



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3225 - www.kirklandwagov

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

To: Kirkland Hearing Examiner

From: Sean LeRoy, Project Planner 
 Eric R. Shields, AICP, Planning Director 

Date: April 22, 2014

File: Fairfax Hospital Supplemental Parking Lot, File No. ZON13-01903

Hearing Date and Place: May 1, 2014, 9am
 City Hall Council Chamber
 123 Fifth Avenue, Kirkland

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I. INTRODUCTION

A. APPLICATION

1. Applicant: Ron Escarda, Fairfax Hospital
Ron Wood, Frontier Communications
2. Site Location: Fairfax Hospital – 10200 NE 132nd Street
Frontier Communications – 10020 NE 133rd Place (see Attachment 1)
3. Request: Approval of a Process IIA zoning permit to construct a supplemental parking lot to serve the existing Fairfax Hospital site. The proposed parking lot will be located on the eastern portion of Frontier Communications.

Frontier Communications and Fairfax Hospital plan to record a Lot Line Alteration and transfer the parking lot area to Fairfax (see complete discussion in Section II.B). The proposal will include the following improvements to the site:
 - 1) The new parking lot with drive aisles, landscaping and internal connection to the existing Fairfax parking lot.
 - 2) Upgrades to an existing storm water retention pond, including complete drainage and appropriate vegetation with plantings and seeding.
 - 3) Landscape and screening buffers as required by the Zoning Code.
4. Review Process: The proposed development is located within the RMA 3.6 zone. The City's Zoning Code treats parking lots as ancillary to allowed uses, in this case a Convalescent Center. Therefore, the required review process is a Process IIA Zoning Permit. The Hearing Examiner will conduct a public hearing and make the final decision.
5. Summary of Key Issues and Conclusions: Compliance with the Zoning Code and criteria for a Process IIA permit.

B. RECOMMENDATIONS

Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, we recommend approval of this Process IIA zoning application subject to the following conditions:

1. 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.
2. As part of the Land Surface Modification application:
 - a. The landscape plan shall be revised to include the following (see Conclusions II.G.1 and II.G.2.B):
 - 1) Provide required landscaping on center drive aisle of at least 1

tree and living ground cover to achieve 60% coverage within 2 years. Tree must be a minimum of 2" caliper if deciduous or 5' if coniferous.

- 2) Along the north property line or outer edge of the buffer, provide an appropriate fence for screening, solid in nature and a minimum of 6' tall. A gate or similar feature is permitted, provided it meets the intent and purpose of the screening fence, and ties into its overall design.
- 3) Provide final counts on tree totals and landscaping percentages to ensure minimum standards are achieved.
- 4) Provide a legal instrument acceptable to the City ensuring the preservation in perpetuity of approved groves of trees to be retained.

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

1. Site Development and Zoning:

a. Facts:

- 1) Size: Current: 1.98 acres; after Lot Line Alteration: Fairfax Parking Lot – 35,685 square feet, Frontier – 50,566 sf
- 2) Land Use: Current: Public Utility; after Lot Line Alteration Convalescent Center (see discussion in Section II.B).
- 3) Zoning: RMA 3.6; after the Lot Line Alteration, Fairfax Hospital will be located in two zones PRA 1.8 (Office) and RMA 3.6 (Medium Density Residential).
- 4) Terrain and Vegetation: The topography slopes at a fairly continuous rate across the property from a high point of 113 feet to approximately 96 feet. A portion of the property is currently being used as a staging area for the current addition work. As mentioned above, the site includes an existing detention pond, on the south side of the parcel. Nine trees were evaluated and typed as part of the City's Consulting Arborist's review (See Attachment 9).

b. Conclusions: Site development and zoning are not constraining factors in processing the requested zoning permit. Fairfax Hospital is regulated as a Convalescent Center and is a permitted use in both zones in question PRA 1.8 (existing) and RMA 3.6 (Medium Density Residential), see Attachment 9.

2. Neighboring Development and Zoning:

a. Facts:

- 1) NORTH: RMA 3.6 Medium Density Residential
- 2) SOUTH: PRA 1.8 Office; RMA 1.8 High Density Residential
- 3) EAST: PRA 1.8 Office

4) WEST: RMA 3.6 Public Utility

- b. Conclusion: Neighborhood development and zoning are not constraining factors in this development proposal.

B. HISTORY

1. Facts:

- a. In 2012, Fairfax Hospital applied for a City of Kirkland building permit to construct and addition on the existing parcel consisting of a new wing, 60 new beds, redesigned storm water and utility system and an improved parking lot (City file no. BNR12-04529).
- b. The zoning permit under review involves the construction of a supplemental parking lot on an eastern portion of Frontier Communications' parcel, within the RMA 3.6 zone. This parking supply is in addition to the City-required parking minimums for the facility.
- c. To ensure proper transference of property ownership, Fairfax Hospital and Frontier Communications applied for a Lot Line Alteration, which the City has reviewed and approved.

2. Conclusion: The applicants have submitted the necessary permits to ensure the proposal is properly constructed, which satisfies the City's requirements for both use and ownership. The history of the proposed development then is not a constraining factor in processing the applicant's permit.

C. PUBLIC COMMENT

1. Facts: The public comment for the proposed development ran from November 13, 2013 to December 11, 2013. One comment letter was received. See Attachment 5.

- a. Concern was raised on general construction, exceeding of approved work hours, tree removal, privacy concerns including proper screening and barriers (such as fences). A request was also made, that if the City approves the applicant's zoning permit, provisions be made to restore and/or mitigate impacts to privacy between the subject property and the residents of adjacent properties. Finally, request was made to consider these comments in the City's review of the Lot Line Alteration application, filed essentially concurrently with the zoning permit.

- b. City's Response: *The City replied to the inquiry with the following information:*

- 1) *If violations are taking place under approved construction permits, a complaint may be filed and the appropriate department will investigate, reply and enforce as necessary.*
- 2) *Lot Line Alterations do not require a formal comment period. Therefore, the City did not hold up or invalidate the applicant's Lot Line Alteration. All public comments are being considered as part of the zoning permit review in conjunction with the requirements found in KZC 150.*
- 3) *KZC 95 – Tree Management and Required Landscaping –*

prescribes certain landscape buffers dependent upon the zone and use of the subject property and the use of adjacent or adjoining properties. Fairfax Hospital is regulated as a Convalescent Center, requiring compliance with landscape category "C". In accordance with KZC 95.42 the subject property must supply a buffer when the adjoining use is either medium or high density residential use. The specifics of the required buffers are found in KZC 95.42, 95.44 and 95.45 and include the follow elements:

- (a) 5' wide landscape strip with a 6' high solid screening fence or wall. The screening fence is not required when the land use buffer is adjacent and parallel to a public right of way that is improved for vehicular use.*
- (b) Landscape strip shall include (1) row of trees planted no more than 10' apart 30' on center and living ground covers planted from either 4" pot or 1-gallon pot with 18" spacing, achieving 60% cover within two years.*

2. Conclusions:

- a. The applicant has applied for the necessary City permits and has demonstrated compliance with the City's relevant Codes including zoning and traffic concurrency.
- b. Requirements calling for a revision to the current submittal will be implemented as part of the grading permit (see Section I.B).
- c. The applicant has proposed a landscape plan that includes the minimum 5 foot buffer. The plant materials are sufficient to meet and/or exceed the minimum standard. As part of the Land Surface Modification plans, the applicant shall revise and/or supplement the landscape plan submitted with the zoning permit in the manner set forth in Section I.B (see above).

D. STATE ENVIRONMENTAL POLICY ACT (SEPA)

- 1. Fact: A Determination of Non-significance (DNS) was issued on March 14, 2014 (see Attachment 5).

E. CONCURRENCY

- 1. Facts: A concurrency test was passed for water, sewer and traffic on October 25, 2012, with no significant traffic impacts and therefore no requirement for mitigation (file nos. BNR12-04529 and SEP12-01526). As the current proposal of a supplemental parking lot is ancillary to the main use and considered alongside the relevant permit, it is exempt from concurrency review.

- 2. Conclusion: The proposal complies with the City's concurrency requirements.

F. APPROVAL CRITERIA

1. GENERAL ZONING CODE CRITERIA

- a. Fact: Zoning Code section 150 states that a Process IIA 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 150. With the recommended conditions of approval, it is consistent with all applicable development regulations (see Sections II.G) and the Comprehensive Plan (see Section II.H). In addition, it is consistent with the public health, safety, and welfare because it expands the availability of much needed public health and human services to the community of Kirkland.

G. DEVELOPMENT REGULATIONS

1. Landscaping Requirements

a. Facts:

- 1) Zoning Code section 20.10.090 requires a Convalescent Center use in an RMA 3.6 zone to comply with Landscape Category C. Section 95.10 lists the applicable regulations for Landscape Category C including buffering standards. As the subject property is adjacent to a condominium complex to the north, the applicant must comply with Section 95.25.2 – Landscape Buffering Standard 2 – which requires a 5' wide landscape strip with a 6' solid screening fence or wall. The landscape strip must be planted as follows:
 - (a) One (1) row of trees planted no more than 10' apart on center along the entire length of the buffer, with deciduous trees of 2" caliper minimum and/or coniferous trees at least 6' in height, minimum. At least 50% of the required trees shall be evergreen.
 - (b) Living ground covers planted from either 4" pot with 12" spacing or 1-gallon pot with 18" spacing to cover 60% of the land use buffer not needed for viability of the trees, within 2 years.
- 2) KZC 95.44 requires a parking lot to have 25 square feet of landscaped area per parking stall, planted as follows:
 - (a) At least (1) deciduous tree, two (2) inches in caliper, or a coniferous tree 5' in height.
 - (b) Groundcover selected and planted to achieve 60% coverage within 2 years.
 - (c) Natural drainage landscapes are allowed when designed in compliance with the storm water design manual

adopted in KZC 15.50.060.

- b. Conclusion: Pursuant to KZC 95, the applicant has submitted a landscape plan. As part of the grading permit the applicant should revise the landscape plan in compliance with the standards of KZC Chapter 95.

2. Natural Features - Significant Vegetation

a. Facts:

- (1) Regulations regarding the retention of trees can be found in Chapter 95 of the Kirkland Zoning Code. The applicant is required to retain all viable trees on the site following the short plat approval. Tree removal will be considered at the land surface modification and building permit stages of development.
- (2) The applicant has submitted a Tree Retention Plan, prepared by a certified arborist. The City's Consulting Arborist has reviewed the applicant's proposal and determined there to be 9 significant trees on site, 5 of which are considered high retention value.

b. Conclusions:

As part of the submittal, the Applicant has submitted a Tree Retention Plan, which has been reviewed by the City's Arborist. As part of the grading permit, the applicant should retain the high retention value trees, include them in the landscape plan toward fulfillment of the Code's vegetation standards and provide appropriate measures for retention.

3. Parking Standards

a. Facts:

- 1) KZC 25.10.130 establishes that Convalescent Centers within the RMA 3.6 zone are required to supply a minimum of one parking space per bed.
- 2) Including the existing on-site parking and the proposed supplemental lot, the applicant is providing approximately 1.3 stalls per bed.

b. Conclusions:

- 1) The required parking based on the requirement of the Kirkland Zoning Code is 157 stalls.
- 2) The applicant will meet and exceed this minimum standard by supplying a total of 204 parking stalls.

H. COMPREHENSIVE PLAN

1. Fact: The subject property is located within the North Juanita neighborhood. Figure J-2a on page XV.I-6 designates the subject property Medium Density Residential.
2. Conclusions:
 - a. Fairfax Hospital is regulated as a Convalescent Center, which is a permitted use within the RMA 3.6 zone (a Multi-Family zone).

I. 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. APPEALS 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. APPEALS

1. Appeal to City Council:

Section 150.80 of the Zoning Code allows the Hearing Examiner's decision to be appealed by the applicant and any person who submitted written or oral testimony or comments to the Hearing Examiner. A party who signed a petition may not appeal unless such party also submitted independent written comments or information. The appeal must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., _____, fourteen (14) calendar days following the postmarked date of distribution of the Hearing Examiner's decision on the application.

B. JUDICIAL REVIEW

Section 150.130 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 21 calendar days of the issuance of the final land use decision by the City.

V. LAPSE OF APPROVAL

Under Section 150.135 (Process IIA Zoning Permit):

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 seven (7) 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 150.130 the running of the seven (7) 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 6 are attached.

1. Vicinity Map
2. Development Standards
3. Project Plans
4. Public Comment
5. SEPA DNS
6. Tree Plan

VII. PARTIES OF RECORD

Applicant: Ron Escarda, BHC Fairfax Hospital, 10200 NE 132nd Street, Kirkland, WA 98034

Applicant: Ron Wood, Frontier Communications, 10255 Slater Ave, Kirkland, WA 98033

Vaiza Cizmic, Hunter's Run, 10211 NE 134th Lane, Kirkland, WA 98034

Parties of Record

Department of Planning and Community Development

Department of Public Works

Department of Building and Fire Services

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

**FAIRFAX PARKING LOT
ZON13-01903**

BC 1

RMA 3.6

**10020 NE 133RD ST &
10200 NE 132ND ST**

RMA 1.8

PRA 1.8

PR 3.6 (2)

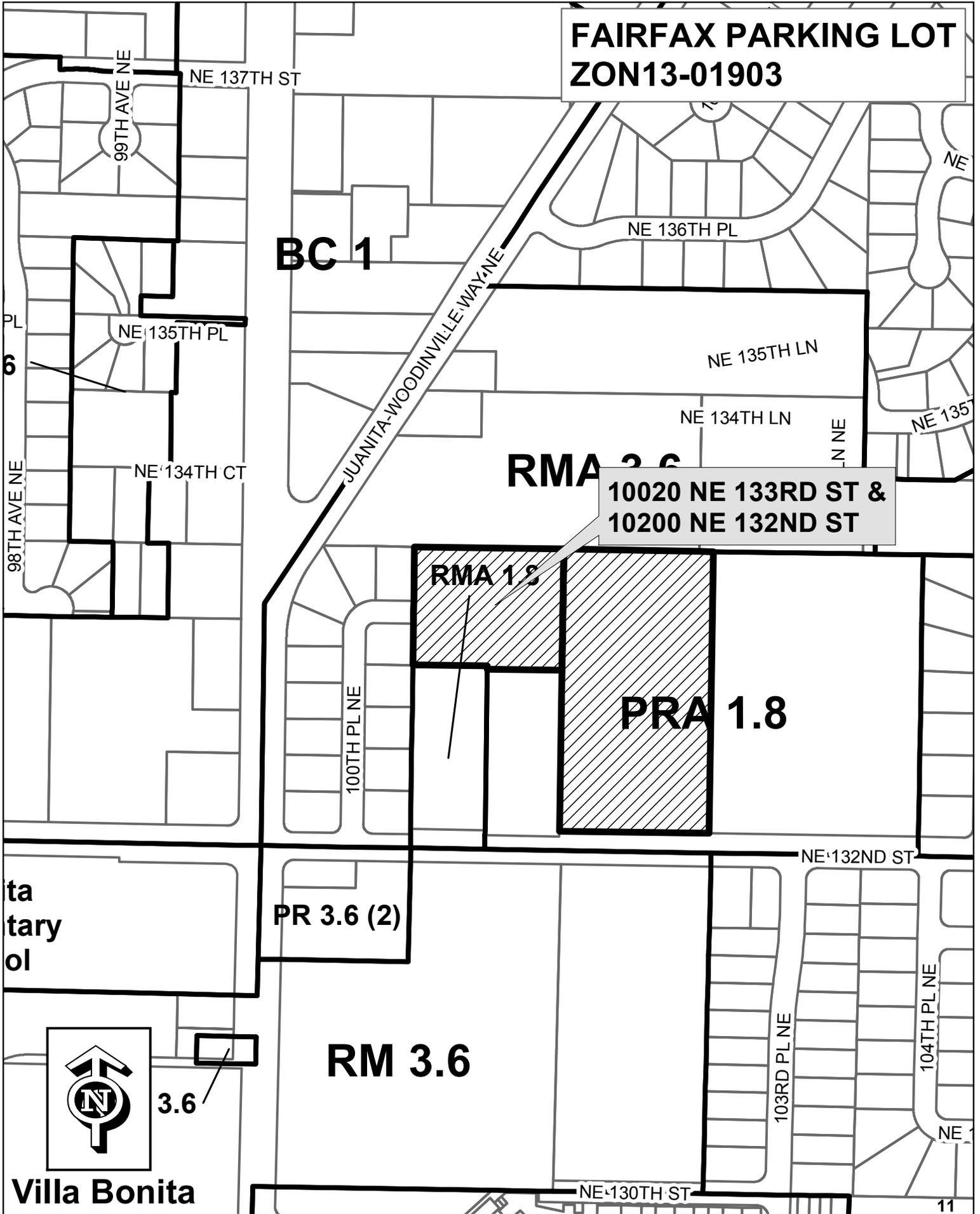
RM 3.6

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Villa Bonita





CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033

425.587-3225 ~ www.kirklandwa.gov

DEVELOPMENT STANDARDS LIST

File: ZON13-01903 – Fairfax Supplemental Parking Lot

ZONING CODE STANDARDS

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.

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

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.

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

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.

115.90 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.

115.135 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.

notice signs.

150.22.2 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:

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.

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 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.

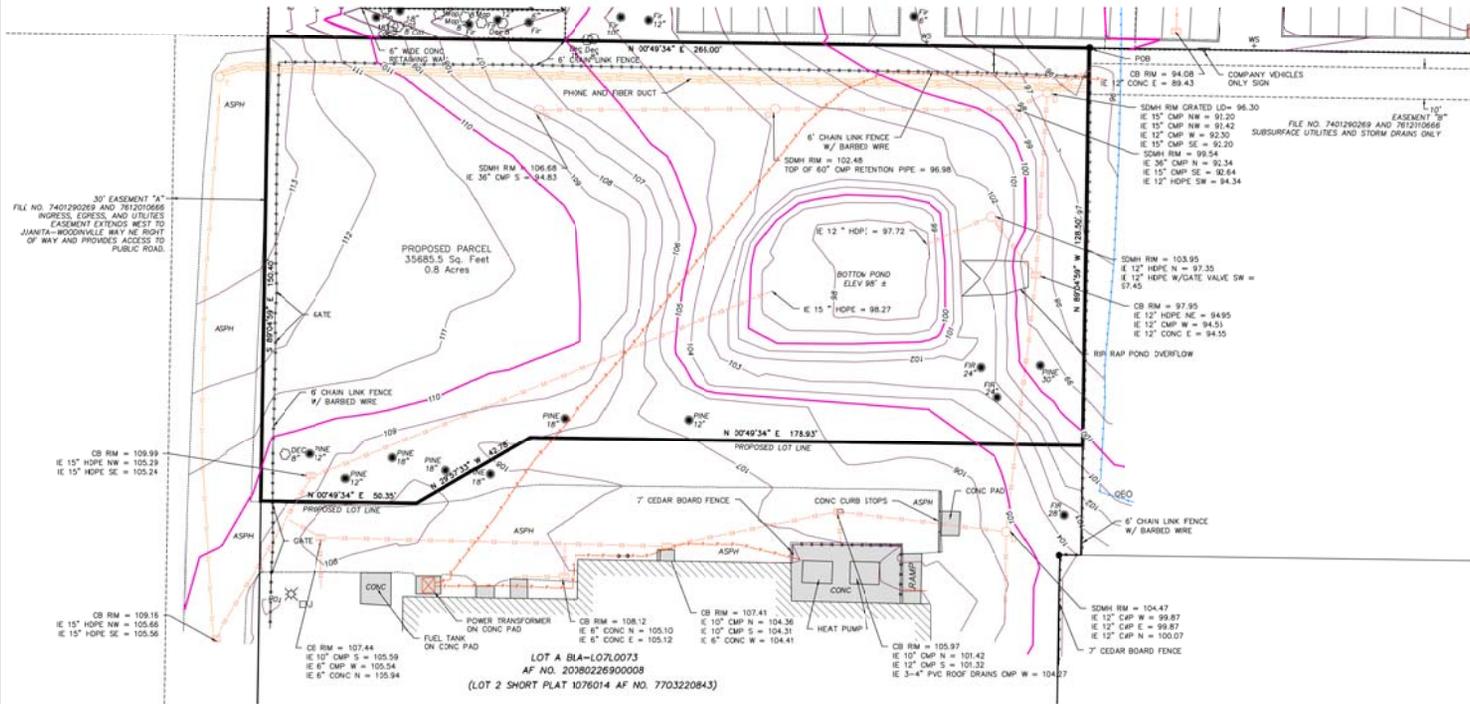
TOPOGRAPHIC SURVEY IN SECTION 20, TOWNSHIP 26N, RANGE 5 EAST, W.M.

ATTACHMENT 3



LEGEND:

- WS WATER SERVICE
- FD FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE/PV
- WV WATER VALVE
- SS SANITARY SEWER MANHOLE
- SD STORM DRAIN MANHOLE
- SC STORM DRAIN CLEAN OUT
- CB CATCH BASIN
- PA POLE ANCHOR
- GP GUY POLE
- PV POWER VAULT
- PT POWER TRANSFORMER
- GM GAS METER
- GV GAS VALVE
- TM TELEPHONE MANHOLE
- TP TELEPHONE PEDESTAL
- JB JUNCTION BOX
- NF NO PARKING FIRE LANE SIGN (OR AS NOTED)
- LUM LUMINAIRE
- POST POST
- UP UTILITY POLE
- OT OCEANIC TREE AS NOTED
- CT CONIFER TREE AS NOTED
- LL LANDSCAPE LIGHTS
- FL FENCE LINE
- UGP UNDERGROUND POWER LINE
- UGC UNDERGROUND COMMUNICATIONS LINE
- GL GAS LINE
- OU OVERHEAD UTILITY LINE
- WL WATERLINE
- FO FIBER OPTIC DUCT
- SL STORM DRAIN LINE
- SS SANITARY SEWER LINE
- CON CONCRETE
- BUILDING



HORIZONTAL MERIDIAN:
WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE 4601, NAD 83, 94

VERTICAL DATUM:
NAVD 88

SURVEYORS NOTES:
THE PURPOSE OF THIS SURVEY IS TO MAP EXISTING SITE CONDITIONS AS THEY EXISTED IN MARCH OF 2013. ANY ALTERATIONS TO THE PROPERTY BEYOND THIS DATE WILL NOT BE REFLECTED BY THIS SURVEY.

THE ASPHALT ON-SITE IS IN POOR CONDITION.

BOUNDARY NOTE:
THE BOUNDARY SHOWN HEREIN IS A PROPOSED BOUNDARY ONLY. AT THE TIME OF THIS SURVEY NO SUBDIVISION HAS OCCURRED THAT WOULD CONSTITUTE A LEGAL LOT BEING CREATED. THE PURPOSE OF THIS SURVEY IS TO SHOW THAT PORTION OF LOT 14 OF BLA-107L0073, TO BE PURCHASED AND ATTACHED TO AN ADJACENT PARCEL THROUGH THE CITY OF KIRKLAND LOT LINE ALTERATION PROCESS. THIS SURVEY DOES NOT CREATE A NEW LOT, OR ATTACH ANY PORTION THEREOF TO ANY PROPERTY. ALL BOUNDARY LINES SHOWN HEREIN ARE SUBJECT TO CHANGE UNTIL THE CITY OF KIRKLAND LOT LINE ALTERATION HAS BEEN COMPLETED, APPROVED AND RECORDED WITH KING COUNTY, WA.

UTILITY NOTE:
ABOVE GROUND UTILITY FEATURES SHOWN HEREIN ARE PER KPFF SURVEYED LOCATIONS OF SAID FEATURES. UNDERGROUND UTILITIES SHOWN HEREIN ARE PER UTILITY LOCATES PERFORMED BY WT. VIEW LOCATING ALL UTILITIES SHOWN HEREIN SHOULD BE CONSIDERED APPROXIMATE ONLY.

METHOD OF SURVEY:
CONTROL SURVEY PERFORMED USING RTK METHODS, WITH THE USE OF TRIMBLE 4700/4800 RECEIVERS TOPOGRAPHIC AND SUPPLEMENTAL CONTROL SURVEY PERFORMED WITH THE USE OF LEICA TCR1103 TOTAL STATION.

THE WORK PERFORMED DURING THE COURSE OF THIS SURVEY MEETS OR EXCEEDS THAT STANDARDS AS SET FORTH IN INC 332-130-092.

SURVEY WORK COMPLETED IN MARCH OF 2013.

SURVEY MADE AT THE REQUEST OF:
UNIS OF DELAWARE, INC., A DELAWARE CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY
FOWLER WHITE BOGGS, P.A.

PROPOSED TRANSFER DESCRIPTION:
THAT PART OF SECTION 20, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT A OF BOUNDARY LINE ADJUSTMENT BLA-107L0073 AS RECORDED UNDER KING COUNTY AUDITOR'S FILE NUMBER 2008022690008;
THENCE NORTH 89°04'59" WEST ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 138.50 FEET;
THENCE NORTH 0°49'34" EAST, PARALLEL WITH THE EAST LINE OF SAID LOT A, A DISTANCE OF 178.93 FEET;
THENCE NORTH 29°57'33" WEST, 42.78 FEET;
THENCE NORTH 0°49'34" EAST, 50.39 FEET TO THE NORTH LINE OF SAID LOT A;
THENCE SOUTH 89°04'59" EAST ALONG SAID NORTH LINE A DISTANCE OF 150.40 FEET TO THE NORTHEAST CORNER OF SAID LOT A;
THENCE SOUTH 0°49'34" WEST ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 268.00 FEET TO THE POINT OF BEGINNING.

EASEMENT NOTES:
1. SUBJECT PARCEL IS SUBJECT TO THE AGREEMENT FOR THE NATURAL FLOW OF SURFACE WATER FROM THE PLAT OF LACHAUSSÉE NO. 3, AS RECORDED UNDER FILE NO. 5522077 AND 5537210. ALSO, EASEMENT A IS SUBJECT TO AN EASEMENT TO MAKE NECESSARY CUTS FOR SLOPES OR FILLS IN FAVOR OF KING COUNTY AND RECORDED UNDER FILE NO. 6680579.
2. SUBJECT PARCEL IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANT ASSOCIATED WITH MULTI-FAMILY COMMERCIAL RETENTION/DETENTION FACILITIES" RECORDED MAY 9, 1999, RECORDING NUMBER 89030043, FOR MAINTENANCE AND OPERATION OF EXISTING RETENTION/DETENTION FACILITY.



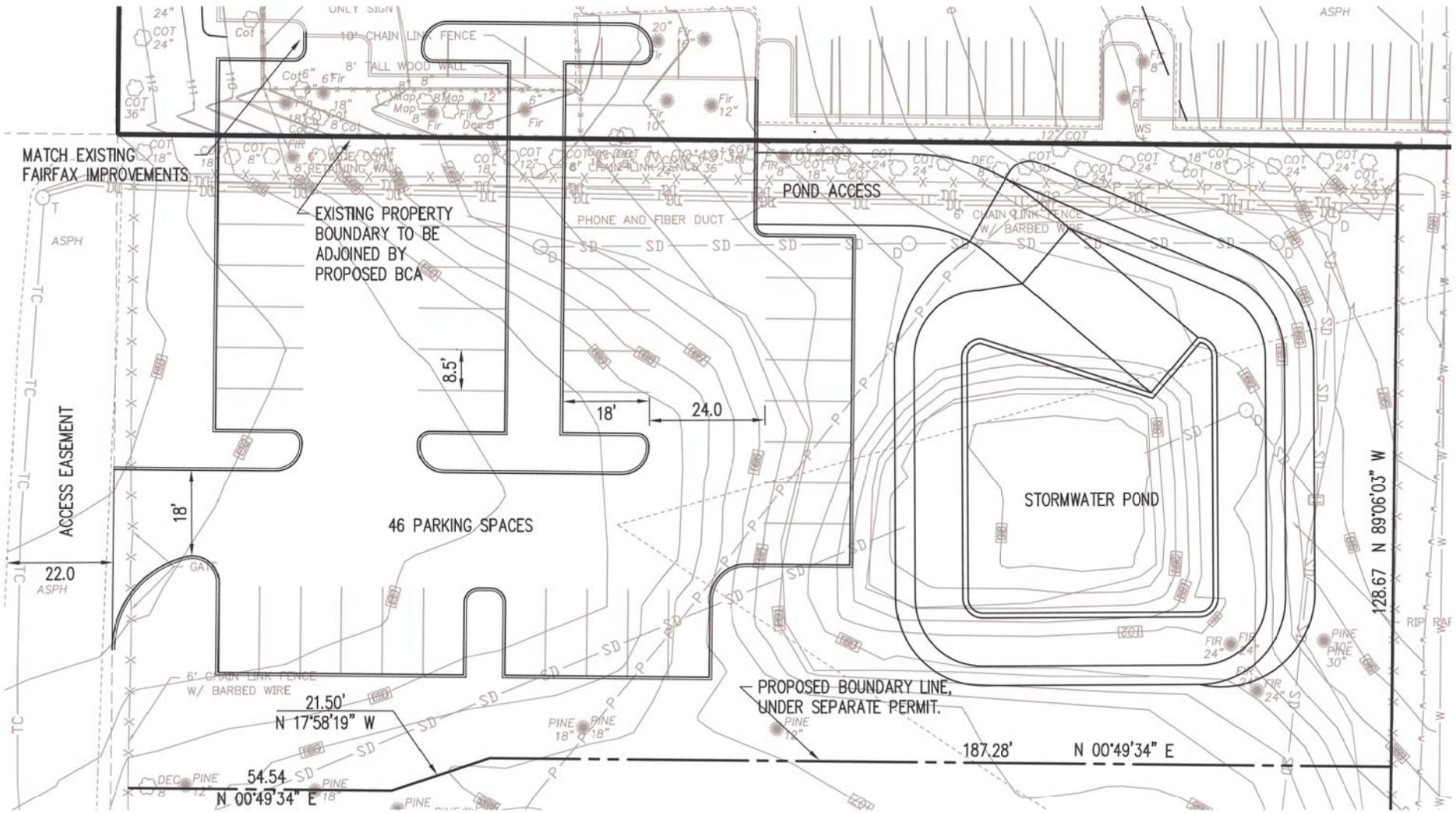
SURVEYORS CERTIFICATE
I, THE UNDERSIGNED, BEING A LICENSED AND ACCURATE PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION.

THOMAS J. RIEWT
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 38469

kpff CONSULTING ENGINEERS
4200 6TH AVENUE, SUITE 309
FAIRFAX, VA 22033
(560) 282-7230 FAX (560) 292-7231

TOPOGRAPHIC SURVEY
OF A PORTION OF
SEC. 20 TWP 26 N, R 5 E, W.M.,
AT THE REQUEST OF
FAIRFAX HOSPITAL ET AL

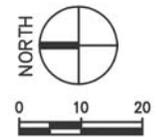
SCALE: 1" = 20'
JOB: 112226
DATE: 4-11-2013
SHEET 1 OF 1
S11226TOP08V15

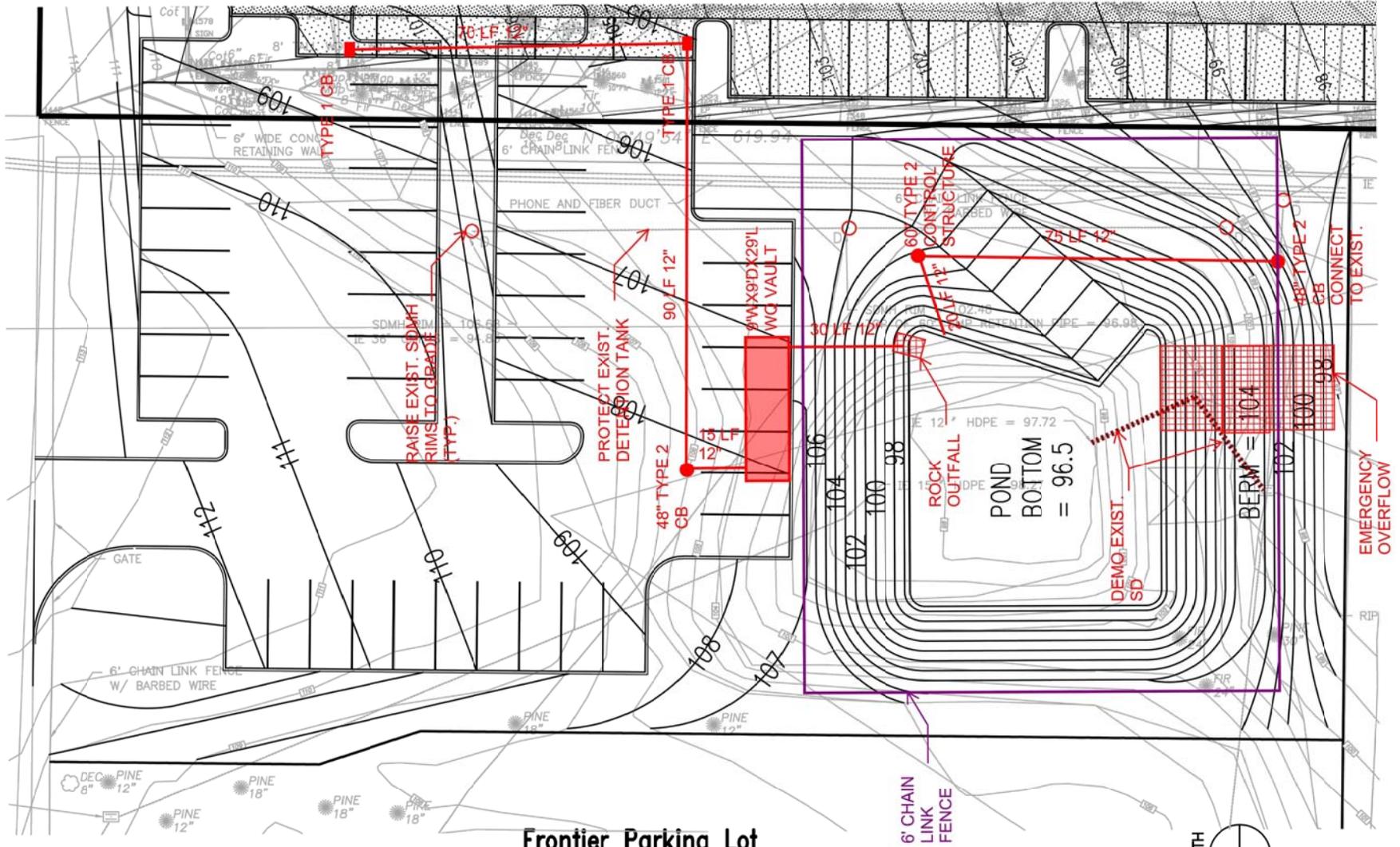


CALL TWO BUSINESS
DAYS BEFORE YOU DIG
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k p f f Consulting Engineers
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(206) 622-5822 Fax (206) 622-8130

**Frontier Parking Lot
Site Plan
5/13/2013**

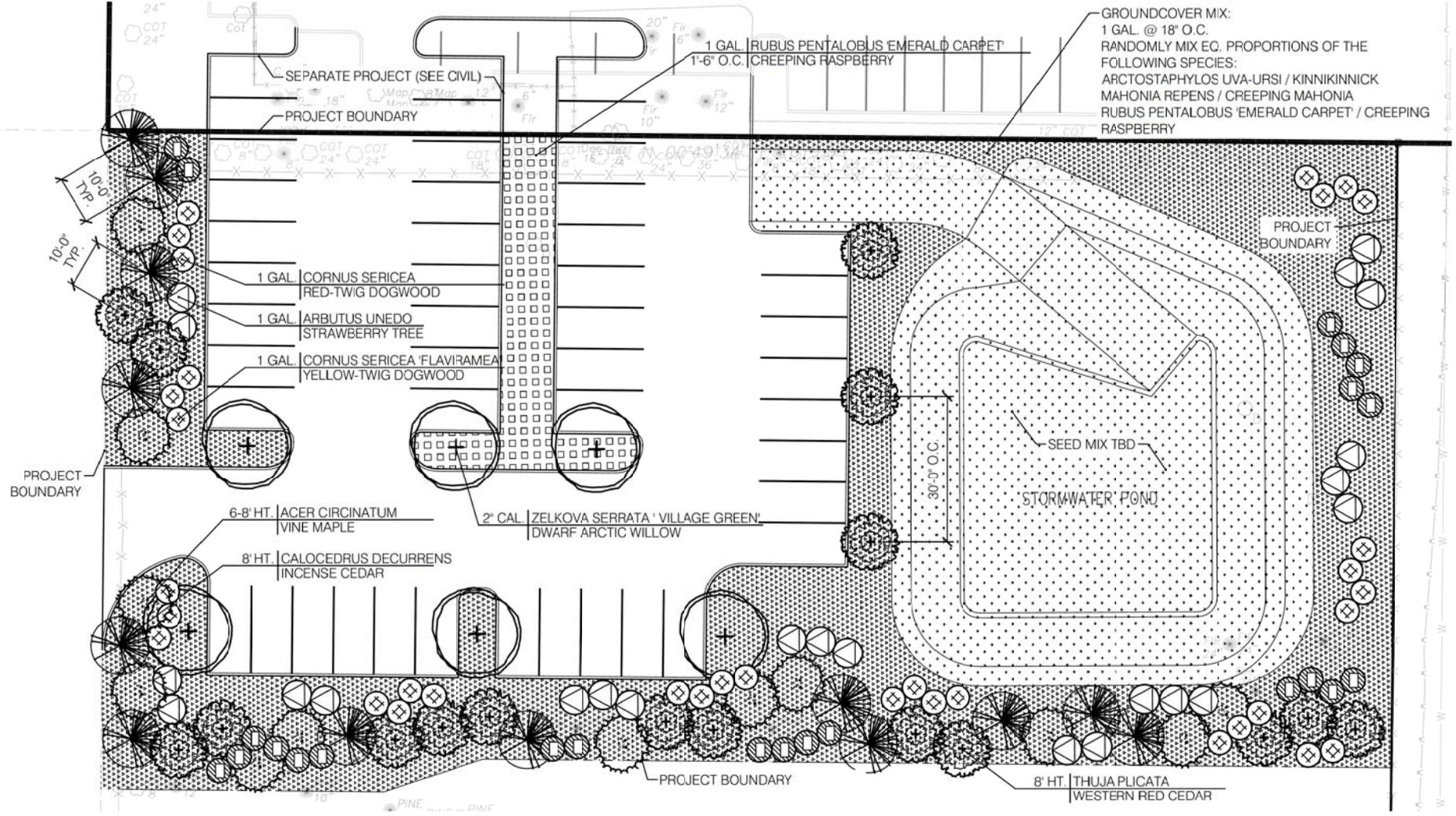




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5/13/2013

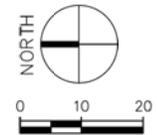


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berger PARTNERSHIP
1721 8th Ave N
Seattle, WA 98109 206.325.6877
bergerpartnership.com

Frontier Parking Lot
Landscape Plan
5/14/2013



Sean LeRoy

From: Vaiza Cizmic <vaizac@thrivecommunities.com>
Sent: Friday, December 06, 2013 2:08 PM
To: Sean LeRoy
Subject: Notice of Application comments -ZON13-01903
Attachments: City of Kirkland Notice.pdf

Sean LeRoy
 City of Kirkland
 123 5th Ave
 Kirkland, WA 98034
 RE: Fairfax Hospital Parking Lot Case No. ZON13-01903

Dear Mr. LeRoy,

I am the Manager of Hunter's Run Apartments, an apartment community located on the north side of Fairfax Hospital. I have been concerned about the work that has been in progress at Fairfax Hospital for some time now. During the construction process my residents have been disturbed by the crews beginning earlier and ending later than City regulations allow despite my talking with the construction team on several occasion so the expansion the Fairfax parking lot brings continued concerns to both me and my residents. The residents who live close to the hospital have lost the privacy that the tress once provided and are now disturbed by construction noise, car noises and have seen people jumping over the fence with concerns that these may be people who have eloped from Fairfax. It is these concerns that we are requesting that this expansion not be approved and if approved they are only approved once they have agreed to install of a tall fence between our properties that would mitigate the noise and deter their patients from leaving.

I would like to request that these concerns be considered before the lot line alteration requested by BHC Fairfax Hospital, Inc. is approved.

Thank you for your consideration and if you would like to discuss further please feel free to contact me. Have a lovely day.

Sincerely,
 Vaiza Cizmic

Vaiza Cizmic
 Community Manager
 Hunters Run
vaizac@thrivecommunities.com

.....
 direct | 425.821.1706

10211 NE 134th Lane
 Kirkland, WA 98034

thrivecommunities.com


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CITY OF KIRKLAND
123 FIFTH AVENUE
KIRKLAND, WA 98033-6189
425.587.3225



Determination Of Nonsignificance

CASE #: SEP13-01904

DATE ISSUED: March 14, 2014

DESCRIPTION OF PROPOSAL: ENVIRONMENTAL CHECKLIST FOR FAIRFAX PARKING LOT

APPLICANT: RON ESCARDA

PROJECT LOCATION: 10200 NE 132ND ST

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.

There is no comment period for this DNS.

Responsible Official:  3/14/14
Eric Shields, Director
Department of Planning and Community Development
425-587-3225
Date

Address: City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033-6189

You may appeal this determination to the Planning Department at Kirkland City Hall, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 p.m., March 28, 2014 by WRITTEN NOTICE OF APPEAL.

You should be prepared to make specific factual objections. Contact the Planning Department at 425-587-3225 to read or ask about the procedures for SEPA appeals.

Please reference case # SEP13-01904

Publish in the Seattle Times (date): N/A

Distribute this form with a copy of the checklist to the following:

Attn: Environmental Reviewer
Muckleshoot Indian Tribe Fisheries Division
39015 172nd Avenue SE
Auburn, WA 98092

:

cc: Case # ZON13-01903

Distributed By:  3/14/14
Date:



Kurt Fickeisen
 13024 37th Ave. NE
 Seattle, WA 98125
 (206) 841-3158
 kurtfick@gmail.com

Chip Murphy
 2601 4th Avenue, Suite 350
 Seattle, WA 98121

July 15, 2013

Dear Mr. Murphy,

Kevin Smith of BNBuilders contacted me and requested an inspection of a tree located within an area on Fairfax Hospital property where a Storm Tech Chamber structure is scheduled for installation. The chamber is part of the Fairfax Hospital construction project. The tree is one of many trees inspected prior to construction.

Observations

The spruce tree (*Picea glauca*), numbered 1-SW is in similar condition to the condition observed on January 14 2013 (Figure-1).

Since the January inspection, BNBuilders has installed a portion of a Storm Tech Chamber and marked a footprint corner for the next phase of installation (Photo-1, Photo-3). The footprint corner extends into the outer edge of the northeastern corner of the drip line of 1-SW.

While the footprint may cause some root loss, you and others familiar with design requirements told me installation of the chamber requires additional excavation outside the footprint of the structure. Excavation may extend 12-feet outside of the structure footprint.

The tree grows in a peninsula of soil. On the southern side of the drip line is a sidewalk and on the eastern side of the tree is the driveway or entrance to the hospital.

At the base of the tree the root crown flares or bulges on the northern and western side of the trunk. Growth like this indicates buttress roots travel in these directions (Photo-2).

Discussion

The spruce, 1-SW, has a drip line extending 9-feet east and 6-feet north of the trunk and trunk diameter of 14.5-inches. While feeder roots extend well beyond the drip line of trees roots critical for trunk stability grow within a radius equivalent to three times trunk diameter.

- Given the trunk diameter of 14.5-inches the radius where critical roots grow is 43.5 inches or approximately 3.6-feet. Roots must respire.
- Since pavement and asphalt restrict respiration the most productive direction for root growth is north and west of this tree.

Conclusion

Given a 12-foot area outside the footprint of the Storm Tech Chamber where excavation is required, excavation must occur well within the area critical for trunk stability and best suited for root growth and respiration.

At a minimum installation of the chamber will destroy or remove one quarter of the root system of 1-SW. Based on observed growth patterns the percentage of root loss is likely higher since excavation will occur in one of the most productive areas for root growth.

In this situation removing the tree is the best option. Even if it survives the tree will experience stress and become a potential safety hazard at the entrance of the hospital.

Planting a new spruce, or conifer with an excurrent growth pattern, can restore canopy cover loss in the long term.

Please see Assumptions and Limitations for this report (Assumptions and Limitations).

Sincerely

Kurt Fickeisen

International Society of Arboriculture™ (ISA) Certified Arborist # RM-451A

ISA Tree Risk Assessment Qualified

American Society of Consulting Arborists Registered Consulting Arborists© # 472



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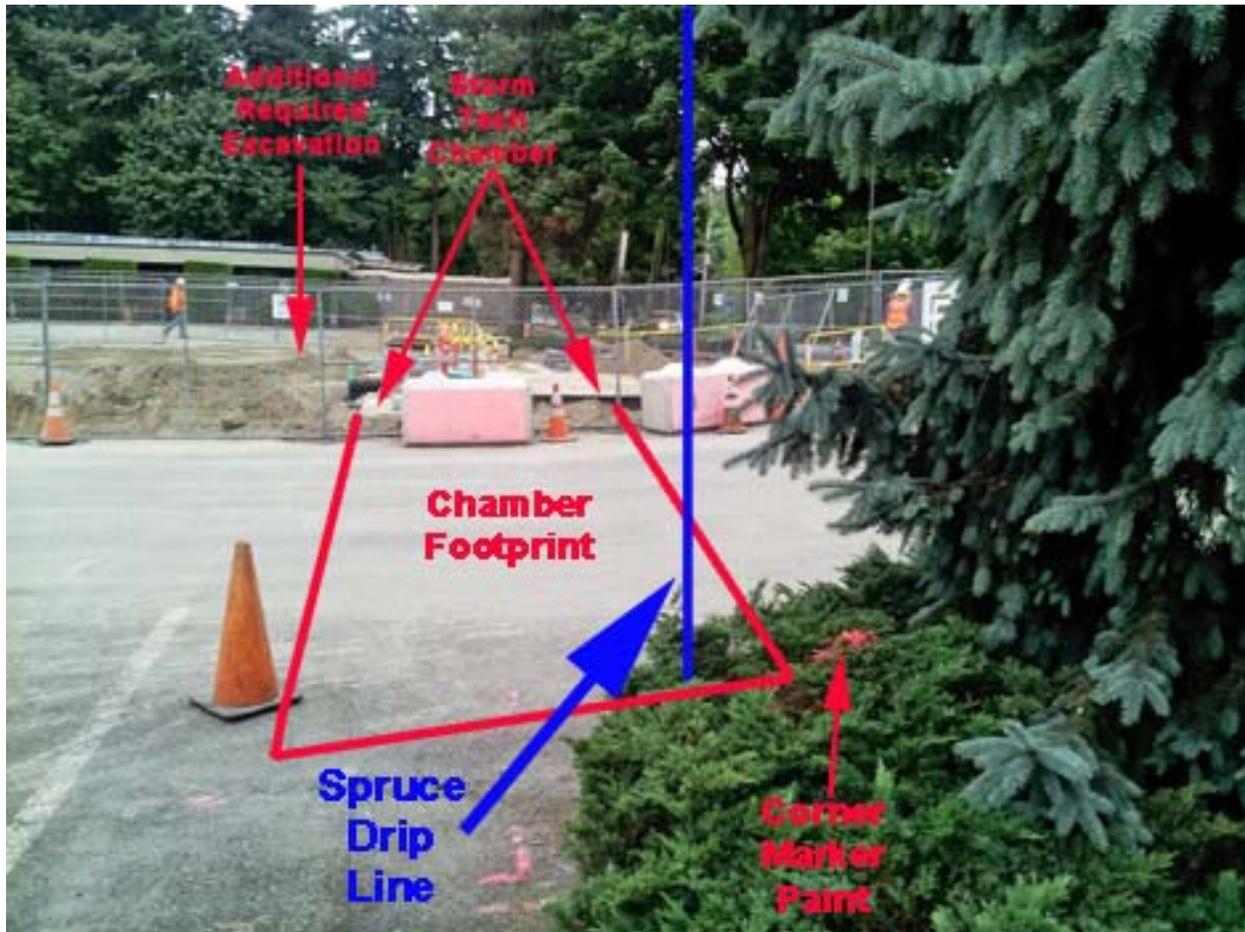


Figure-1

Tree #	Species	DBH (inches)	Height (feet)	Canopy Spread,				Condition
				E	S	W	N	
1-SW	White Spruce	14.5	69	9	5	5	6	Good: Average new growth in twigs, branches, trunk, root crown. 90% live crown ratio. No observed defects.

- Copy from January 14 2013 Report

Photo-1



- Lines marking Chamber Footprint are based on the existing Storm Tech Chamber and paint marking the corner of the completed structure.

Photo-2

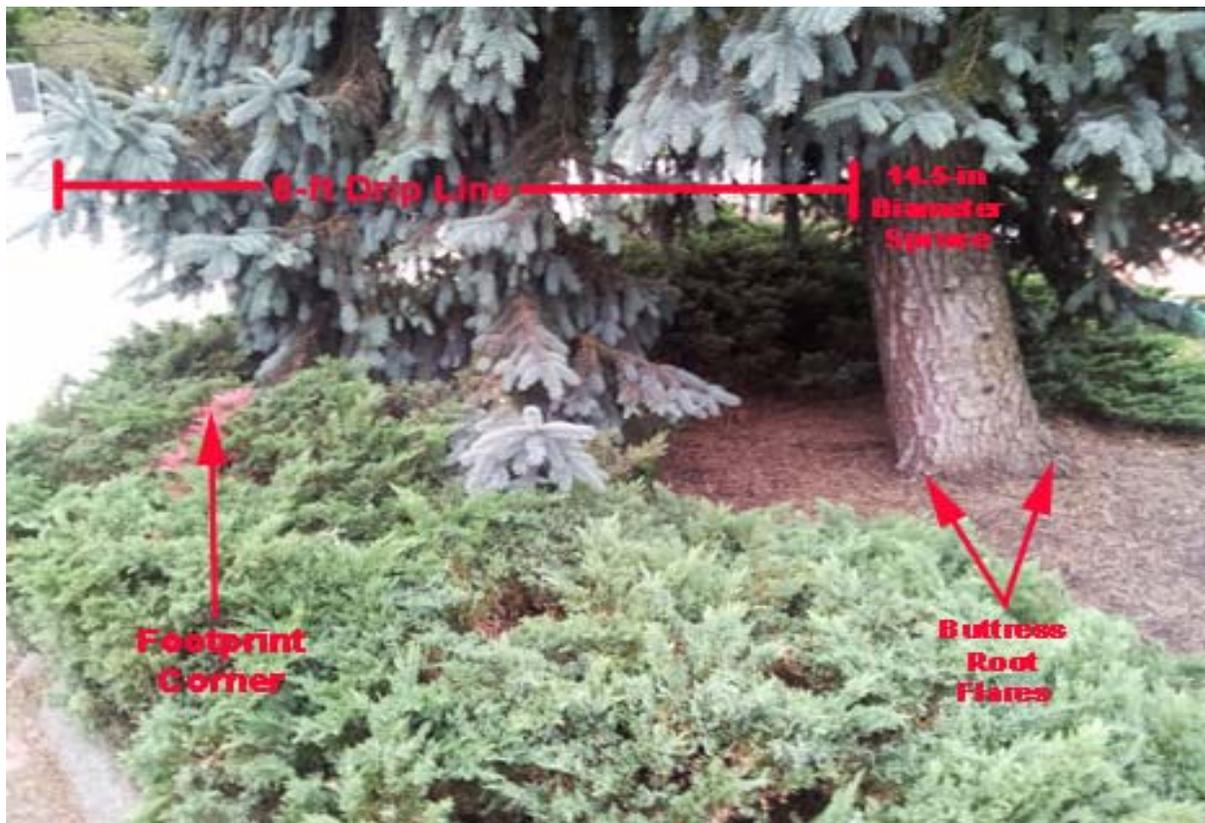


Photo-3



Assumptions and Limitations

ASSUMPTIONS AND LIMITING CONDITIONS

Kurt Fickeisen dba Symbiosis Tree Care
 ISA Certified Arborist #RM 451A
 PNW ISA Certified TRACE #264
 ASCA Registered Consulting Arborist[®] #472

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12. The right is reserved to adjust tree valuations, if additional relevant information is made available.



Symbiosis Tree Care

Kurt Fickeisen
13024 37th Ave. NE
Seattle, WA 98125
(206) 841-3158
kurtfick@gmail.com

Matt Martenson
Berger Partnership
1721 8th Avenue North
Seattle, WA 98109

RE: Trees on the northern boundary of Fairfax Hospital property

March 19, 2013

Dear Mr. Martenson,

This letter is a report meant to accompany a spreadsheet listing trees inspected on the northern boarder of Fairfax Hospital property. Some boundary line tree trunks grow either partially or completely on property to the north of the hospital, King County Parcel No. 1242300042.

A map of trees inspected for this report (**Figure-1**), comes from a document you sent me in April of 2013 and includes a fence marking the approximate northern property boarder. While inspecting trees I spoke to a surveyor who was surveying the property boarder. The survey performed places the Fairfax Hospital property line north of the established fence line a small distance.

Observations

My inspection of trees started near the northwestern corner of Fairfax Hospital property and moves eastward.

- All trees with diameters greater than 6-inches and south of the fence line are Lombardy poplars (*Populus nigra*).
- Trees growing on the fence line or within 10-feet northward consist of Douglas fir (*Pseudotsuga menziesii*), western hemlock (*Tsuga heterophylla*), and one red maple (*Acer rubrum*). The Douglas firs are taller and have greater trunk diameters than hemlocks or the maple.

Photo-1 provides a view eastward from my starting point (**Photo-1**), and **Figure-1** marks the trees with identification numbers used in this report and the spreadsheet (**Figure-1**).

There are two groups of trees marked on the map but not found. Both groups are identified in **Figure-1** and identified with the label, "**Not Found**".

The first group, Not Found 1, consists of three trees. The map indicates trunk diameters are 1-foot or less. At the time of my inspection I saw evidence of recent construction activity included changes to grade.

The second group, Not Found 2 consisted of a single tree. The map identifies it as a 40-inch diameter tree. While finding trees identified on the map, I saw no evidence of grade changes, or remnants like cut roots left behind after removal.

All trees found and identified in the spreadsheet have signs of good vigor at the time of inspection.

Since grade changes are part of construction on Fairfax Hospital property long term health and stability of trees can suffer

Discussion

While on site employees of KPF Construction Engineers provided me with some information on plans for grade changes near the northern border of Fairfax Hospital property.

All sixteen Lombardy poplars south of the fence line have root plates extending southwards and into the area where soil removal and grade changes are planned. The root plate of trees extends in a radial distance equivalent to three times measured trunk diameter and converted into feet.

For example the Lombardy poplar near the northwestern corner of the property (FN1) has a trunk diameter of 28-inches.

1. Multiplying this diameter by three and converting the measurement into feet produces a radial distance of 7-feet.
2. The 7-foot radius from the trunk is where roots that play a critical role as trunk stabilizers grow.

Based on grade changes described, long term stability is questionable. Risks of trunk failure for all sixteen poplars may rise over time.

While grade changes are further from the trunks of conifers north of the fence line and poplars canopies of some extend over Fairfax Hospital property. Five 160-foot tall Douglas fir trees have canopies that extend over Fairfax Hospital property (Photo-1).

Figure-2 lists the five trees and provides a radial distance from the trunk base where roots critical to trunk stability grow (Figure-2).

Photo-2 and Photo-3 (Photo-2, Photo-3) show the relationship between trunk bases and the current fence and survey lines. Photo-3 also marks where a major buttress root grows on the southern side of the trunk.

Conclusion

Based on my observations and understanding of plans for grade changes south of the row of sixteen poplars I recommend removing all sixteen poplars as part of site development.

While chances of removal of some absorbing roots from Douglas fir north of the fence are high, protecting a radial distance of soil by not change the level or compacting soil can help preserve the tallest firs north of Fairfax Hospital property.

Recommendations

Remove the sixteen Lombardy poplars south of the fence line.

Use radial distances provided in Figure-2 as guidelines for soil preservation around the tallest fir trees north of Fairfax Hospital property (Figure-2).

- Do not change soil grades or compact soil within radial distance listed for each fir
- Provide drainage behind any retaining wall placed where grade changes do occur to prevent waterlogging and long term root damage.
- If roots greater than 2-inches diameter are exposed during excavation make clean cuts on roots to leave a flat root end free of cracks or ripped root areas behind the cut.

One fir tree, B6, grows on the fence line and has a diameter of 9-inches. The tree provides a small portion of the overall canopy of boundary line trees. Removal and replacement is a suitable option in this case.

Sincerely

Kurt Fickeisen

International Society of Arboriculture™ (ISA) Certified Arborist # RM-451A

ISA Tree Risk Assessment Qualified

American Society of Consulting Arborists Registered Consulting Arborists© # 472



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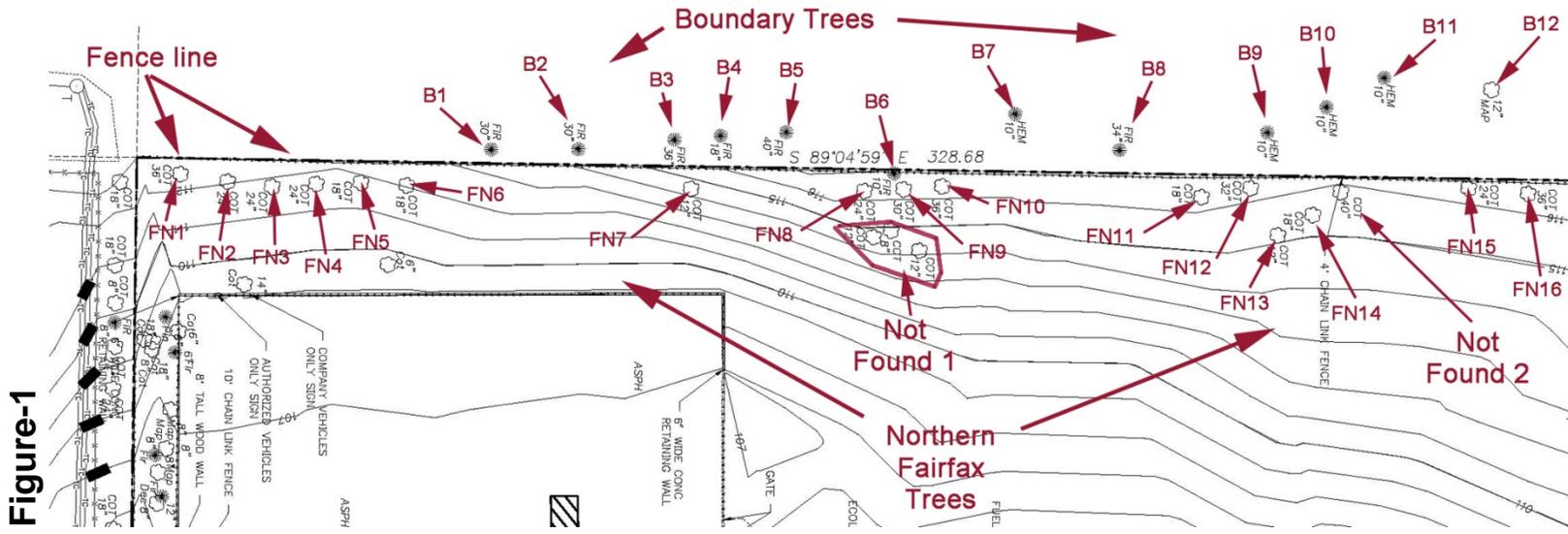


Figure-1

Right side of image is North

Figure-2

Tree	B1	B2	B3	B5	B8
Diameter	31.5-inches	36.5-inches	41-inches	44-inches	40.5-inches
Root Plate Radius	8-feet	9-feet	10-feet	11-feet	10-feet

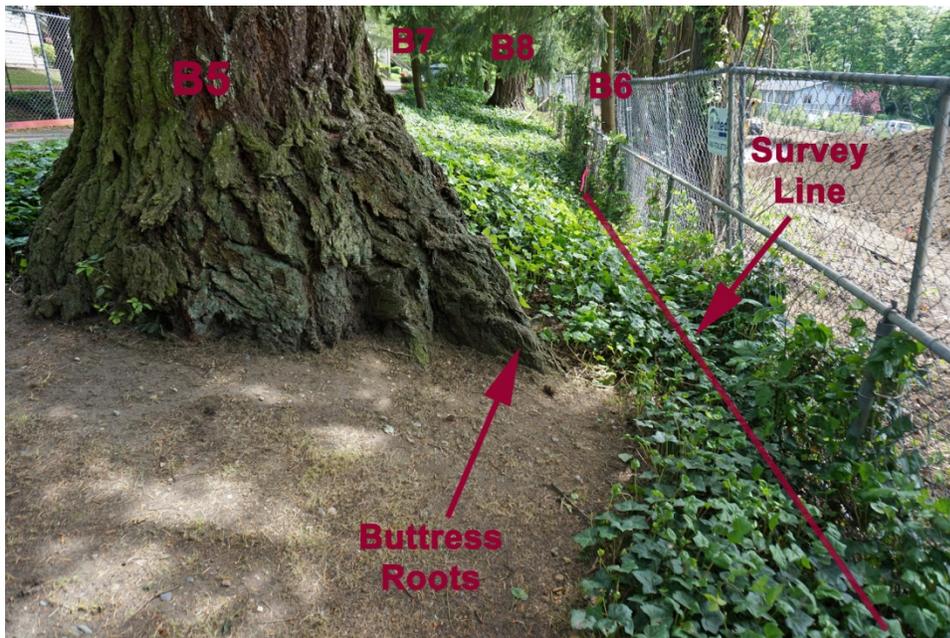
Photo-1



Photo-2



Photo-3



Assumptions and Limitations

ASSUMPTIONS AND LIMITING CONDITIONS

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 ASCA Registered Consulting Arborist[®] #472

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Kurt Fickeisen
13024 37th Ave. NE
Seattle, WA 98125
(206) 841-3158
kurtfick@gmail.com

Erik Westover
BNBuilders
2601 4th Avenue South, Suite 350
Seattle, WA 98121

January 18, 2013

RE: Fairfax Hospital Pre-Construction Tree Evaluation

Dear Mr. Westover,

You ask for an evaluation of trees on Fairfax Hospital property at 10200 NE 132nd Street in Kirkland Washington. The hospital plans construction on the property; adding a building and increasing parking space are parts of the project. Since work requires excavation and demolition plans call for removing trees on the property.

The city of Kirkland requires an inventory of trees on the property prior to construction by an arborist with certifications that comply with city standards. On January 14, 2013, I visited the site and performed this work. This report is an addition to a previous assessment performed in 2011. The report provided information on some but not all trees on Fairfax Hospital property.

This letter includes property diagrams, edited site plans that mark and number trees, and recommendations for preservation measures during construction. The letter is a companion for a spreadsheet listing current attributes and conditions of trees on the property at the time of my inspection.

Limits

Diagrams or plans list trees near the eastern boarder of the property. The trees grow inside a restricted area of the hospital. This area is outside the zone of active construction. Since access is restricted, I did not inspect trees in this area.

Standard assumptions and limitations are included with this letter (Assumptions and Limitations).

Observations

On arrival at the hospital, I divided trees into groups prior to evaluation and illustrate divisions on a King County iMAP aerial image of the property (Figure-1). Observations start at a white spruce tree located near the southwest corner of the property. From this point, I move northwards to the northern side of the property. Observations conclude with trees growing south of the northern 132nd Street NE sidewalk.

Two diagrams with numbered trees are part of this letter (Figure-2, Figure-3).

SW Group

Tree 1-SW is a white spruce (*Picea glauca*) (Photo-1). The tree is in good condition and grows in a curbed area west of the main hospital entrance.

The curb continues northwards. Young, recently planted, Japanese maples grow west of the tree. A few have buried root crowns. All trees have diameters under 6-inches.

At the northwest corner of the SW group is Tree 2-SW. The tree is a white birch (*Betula papyrifera*). Previous pruning included topping cuts (Photo-2). The tree shows signs of trunk decay at the point of topping, and live limbs show signs of vigorous epicormic sprouting. Three other white birch trees in front of the hospital entrance have similar growth patterns and signs of topping cuts.

Three conifers are part of the SW Group and grow south of the main entrance. The Douglas fir (*Pseudotsuga menziesii*) 7-SW appears in good condition. English ivy (*Hedra helix*) grows under the base of the tree (Photo-3). Plans call for protecting this conifer along with two others in the SW Group. The two other conifers (10-SW, 11-SW) receive lower condition ratings in the spreadsheet form.

MS Group

The designation name comes from the maintenance shed underneath most of the trees in this group. This group contains trees I evaluated in 2011; I did not see signs of significant changes in their condition.

NW Group

The major component of the NW Group is a linear row of Lombardy poplars (*Populus nigra* Lombardy). The poplars grow west of Fairfax Hospital property, but canopies overhang it. The poplars also shade two groups of white spruce on Fairfax Hospital property (21-NW to 26-NW) (Photo-4).

Large Lombardy poplar structural roots grow on Fairfax Hospital property. The roots grow at surface level and under parking lot pavement.

An old tennis court now serves as parking for the hospital. Behind a court wall is a mixed group of deciduous and coniferous trees. All trees are young and confined in a strip of land between a wall and the Lombardy poplar group.

One trunk sprout from a Lombardy poplar grows on Fairfax Hospital property. The sprout is large and has a pronounced lean to the east over parking (Photo-5).

NE Group

The NE Group includes trees directly north of the hospital and eastward to the property boarder. Six mature conifers grow in a row between parking and open land covered with Himalayan blackberry (*Rubus armeniacus*). These trees appear in good condition.

East of the conifers is a row of 12 Lombardy poplars. While most poplars appear in good condition, one poplar has a small dead top.

The remaining two trees in the NE Group (34-NE 35-NE) are isolated conifers located north of fenced in hospital facilities. Both trees grow in areas with restricted room for root growth. Pavement and fence walls contribute to restrictions (Photo-6).

ST Group

The last group of trees inspected line 132nd Street NE. With the exception of one apple (Photo-7), all grow south of the street sidewalk (Photo-8).

The majority of trees in the group are arborvitae. All are multi trunked trees. Some trunks lean and appear to suffer from overloading forces caused by snow and ice.

Two mature sugar maples (*Acer saccharum*) grow in the group. Both trees appear in good condition.

The one apple tree (*malus* Spp.) growing north of the sidewalk is multi trunked and show signs of advanced decay (Photo-7).

Near the western side of the group, I saw two English hollies. A poplar tree grows nearby. English ivy vines coat the tree and make it hard to see. The tree is codominant with old topping cuts at 15-foot height. On the northern side of the trunk base, I saw chainsaw cuts and decay.

Analysis

The diagrams used for tree numbering come from the Berger Partnership. The diagrams mark trees for retention of removal.

Removal Plans

Based on notes in diagrams and canopy measurements I took on site plans call for removing the following amounts of canopy cover

- **SW Group 4150 square feet**
- **MS Group 9610 square feet**
- **NW Group 3300 square feet**
- **NE Group 5420 square feet**

Tree Retention

Berger Partnership plans also mark trees for protection and retention. Here are comments based on my review of tree conditions.

- Douglas fir 7-SW is in good condition. English ivy grows at the base of the tree. Removing the vine can improve soil where tree roots grow and enhance future growth.
- Sawara cypress 10-SW and white spruce 11-SW are in adequate condition at this time.
- Conifers 34-NE and 35-NE are in poor condition at this time. Based on species requirements neither has adequate space for future growth.
- Apple 49-ST and poplar 53-ST are in poor condition. Continued decline and failure are likely no matter what protection takes place
- English holly 54-ST is in good condition, but King County and other agencies classify the species as invasive or a weed of concern

Tree Protection

A Berger Partnership diagram provides a sketch of tree protection fencing (Figure-2). The diagram matches standard measures for preservation. Some key points include

- Tree protection is fencing around the canopy perimeter or drip line of a tree.
- Immobile fencing constructed with 2-inch pipes sunk into the ground and chain link fencing reduce chances of accidental or intentional movement of the fence, and chain link fencing is superior to plastic since it is harder to penetrate, cut or break.
- Maintain the integrity of fencing during construction and follow the restrictions below
 - **Do not store construction equipment or material inside tree protection fencing**
 - **Do not park vehicles inside tree protection fencing**

A general meeting with workers and subcontractors to explain requirements and restrictions near tree fences can reduce risks of damage to trees and their roots.

Neighboring Trees

Trees outside the property can suffer damage during construction. Excavation and other grade changes are the primary sources of damage and long term stress in trees.

In this case, I inspected a row of Lombardy poplars in the NW Group. While the trees grow on neighboring property, many of their roots grow on the property. Excavation can rip and tear roots. Since structural roots provide support and act as highways for essential elements required by trees, removing large quantities of roots can cause long-term stress and increase risks of failures.

Conclusion

The intent of this report is for you to use and submit to the City of Kirkland. It is the companion of a spreadsheet with my tree inventory on Fairfax Hospital property.

Sincerely



Kurt Fickeisen

International Society of Arboriculture (ISA) Certified Arborist # RM-451A
American Society of Consulting Arborists Registered Consulting Arborists© # 472
Pacific Northwest Chapter ISA Certified Tree Risk Assessor # 264



Figure-1

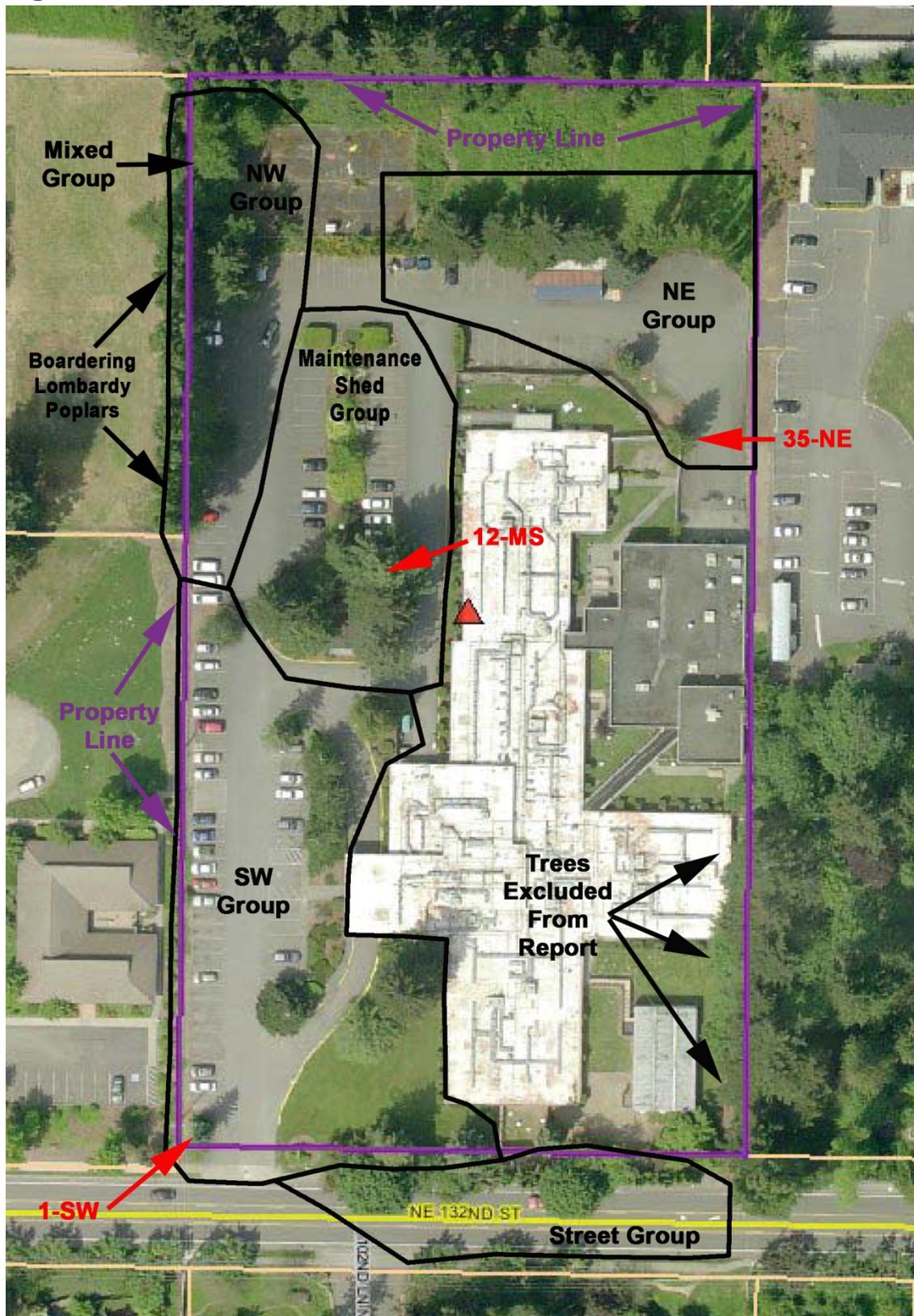


Photo-1



Photo-3



Photo-2



Photo-4



Photo-5



Photo-7



Photo-6



Photo-8



Assumptions and Limitations

ASSUMPTIONS AND LIMITING CONDITIONS

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Fairfax Hospital Tree Pre-Construction Inspection Spreadsheet

Tree #	Species	DBH (inches)	Height (feet)	Canopy Spread (feet)				Condition
				E	S	W	N	
1-SW	White Spruce	14.5	69	9	5	5	6	Good: Average new growth in twigs, branches, trunk, root crown. 90% live crown ratio. No observed defects.
*	10-Maples	< 6"	4	Recently planted				10 newly planted Acer palmatum north of 1-SW . From south to north maples 2, 4, 6, 8 are planted too deep. Remove English ivy around #6.
2-SW	White Birch	13	31	14	10	10	10	Poor: Topping cuts, decay, vigorous epicormic growth, sapsucker-bird damage.
3-SW	Sawara Cypress	29	70	12	14	10	12	Average: The tree is a 3-stem co-dominant, decay symptoms, poor foliage growth, sapsucker-bird damage
4-SW	White Birch	16	55	12	11	13	14	Poor: Topping cuts, decay, vigorous epicormic growth, sapsucker-bird damage.
5-SW	White Birch	16	48	11	11	11	11	Poor: Topping cuts, decay, vigorous epicormic growth, sapsucker-bird damage.
6-SW	White Birch	22	55	18	20	12	12	Poor: Topping cuts, decay, vigorous epicormic growth, sapsucker-bird damage.
7-SW	Douglas Fir	35	135	18	18	20	14	Excellent: Excellent new growth, in limbs, trunk and root crown. There are small dead and hanging limbs. English ivy under canopy adds to stress.
8-SW	Apple Spp?	24	30	E-W 76-feet N-S 12-feet				Poor: Topping cuts, 14" decay cavity on the west side. vigorous epicormic growth, sapsucker-bird damage. Originally pruned as a fruit tree, but unmaintained.
9-SW	Scotch Pine	22	32	20	18	14	14	Average: The tree is codominant. Overall health is good, but there are dead interior twigs. The tree competes with a light-stand and requires clearance pruning for vehicles due to location.
10-SW	Sawara Cypress	23	74	11	13	18	15	Poor: Codominant structure. Dead trunk at base from removed trunk. Small dead limbs. Canopy structure is asymmetric. Buried root crown. Sapsucker-bird damage.
11-SW	White Spruce	16	63	15	14	12	13	Average: Upper canopy show signs of good growth, but lower limbs are declining due to shading. Overall growth is acceptable.

Fairfax Hospital Tree Pre-Construction Inspection Spreadsheet

Tree #	Species	DBH (inches)	Height (feet)	Canopy Spread (feet)				Condition
				E	S	W	N	
12-MS	Coast Redwood	50	98	72-foot Diameter				Excellent: Excellent signs of new growth in foliage, twigs, limbs and trunk. Structural roots show signs of excellent growth. Root growth damages eastern pavement.
13-MS	Douglas Fir	25	98	42-foot Diameter				Average: The tree shows signs of average growth, but space for growth is limited above ground by adjacent trees and below ground by building foundations and neighboring trees.
14-MS	Douglas Fir	20	98	21-foot Diameter				Average: The tree shows signs of average growth, but space for growth is limited above ground by adjacent trees and below ground by building foundations and neighboring trees.
15-MS	Jeffery Pine	29	74	36-foot Diameter				Poor: Average signs of growth. Soil compaction and competing impervious surfaces limit root expansion.
16-MS	White Spruce	33	80	31-foot Diameter				Poor: Impervious surfaces cover 90-percent of the drip-line area. Live foliage takes up 40-percent of the area where foliage can grow.
17-MS	Douglas Fir	26	93	32-foot Diameter				Below Average: Thinning foliage and an above average cone crop. I saw signs of pruning for crown elevation. Woundwood development is poor.
18-MS	Douglas Fir	12	46	21-foot Diameter				Excellent: A young health Douglas fir. Excellent new growth
19-MS	Ginkgo	10	39	26-foot Diameter				Excellent: Observed minor defects on my previous observation. The tree shows signs of excellent new growth with woundwood covering previous defects
20-MS	Ginkgo	8	35	21-foot Diameter				Excellent: Observed minor defects on my previous observation. The tree shows signs of excellent new growth with woundwood covering previous defects

Fairfax Hospital Tree Pre-Construction Inspection Spreadsheet

Tree #	Species	DBH (inches)	Height (feet)	Canopy Spread (feet)				Condition
				E	S	W	N	
21-NW	White Spruce	8	30	12	13	6	10	Average: Signs of good growth. I saw Cooley Gaul on limb tips.
22-NW	White Spruce	6	30	5	5	5	6	Below Average: While I saw signs of growth the tree is suppressed by the eastern spruce and the canopies of Lombardy poplars to the west
23-NW	White Spruce	17	108	18	18	6	6	Average: Signs of good foliage, limb and trunk growth. The tree grows in a clump of four spruce in a small island free of impervious surfaces
24-NW	White Spruce	14.5	89	6	18	6	4	Average: Same comments as 23-NW above
25-NW	White Spruce	11	89	6	6	11	6	Average: Same comments as 23-NW above
26-NW	White Spruce	12	120	24	8	11	14	Average: Same comments as 23-NW above
27-NW	Lombardy Poplar	30	50	50	15	0	15	Poor: The poplar is a large trunk sprout from one Lombardy in a grove west of the fence/property line. Continued lateral growth increases future risks of failure
*	Lombardy Poplar Group	24 or more	130	Group Spread: E-W 30-feet N-S 250-feet				Average-Excellent: A grove or row of 18 Lombardy poplars west of Fairfax property line. The eastern canopies extend 15-feet over the property line. There are signs of structural root extending 15-feet east at a minimum. There are small to medium sized dead limbs in the canopies and invasive plants grow nearby, but trees in the grove show signs of good to excellent condition.
*	Mixed Group	10 or more	60	Group Spread: E-W 25-feet N-S 64-feet				Average: A mixed grove of Douglas fir, western red cedar, big leaf maple, native cottonwoods. The group is behind old tennis court wall and west of current parking lot. Canopy of cottonwoods extend east and over the parking lot
*	Black cottonwood	10	120	8	10	8	10	Average: signs of average new growth in twigs, limbs and trunk. The tree grows north of the current parking lot. Himalayan blackberry and other invasive plants grow at the trunk base.

Fairfax Hospital Tree Pre-Construction Inspection Spreadsheet

Tree #	Species	DBH (inches)	Height (feet)	Canopy Spread (feet)				Condition
				E	S	W	N	
28-NE	Douglas Fir	23	118	15	25	15	15	Good: Average new growth in twigs, branches, trunk, root crown. No observed defects.
29-NE	Douglas Fir	15	105	6	15	15	15	Good: Average new growth in twigs, branches, trunk, root crown. No observed defects.
30-NE	Douglas Fir	24	110	10	25	10	30	Good: Average new growth in twigs, branches, trunk, root crown. No observed defects.
31-NE	Douglas Fir	22	110	20	20	10	30	Good: Average new growth in twigs, branches, trunk, root crown. No observed defects.
32-NE	White Pine	23	100	20	20	10	15	Good: Average new growth in twigs, branches, trunk, root crown. No observed defects.
33-NE	White Fir	24	70	13	12	13	13	Average: Signs of average growth patterns. There are dead exterior twigs, yellowing and thinning foliage.
34-NE	White Spruce	17	43	12	6	2	10	Poor: The tree leans to the east at 30-degrees. While the tree top has self corrected I saw medium sized dead limbs.
35-NE	Western Red Cedar	23	80	13	15	15	9	Poor: The tree grows in a confined location. Roots compete for space with parking lot light and fence. Epicormic growth low on the northern trunk.
36-NE	Lombardy poplar (LP)	8		Group Spread: E-W: 60-feet N-S: 15-feet				Poor: Suppressed by eastern poplar. Trunk to height ratio is small.
37-NE	LP	14						Average: Average new growth. Tree roots compete with invasive plants.
38-NE	LP	28						Average: See 37-NC Comments
39-NE	LP	12						Average: See 37-NC Comments
40-NE	LP	12						Poor: Suppressed by surrounding poplars. Dead top
41-NE	LP	15						Average: See 37-NC Comments
42-NE	LP	14						Average: See 37-NC Comments
43-NE	LP	10						Average: See 37-NC Comments
44-NE	LP	6						Average: See 37-NC Comments
45-NE	LP	20						Average: See 37-NC Comments
46-NE	LP	8		Average: See 37-NC Comments				
47-NE	LP	16		Average: See 37-NC Comments				

Fairfax Hospital Tree Pre-Construction Inspection Spreadsheet

Tree #	Species	DBH (inches)	Height (feet)	Canopy Spread (feet)				Condition
				E	S	W	N	
48-ST	Arborvitae Group (AG) Spp?	Group	15	Group Spread: E-W: 72-feet N-S: 6-feet				Below Average: Row of arborvitae along 132nd St. from eastern property line to dead arborvitae. Multi-trunked trees compete with utility lines for space. Some trunks are bent. Snow or ice loading is the likely culprit.
49-ST	Apple Spp?	23	40	15	10	30	15	Poor: Codominant tree suffers from topping cuts. Cavities and decay
50-ST	Sugar Maple	21	60	15	24	24	20	Good: Signs of new growth in twigs limbs and trunk. Small interior dead limbs.
51-ST	AG	Group	15					Below Average: Row of arborvitae along 132nd St. from 50-ST to Utility Box. Multi-trunked trees compete with utility lines for space. Some trunks are bent. Snow or ice loading is the likely culprit.
52-ST	AG	Group	15					Below Average: Row of arborvitae along 132nd St. from Utility Box to 53-ST. Multi-trunked trees compete with utility lines for space. Some trunks are bent. Snow or ice loading is the likely culprit.
53-ST	Poplar	31 (1-foot)	15	10	10	10	10	Poor: The tree is codominant and covered with English ivy. It suffers from topping cuts. Saw chainsaw marks at the base of the trunk (north side).
54-ST	English Holly	12	30	5	10	10	5	Average: Codominant trunks. The tree shows signs of active growth, and a English holly less than 6-inch DBH grow nearby. King County lists English hollies as a weed of concern.
55-ST	Sugar Maple	24	60	23	23	23	20	Good: Signs of new growth in twigs limbs and trunk. Small interior dead limbs.
56-ST	Prunus Spp?	6	15	6	6	15	10	Below Average: The prunus is the western member of a group of 4 prunus and the only member with DBH of 6 or more. Signs of average growth and above average epicormic growth on the trunk and at root crown level. Other prunus nearby have similar conditions.



CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3225

www.kirklandwa.gov

CONSULTING ARBORIST LAND USE PERMIT REVIEW CHECKLIST

Permit Number: ZON13-01903
Address: 10200 NE 132nd Street
First Review Due By:
Assigned Planner:
Assigned Public Works Reviewer:

Planner:

- Conduct Completeness Review of Tree Plan.
- Clarify if trees need to be typed. If previously typed, copy to Arborist
- Tree Density calcs needed? Yes No
- ROW Improvements required? Yes No
- Review permit history/GIS for any additional relevant tree information (prior zoning permits, shoreline, Holmes Point, etc.) and make copies to include in UF routing.
- Clearly indicate require yards on site plan for tree typing
- Send to Arborist (preferably electronically, use inbox **only** if you email him that you have placed information there):
 - 1st review date, permit number.
 - Complete arborist report and all tree plan information with any additional background needed.
 - A copy of this checklist.
- Contact Consulting Arborist to schedule 1st meeting to review this checklist and plans.

Consulting Arborist:

- Meet with planner to review plans.
- Conduct UF review (see review process on pages 3-4).
- Coordinate with Public Works as needed for r.o.w. trees.
- If revisions required, complete the following:
 - Email 1st review comments to planner.
 - Try to be clear enough that planner can review revisions.
- When UF review complete, complete the following:
 - Complete tree data on page 2.
 - Return checklist to assigned planner.
 - Redline plans as needed and return to planner.

Revisions

- Planner determine if Consulting Arborist needs to review
- If Consulting Arborist needs to review, planner contacts Arborist and routes

Planner:

- Enter Arborist 1st review comments into review letter/staff report.
- Update Tree Review information in Energov **permit** case (Additional Info/Planning/Tree Review).
- Scan arborist report & approved site plan into Permit case in Energov.
- Sign off Arborist Review workflows in Energov with actual arborist review dates.
- If grove of high retention value trees, protection per 95.51? Yes No

TREE DATA SHEET

Planner complete the following:

Lot Size: 35,685

Tree Density Required: 25

Consulting Arborist to complete this form and route to planner with comments & recommendations on plans or in document

Right-of-way or parks trees impacted: Yes No

Trees on adjoining property impacted: Yes No but impacts are not likely to be detrimental

Existing grove of high retention value trees: Yes No If Yes, indicate on site plan and identify impacts to grove: protection and retention

Will proposal impact preserved grove: Yes No If yes, describe: not detrimentally

Site Plan Alterations Required: Yes No (KZC 95.30) to acknowledge existing trees to remain

Development Standards Varied: Yes No (KZC 95.32)

Chart should only address on-site trees.

Significant Trees: All with the "W" prefix	High Retention Value	Moderate Retention Value	Low Retention Value (V) – viable (NV) – not viable
1			Viable
2	✓		
4	✓		
7	✓		
8			Not-viable but a valuable habitat snag/wildlife snag
9	✓		
10	✓		
11		✓	
12		✓	

I've assumed 5' required yards along this property line nearest these trees and I've assumed that the lot line as shown on page 2 of the Attachment4.pdf titled Frontier Parking Lot Site Plan and dated 5/13/2013 is correct because the landscape plan has the same property line. Notably, the lot line is shifted on the Frontier Parking Lot Grading/Drainage Plan dated 5/13/2013. Trees #2, 4, 7, 9 and 10 are a high retention value due to their location in a required yard and being specimen trees. Though tree #8 is not viable, the arborist identifies its value as a habitat snag. It should remain for this purpose with pruning or removal only to reduce hazard not aesthetics. The noxious weeds should be removed from the site prior to finalizing the PCD inspection, particularly the ivy in the trees.

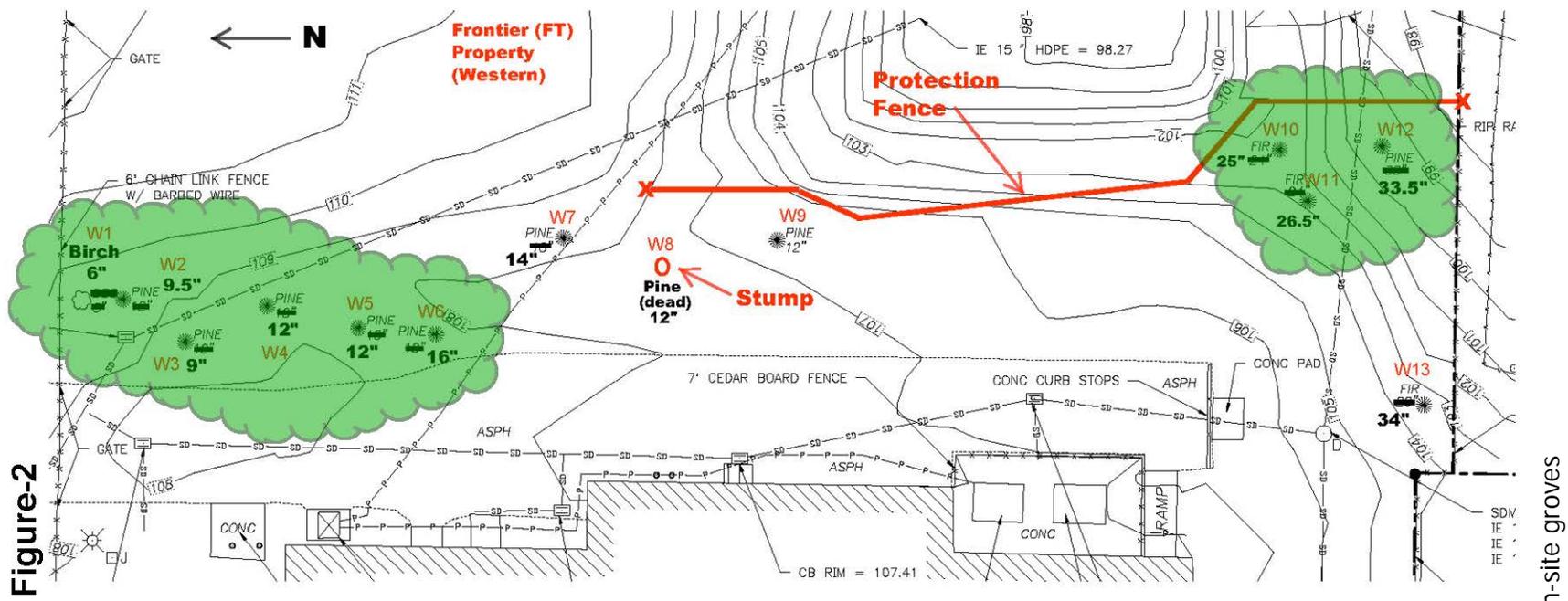
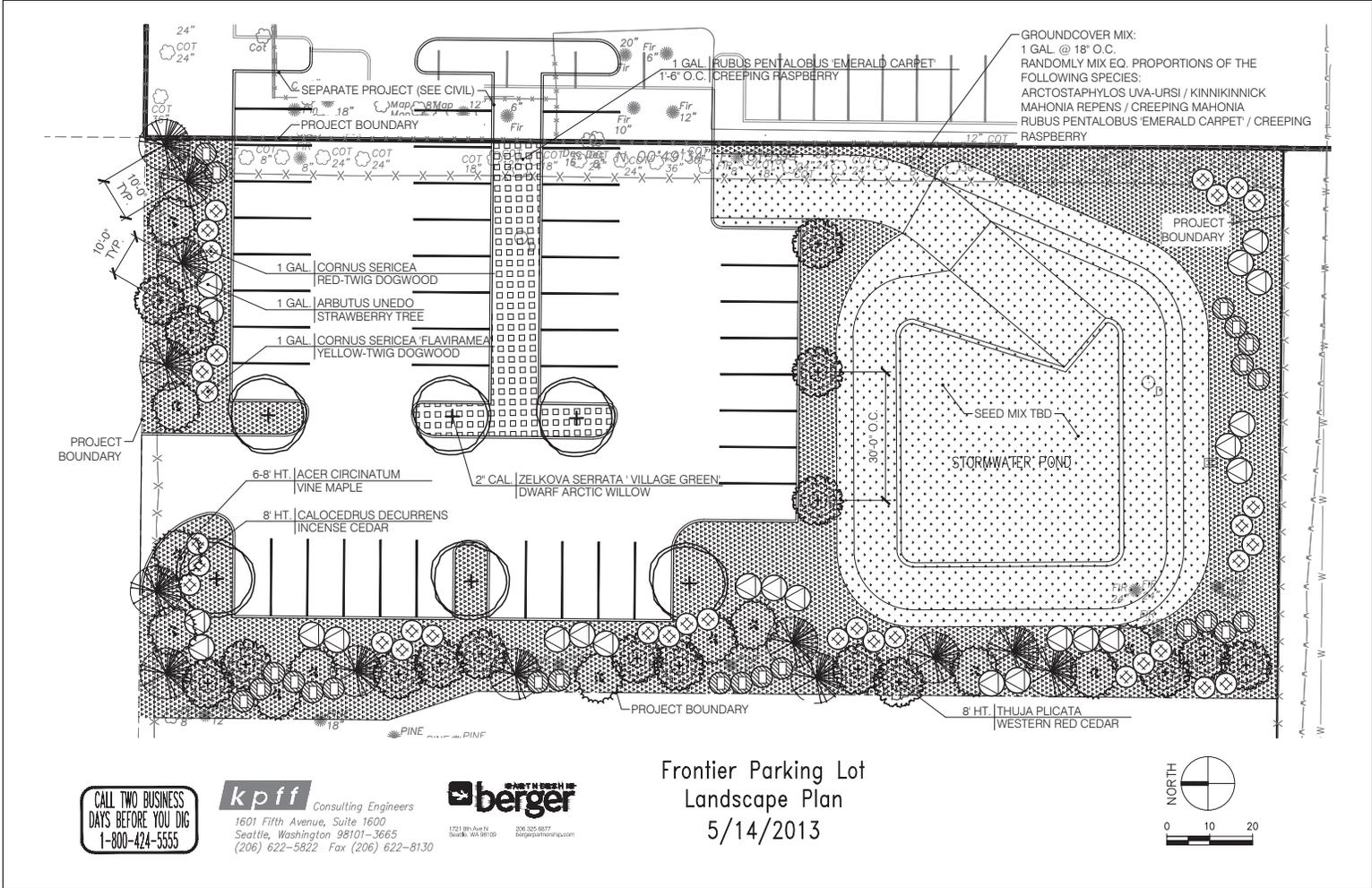


Figure-2

On-site groves



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1-800-424-5555

k p f f Consulting Engineers
1601 Fifth Avenue, Suite 1600
Seattle, Washington 98101-3665
(206) 622-5822 Fax (206) 622-8130

berger PARTNERSHIP
1721 8th Ave N
Seattle, WA 98109
206.325.8977
bergerpartnership.com

Frontier Parking Lot
Landscape Plan
5/14/2013

