIS MOLLE 'PALLIDI' CHINESE WITCH HAZEL	37-48" HT.	CONT. FULL FOLIAGE 4 O.C.	(Symbol)	BLEU BOUQUET / BLACK-NEED SUGAN	2 GAL.	CONT. FULL FOLIAGE 12 O.C.
(Symbol)	HYDRANGEA QUERCIFOLIA / COME-LEAF HYDRANGEA	37-48" HT.	CONT. FULL FOLIAGE 4 O.C.	(Symbol)	GROUND COVER		
(Symbol)	PERIS JAPONICA 'PRELUCE' / PRELUCE LB V OF THE VALLEY	37-48" HT.	CONT. FULL FOLIAGE 3 O.C.	(Symbol)	ARCTOSTAPHYLOS UVA-URSI / KING OF THE HILL	1 GAL.	CONT. FULL FOLIAGE 18 O.C.
(Symbol)	PRUNUS LAUROCERASUS 'OTTO LYXEN' / OTTO LYXEN LAUREL	31-37" SPL.	CONT. FULL FOLIAGE 3 O.C.	(Symbol)	FRAGARIA CHLORIS / BEACH STRAWBERRY		
(Symbol)	PRUNUS LUSITANICA / PORTUGAL LAUREL	39-48" HT.	CONT. FULL FOLIAGE 4 O.C.	(Symbol)	JUNIPERUS PLUMOSA COMPACTA / CREEPING JUNIPER		
(Symbol)	ROSA RUBRA / RAMANAS ROSE	39-48" HT.	CONT. FULL FOLIAGE 3 O.C.	(Symbol)	JUNIPERUS SOGAVATA BLUE STAR BLUE STAR JUNIPER		
(Symbol)	SYMPHORCARPOS ALBA / SNOWBERRY	34-36" HT.	CONT. FULL FOLIAGE 4 O.C.	(Symbol)	MAHONIA REPENS / CREEPING MAHONIA		
(Symbol)	SPRAEA X BURNALDI ANTHONY WATERER / SPIREA	24-30" SPL.	CONT. FULL FOLIAGE 7 O.C.	(Symbol)	BOD FINE LAWN		
(Symbol)	SPRAEA NEPONICA 'SHOWMOUNT' ENVOUING SPIREA	24-30" SPL.	CONT. FULL FOLIAGE 7 O.C.	(Symbol)	EROSION CONTROL (HYDROSEED)		

LANDSCAPE NOTES:

1. IMPORT TOPSOIL SHALL BE TILLED INTO EXISTING SOILS AT A MIN. OF 24" DEPTH.
2. GROUND COVER SHALL EXTEND UNDER ALL PERENNIALS, ORNAMENTAL GRASSES, SHRUBS, AND DECIDUOUS TREE CANOPIES IN ALL NEW PLANTING AREAS.
3. ALL STREET TREES SHALL MAINTAIN A 22' CLEARANCE FROM SIDEWALK.
4. NEW PLANTINGS SHALL BE COVERED WITH 2" OF ORGANIC MULCH MAINTAIN 6" CLEARANCE OF MULCH AROUND TRUNKS OF SHRUBS AND TREES.
5. ALL NEW LANDSCAPE AREAS SHALL RECEIVE A FULLY AUTOMATIC IRRIGATION SYSTEM.
6. STREET TREES SHALL BE LIMBED UP 4' FROM FINISH GRADE.
7. REFER TO CIVIL ENGINEERING DRAWINGS FOR DRAINAGE AND DRAINAGE INFORMATION. IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF ANY ADVERSE DRAINAGE CONDITIONS WHICH MAY AFFECT THE HEALTH OF PLANT MATERIAL.
8. ALL RED WOOD LANDSCAPING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE DEVELOPMENT. ALL TREES DESIGNATED FOR PRESERVATION IN TREE RETENTION PLAN SHALL BE MAINTAINED FOR 8 YEARS.

LANDSCAPE CALCULATIONS

REQUIRED PARKING LOT LANDSCAPE: 2,275 SF (25 FEET SURFACE STALL)
 PROVIDED PARKING LOT LANDSCAPE: 1,138 SF
 REQUIRED PARKING LOT TREES: 18 TREES (1 TREE / ISLAND)
 PROVIDED PARKING LOT TREES: 18 TREES
 REQUIRED SITE TREES: 47 (1 TREE / 1,200 SF LANDSCAPE AREA)
 PROVIDED SITE TREES: 153 TREES

CONSULTANT

Drumhough, Architects

Landscape Architecture

600 1st St, Seattle, WA 98101
 Seattle, WA 98101
 Telephone 206.782.3800
 Fax 206.782.3870



Submittals/Revisions:

Sheet Title: LANDSCAPE PLAN

Date: 4.28.2015

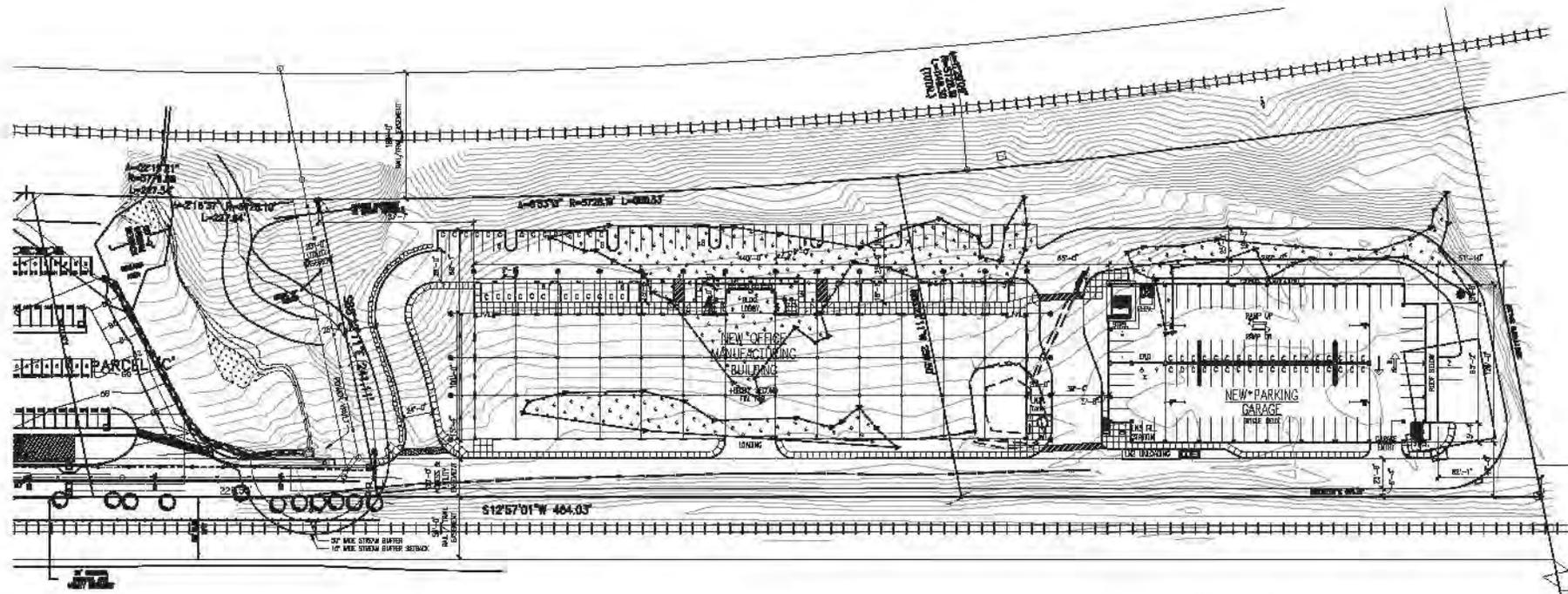
Drawn: [Signature]

Project No: 2015-045T

Approved:

Building No:

Sheet No: L20



① SITE PLAN
1" = 40'

ASTRONICS

CRAFT
architects

2800 Third Avenue
Suite 200
Seattle, WA 98115
206.726.7881 phone
206.726.2548 fax
www.craftarchitects.com

ASTRONICS
N BUILDING - ZONING PERMIT
12850 Willows Road
Kirkland, Washington

CONSULTANT



Submittals/Revisions:
ZONING PERMIT 04/28/15
CLARIFICATION 06/16/16

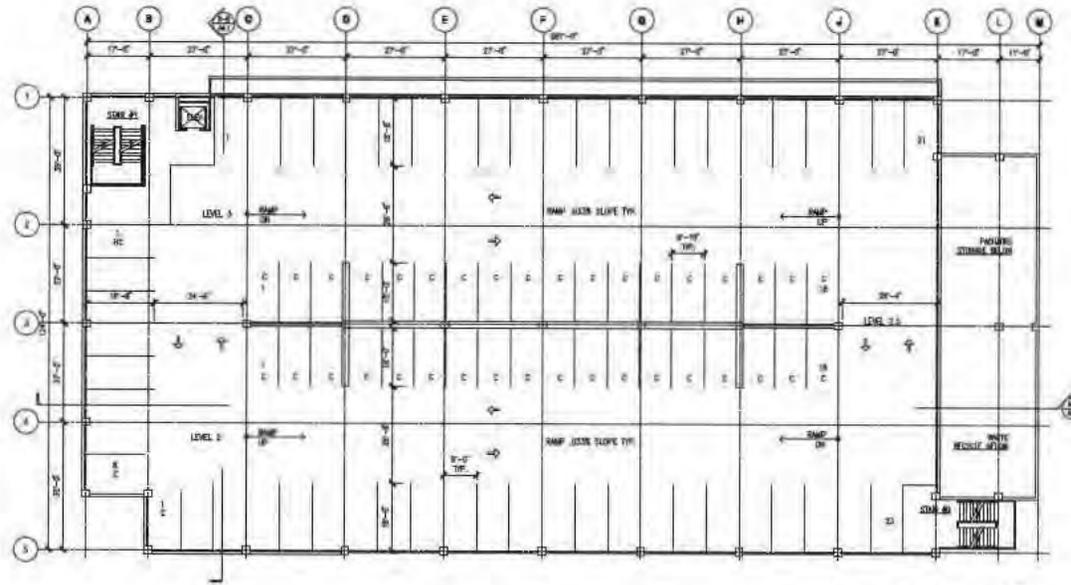
Sheet Title: **SITE PLAN**

Date: 04/28/15
Design: RDE
Drawn: JS
Project No: 13-008
Approved: BC

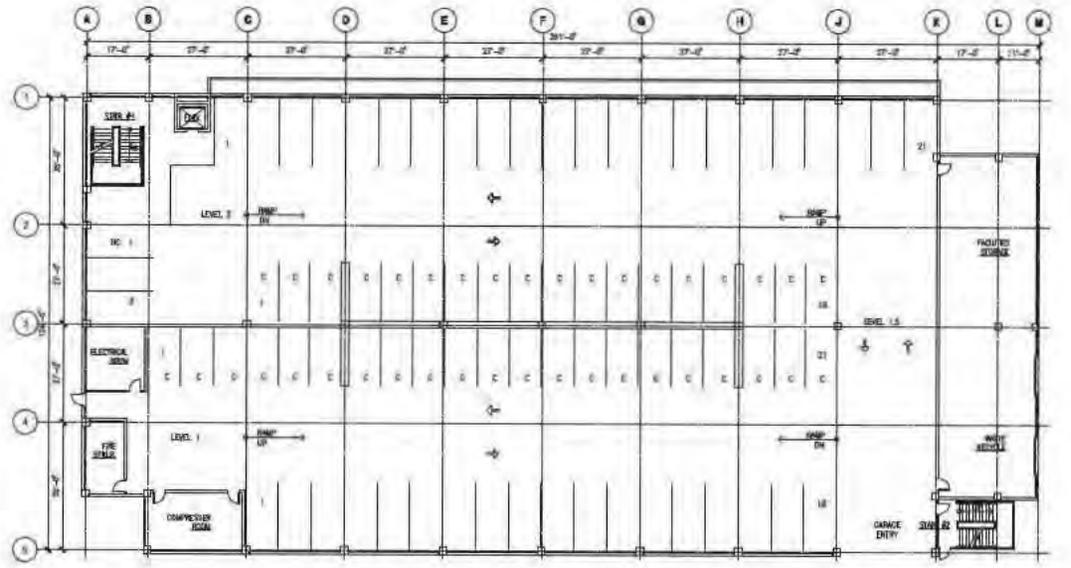
Building Rec:

Sheet No: **A0.1**

COPYRIGHT CRAFT ARCHITECTS 2016



IN SCALE
2 PARKING LEVEL 2
 1/8" = 1'-0"



IN SCALE
1 PARKING LEVEL 1
 1/8" = 1'-0"

ASTRONICS
CONSTRUCTORS

CRATT
 architects

2508 Third Avenue
 Suite 524
 Seattle, WA 98121
 206.720.7001 phone
 206.720.2649 fax
 www.craftarchitects.com

ASTRONICS
 N. BUILDING - ZONING PERMIT
 12960 Wilroy Road
 Kirkland, Washington

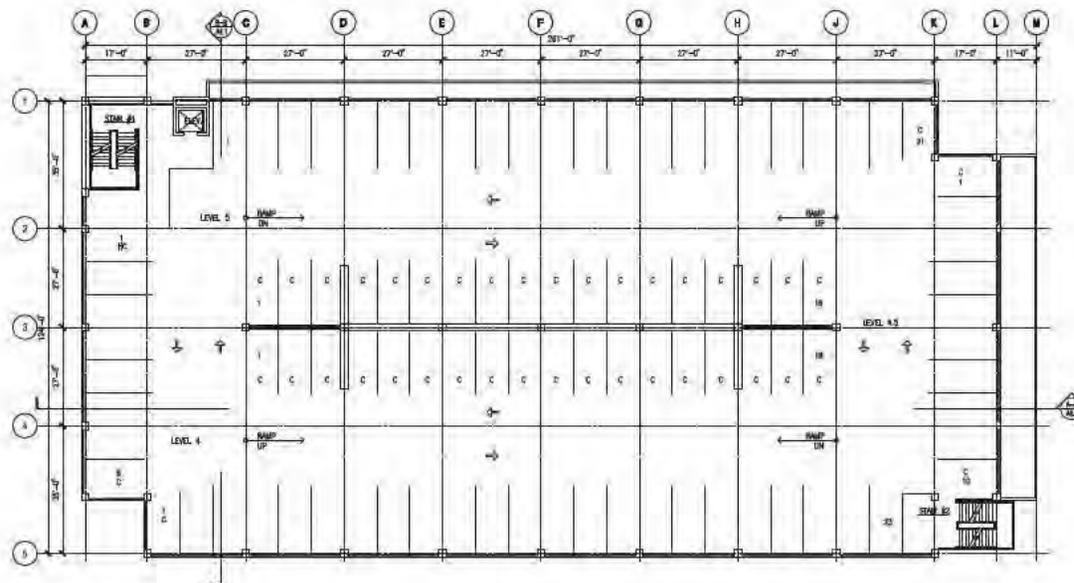
CONSTRUCTION



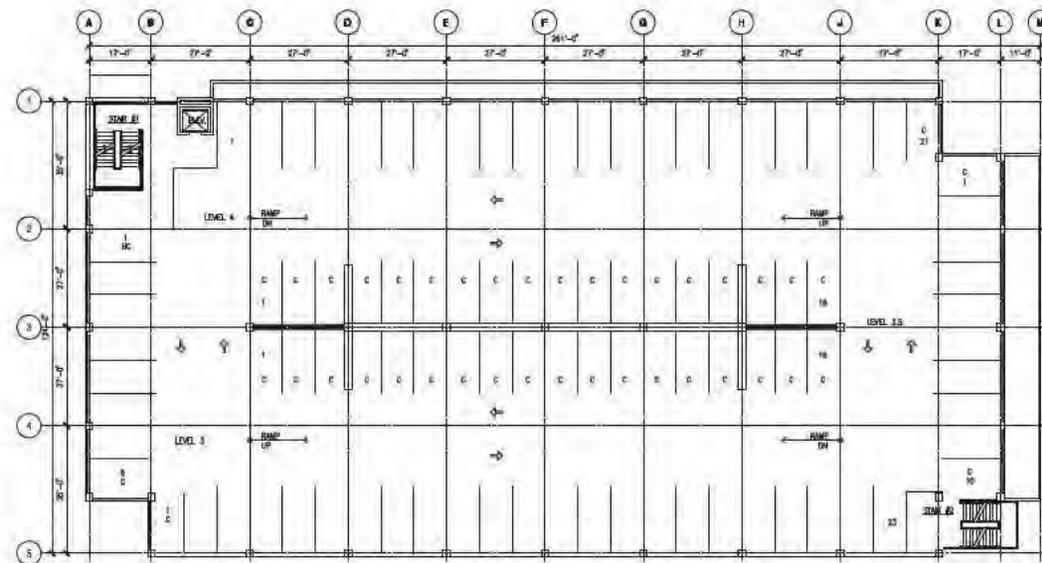
Submitter/Revision:
 ZONING PERMIT 04/28/13

Sheet Title: PARKING GARAGE
 LEVELS 1 & 2
 Date: 04/28/13
 Design: PRC
 Drawn: TS
 Project No: 13-098
 Approved: RC

Building No:
 Sheet No: **A21**
 COPYRIGHT CRATT ARCHITECTS 2013



100 STALLS
2 PARKING LEVEL 4
 1/16" = 1'-0"



100 STALLS
1 PARKING LEVEL 3
 1/16" = 1'-0"

ASTRONICS
CONSTRUCTION

CRAFT
 architects

2505 Third Avenue
 Suite 524
 Seattle, WA, 98121
 206.720.7001 phone
 206.720.2648 fax
 www.craftarchitects.com

ASTRONICS
 BUILDING - ZONING PERMIT
 12860 Wilova Road
 Kirkland, Washington

CONSULTANT



Submitals/Revisions:

ZONING PERMIT 04/28/15

Sheet Title: PARKING GARAGE

LEVELS 3 & 4

Date: 04/28/15

Design: PFE

Drawn: TS

Project No: 12-008

Approved: MC

Building No:

Sheet No: **A2.2**

COPYRIGHT CRAFT ARCHITECTS 2013

ASTRONICS
ARCHITECTS

CRAFT
ARCHITECTS

2000 Third Avenue
Suite 201
Seattle, WA 98121
206.726.1801 phone
206.726.1800 fax
www.craftarchitects.com

ASTRONICS
N BUILDING - ZONING PERMIT
12960 Willows Road
Kirkland, Washington

CONSULTANT



Submitter/Revision:

ZONING PERMIT 10/20/15

Sheet Title: 2-STORY OFFICE

BUILDING ELEVATIONS

Date: 04/28/15

Design: JBC

Drawn: JBC

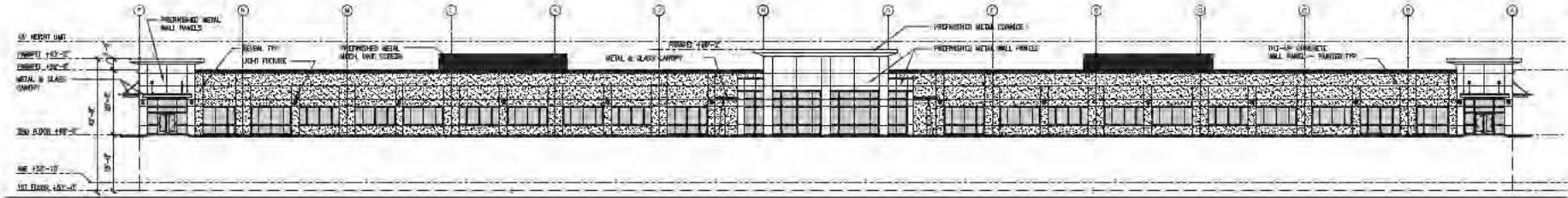
Project No: 15-008

Approved: JBC

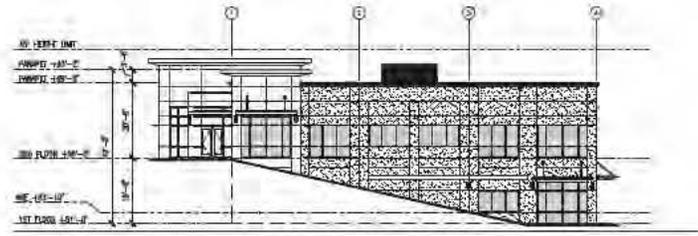
Building No:

Sheet No: **A31**

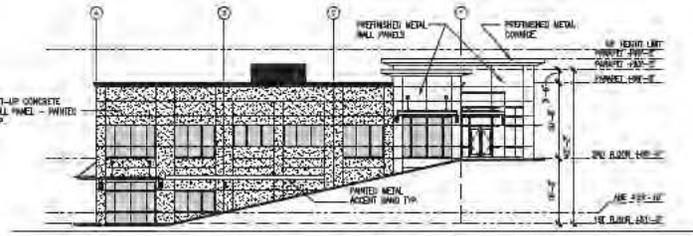
COPYRIGHT CRAFT ARCHITECTS 2015



4 WEST ELEVATION
1/16" = 1'-0"



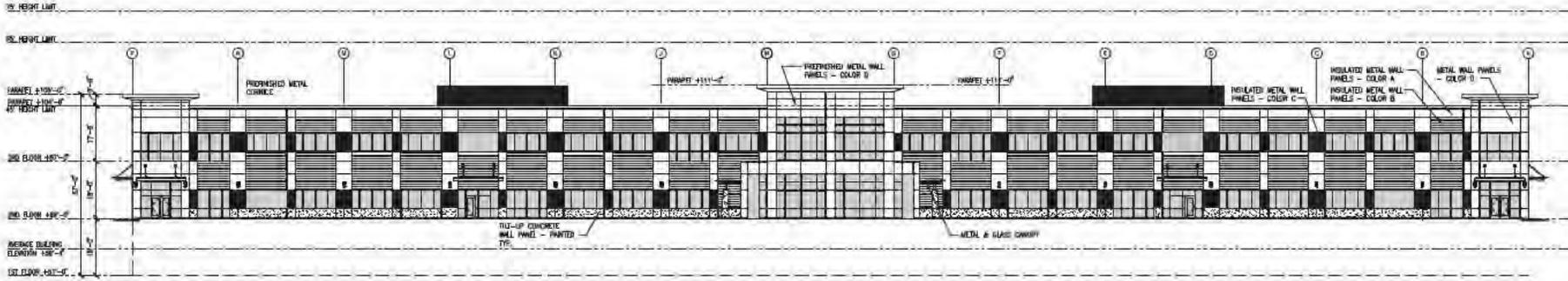
3 SOUTH ELEVATION
1/16" = 1'-0"



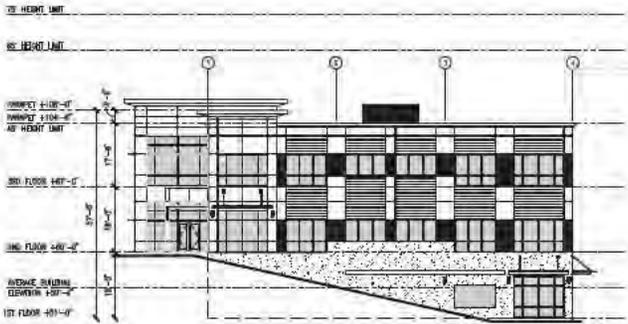
2 NORTH ELEVATION
1/16" = 1'-0"



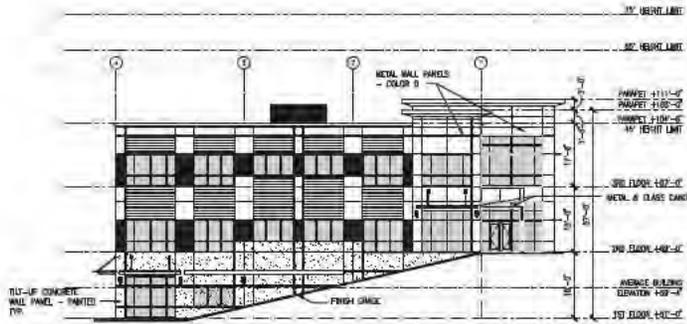
1 EAST ELEVATION
1/16" = 1'-0"



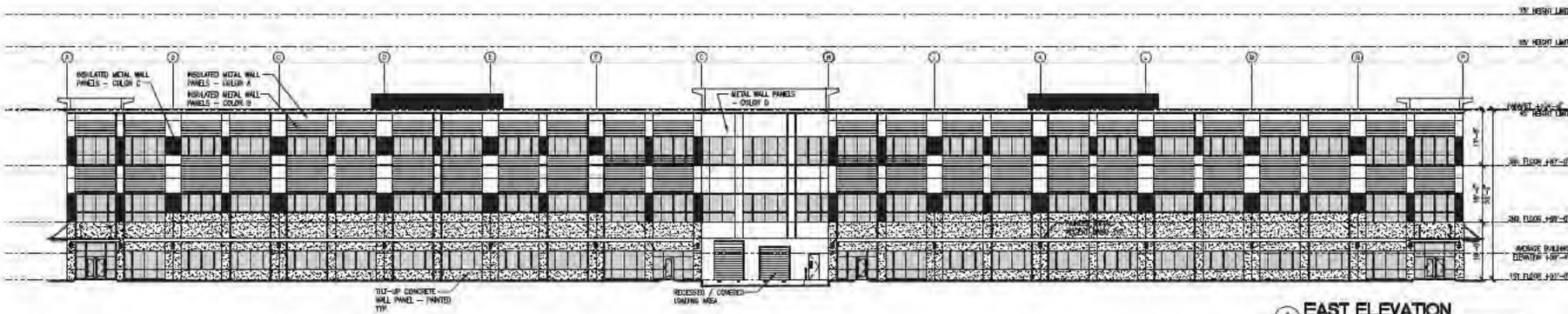
4 WEST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION
1/16" = 1'-0"

ASTRONICS
CORPORATION

CRAFT
architects

2005 Third Avenue
Suite 324
Seattle, WA 98121
206.726.7000 phone
206.726.2944 fax
www.craftarchitects.com

ASTRONICS
N. BUILDING - ZONING PERMIT
12960 Wilova Road
Kirkland, Washington

CONSULTANT

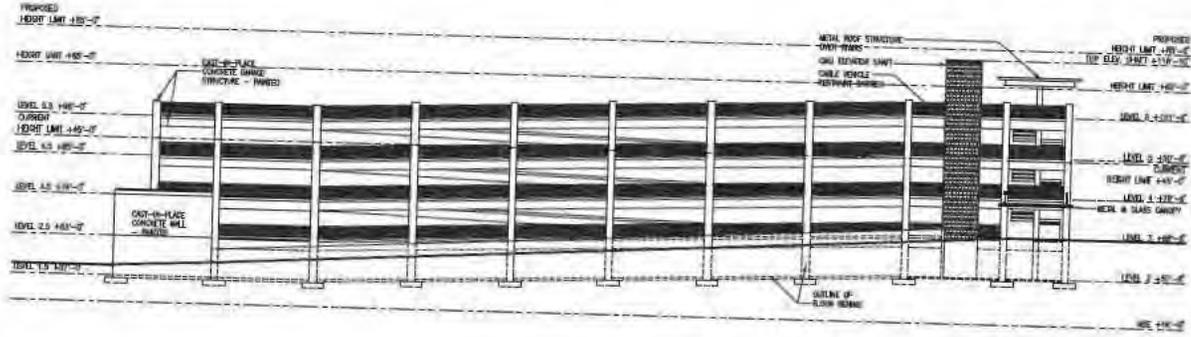


Submit/Revision:
ZONING PERMIT 04/28/15

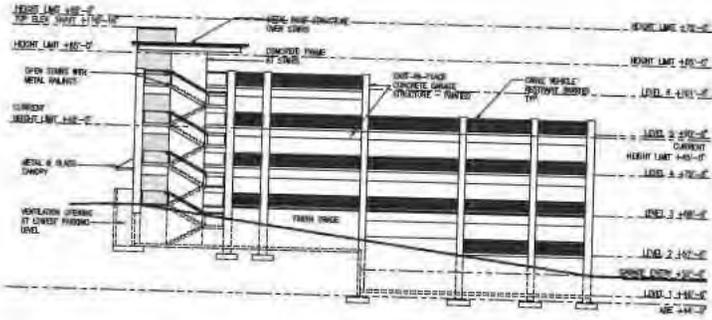
Sheet Title: 3-STORY OPTION
BUILDING ELEVATIONS
Date: 04/08/15
Design: PFD
Drawn: TS
Project No.: 15-008
Approved: [Signature]

Building No:

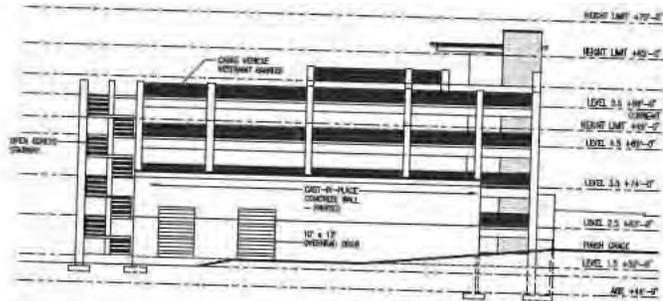
Sheet No: **A3.2**
COPYRIGHT CRAFT ARCHITECTS 2015



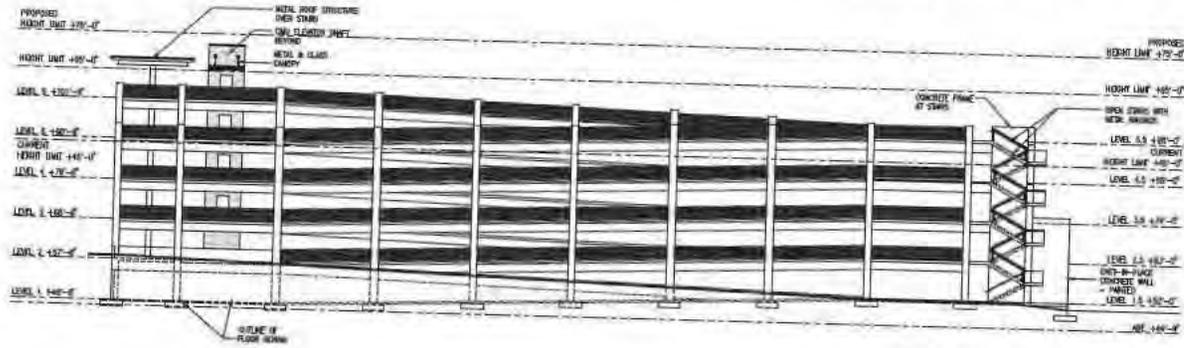
① WEST ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"



② NORTH ELEVATION
1/8" = 1'-0"



① EAST ELEVATION
1/8" = 1'-0"

ASTRONICS

CRAFT
architects

3506 Third Avenue
Suite 304
Seattle, WA 98111

206.726.7001 phone
206.720.2649 fax

www.craftarchitects.com

ASTRONICS
N. BUILDING - ZONING PERMIT
12850 Willows Road
Kirkland, Washington

SCALE: 1/8" = 1'-0"



Submitter/Revision:

ZONING PERMIT 04/28/15

Sheet Title: PARKING GARAGE

DATE: 04/28/15

Drawn: JRC

Project No: 12-088

Approved: JC

Building No:

Sheet No: **A3.3**

COPYRIGHT CRAFT ARCHITECTS 2013



DEVELOPMENT STANDARDS

ZON15-00875

PLANNING DEPARTMENT

Contact: David Barnes at 425-587-3250 or dbarnes@kirklandwa.gov

ZONING CODE STANDARDS

85.25.1 Geotechnical Report Recommendations. The geotechnical recommendations contained in the report by EARTH SOLUTIONS NW, LLC dated MARCH 13, 2015 shall be implemented.

85.25.3 Geotechnical Professional On-Site. A qualified geotechnical professional shall be present on site during land surface modification and foundation installation activities.

90.45 Wetlands and Wetland Buffers. No land surface modification may take place and no improvement may be located in a wetland or within the environmentally sensitive area buffers for a wetland, except as specifically provided in this Section.

90.50 Wetland Buffer Fence. Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the wetland buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all wetland buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

90.55 Monitoring and Maintenance of Wetland Buffer Modifications: Modification of a wetland buffer will require that the applicant submit a 5-year monitoring and maintenance plan consistent with the criteria found in 95.55 and which is prepared by a qualified professional and reviewed by the City's wetland consultant. The cost of the plan and the City's review shall be borne by the applicant.

90.80 Streams. No land surface modification may take place and no improvements may be located in a stream except as specifically provided in this Section.

90.90 Stream Buffers. No land surface modification may take place and no improvement may be located within the environmentally sensitive buffer for a stream, except as provided in this Section.

90.95 Stream Buffer Fence. Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the entire stream buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all stream buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

90.100.3 Monitoring and Maintenance of Stream Buffer Modifications: Modification of a stream buffer will require that the applicant submit a 5-year monitoring and maintenance plan consistent with KZC section 95.55. This plan shall be prepared by a qualified professional and reviewed by the City's wetland consultant. The cost of the plan and the City's review shall be borne by the applicant.

90.125 Frequently Flooded Areas. No land surface modification may take place and no improvements may be located in a frequently flooded area, except as specifically provided in Chapter 21.56 of the Kirkland Municipal Code.

92.35 Prohibited Materials In Design Districts. If in a design district the following building materials are prohibited or limited in use: mirrored glass or reflective materials, corrugated fiberglass, chain link fencing, metal siding, concrete block, backlit awnings. Water spigots are required along building facades along sidewalks for cleaning and plant watering. Commercial buildings with more than one tenant shall install a cornerstone or plaque.

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

95.44 Parking Area Landscape Islands. Landscape islands must be included in parking areas as provided in this section.

95.45 Parking Area Landscape Buffers. Applicant shall buffer all parking areas and driveways from the right-of-way and from adjacent property with a 5-foot wide strip as provided in this section. If located in a design district a low hedge or masonry or concrete wall may be approved as an alternative through design review.

95.50 Tree Installation Standards. All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

100.25 Sign Permits. Separate sign permit(s) are required. In JBD and CBD cabinet signs are prohibited.

105.10.2 Pavement Setbacks. The paved surface in an access easement or tract shall be set back at least 5 feet from any adjacent property which does not receive access from that easement or tract. An access easement or tract that has a paved area greater than 10 feet in width must be screened from any adjacent property that does not receive access from it. Screening standards are outlined in this section.

105.18 Pedestrian Walkways. All uses, except single family dwelling units and duplex structures, must provide pedestrian walkways designed to minimize walking distances from the building entrance to the right of way and adjacent transit facilities, pedestrian connections to adjacent properties, between primary entrances of all uses on the subject property, through parking lots and parking garages to building entrances. Easements may be required. In design districts through block pathways or other pedestrian improvements may be required. See also Plates 34 in Chapter 180.

105.32 Bicycle Parking. All uses, except single family dwelling units and duplex structures with 6 or more vehicle parking spaces must provide covered bicycle parking within 50 feet of an entrance to the building at a ratio of one bicycle space for each twelve motor vehicle parking spaces. Check with Planner to determine the number of bike racks required and location.

105.18 Entrance Walkways. All uses, except single family dwellings and duplex structures, must provide pedestrian walkways between the principal entrances to all businesses, uses, and/or buildings on the subject property.

105.18 Overhead Weather Protection. All uses, except single family dwellings, multifamily, and industrial uses, must provide overhead weather protection along any portion of the building, which is adjacent to a pedestrian walkway.

105.18.2 Walkway Standards. Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and mounted no more than 20' above the ground.

105.18.2 Overhead Weather Protection Standards. Overhead weather protection must be provided along any portion of the building adjacent to a pedestrian walkway or sidewalk; over the primary exterior entrance to all buildings. May be composed of awnings, marquees, canopies or building overhangs; must cover at least 5' of the width of the adjacent walkway; and must be at least 8 feet above the ground immediately below it. In design districts, translucent awnings may not be backlit; see section for the percent of property frontage or building facade

105.19 Public Pedestrian Walkways. The height of solid (blocking visibility) fences along pedestrian pathways that are not directly adjacent a public or private street right-of-way shall be limited to 42 inches unless otherwise approved by the Planning or Public Works Directors. All new building structures shall be setback a minimum of five feet from any pedestrian access right-of-way, tract, or easement that is not directly adjacent a public or private street right-of-way. If in a design district, see section and Plate 34 for through block pathways standards.

105.20 Required Parking. 238 parking spaces are required for this use, but plans show a total of 550 stalls will be provided.

105.47 Required Parking Pad. Except for garages accessed from an alley, garages serving detached dwelling units in low density zones shall provide a minimum 20-foot by 20-foot parking pad between the garage and the access easement, tract, or right-of-way providing access to the garage.

105.58 Parking Lot Locations in Design Districts. See section for standards unique to each district.

105.65 Compact Parking Stalls. Up to 50% of the number of parking spaces may be designated for compact cars.

105.60.2 Parking Area Driveways. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

105.60.3 Wheelstops. Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

105.60.4 Parking Lot Walkways. All parking lots which contain more than 25 stalls must include pedestrian walkways through the parking lot to the main building entrance or a central location. Lots with more than 25,000 sq. ft. of paved area must provide pedestrian routes for every 3 aisles to the main entrance.

105.77 Parking Area Curbing. All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

105.96 Drive Through Facilities. See section for design criteria for approving drive through facilities.

110.52 Sidewalks and Public Improvements in Design Districts. See section, Plate 34 and public works approved plans manual for sidewalk standards and decorative lighting design applicable to design districts.

110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees

must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

115.07.9 Accessory Dwelling Units Market and Norkirk Neighborhoods. Accessory dwelling units are prohibited or lots smaller than the required minimum lot size approved using the Small Lot Single-family and Historic Preservation subdivision regulations.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

A detached dwelling unit may not have a fence over 3.5 feet in height within 3 feet of the property line abutting a principal or minor arterial except where the abutting arterial contains an improved landscape strip between the street and sidewalk. The area between the fence and property line shall be planted with vegetation and maintained by the property owner.

115.45 Garbage and Recycling Placement and Screening. For uses other than detached dwelling units, duplexes, moorage facilities, parks, and construction sites, all garbage receptacles and dumpsters must be setback from property lines, located outside landscape buffers, and screened from view from the street, adjacent properties and pedestrian walkways or parks by a solid sight-obscuring enclosure.

115.47 Service Bay Locations. All uses, except single family dwellings and multifamily structures, must locate service bays away from pedestrian areas. If not feasible must screen from view.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.85 Rose Hill Business District Lighting Standards: See this section for specific requirements that apply to all exterior lighting on buildings, all open air parking areas and equipment storage yards within this business district. The intent of this section is to discourage excessive lighting and to protect low density residential zones from adverse impacts that can be associated with light trespass from nonresidential and medium to high density residential development.

115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115 Required Setback Yards. This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

115.115.3.g Rockeries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

115.115.3.p HVAC and Similar Equipment: These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

115.115.d Driveway Setbacks. Parking areas and driveways for uses other than detached dwelling units, attached and stacked dwelling units in residential zones, or schools and day-cares with more than 12 students, may be located within required setback yards, but, except for the portion of any driveway which connects with an adjacent street, not closer than 5 feet to any property line.

115.120 Rooftop Appurtenance Screening. New or replacement appurtenances on existing buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

152.22.2 Public Notice Signs. Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

Prior to issuance of a grading or building permit:

85.25.1 Geotechnical Report Recommendations. A written acknowledgment must be added to the face of the plans signed by the architect, engineer, and/or designer that he/she has reviewed the geotechnical recommendations and incorporated these recommendations into the plans.

85.40 Natural Greenbelt Protective Easement. The applicant shall submit for recording a natural greenbelt protective easement, in a form acceptable to the City Attorney, for recording with King County.

85.45 Liability. The applicant shall enter into an agreement with the City, which runs with the property, in a form acceptable to the City Attorney, indemnifying the City for any damage resulting from development activity on the subject property which is related to the physical condition of the property.

90.50 Wetland Buffer Fence. Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the wetland buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all wetland buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

90.95 Stream Buffer Fence. Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the entire stream buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all stream buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

90.150 Natural Greenbelt Protective Easement. The applicant shall submit for recording a natural greenbelt protective easement, in a form acceptable to the City Attorney, for recording with King County.

90.155 Liability. The applicant shall enter into an agreement with the City which runs with the property, in a form acceptable to the City Attorney, indemnifying the City for any damage resulting from development activity on the subject property which is related to the physical condition of the stream, minor lake, or wetland.

95.30(4) Tree Protection Techniques. A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

95.34 Tree Protection. Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 6 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

27.06.030 Park Impact Fees. New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

Prior to occupancy:

85.25.3 Geotechnical Professional On-Site. The geotechnical engineer shall submit a final report certifying substantial compliance with the geotechnical recommendations and geotechnical related permit requirements.

90.145 Bonds. The City may require a bond and/or a perpetual landscape maintenance agreement to ensure compliance with any aspect of the Drainage Basins chapter or any decision or determination made under this chapter. A performance security is required for the performance of the Stream and Wetland Buffer Restoration

Plan and a five (5) year Monitoring and Maintenance Security is required to ensure the plantings and restored buffer are successfully established.

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City

95.51.2.b Tree Maintenance. For detached dwelling units, the applicant shall submit a 5-year tree maintenance agreement to the Planning and Building Department to maintain all pre-existing trees designated for preservation and any supplemental trees required to be planted.

95.51.3 Maintenance of Preserved Grove. The applicant shall provide a legal instrument acceptable to the City ensuring the preservation in perpetuity of approved groves of trees to be retained.

110.60.5 Landscape Maintenance Agreement. The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way. It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

110.60.6 Mailboxes. Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

110.75 Bonds. The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter.

FIRE DEPARTMENT

FIRE DEPARTMENT COMMENTS

Contact: Grace Steuart at 425-587-3660; or gsteuart@kirklandwa.gov

The following comments are the same as were discussed in the pre-application conference PRE14-02522.

ACCESS

Access as proposed is acceptable for the Fire Department.

HYDRANTS

Hydrant locations as proposed are acceptable. All hydrants shall be equipped with 5" Storz fittings.

FIRE FLOW

Fire flow requirement for this project will be determined by size of building and type of construction.

The project is in Woodinville Water District. Once the fire flow requirement is determined, a certificate of water availability shall be provided from Woodinville Water District.

SPRINKLERS

A sprinkler system is required to be installed throughout both buildings. A separate permit is required from the Fire Department prior to installation. Submit three sets of plans, specifications and calculations for approval; or submit electronically. All plans shall be designed and stamped by a person holding a State of Washington Certificate of Competency Level III certification. The system, including the underground supply line, shall be installed by a state licensed sprinkler contractor. REF RCW 18.60 State of Washington.

FIRE ALARM

A fire alarm system is required to be installed throughout both buildings.

A separate permit is required from the Fire Department prior to installation. Submit three sets of plans and specifications for approval; or the permit may be applied for electronically at MyBuildingPermit.com. The system

ZON15-00875

Page 6 of 10

shall comply with Washington State Barrier Free requirements regarding installation of visual devices and pull stations. The specific requirements for the system can be found in Kirkland Operating Policy 10.

The fire alarm in the parking garage will consist of visible devices (horn strobes) that will alert when the fire sprinkler system activates.

FIRE EXTINGUISHERS

Portable fire extinguishers are required per Section 906 of the IFC. Extinguishers shall be mounted or in cabinets so that the top of the extinguisher is no more than 5 feet above the finished floor.

Travel distance to a fire extinguisher shall not exceed 75 feet as measured along the route of travel.

In those areas which are not built out when the shell and core is complete, fire extinguishers may be deferred until the tenant improvement stage.

PUBLIC WORKS DEPARTMENT

Permit #: ZON15-00875

Project Name: Astronics North Building

Project Address: 13415 141st Ave NE

Date: June 4, 2015

PUBLIC WORKS CONDITIONS

Public Works Staff Contacts

Building and Land Surface Modification (Grading) Permit Process:

Dan Carmody, Development Engineer

Phone: 425-587-3842 Fax: 425-587-3807

E-mail: dcarmody@kirklandwa.gov

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at www.kirklandwa.gov.
2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The fees can also be review the City of Kirkland web site at www.kirklandwa.gov The applicant should anticipate the following fees:
 - o Water and Surface Water Connection Fees (paid with the issuance of a Building Permit)
 - o Water Meter Fee (paid with the issuance of a Building Permit)
 - o Right-of-way Fee
 - o Review and Inspection Fee (for utilities and street improvements).
 - o Building Permits associated with this proposed project will be subject to the traffic, park, and school impact fees per Chapter 27 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s). Any existing buildings within this project which are demolished will receive a Traffic Impact Fee credit, Park Impact Fee Credit and School Impact Fee Credit. This credit will be applied to the first Building Permits that are applied for within the project. The credit amount for each demolished building will be equal to the most currently adopted Fee schedule.
3. All street and utility improvements may be permitted under the building permit. If the site work or grading is to be done ahead of the building, they may be permitted by obtaining a Land Surface Modification (LSM) Permit.
4. Prior to submittal of a Building or Zoning Permit, the applicant must apply for a Concurrency Test Notice. Contact Thang Nguyen, Transportation Engineer, at 425-587-3869 for more information. A separate Concurrency Permit will be created.

5. After Concurrency has passed a certificate will be issued that will read as follows: CERTIFICATE OF CONCURRENCY: This project has been reviewed and approved for water, sewer, and traffic concurrency. Any water and sewer mitigating conditions are listed within the conditions below. Any traffic mitigating conditions will be found in an attached memorandum from the Public Works Traffic Engineering Analyst to the Planning Department Project Planner. Upon issuance of this permit, this project shall have a valid Certificate of Concurrency and concurrency vesting until the permit expires. This condition shall constitute issuance of a Certificate of Concurrency pursuant to chapter 25.12 of the Kirkland Municipal Code.
6. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled ENGINEERING PLAN REQUIREMENTS. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.
7. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.
8. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).
9. A completeness check meeting is required prior to submittal of any Building Permit applications.
10. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall conform to Policy G-9 in the Public Works Pre-approved Plans and be approved by Waste Management and the City.
11. The required tree plan shall include any significant tree in the public right-of-way along the property frontage.

Sanitary Sewer Conditions:

1. Woodinville Water District approval required for sewer service. A letter of sewer availability is required; call WWD at 425-487-4104.

Water System Conditions:

1. The existing water main in the southeast corner of the parcel is adequate to serve this proposed development.
2. Provide a separate water service from the water main to each building on the parcel; City of Kirkland will set the water meter. The water size is determined when the Building Permit is submitted and is sized per the Uniform Plumbing Code.
3. The existing water service shall be abandoned unless otherwise approved by the Development Engineer or Construction Inspector.

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 2009 King County Surface Water Design Manual and the Kirkland Addendum (Policy D-10). See Policies D-2 and D-3 in the PW Pre-Approved Plans for drainage review information, or contact city of Kirkland Surface Water staff at (425) 587-3800 for help in determining drainage review requirements. Summarized below are the levels of drainage review based on site and project characteristics:

- Small Project Drainage Review (Types I & II)

Small project drainage reviews are divided into two types, Type I and Type II, primarily based on the amount of impervious surface area. Typical Type I projects create between 500 and 1,999ft² impervious surface area. Type II projects involve between 2,000 and 9,999ft² impervious surface areas, with a total of no more than 5,000ft² of new impervious area and not more than a total of 9,999ft² impervious surface area added since 01/08/01.

ZON15-00875

Page 8 of 10

- Targeted Drainage Review

A targeted project drainage review is required for projects that meet the new impervious area criteria for small projects, but also have additional characteristics that require a more in-depth level of review, such as sensitive drainage areas or the construction/modification of a 12" pipe or ditch.

- Full Drainage Review

A full drainage review is required for any proposed project, new or redevelopment, that will:

Adds 5,000ft² or more of new impervious surface area or 10,000ft² or more of new plus replaced impervious surface area,

Propose 7,000ft² or more of land disturbing activity, or,

Be a redevelopment project on a single or multiple parcel site in which the total of new plus replaced impervious surface area is 5,000ft² or more and whose valuation of proposed improvements (including interior improvements but excluding required mitigation and frontage improvements) exceeds 50% of the assessed value of the existing site improvements.

2. A preliminary review of the storm drainage analysis was performed for the ZON permit. Please address the following items for the LSM storm drainage analysis:

a. There is an upstream inflow basin that was identified in the Offsite Analysis of 0.95 acres to be included in the detention and water quality sizing. It is unclear if this was included in the Flow Control Analysis, since the area is identified in the exhibit on page 109 as bypass. Please clarify.

b. Provide additional detail on the water quality sizing, including contributing area and required flows in the narrative. Also, please ensure that the manufacturer's details are completely filled out with all required information.

3. A preliminary drainage report (Technical Information Report) must be submitted with the subdivision application. This must include a downstream analysis for all projects (except small project Type 1) within the Holmes Point Overlay Zone.

4. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater low impact development facilities on-site (per section 5.2 in the 2009 King County Surface Water Design Manual). If feasible, stormwater low impact development facilities are required. See PW Pre-Approved Plan Policy L-1 or L-2 (depending on drainage review) for more information on this requirement.

5. Because this project site is one acre or greater, the following conditions apply:

- Amended soil requirements (per Ecology BMP T5.13) must be used in all landscaped areas.

- If the project meets minimum criteria for water quality treatment (5,000ft² pollution generating impervious surface area), the enhanced level of treatment is required if the project is multi-family residential, commercial, or industrial. Enhanced treatment targets the removal of metals such as copper and zinc.

- The applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Department of Ecology. Provide the City with a copy of the Notice of Intent for the permit. Permit information can be found at the following website: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>

- o Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland PW Dept. pre-construction meeting with a completed SWPPP.

- Turbidity monitoring by the developer/contractor is required if a project contains a lake, stream, or wetland.

- A Stormwater Pollution Prevention and Spill (SWPPS) Plan must be kept on site during all phases of construction and shall address construction-related pollution generating activities. Follow the guidelines in the 2009 King County Surface Water Design Manual for plan preparation.

6. If a storm water detention system is required, it shall be designed to Level II standards. Historic (forested) conditions shall be used as the pre-developed modeling condition.

7. This project is creating or replacing more than 5000 square feet of new impervious area that will be used by vehicles (PGIS - pollution generating impervious surface). Provide storm water quality treatment per the 2009 King County Surface Water Design Manual. The enhanced treatment level is encouraged when feasible for multi-family residential, commercial, and industrial projects less than 1 acre in size.

ZON15-00875

Page 9 of 10

8. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).

9. It doesn't appear that any work within an existing ditch will be required, however the developer has been given notice that the Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the project activities.

Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch
<http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx>

Specific questions can be directed to: Seattle District, Corps of Engineers, Regulatory Branch, CENWS-OD-RG, Post Office Box 3755, Seattle, WA 98124-3755, Phone: (206) 764-3495

10. A Hydraulic Project Approval (HPA) from WA State Department of Fish and Wildlife (WDFW) may be required for this project. Contact WDFW at 425-313-5681 or Christa.Heller@dfw.wa.gov for determination, obtain an HPA if required, and submit a copy to COK. If an HPA is not required, the applicant may be required to provide written documentation from WDFW as verification. More information on HPAs can be found at the following website:
<http://wdfw.wa.gov/licensing/hpa/>

11. Provide an erosion control report and plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 2009 King County Surface Water Design Manual.

12. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from May 1 and September 30, all denuded soils must be covered within 7 days; between October 1 and April 30, all denuded soils must be covered within 12 hours. Additional erosion control measures may be required based on site and weather conditions. Exposed soils shall be stabilized at the end of the workday prior to a weekend, holiday, or predicted rain event.

13. A 15 foot wide public storm sewer line easement for the upstream bypasses must be recorded with the property.

14. Provide a plan and profile design for the storm sewer system.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts 141st Ave NE. This street is a Private Access type street.
2. Ensure that there is proper access around the building, particularly at the loading dock. The trucks should not extend into the private road.
3. When three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline, the street shall be overlaid with new asphalt or the existing asphalt shall be removed and replaced.
 - Existing streets with 4-inches or more of existing asphalt shall receive a 2-inch (minimum thickness) asphalt overlay. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
 - Existing streets with 3-inches or less of existing asphalt shall have the existing asphalt removed and replaced with an asphalt thickness equal or greater than the existing asphalt provided however that no asphalt shall be less than 2-inches thick and the subgrade shall be compacted to 95% density.
4. Remove and replace all broken existing curb, gutter, and sidewalk along property frontage.
5. Meet all of the requirements of the City of Kirkland Driveway Policy R-4.
6. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle. See Public Works Pre-approved Policy R.13 for the sight distance criteria and specifications.

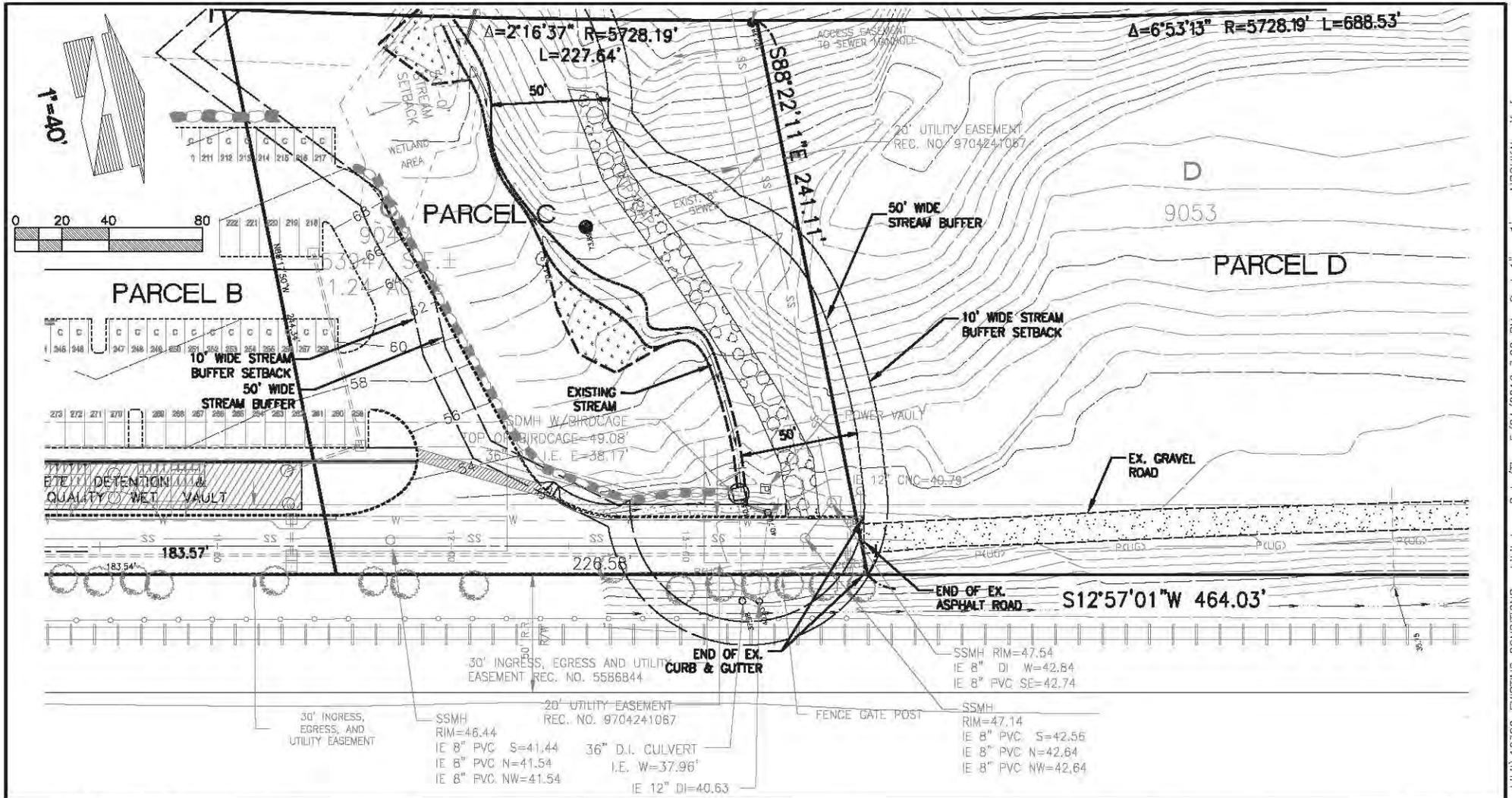
ZON15-00875

Page 10 of 10

7. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project associated street or utility improvements.

8. Underground all new and existing on-site utility lines and overhead transmission lines.

9. Underground any new off-site transmission lines.



Designed AS
 Drawn MB
 Checked AS
 Approved AS
 Date 5-23-18

Scale:
 Horizontal 1"=40'
 Vertical NA

BARGHAUSEN
 CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH
 KENT, WA 98032
 (425)251-6222
 (425)251-8782 FAX

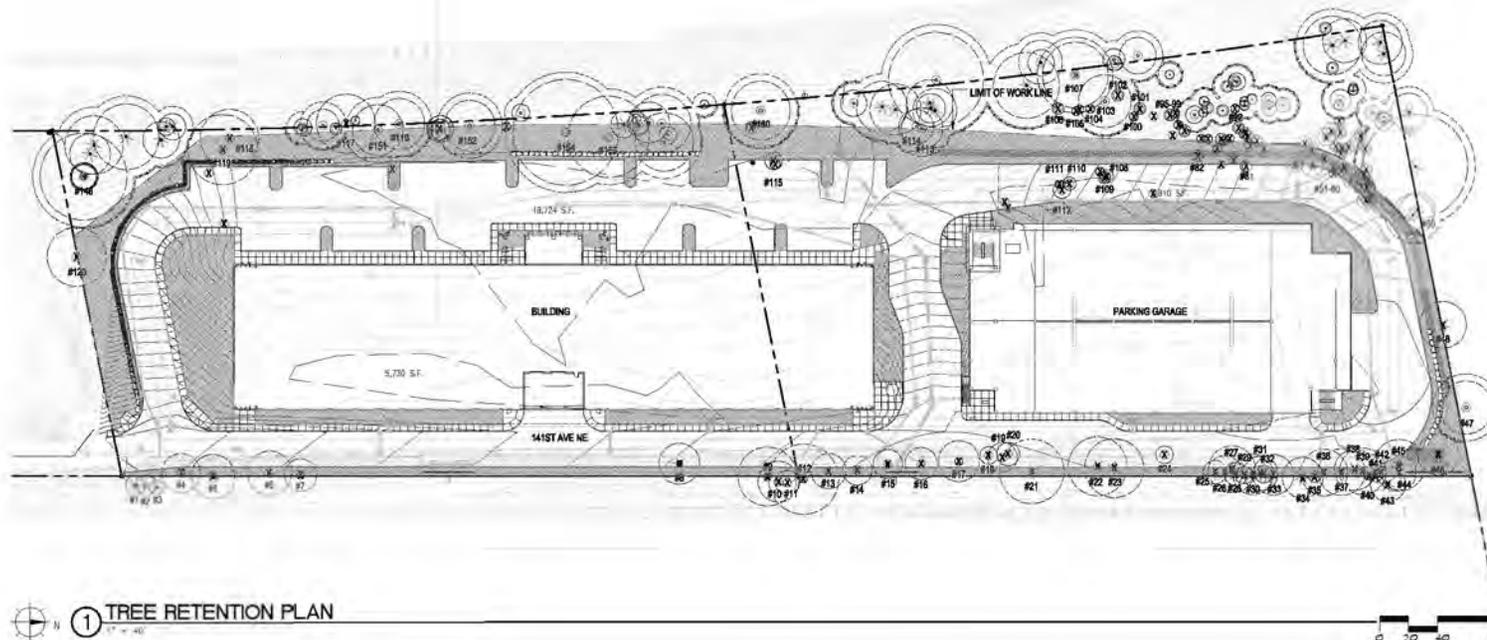
CML ENGINEERING, LAND PLANNING,
 SURVEYING, ENVIRONMENTAL SERVICES

For:
ASTRONICS
 12950 WILLOWS ROAD N.E.
 KIRKLAND, WA. 98034

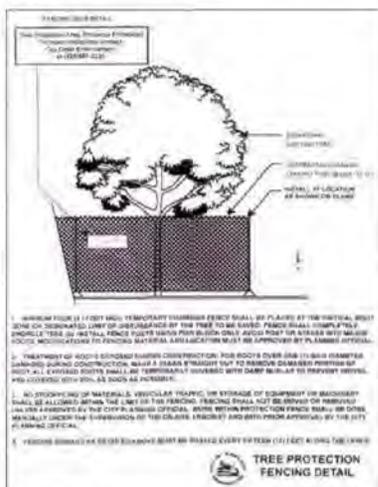
Title: **EXISTING CONDITIONS EXHIBIT**

Job Number
16380

Sheet
1 of 2



1 TREE RETENTION PLAN
1" = 40'



2 TREE PROTECTION FENCING DETAIL
1/8" = 1'

EXISTING TREE LEGEND

		SIGNIFICANT TREE TO BE RETAINED
		(TREE DRIFLINE (1 FT INCH OF TRUNK DIA.) LIMIT OF DISTURBANCE (9' BEYOND DRIFLINE))
		NON SIGNIFICANT TREE TO BE REMOVED
		NON SIGNIFICANT TREE TO BE REMOVED
----- TEMPORARY TREE PROTECTION FENCE		

- TREES TO BE RETAINED SHALL BE DESIGNATED IN ACCORDANCE WITH THE APPROVED TREE RETENTION PLAN ON FILE WITH THE CITY OF KIRKLAND PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.
- TREE PROTECTION DURING DEVELOPMENT ACTIVITY SHALL BE AS OUTLINED IN KCC 95.34.

PROPOSED LANDSCAPE AREA



CITY OF KIRKLAND
Planning and Building Department
 123 Fifth Avenue, Kirkland, WA 98033
 425.587.3225 - www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF SEPA DETERMINATION & ROAD CONCURRENCY TEST

The City of Kirkland has conducted an environmental review and road concurrency review of the following project:

Permit No.: [SEP15-00876](#) & [ZON15-00875](#)

Proponent: Paul Engert, Craft Architects

Address or Location of proposal: [13415](#) & [13425](#) 141st Avenue NE

Description of project: Proposal to construct a three-story office/manufacturing building, separate six-story parking garage, and associated wetland fill.

Notice is hereby given that on October 9, 2015 the City of Kirkland issued a Mitigated Determination of Nonsignificance (MDNS) in accordance with the State Environmental Policy Act (SEPA) and Chapter 197-11 of the Washington Administrative Code.

The proposal has been changed to include the following measures to mitigate impacts:

1. In conjunction with the submittal of a permit application for the proposed development, the applicant shall submit proof of acceptance from the King County (MRP) (ILF) and a statement of sale showing payment into the ILF program that will mitigate impacts of filling the onsite wetland.
2. If the Planned Unit Development application (ZON15-00875) is not approved, the project proposal will need to be revised to comply with all City of Kirkland Zoning Code requirements, otherwise this Determination will be revised to a Determination of Significance.

SEPA Comments: Comments must be submitted by **5:00 PM on October 23, 2015** to the City of Kirkland, [Planning & Building Department](#), 123 Fifth Avenue, Kirkland, WA 98033. Contact David Barnes for further information at 425.587.3250.

Procedures to Appeal SEPA: You may contact David Barnes at (425) 587-3250 to ask about the procedures for SEPA appeals:

1. A written appeal must be filed with the Environmental Coordinator by **5:00 PM on October 23, 2015** at the above address.
2. The appeal must contain a brief and concise statement of the matter being appealed, the specific components or aspects that are being appealed, the appellant's basic rationale or contentions on appeal, and a statement demonstrating standing to appeal. The following have standing to appeal: a) the applicant; b) any agency with jurisdiction; c) any individual or other entity who is specifically and directly affected by the proposed action. The appeal may also contain whatever supplemental information the appellant wishes to include.
3. Pay the fee to file an appeal. See the [Planning & Building Department Land Use Fee Schedule](#). This project requires a public hearing by the Hearing Examiner. Many issues are most appropriately considered during the hearing process rather than through the SEPA process. However some issues, such as traffic, are usually considered only through SEPA and may only be contested or appealed by filing an appeal of the MDNS. **There may be no other opportunity to appeal these issues.** Call David Barnes at 425.587.3250 if you have questions about what issues are addressed in this MDNS.

Notice is hereby given that the proposed project passed the road concurrency review and the City of Kirkland issued a road concurrency test notice in accordance with the [Kirkland Municipal Code \(KMC\) Title 25](#).

Procedures to Appeal Road Concurrency:

1. Refer to [Kirkland Municipal Code \(KMC\) Chapter 25.23](#) for what decisions may not be appealed.
2. A written appeal must be filed with the Public Works Official, Thang Nguyen, by 5:00 p.m. on October 23, 2015 at the above address.
3. A concurrency appeal will follow the same process as a SEPA appeal. See No. 2 and 3 above under SEPA appeals for procedures. A separate appeal fee is required. See the [Planning & Building Department Land Use Fee Schedule](#).

There is no other opportunity to appeal road concurrency issues. Call Thang Nguyen at 425.587.3869 if you have questions about what is addressed in concurrency review.

More information is available at www.mybuildingpermit.com.

Publishing Date: October 14, 2015



CITY OF KIRKLAND
 Planning and Building Department
 123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

CASE NO.: SEP15-00876

DATE ISSUED: October 9, 2015

PROJECT NAME: Astronics PUD

PROJECT LOCATION: 13415 & 13425 141st Avenue NE

PROJECT DESCRIPTION: Proposal to construct a three-story office/manufacturing building, separate six-story parking garage, and associated wetland fill.

PROPOSER: Paul Engert, Craft Architects

PROJECT PLANNER: David Barnes

Lead agency is the City of Kirkland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

- This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued. Comments must be submitted to David Barnes, project planner at dbarnes@kirklandwa.gov by 5:00 PM on October 23, 2015. Please reference case number SEP15-00876

Mitigation required to be incorporated into the Project:

1. In conjunction with the submittal of a permit application for the proposed development, the applicant shall submit proof of acceptance from the King County (MRP) (ILF) and a statement of sale showing payment into the ILF program that will mitigate impacts of filling the onsite wetland.
2. If the Planned Unit Development application (ZON15-00875) is not approved, the project proposal will need to be revised to comply with all City of Kirkland Zoning Code requirements, otherwise this Determination will be revised to a Determination of Significance.

Responsible official:

October 4, 2015

Eric R. Shields, AICP, Planning Director
 City of Kirkland
 Planning & Building Department
 123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3225

- You may appeal this determination to the Planning & Building Department at City of Kirkland, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 PM on October 23, 2015 (14 days from date issued) by a Written Notice of Appeal. You should be prepared to make specific factual objections and reference case number SEP15-00876. Contact David Barnes, project planner in the Planning & Building Department at (425) 587-3250 or dbarnes@kirklandwa.gov to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

Publish in The Seattle Times on: October 14, 2015

Distribute this notice with a copy of the Environmental Checklist to:

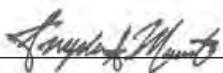
GENERAL NOTICING

- Department of Ecology - Environmental Review
- Muckleshoot Tribal Council - Environmental Division, Tribal Archeologist
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat
- Cascade Water Alliance – Director of Planning
- Totem Lake and Evergreen Hill Neighborhood Association
- Lake Washington School District No. 414: Budget Manager and Director of Support Services

AGENCIES WITH JURISDICTION, AFFECTED AGENCIES, AND/OR INTERESTED PARTIES

- Department of Ecology - Environmental Review Department of Fish and Wildlife – Olympia
- Washington State Department of Transportation – Local and Development Services Manager
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat Program
- U.S. Army Corps of Engineers - Seattle District
- King County Natural Resources and Parks - Director
- Eastside Audubon Society
- EvergreenHealth - Director of Construction and Administrative Director, Government & Community Affairs Department
- Woodinville Water District - General Manager
- King County Wastewater Treatment Division – SEPA Lead and Property Agent
- City of Woodinville - Director, Planning Dept.
- City of Redmond - Director, Planning Dept.
- Parties of Record

cc: Applicant
Planning Department File, Case No. ZON15-00875
Public Works Department Transportation Engineer

Distributed by:  October 9, 2015
(Angela Martin, Office Specialist) Date



CITY OF KIRKLAND

Department of Public Works

123 Fifth Avenue, Kirkland, WA 98033 425.587.3800

www.kirklandwa.gov

MEMORANDUM

To: David Barnes, Associates Planner

From: Thang Nguyen, Transportation Engineer

Date: May 2, 2016

Subject: Astronics Research & Development Expansion Traffic Concurrency Test Notice, TRAN16-00763

The purpose of this memo is to inform you that the proposed Astronics expansion development has reapplied for traffic concurrency and passed the test.

Project Description

The applicant proposed to construct a 134,000 square foot building at its current location in Kirkland. The proposed project is anticipated to be completely built and occupied by 2017. The project is forecasted to generate 1,015 daily trips and 134 net new PM peak hour trips and 146 person trips.

This memo will serve as the concurrency test notice for the proposed project. Per *Section 25.10.020 Procedures* of the KMC (Kirkland Municipal Code), this Concurrency Test Notice will expire in one year (April 27, 2017) unless a development permit and certificate of concurrency are issued or an extension is granted.

EXPIRATION

The concurrency test notice shall expire and a new concurrency test application is required unless:

1. A Certificate of Concurrency is issued or an extension is requested and granted by the Public Works Department within one year of issuance of the concurrency test notice. (A Certificate of Concurrency is issued at the same time a development permit or building permit is issued if the applicant holds a valid concurrency test notice.)
2. A Certificate of Concurrency shall expire six years from the date of issuance of the concurrency test notice unless all building permits are issued for buildings approved under the concurrency test notice.

APPEALS

The concurrency test notice may be appealed by the public or agency with jurisdiction. The concurrency test notice is subject to an appeal within 14 days of this concurrency

Memorandum to David Barnes
May 2, 2016
Page 2 of 2

test notice. Concurrency appeals are heard before the Hearing Examiner along with any applicable SEPA appeal. For more information, refer to the Kirkland Municipal Code, Title 25. If you have any questions, please call me at x3869.

cc: Christ Forester, TENW
Rob Jammerman, Development Engineer Manager
John Burkhalter, Senior Development Engineer