



MEMORANDUM

Date: April 9, 2015
To: Planning Commission
From: Dorian Collins, AICP, Senior Planner
Paul Stewart, Deputy Director, AICP

This memo addresses the following Comprehensive Plan Update topic, File No. CAM13-00465, #5

- Citizen Amendment Requests in the Totem Lake Business District: Morris (TL 7), Rairdon (TL 9A and TL 9B) and Astronics (TL 7)

I. RECOMMENDATION

Review staff analysis of the Citizen Amendment Request (CAR) options for amendment. Select a preliminary option for each CAR to be considered further with the Environmental Impact Statement (EIS) and public hearing.

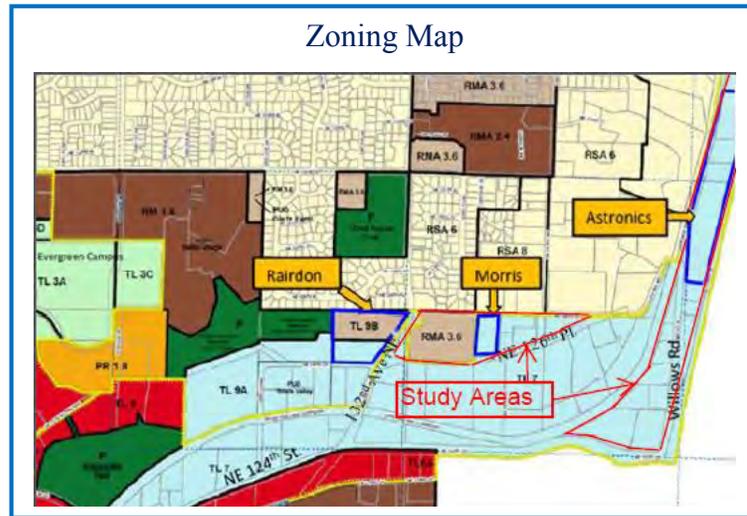
II. REVIEW PROCESS FOR CITIZEN AMENDMENT REQUESTS

The Planning Commission considered over 30 CAR applications on July 10, 2014 and made a recommendation to City Council on which should move forward for additional study. In July, the City Council considered the recommendation and approved the final list, which includes the three requests evaluated below. In September, the Planning Commission scoped the study areas for the CARs and those study areas define the analysis contained in this memo.

The ongoing review process of the CARs will include one or more study sessions and a public hearing held by the Planning Commission. With completion of their review and the public hearing, the Planning Commission will forward a recommendation to the City Council who will make the final decision on each CAR. It is anticipated that a decision will be made by early fall of 2015. Parallel to the Planning Commission review, an [Environmental Impact Statement](#) is being prepared for the Comprehensive Plan Update that will include an analysis of any probable significant impacts relating to each of the CARs.

II. BACKGROUND INFORMATION

There are five Citizen Amendment Requests (CARs) in the Totem Lake Business District. The Planning Commission considered two of these requests (Evergreen Healthcare and Totem Commercial Center) at its meeting on March 12th. This memo evaluates the remaining three requests, the Morris (Section A below), Rairdon (Section B below) and Astronics (Section C below) CARs for discussion at the Planning Commission meeting on April 16th.

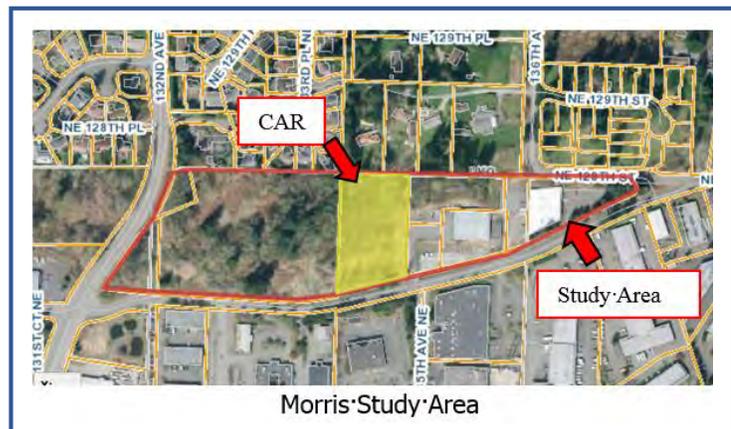


A. Morris CAR

1. CAR Application: Brian and Susan Morris submitted an application for a Citizen Amendment Request for a vacant parcel under their ownership located on NE 126th Place, east of 132nd Avenue NE. The parcel contains 95,337 square feet and is located within the TL 7 zone in the Totem Lake Business District (see Attachment 1). The request is that the parcel be rezoned from TL 7 to RMA 3.6 or higher. The applicants also ask that an increase in height to **40'** be allowed on the site due to its topography.

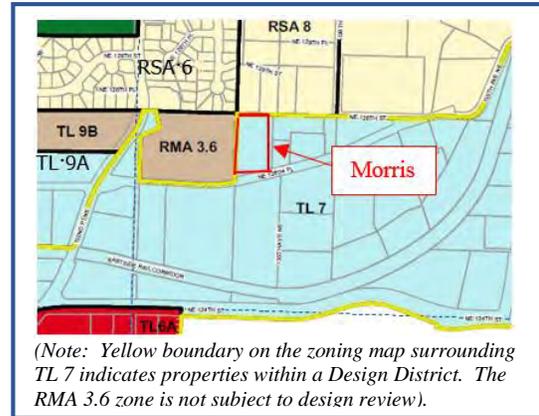
As part of the scoping process, the Planning Commission and City Council expanded the study scope to include all properties within the TL 7 zone on the north side of NE 126th Place (see map below).

2. Recommendation: Two options are outlined in Section A.8 below. Staff recommends Option 2, without the two variations described in more detail in Section A.8. This option would rezone the subject property (Morris) to RMA 3.6, with the standard height limit for the zone of **35'**,



retain existing zoning for the remainder of the study area, but expand the permitted uses for the westernmost parcels in the study area to include multifamily within the TL 7 zone.

- Existing Land Use Context:** The subject property and all properties within the study area are designated Industrial in the Comprehensive Plan, with the exception of the adjacent property to the west of the Morris parcel, which is designated MDR 12 (medium density residential, 12 units per acre). The study area lies outside of the area defined as **“Totem Center”** in the Totem Lake Neighborhood Plan (see Attachment 2). The following table provides a comparison of TL 7 and RMA 3.6 zoning (study area) with zoning of other properties to the north (RSA 6 and RSA 8) and west (TL 9A and TL 9B). Properties to the south and east of the study area also lie within the TL 7 zone. Note that Comprehensive Plan policies and zoning standards cited in the table below are existing, adopted policies and regulations. Changes to these may occur with adoption of the updated plan for the Totem Lake Business District (under study as part of the Comprehensive Plan update process).



Zone ¹	Allowed Uses	Max/Min Density	Max Height	Setbacks front/side/rear	Lot Cov.	Afford. Hsg. Req.	Totem Lake Plan Policy Direction Link to Plan	Design Guidelines (if app.)
TL 7	Industrial (packing, manufacturing), warehouse storage, wholesale, general retail, office, restaurant/tavern, brewery, hotel, entertain/cultural/rec facility, vehicle sales, repair, service, retail marijuana, gas station, auction house, kennel, church, school	Residential not allowed.	45'	10'/0'/0'	80-90%	N/A	Comp Plan Land Use map designates the Study Area as “Industrial/Commercial” . Area, with the exception of the parcel west of the subject property (Morris), which is designated MDR 12. No specific policy direction exists for this area, as it was not within the Kirkland boundaries at the time of adoption of the Totem Lake	Administrative Design Review (ADR). Direction from TL design guidelines rather than design regulations.

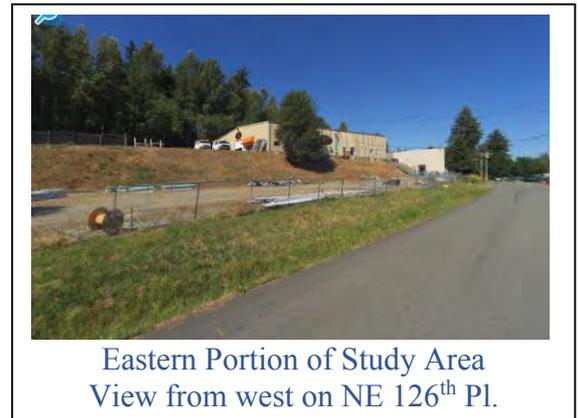
¹ All zones also allow public utility, government and community facility and park uses.

							Neighborhood Plan.	
RMA 3.6	Detached, attached or stacked dwelling units, church, school, day-care, assisted living, convales. center	3,600 s.f. of lot area per unit	35'	20'/5'/10'	60'	Yes	Comprehensive Plan designates the area as MDR 12.	None
TL 9A	Vehicle or boat repair, services, storage or washing, packaging of prep. materials, manufacturing, brew/wine/distill, retail storage, warehouse storage, wholesale uses: trade, printing, contracting, retail marijuana, banking, high tech, rest/tavern (near CKC), office, auction house, kennel, day care (accessory only), recycling	Residential not allowed	45'	10'/0'/0'	70%-90%	N/A	Policy TL-3.5 states: "Support the continued existence of industrial uses in the eastern portion of the neighborhood (district TL 9)". Supportive text adds, "This areas is developed with a variety of industrial and service uses and is one of the few remaining light industrial areas in the City. Industrial uses in this area should be supported through development standards and incentives that encourage existing businesses to remain and expand, and future industrial tenants to locate here."	None
TL 9B	Detached and attached/stacked dwelling units, church, school, park, conval. center	5,000 s.f./lot area per unit	30' (detached) 50' attached/stacked	20'/5'/10'	60%	Yes for attached/stacked	Supportive text for policy TL-3.5 (see above) provides guidance specifically for this parcel. It states, ". . . may be appropriate for multifamily residential uses, as well as industrial or small office uses. The site contains a steep, heavily vegetated hillside	No DR, but Process IIA required for all development

percent and 40 percent with zones of emergent groundwater or underlain by or **embedded with impermeable silts or clays**". The Zoning Code provides standards for development in landslide hazard areas, which may include requirements for geotechnical studies and recommendations (see map in Attachment 5).

Attachment 6 shows the uses, parcel sizes, developed square footage and number of employees associated with each property in the study area. It should be noted that the map is based on business license data which is self-reported and as a result, includes some limitations. Still, the detailed data provide an interesting overview. Over half of the study area is vacant. Remaining land, located in the eastern portion of the study area, is under two large ownerships (parcels 5-7 and parcels 8-9), developed with a mix of wholesale, manufacturing, warehouse and office uses.

The largest property ownership is the vacant property located directly west of the **applicant's, at 6 acres** (parcel 3 on Attachment 6). This site is the only parcel zoned for residential use within the study area. Prior to the annexation of the study area in 2011, the property was rezoned from industrial to multifamily residential within King County. Last year, the owner of that property submitted plans for the development of 33 multifamily units for consideration at a pre-submittal meeting. Since calculations of the wetland and buffer on that site have not been performed, the actual number of units that could be built have not been determined. No further contact with that property owner has occurred since last summer.



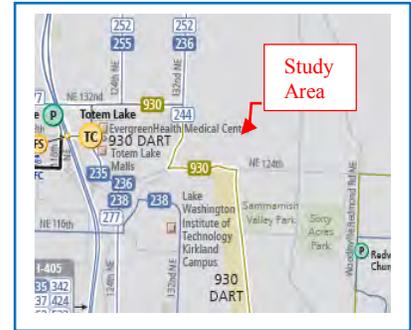
The property owner of the parcel located at the west entrance to the study area (parcel 1 on Attachment 6) also submitted plans for review at a pre-submittal meeting in 2013. His plans were for construction of a 7,000 square foot industrial building.

5. Existing Zoning and Development Adjoining Study Area: Surrounding zoning and development are discussed below:

- North: Land north of the study area is zoned for and developed with low density residential uses in the RSA 6 and RSA 8 zones.
- West: The property located directly west of the study area, across 132nd Avenue NE, contains two parcels – one within the TL 9A zone and one within the TL 9B zone. This property is the subject of another CAR (Rairdon) discussed in Section B of this memo. The northern of the two parcels is vacant, and the southern parcel contains an auto service center. Southwest of the Rairdon study area, properties are primarily developed with a mix of light manufacturing, warehouse and office uses. The Totem Valley Business Park is located in this area.

- South: Land south of the study area also lies within the TL 7 zone and **contains a wide mix of typical “light industrial” uses, including warehouses, light manufacturing, wholesale, auto service, and a small fitness use.**
- East: Uses on properties in the TL 7 zone east of the study area include a mix of auto sales, aerospace-related manufacturing, small office, wholesale, **personal service and other “light industrial” uses.** The Astronics CAR (discussed in Section C of this memo) lies farther east, across the Eastside Rail Corridor from the Morris study area.

6. Transit Service: The study area is served by the 244 line at 132nd Avenue NE, which connects to the Kingsgate Park and Ride.
7. Trip Generation Rates: Attachment 7 provides trip generation rates for a broad range of uses for consideration in evaluating alternative traffic impacts.
8. Analysis of Options:

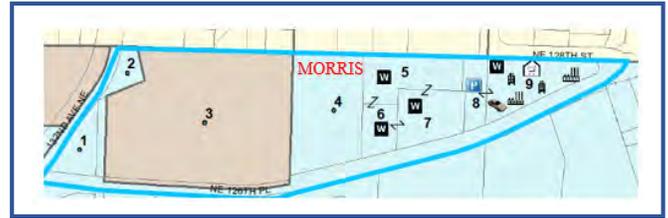


Option 1: No Action, Retain Existing Zoning, Land Use Designations and Comprehensive Plan Text

The current range of uses for development within the study area would remain the same. The residential use and additional height requested by the applicant would not be permitted.

- Advantages: The permitted uses and building height would be identical to those allowed and developed to the south in the TL 7 zone. Potential conflicts between residential and industrial uses would be avoided. The existing industrial uses within the zone would remain legally conforming, and the potential development of Parcel 1 would continue to be permitted.
- Disadvantages: The environmental conditions present on the Morris site may present a challenge for industrial development. Structures developed for typical warehouses, manufacturing uses, auto sales and service and other likely uses in this zone generally require substantial grading to create a level site. A multifamily residential development could occur in a manner that might allow units to avoid potential wetlands and buffers and steeper areas through the siting of units in several smaller structures that follow the topography. Residential development is likely to occur on the adjacent property to the east, which would be compatible with development on the Morris site.

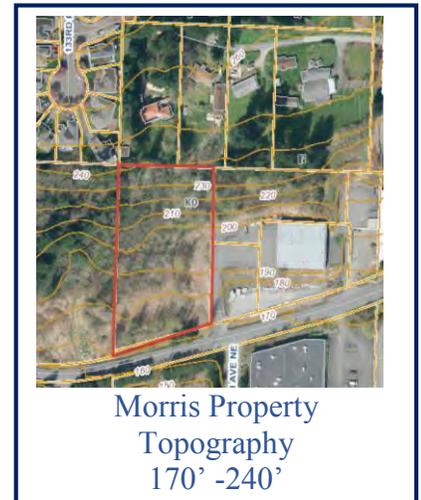
Option 2: Rezone the Subject Property only to RMA 3.6 with standard height limit (35'), retain existing zoning for remainder of study area, but allow multifamily as a permitted use within TL 7 zone on Parcels 1 and 2.



- ***Variation 2.a: Continue to allow all uses allowed within TL 7 zone on the subject property.***
- ***Variation 2.b: Increase building height to 40' for multifamily residential use on the subject property***

This option would:

- Limit the potential for residential use to the undeveloped portion of the study area (Parcels 1-4).
- Rezone the subject property to allow multifamily residential development at 12 units per acre.
- Eliminate provisions for the range of uses currently allowed within the TL 7 zone from those allowed on the subject property. (*Variation 2.a. would continue to allow these uses within the RMA 3.6 zone for the subject property*).
- Expand the permitted uses for Parcels 1 and 2 to include residential development at 12 units per acre.
- Apply all standard provisions of the RMA 3.6 zone to the subject property (including the height limit of 35'). (*Variation 2.b would increase the allowable building height for residential use on the subject property to 40', as requested by the applicant*).
- Advantages: Residential development appears to be a more feasible use of the subject property due to existing environmental conditions including possible wetlands and steep slopes. As discussed in Option 1, multifamily residential uses have a greater potential to be developed in a manner which could follow the existing topography and avoid sensitive areas. The **grade of the site rises from 170' at its southern boundary to 240' along the north property line.**



Option 2 would not include the increased height requested by the applicant. Since the site's highest point is at an elevation which is similar to the elevation of the residential land to the north, increased building height could result in greater impacts on the adjacent neighbors. An increase in height would also not be consistent with the RMA 3.6 zoning on the adjacent property to the west (Parcel 3), which has similar environmental conditions to those present on the subject property.

This option would include expanding an option for residential development to Parcels 1 and 2, as these properties may also be more feasibly developed with residential use, and housing may also be a better transition along 132nd Avenue NE between the industrial uses to the south and the low density residential uses to the north.

Conversations with the owner of Parcel 1 have indicated that he wants to retain his options for industrial use, and hopes to move forward with the project he submitted for pre-submittal review in 2013. This hybrid aspect of Option 2 could be achieved through adding provisions to the TL 7 zone that would allow residential use for parcels abutting 132nd Avenue NE in this area.

Advantages Variation 2a: This alternative would continue to allow all of the uses permitted within the TL 7 zone (office, warehouse, manufacturing, etc.), which would provide greater development options for the applicant.

Advantages Variation 2b: This alternative would expand allowable building height to 40', which would give greater flexibility for development to step up the hillside, consistent with the site's topographic rise.

- Disadvantages: Residential development in this area may result in conflicts with industrial uses. Occasionally, residents object to typical impacts associated with light industrial uses, such as truck traffic, noise and odors. However, since this Option would limit residential use to the western portion of the study area, residents would have close access to 132nd Avenue NE limiting the need to travel extensively through the industrial area. In addition, substantial buffering would be required on the property from adjacent industrial sites.

Allowing additional height (Variation 2b) for residential use on the subject property would be inconsistent with the RMA 3.6 zoning of the neighboring property (Parcel 3), and could result in greater impacts to the adjacent low density uses on the north, if development occurs within the higher elevations on the subject property.

Commission Discussion:

Staff recommends that the Commission provide direction on the options. Staff recommends Option 2 without Alternatives 2.a and 2.b for consideration. Questions for the Commission:

- Does the Commission concur with this approach?
- Are there other options or variations on the options that should be considered?

B. Rairdon

1. CAR Application: Trisna Tanus submitted two applications for Citizen Amendment Requests for two parcels by Greg Rairdon (see Attachment 8). The Planning Commission recommended, and the City Council later agreed, that the two requests be consolidated into one to enable more comprehensive review of the issues and approaches to be considered for the larger ownership. The Commission did not **expand the study area beyond the property under Mr. Rairdon's ownership.**

The Rairdon property totals about six acres, and is located within the TL 9A and TL 9B zones in the Totem Lake Business District. The property is currently included within the boundaries of the Totem Lake Urban Center (see map, Attachment 2), although changes to this boundary under study by the Planning Commission may render these properties outside of the Urban Center. The request is for zoning changes for both properties to TL 7, which would allow a broader range of commercial uses. The property owner, Greg Rairdon, has indicated to staff that he is interested in using the site for vehicle sales. A statement from the applicant's attorney in support of the request is included among comments on the CAR proposals under consideration (Attachment 12).

2. Recommendation: Three options are outlined in Section B.9 below. Staff recommends Option 2, described in more detail below. If this option is selected, the Totem Lake Business District Plan would be amended to show limited commercial use among the land use designations for the area. The Zoning Map would remain unchanged, but development standards would be revised to add vehicle sales to the range of permitted uses in TL 9A in this location (adjacent to 132nd Avenue NE only), and allow vehicle sales (and related uses) in TL 9B if development of the site includes consolidation and coordination with development in TL 9A. Development would be reviewed through a public process. Additional conditions to address environmental conditions and commercial impacts would be included as described in Section B.9.

3. Existing Land Use Context: The southern parcel within the subject property is designated **"Industrial" in the Comprehensive Plan.** A broad range of light industrial and limited commercial uses are permitted within this TL 9A zone (see table, below). The subject property's northern parcel is designated MDR (Medium Density Residential) 8-9, allowing detached, attached or stacked dwelling units at a maximum density of 8-9 units per acre. All development in the TL 9B zone must be reviewed through a IIB public process and subject to very specific development standards. Policy TL-17.3 calls for restricted development in identified landslide hazard areas, and provides extensive text and conditions for development of this area (See Attachment 3).



The following table provides a comparison of the TL 9A and TL 9B zones (subject property), with zoning of other properties to the north (RSA 6), and east (TL 7).

Properties west of the north parcel of the subject property are **zoned "P"** and designated as a Private Greenbelt Easement, while properties to the south also lie within the TL 9A zone. Note that Comprehensive Plan policies cited in the table below are existing, adopted policies. Changes to these policies may occur with adoption of the updated plan for the Totem Lake Business District (under study as part of the Comprehensive Plan update process).

Zone	Allowed Uses	Max Density	Max Height	Setbacks front/side/rear	Lot Cov.	Afford. Hsg. Req.	Totem Lake Plan Policy Direction Link to Plan	Design Guidelines (if applicable)
TL 9B	Detached and attached/stacked dwelling units, church, school, park, convales. center	5,000 s.f./lot area per unit	30' (detached) 50' attached/stacked	20'/5'/10'	60%	Yes for attached/stacked	Supportive text for policy TL-3.5 (see above) provides guidance specifically for this parcel. It states, "... may be appropriate for multifamily residential uses, as well as industrial or small office uses. The site contains a steep, heavily vegetated hillside that may constrain development". Policy TL-17.3 calls for restricted development in identified landslide hazard areas, and provides extensive text and conditions for development of this area. See Attachment 3	No DR, but Process IIA required for all development

							for complete text.	
TL 9A	Packaging of prep materials, breweries, wineries, distilleries, retail storage, warehouse storage, wholesale: trade, printing, contracting, banks, high tech, office, restaurant/tavern (by CKC only), auction house, kennel, daycare (only if accessory), vehicle service or repair	Residential not allowed.	45'	10'/0'/0'	70% - 90%	N/A	Comp Plan Land Use map designates as "Industrial" . Policy TL-3.5 states, "Support the continued existence of industrial uses in the eastern portion of the neighborhood (district TL 9)" . Page XV.H-8 provides additional text calling for support in standards to encourage industrial businesses in this area.	N/A
TL 7	Industrial (packing, manufacturing), warehouse storage, wholesale, general retail, office, restaurant/tavern, brewery, hotel, entertain/cultural/rec facility, vehicle sales, repair, service, gas station, school, park, gov/comm facility	Residential not allowed.	45'	10'/0'/0'	80-90%	N/A	Comp Plan Land Use map designates portion of Study Area west of 132 nd as "Industrial/Commercial" . Area east of 132 nd is designated "Industrial" . No specific policy direction for geographic area.	Administrative Design Review (ADR). Direction from TL design guidelines rather than design regulations.
RSA 6	Detached dwelling unit, church, school, day care	5,100 s.f./lot	30'	20'/5'/10'	50%	N/A	None (Area is in Kingsgate neighborhood – new plan is being drafted with	None

							this CP update)	
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4. Existing Conditions and Development in Study Area: The southern parcel of the subject property contains 95,832 square feet and is developed with a one-story, 10,376 square foot building. The CAR application states that the applicant uses the building for warehouse, office and light manufacturing uses. It is also in use as a Fiat auto storage and service facility. The north parcel contains about 163,000 square feet and is undeveloped. The total area of the subject property is approximately six acres.



Studies of wetlands and streams have been performed for property owners of the north parcel (see Attachment 9). Conclusions of the final study (Watershed review of previous studies, dated December 3, 2013) include the identification of two wetlands (Type 2 and Type 3) and two Class C streams.

The property also lies within a High Landslide Hazard Area, which is **defined as “areas sloping 40 percent or greater, areas subject to previous landslide activities and areas sloping between 15 percent and 40 percent with zones of emergent groundwater or underlain by or embedded with impermeable silts or clays”**. The Zoning Code provides standards for development in landslide hazard areas which includes potential requirements for geotechnical studies and recommendations (see map in Attachment 5).



The Comprehensive Plan contains extensive policy direction for the north parcel on the subject property (see Attachment 3). The text notes that the site lies within a high landslide hazard area, and provides eleven conditions for development. The conditions include a requirement that development be subject to review through a public process, and calls for reduced lot coverage, retention of vegetation, preservation of watercourses in their natural state, slope stability analysis, preservation of the steepest slopes onsite through a development setback of at least 100 feet from the north property line adjacent to single family development and several other conditions. Vehicular access to the south (NE 126th Place) is preferred, with access to 132nd Avenue NE



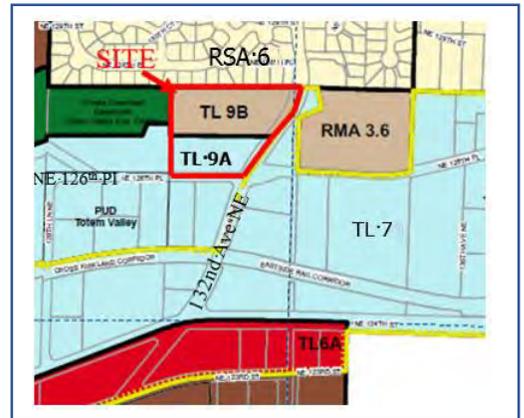
allowed only if necessary and if so, restricted to one access point. Greater building height is allowed than is typical of residential areas (up to five stories), with affordability required.

5. Existing Zoning and Development Adjoining Study Area: The subject property currently lies within the Totem Lake Urban Center. The Urban Center designation **(through King County's Countywide Planning Policies) indicates the role of this area in accommodating much of the city's employment and housing growth.** Throughout the region, Centers designations are part of a growth management and transportation planning strategy to provide for greater intensity and density in areas of compact development where housing, employment, shopping and other activities are close together in proximity to transit. Typically, residential densities and commercial intensities are highest in these areas.

The map included in Attachment 2 indicates the boundaries of the Urban Center which reflects preliminary direction from the Planning Commission for changes. The Commission is continuing to study this issue, and may revise the boundaries of the Totem Lake Urban Center to exclude some or all of this industrial area. The topic of additional revisions to the Urban Center boundaries is also on the agenda for discussion on April 16th. The subject property lies within an industrial area which the Planning Commission has identified as an area to generally remain suitable for light industrial development under the updated plan for the Totem Lake Business District.

Surrounding zoning and development are discussed below:

- North: Directly north of the subject property, land is developed in single family homes within a low density residential zone (RSA 6).
- West: Land west of the northern parcel of the subject property is designated as protected from development through a **"Private Greenbelt Easement"**. Property directly west of the southern parcel is vacant, and also zoned TL 9A.
- East: Land east of the subject property lies within the TL 7 zone and is described in detail in Section A of this memo, as it contains the Morris CAR study area.
- South: South and southwest of the subject property, land is developed in low, generally one-story structures containing a mix of light manufacturing, office and warehouses uses. The Totem Valley Business Park and Nintendo developments are located within this area.



6. Transit Service: The study area is served by the 244 line at 132nd Avenue NE, which connects to the Kingsgate Park and Ride.



7. Suggested Vision or Intent for this Zone: The adopted Totem Lake Neighborhood Plan designates the southern parcel of the subject property for industrial use, and provides policy language calling for support of this land use within TL 9: ***"This area is developed with a variety of industrial and service uses and is one of the few remaining light industrial areas in the City. Industrial uses in this area should be supported through development standards and incentives that encourage existing businesses to remain and expand, and future industrial tenants to choose to locate here."*** Within TL 9A, half of the existing businesses are industrial, occupying close to 90% of the developed floor area in this district. Remaining employment and floor area is predominantly in office use.

This area was included in the City's analysis of industrial areas last year (see [Heartland Industrial Lands Study](#)). The Planning Commission discussed the City's light industrial areas at its meeting on October 23rd ([Planning Commission Materials](#)). At that time, the Planning Commission reviewed the existing vision for this area, "maximize opportunities for industrial", but did not give specific direction for the area since the Rairdon CAR had been submitted for study. Since the Rairdon request is for expanded commercial uses, it is not consistent with the existing direction ("maximize opportunities for industrial") for the TL 9A area.

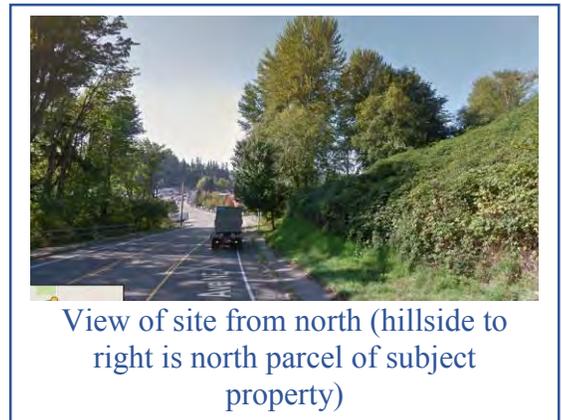
8. Trip Generation Rates: Attachment 7 provides trip generation rates for a broad range of uses for consideration in evaluating alternative traffic impacts.

9. Analysis of Options: The following options are presented for Planning Commission discussion.

Option 1: No Action, Retain Existing Zoning, Land Use Designations and Comprehensive Plan Text

The current use of the southern parcel could continue, or the site could be redeveloped with a variety of uses allowed within the TL 9A zone. The northern parcel could be developed with multifamily units at a density up to nine units per acre, located at least 100 from the north property line.

Advantages: Land use and development in the area would remain predictable for the single family neighbors to the north who have historically expressed concerns about development of the site due to its environmental features. Wetlands and streams on the site would remain in their existing condition. Development of the south parcel would continue to be consistent with the existing vision for the area, which seeks to limit commercial use and support industrial use. Structures developed for commercial uses, auto sales and service and other likely uses in this zone generally require substantial grading and impacts to streams, wetlands and slopes to create a level site. A multifamily residential development could occur in a manner that might allow units to avoid potential wetlands and buffers and steeper areas through the siting of units in several smaller structures that follow the topography.



Disadvantages: Future development of the north parcel could result in vehicular access to 132nd Avenue NE which may present safety challenges due to the slope and curve of the road in this area.

Option 2: Retain existing zoning but add vehicle sales to permitted uses in TL 9A in this location, and allow vehicle sales (and related uses) in TL 9B if site development includes consolidation and coordination with development in TL 9A. Development would be reviewed through a public process. Additional conditions to address environmental conditions and commercial impacts would be included.

This option would:

- Require that any development in the TL 9B zone be reviewed through a public process:
 - Proposals for non-commercial development would continue to be required to be reviewed through Process IIA.
 - Proposals for commercial development would be required to be reviewed through a Planned Unit Development request (Process IIB). Implementing regulations to be added to the Zoning Code would include potential PUD benefits to be proposed, such as a significantly expanded buffer of 175 feet or more.
- **Add the use listing, "A retail establishment providing vehicle or boat sales, repair, services, washing or rental" to the TL 9A and TL 9B zones, but limit the location where this use is allowed to properties located on the 132nd Avenue NE arterial.**
- Require that any non-residential development in TL 9B include consolidation with development in TL 9A.
- Require that access to any non-residential development in TL 9B be limited to NE 126th Place NE.

- Require that an expanded buffer (greater than 100 feet) from the north boundary of the TL 9B zone be provided with any commercial development in this zone, and that the buffer be placed in a recorded protective easement.
- Provide language to ensure impacts to critical areas are addressed. Language such as the following would be included:
 - **“Impacts to critical areas should be avoided, and where this is not possible, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.”**
- Provide language to address potential impacts of commercial use, particularly vehicle sales within TL 9A and TL 9B in this location. Regulations to address lighting (from signs, parking areas and buildings) and noise impacts (from PA systems or other speakers) would be included.
- Include revisions to the text for this area contained in the Comprehensive Plan (see Attachment 3) to address the land use changes and development standards associated with this option.
- Continue to allow all uses currently permitted in the TL 9A and TL 9B zones.

Advantages: This option would allow the subject property to be used as requested by the applicant, while providing some benefits to the surrounding area. The limitation of access to the south would prevent vehicular traffic from entering 132nd Avenue NE on the hillside. The expansion of the buffer from the north property line would reduce impacts to the single family neighborhood to the north, further protect the steepest part of the site, and preserve additional vegetation in this area. This option provides a cautious approach to allowing greater use of the subject property, while providing an avenue through which a developer could propose modifications to critical areas regulations.

Disadvantages: The addition of vehicle sales within the TL 9A and TL 9B zones in this area is not consistent with the vision in the existing plan for the Totem Lake Business District, which seeks to retain and support industrial uses in TL 9A. It is also not consistent with the existing vision for the north parcel for residential use, as a way to develop in a more sensitive manner, **due to the site’s environmental constraints. Further,** development that consolidates the two parcels will result in impacts to the wetlands and streams on site.

Option 3: Expand the permitted uses within the TL 9A zone only to add vehicle sales in this location.

This option would limit vehicle sales to the southern parcel of the subject property.

Advantages: Restricting vehicle sales to the southern parcel would allow the property owner to add a retail component to his dealership at this location. This option would also prevent consolidation of the two parcels, providing a

greater likelihood that sensitive areas would not be impacted to the same extent that may occur with joint development.

Disadvantages: The parcel size may not be sufficient to accommodate the full dealership and auto storage needs of the applicant. The opportunity for requiring an expanded buffer from the north boundary of TL 9B would also be lost under this option.

Commission Discussion:

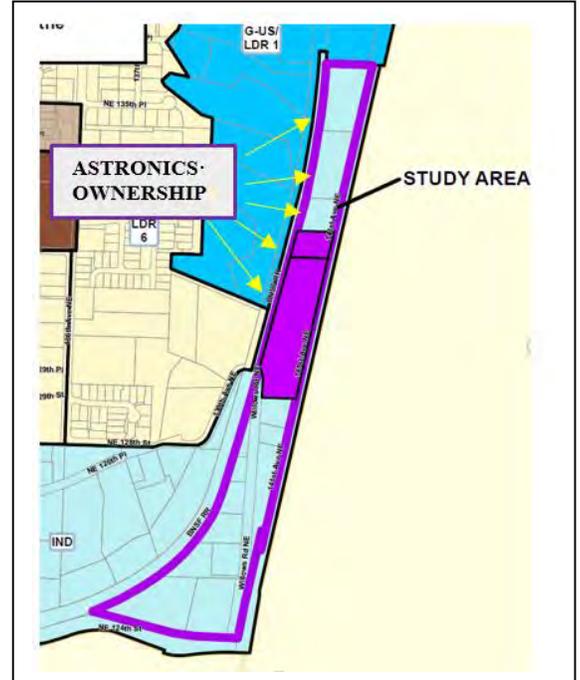
Staff recommends that the Commission provide direction on the options. Staff preliminarily recommends Option 2 for consideration. Questions for the Commission:

- Does the Commission concur with Option 2?
- Are there additional conditions that should be included in Option 2?
- Is there **any additional information that would be helpful in the Commission's** consideration?
- Are there other options or variations on the options presented that should be considered?

C. Astronics

1. CAR Application: Diana Suzuki submitted an application for a Citizen Amendment Request for the property owned by the Astronics Corporation. Astronics owns five **parcels, located on Willows Road at Kirkland's** easternmost boundary with King County. The Astronics ownership contains 591,652 square feet, or 13.5 acres. The property lies within the TL 7 zone within the Totem Lake Business District (see Attachment 10). The request is for additional building height to be allowed on the **property. The current height limit is 45'**, and the applicant requests a height limit of **75'**. **The application states that Astronics is interested in building a 130,000 square** foot building with associated parking. Since the time of the submittal of the CAR application, Astronics has provided additional information about future development plans. Revised information indicates the proposed building would contain 133,800 square feet.

As part of the scoping process, the Planning Commission and City Council expanded the study scope to include all properties within the TL 7 zone east of the Eastside Rail Corridor (see inset map).



- Recommendation:** Two options are outlined in Section C.9 below. Staff recommends Option 2, described in more detail below. This option would apply to the Astronics property alone, and would include an increase in the maximum **building height to 65'**, and allow rooftop **appurtenances up to 75'**. It would establish a maximum Floor Area Ratio (FAR) of .5 for **structures over 45'**, and provide Comprehensive Plan language to address the environmental conditions in the area as described in Section C.9.

- Existing Land Use Context:** The Astronics property and all properties within the study area are designated **"Industrial"** in the Comprehensive Plan. A broad range of light industrial and limited commercial uses are permitted within the TL 7 zone in this location (see table, below). The following table provides a comparison of the TL 7 zone with zoning of other properties to the north (RSA 1) and west (RSA 6). Properties east and south of the study area are located within King County and are generally developed with agricultural or light industrial types of uses.

Zone ²	Allowed Uses	Max/Min Density	Max Height	Setbacks front/side/rear	Lot Cov.	Afford. Hsg. Req.	Totem Lake Plan Policy Direction Link to Plan	Design Guidelines (if app.)
TL 7	Industrial (packing, manufacturing), warehouse storage, wholesale, general retail, office, restaurant/tavern, brewery, hotel, entertain/cultural/rec facility, vehicle sales, repair, service, gas station, auction house,	Residential not allowed.	45'	10'/0'/0'	80-90%	N/A	Comp Plan Land Use map designates the Study Area as "Industrial/Commercial" . Area, with the exception of the parcel west of the subject property (Morris), which is designated MDR 12. No specific policy direction exists for this area, as it was	Administrative Design Review (ADR). Direction from TL design guidelines rather than design regulations.

² All zones also allow public utility, government and community facility and park uses.

	kennel, church, school						not within the Kirkland boundaries at the time of adoption of the Totem Lake Neighborhood Plan.	
RSA 6	Detached dwelling unit, church, school, day care, golf course	5,100 s.f./lot	30'	20'/5'/10'	50%	N/A	None (Area is in Kingsgate Neighborhood – new plan is being drafted with this CP update)	None
RSA 1		1 unit/acre. Max FAR of .2 Clustering away from critical areas required			30%			

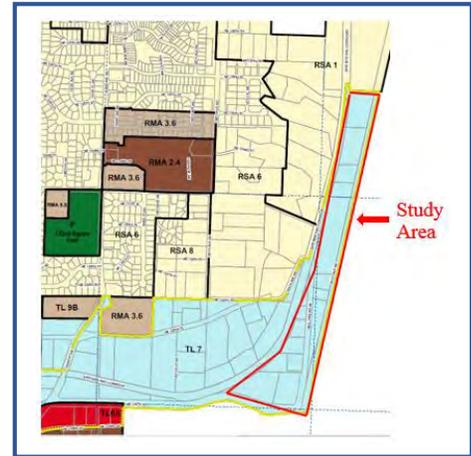
4. Existing Conditions and Development in Study Area: The southern two parcels of the Astronics property are developed with an office/manufacturing facility containing 97,037 square feet. The remainder of the site is undeveloped. The property sits at the base of a hillside that slopes downhill toward the Sammamish River valley. The review report prepared by the Watershed Company for the City (see Attachment 4) notes that a total of 12 wetlands and six streams have been identified on or adjacent (within 100 feet) of the Astronics study area.

The study area is located within a Seismic Hazard Area, but is not within the areas identified as having medium or high landslide hazards. The land directly west of the northern half of the study area is within the High Landslide Hazard area noted on the map in Attachment 5.

Attachment 11 shows the uses, parcel sizes, developed square footage and number of employees associated with each property in the study area. The analysis shows that the Astronics facility is the largest development in the area, followed by the Money Saver mini-storage, with about 93,000 square feet. ICOM America, a wholesale electronics use occupies about 70,000 square feet, and the Nabtesco Aerospace (aircraft parts and auxiliary equipment manufacturing) building is about 58,000 square feet. The remaining uses are a mix of small tenants providing personal services, wholesale, and office uses. One of the small tenants is a recently opened retail marijuana business.

5. Existing Zoning and Development Adjoining Study Area: Surrounding zoning and development are discussed below:

- North: Land north of the study area is not developed, and is zoned for very low density (1 unit/acre) residential uses in the RSA 1 zone. The property directly to the north is owned by Stimson Lane Wine and Spirits and the Chateau Ste. Michelle Winery is located to the north of this area.
- West: The Eastside Rail Corridor abuts the **study area's western boundary**. Beyond the corridor, light industrial uses are located within the TL 7 zone along the southwest boundary, and low density residential uses are located west of the hillside to the west of the northern half of the study area.
- South and East: Land directly south of the study area, across the NE 124th Street arterial is developed with light industrial/office uses within King County. As noted above, land east of the study area is in agricultural/light industrial use, also in King County.



6. Transit Service: The study area is not served by transit (see inset map).

7. Suggested Vision or Intent for this Zone: This area was also **included in the City's analysis of industrial areas** last year (see [Heartland Industrial Lands Study](#)). The Planning Commission discussed the **City's light industrial areas at its meeting on October 23rd** ([Planning Commission Materials](#)). At that time, the Planning Commission discussed the current business mix in this eastern portion of the TL 7 zone, which is about 80% in industrial use (with Astronics and Nabtesco being the largest uses), and office use occupying about 10%. The remaining businesses are a mix of small auto repair and retail uses. The existing vision was expressed as "**allow some other uses**", to acknowledge the presence of retail uses such as vehicle dealerships in the area. The materials for the Commission at that time noted that zoning changes adopted in 2012 allowed expanded retail uses in the TL 7 zone along NE 124th Street, but excluded this area to support the retention of land for industrial use. The Planning Commission did not provide direction for changes to the vision since the Astronics and Morris CARs had been submitted for consideration.



8. Trip Generation Rates: Attachment 7 provides trip generation rates for a broad range of uses for consideration in evaluating alternative traffic impacts.

9. Analysis of Options: The following options are presented for Planning Commission discussion:

Option 1: No Action, Retain Existing Zoning, Land Use Designations and Comprehensive Plan Text

This option would not change the height limit within the study area, as requested by the applicant.

Advantages: The current **height limit of 45' is standard for all uses within the TL 7 zone**. The City of Redmond has similar height limits for their light industrial area southeast of the study area, where four stories is the base height, with bonuses for up to two additional floors allowed with the use of TDRs (transfer of development rights), residential use or green building. **Redmond's regulations also limit the FAR** for development in these areas to .45, with the potential for an increase to 1.0, when bonuses for TDRs or green building are used. Redmond also restricts office uses in manufacturing and business park zones (similar to TL 7), requiring that the uses be oriented toward research and development (e.g. dentist offices not allowed). **Maintaining the 45' height limit** within the study area would ensure that larger office developments would not locate in the area, and employment growth would generally be directed to areas planned for greater intensity and where better transit opportunities exist.

Disadvantages: Without an increase in height, Astronics would not be able to expand as planned. Astronics provides many jobs for Kirkland, and will continue to provide more in the future, so efforts to retain this business are important.

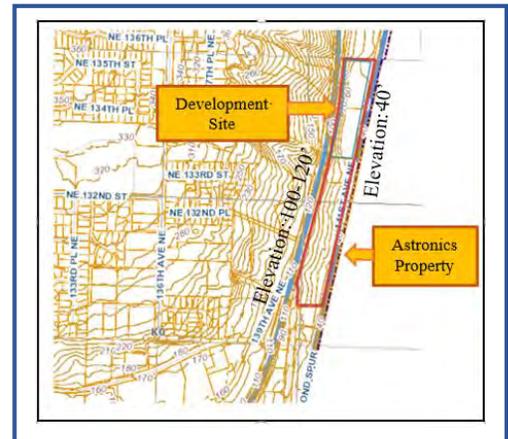
Option 2: Allow an increase in height to 65' for the Astronics property. Provide for additional height up to 75' to accommodate rooftop appurtenances. Establish a maximum Floor Area Ratio (FAR) of .5 for structures over 45'. Provide Comprehensive Plan language to address environmental conditions.

This option would:

- Allow an increase in height to 65' for the Astronics property.
- Allow for an increase in height of up to 10' for elevator overrides and other rooftop appurtenances (with screening provided according to Section 115.120.3 of the Zoning Code: screening requirements)
- Establish a maximum FAR of .5 for structures over 45' in height.
- Provide language to ensure impacts to critical areas are addressed.
Language such as the following would be included:
 - "Impacts to critical areas should be avoided, and where this is not possible, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred."

Advantages: This option would allow the subject property to be used as requested **by the applicant. The 65' height limit would be consistent with the height limits**

allowed elsewhere in many Totem Lake zones. Since the Astronics property ownership is located at a considerably lower elevation than properties to the west, additional height would not result in visual impacts to other properties. Providing for additional height for rooftop appurtenances within the development standards would provide assurance to Astronics that preliminary plans they have presented to staff which indicate a need for **the elevator shaft to exceed 65' in one area** would be acceptable. While the Zoning Code already provides for exceptions to height limits for these features, approval can only be granted following a formal modification process.



Establishing a maximum FAR of .5 would allow for the flexibility desired by the applicant, while limiting capacity in the area. The existing Astronics facility is developed at an FAR of .16 (see Attachment 11). The planned expansion would increase the FAR for the Astronics site to .39.

As with the recommendations for the Rairdon property which also has wetlands and streams, this option provides a cautious approach to allowing greater use of the subject property, while providing an avenue through which a developer could propose modifications to critical areas regulations.



Disadvantages: Limiting the provisions as set forth in this option would create a separate set of regulations that apply only to the subject property.

IV. PUBLIC NOTICE AND OPPORTUNITIES FOR PUBLIC COMMENTS

Public notice has been provided for study of the Citizen Amendment Requests. The City issued a Special Comprehensive Plan Update Edition of the City Update newsletter in October 2014, including a section on the CARs with a map showing the location of the CARs and a link to the [CAR web page](#) where meeting dates would be posted. In early November 2014, property owners and residents within the study areas and property owners within 300 feet of the study areas were notified by mail of the CAR study and directed to the City's web page for meetings dates once they were scheduled. In late November, CAR applicants were notified by email of the meeting dates that had since been scheduled. Email notice was also provided to the neighborhood associations and the Kirkland 2035 listserv. In January, email notice of the meeting date was sent to the

CAR applicants, and letters containing information about the process and copies of the notice mailed in November were sent to property owners within the study areas.

Once the public hearing for the Draft Plan has been scheduled, another notice with the hearing date will be mailed out to those in and around the study areas and emailed to the K2035 listserv and neighborhood associations. Public notice signs will be installed adjacent to the study areas for any request involving a land use designation change (rezone) as required by the Zoning Code.

Public comments may be submitted to the Planning Commission on the CARs at PlanningCommissioners@kirklandwa.gov or to the Planning staff overseeing the request up to closure of the public hearing on the Draft Comprehensive Plan and CARs. Comments on the CARs may also be provided to the SEPA Official (Eric Shields, Planning Director at eshields@kirklandwa.gov) on the Draft Environmental Impact Statement once it is issued this spring. Comments may be submitted to the City Council at citycouncil@kirklandwa.gov prior to final adoption of the Comprehensive Plan Update, including the CARs, which is anticipated by early fall.

V. PUBLIC COMMENTS RECEIVED

Two letters have been received in opposition to the Morris CAR (see Attachment 12). A third letter (appears first in Attachment 12) has been submitted by the applicant to provide additional information about development plans in the area. A variety of public comments have been received for the Rairdon CAR, with many expressing concerns about the environmental issues on the property (see Attachment 13). This attachment also includes a letter **from the applicant's attorney**, and several letters submitted by the applicant which address the slope and other environmental conditions in the area. No written comments have been received to date related to the Astronics request. Any additional public comments received will be forwarded to the Planning Commission prior to the study session and included as part of the public record for the future public hearing.

Attachments:

1. Morris CAR Application
2. Totem Lake Business District/Urban Center Map
3. Totem Lake Plan Text – Policy TL-17.3
4. Watershed Review Report (Morris and Astronics)
5. Totem Lake Business District – Landslide and Seismic Hazard Map
6. Morris Business Analysis
7. Trip Generation Rates Table
8. Rairdon CAR Application
9. Rairdon Wetland Studies
10. Astronics CAR Application
11. Astronics Business Analysis
12. Comments: Morris CAR
13. Comments: Rairdon CAR



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
 ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: BRIAN + SUSAN MORRIS
- B. Mailing Address: 15214 55TH DR. S.E. EVERETT, 98208
- C. Telephone Number: 425-623-5203
- D. Email Address: morrisnet@msn.com
- E. Property Owner Name (if different than applicant): _____
- F. Mailing Address: E-MAIL COMMUNICATION IS BEST
- G. Telephone Number: AS WE TRAVEL
- H. Email Address: morrisnet@msn.com

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you,

II. PROPERTY INFORMATION:

EMAIL REQUESTED!

- A. Address of proposal: (if vacant provide nearest street names) 13250 NE PL.
- B. King County Tax Parcel number(s): 2726059007
- C. Describe improvements on property if any: VACANT LAND
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: TL7, INDUSTRIAL
- F. Current land use designation and permitted density shown on the City's land use map. INDUSTRIAL

III. REQUEST INFORMATION AND REASONS:**A. Description of Request:**

RE-ZONE TO RMA 3.6 OR HIGHER WITH 40'
HEIGHT ALLOWED DUE TO PROPERTY ON SLOPE.

B. Description of the specific reasons for making the request:

PROPERTY IS BETTER SUITED FOR MULTIFAMILY
DEVELOPMENT TO BE COMPATIBLE WITH PROPERTY
TO WEST HAVING RMA 3.6 CURRENTLY.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

We also feel the following are good reasons for this requested zone change:

- Kirkland ever growing need for affordable housing
- Current adjacent property to North is being re-zoned to a higher density housing.
- Hill side property would allow for multi-story building without blocking anyones view.
- Close proximity to New Cross Kirkland Corridor for commuting, exercise, Regional Metro Transit, Shopping, Hospital, Inerstate Freeway and Schools.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign:

B. Morris

Name – print:

BRIAN MORRIS

Property owner or Legal Representative?

OWNER

Date:

6/10/14

Address:

15214 55TH DR. S.E. EVERETT, WA, 98208

Telephone:

425-623-5203

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service
- Exhibit A for mailing document
- Exhibit B for hand delivering document



City of Kirkland Property Information Report

Date: November 19, 2013

Information Provided by King County Assessor's Office	
Parcel (PIN):	2726059007
Lot Size(sq. ft.):	95,337
Year Built:	
Present Use:	316
Building Size (gross sq. ft.):	0
Land value:	\$858000.000000
Improvement value:	\$0.000000
Grid:	K0
Fire Sprinklers:	
Quarter Section-Section-Township-Range:	NW-S27-T26-R5
Information Provided by the City of Kirkland	
Site Address:	
Zoning:	TL 7, Industrial
Neighborhood:	Totem Lake
Located Within Houghton Community Council Disapproval Jurisdiction:	No
Seattle City Light Easement:	No
Design District:	Totem Lake Neighborhood
Overlay:	
Sewer District - verify that you are a current customer of:	Northshore Utility District
Water District - verify that you are a current customer of:	City of Kirkland
Methane Abatement Area:	
Wind Exposure:	
Information Provided by the City of Kirkland regarding MAPPED Environmental Areas	
Drainage Basin:	Kingsgate Slope, NA
Is this property within 125 feet of wetland shown on GIS?	Yes
Is this property within 100 feet of a stream shown on GIS?	No <i>potentially yes</i>
Is this property within shoreline jurisdiction and within 250 feet of a wetland shown on GIS?	No
Shoreline Environment:	NA
Landslide:	High
Seismic:	No
Floodplain:	No
Bald Eagle Protection Area:	No

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The information above is from the City of Kirkland's geographic information system (GIS), which has been developed from a wide variety of sources including King County Department of Assessments property records. For the property described in this report, a site visit or more detailed technical review by city staff may reveal conditions not shown in the city GIS.

GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



Legend

- Contours 10F
- City Limits
- Grid
- QQ Grid
- Railroad
- Streets
- Parcels
- Buildings
- Parks
- Schools
- z_Image09
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 4,888

Notes
Enter Map Description

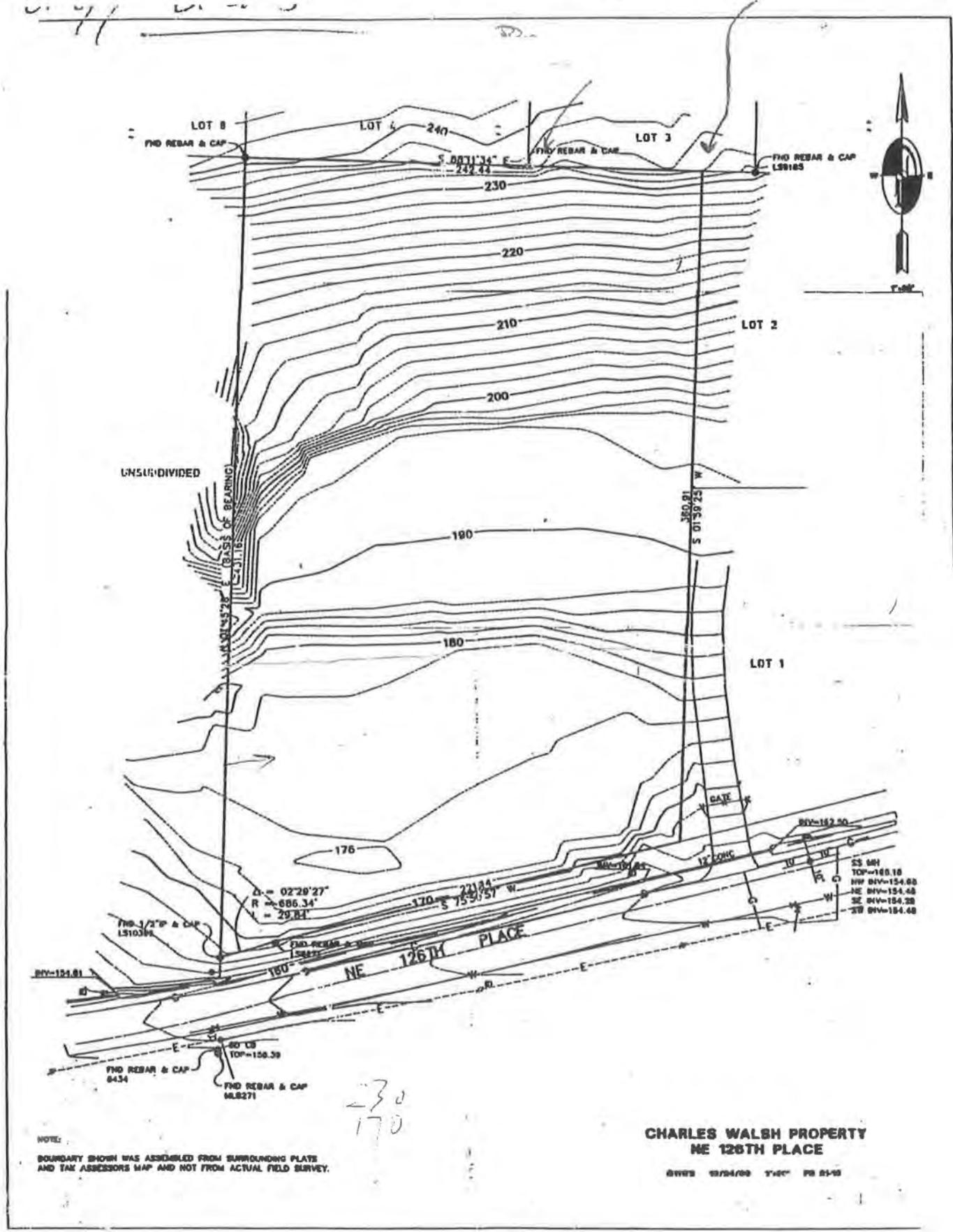
0.2 0 0.08 0.15 Miles

No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
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ERIHAN & SUSAN J. TORRES



XV.H. TOTEM LAKE NEIGHBORHOOD NATURAL ENVIRONMENT

Policy TL-16.2:

In landscaped areas of the greenbelt, encourage landscape materials that complement adjoining natural areas.

Certain portions of the greenway, particularly extending west from Totem Lake and across I-405 to the Juanita Creek corridor, should be landscaped to provide a continuous green path through the neighborhood. To the extent possible, these areas should be landscaped with materials that complement the natural areas of the greenway and continue the appearance of a natural greenway.

Policy TL-16.3:

In natural areas of the greenway, maintain the natural vegetation to the greatest extent possible.

Within the natural areas of the greenway, natural vegetation should be maintained to the greatest extent possible. This may include management to replace invasive non-native plants with native vegetation. This will enhance the overall habitat and stormwater control function of these areas.

Goal TL-17: Protect potentially hazardous areas, such as landslide, seismic and flood areas, through limitations on development and maintenance of existing vegetation.

High and moderate landslide areas are located throughout the Totem Lake Neighborhood. Primary areas at risk for landslide include the slope northeast of Totem Lake, the slope south and west of the Heronfield wetlands, Welcome Hill, and isolated areas in Par Mac and along the north side of Juanita Creek (see Figure TL-5). Seismic soils are located primarily in low-lying soft soil areas around Totem Lake, along Juanita Creek and around the Heronfield wetlands. Currently, the only 100-year floodplain in the Totem Lake Neighborhood is located around Totem Lake. Policies in this section provide general guidance regarding these features.

Policy TL-17.1:

Maintain existing vegetation in high or moderate landslide areas.

In all landslide areas, most of the existing vegetation should be preserved in order to help stabilize the slopes as well as maintain natural drainage patterns. In particular, areas with significant existing vegetation, such as the wooded ridge along NE 116th Street (District TL 10B on Figure TL-11), and the hillside northeast of Totem Lake (District TL 9), should retain vegetative cover to the maximum extent possible.

Policy TL-17.2:

Require slope stability analyses in high or moderate landslide areas and regulate development to minimize damage to life and property.

Construction on or adjacent to landslide hazard areas may cause or be subject to erosion, drainage or other related problems. Therefore, a slope stability analysis is required prior to development. Development should be regulated on these slopes to minimize damage to life and property.

Policy TL-17.3:

Restrict development in identified landslide hazard areas to ensure public safety and conformity with natural constraints.

High ground water with soft soil conditions in the low-lying parts of the neighborhood may limit or require special measures for development. The presence of loose saturated soils increases the risk for differential settlement and seismically induced soil liquefaction. In these areas, development must demonstrate methods to prevent the settlement of structures and utility systems and to withstand seismic events.

The steep, heavily vegetated hillside in the northeastern portion of the neighborhood lies within an identified high landslide area (see Figures TL-5 and TL-11, District TL 9). Although a range of office, industrial or multifamily uses are permitted in

XV.H. TOTEM LAKE NEIGHBORHOOD NATURAL ENVIRONMENT

the southern portion of the hillside north of NE 126th Place, this development and all development on the hillside are subject to the following conditions:

- (1) Development should be subject to public review and discretionary approval through the City's Process IIA process.
- (2) The base density for residential development on the slope should be eight dwelling units per acre.
- (3) Lot coverage for development should be lower than that allowed for the less environmentally sensitive properties to the south, to enable the preservation of vegetation and watercourses on the site.
- (4) Vegetative cover should be maintained to the maximum extent possible. Clustering of structures may be required to preserve significant groupings of trees.
- (5) Watercourses should be retained in a natural state.
- (6) Development should only be permitted if an analysis is presented that concludes that the slope will be stable. The analysis should indicate the ability of the slope and adjacent areas to withstand development, the best locations for development, and specific structural designs and construction techniques necessary to ensure long-term stability.
- (7) The hillside with the steepest slopes should be left undisturbed in a natural condition and retained as permanent natural open space through the creation of a greenbelt easement or the dedication of air rights. In order to provide property owners with reasonable development potential, some development may be permitted on the southern, lower portion of the hillside. In no case should such development or associated land surface modification extend closer than 100 feet to existing single-family residential development north of the slope.
- (8) Any part of the hillside which is retained as permanent natural open space, but which has been previously altered from its natural state, or

which is so altered as a result of soils testing or watercourse rehabilitation, should be returned to its natural condition.

- (9) Surface water runoff should be maintained at predevelopment levels.
- (10) Vehicular access should be from south of the slope. If necessary, access may be from 132nd Avenue NE; provided, that such access is limited to one point and meets other City standards.
- (11) Where residential uses are allowed, a total of five stories measured above an average building elevation is allowed if at least 10 percent of the units provided are affordable units.

The wooded hillside located on the north side of NE 116th Street, west of I-405, is designated as a moderate landslide hazard area (see Figure TL-5). Development in this area should be subject to the following conditions:

- (1) Lot coverage for development should be limited to ensure maximum preservation of existing vegetation.
- (2) Heavily vegetated visual and noise buffering should be maintained or developed where buffers are needed either for residential use of this site, or from nonresidential use of this site to residential use on neighboring properties.
- (3) Access to NE 116th Street should be limited due to the terrain and the desire to retain existing trees within the southern portion of the site.

Policy TL-17.4:

Work with other agencies and the public to improve water quality.

The water bodies in the Totem Lake Neighborhood are generally rated as "fair" to "good." All, however, have been routinely diagnosed with such water quality problems as high fecal coliform, low dissolved oxygen and high temperatures. Runoff from streets, parking lots and yards is a major



November 26, 2014

Dorian Collins, AICP
Senior Planner
City of Kirkland Planning Department
123 5th Avenue
Kirkland, WA 98033

Re: East Totem Lake Area Wetland and Stream Reconnaissance

The Watershed Company Reference Number: 140622

Dear Dorian:

This letter is in response to a request for additional information on wetlands and streams in two study areas in northeast Kirkland. The request for additional information about these properties and the immediate surrounding areas is a result of Citizen Amendment Requests as part of the Comprehensive Plan update for changes to zoning and/or development standards due to the presence of wetlands/streams on the sites. The first study area surrounds the Astronics property located at the northern terminus of 141st Avenue NE (Astronics Study Area). The second study area surrounds the Morris property located at 13250 NE 126th Place (Morris Study Area). The two study areas are defined on the *Reconnaissance Info – Watershed* document you provided to us on November 9, 2014 (attached).

Public-domain information on the subject properties was reviewed for this delineation study. These sources include USDA Natural Resources Conservation Service Soil maps, U.S. Fish and Wildlife Service National Wetland Inventory maps, and King County's GIS mapping website (iMAP). Previous documentation prepared by The Watershed Company for the City of Kirkland was also reviewed for this study. Documentation reviewed includes mapping prepared for the City's wetland and stream map updates for the 2011 annexation areas; a previous wetland reconnaissance study on the Morris property; and a previous wetland and stream delineation study conducted on the Astronics property.

The following attachments are included:

- *Reconnaissance Info – Watershed*. Dorian Collins, October 30, 2014
- *Morris and Takisaki Properties, Wetland and Stream Reconnaissance Report*. The Watershed Company, April 17, 2014

East Totem Lake Area Wetland and Stream Reconnaissance
Dorian Collins, City of Kirkland
November 26, 2014
Page 2

- *Kirkland Astronics Property, Wetland and Stream Delineation Report.*
The Watershed Company, May 14, 2013
- *Kirkland Astronics Property, Wetland Boundary and Rating Review.*
The Watershed Company, May 2, 2014

Astronics Study Area

The Astronics Study Area is located at the base of a large hillside that slopes downhill towards the east and the Sammamish River Valley. The eastern hillslope contains numerous streams and wetlands, including four wetlands and one stream on the undeveloped Astronics property. A total of 12 wetlands and six streams have been identified on or adjacent to (within 100 feet) of the Astronics Study Area. There are also several non-jurisdictional ditches with wetland characteristics along the railroad corridor east of the study area. Those ditches that are man-made drainage features do not satisfy the criteria for a jurisdictional wetland under the Kirkland Zoning Code (KZC). However, some of the ditches appear to have been created out of existing wetland and are, therefore, regulated under KZC. There may be additional wetlands and/or small streams on the hillside west and north of the Astronics Study Area, as general soil characteristics, topography, and drainage patterns on this hillside are conducive to groundwater seeps. Most of the identified wetlands have a slope hydrogeomorphic (HGM) classification. Slope wetlands are generally less effective at providing water quality and hydrology functions, due to their inability to retain and store surface water runoff and, therefore, do not appreciably reduce peak stormwater flows or as effectively remove toxins and sediments from surface runoff. The rest of the wetlands in the Astronics Study Area are ditched features with a depressionnal HGM classification. Depressionnal wetlands typically provide greater hydrologic and water quality functions than slope wetlands do, as they can store larger quantities of water over longer periods of time. However, as ditched wetlands with little structural diversity that are surrounded by existing development, they do not have the potential or opportunity to provide significant wildlife habitat. Generally, all of the wetlands in the Astronics Study Area are low quality wetlands. None of the streams in the study area are fish-bearing.

Surface water, streams, and groundwater discharge in the Astronics Study Area and immediate surrounding area are all eventually conveyed into the ditch network along the east side of the railroad tracks, through the agricultural fields to the east, and discharges into the Sammamish River.

Morris Study Area

The Morris Study Area is located on the same hill as the Astronics Study Area, but on the south-facing side. There are two confirmed wetlands and two confirmed streams in

East Totem Lake Area Wetland and Stream Reconnaissance

Dorian Collins, City of Kirkland

November 26, 2014

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the Morris Study Area. A third marginal wetland area was originally identified as a wetland by The Watershed Company in April 2014. The property owner's wetland consultant maintains that this area does not satisfy the hydrology and possibly soil criteria defined for jurisdictional wetlands. The marginal area is highly disturbed, and we have recommended hydrology monitoring be conducted in the early spring of 2015 to determine if the feature meets wetland hydrology criteria. The wetlands in the Morris Study Area contain slope HGM classes, and they are generally low-quality features, dominated by mostly non-native species. Areas west of Slater Avenue are similar in character to the Morris Study Area, with confirmed wetlands that have been highly disturbed, including past grading activities and surface water diversions. The two streams in the Morris Study Area are non-fish-bearing streams.

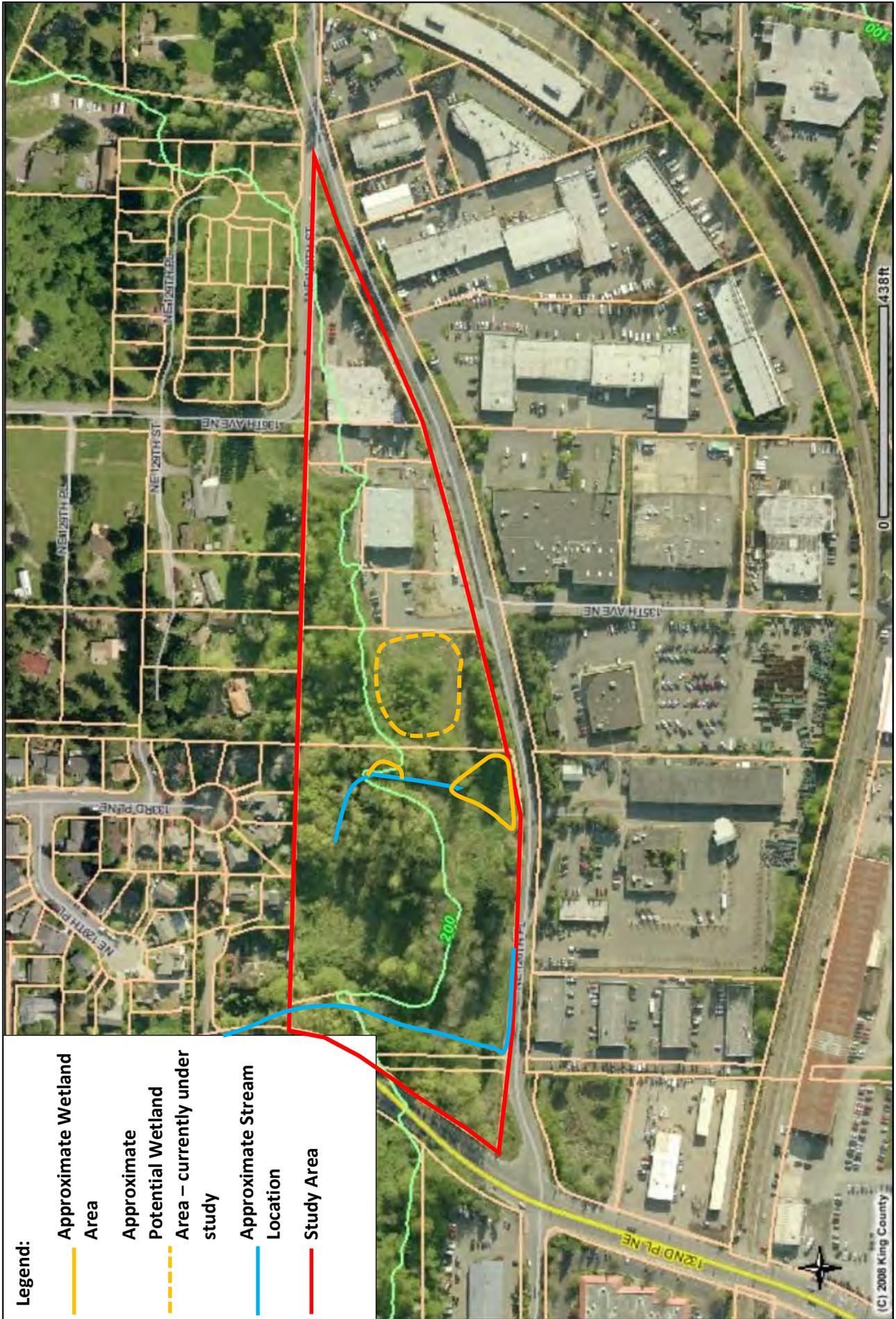
Surface water, streams, and groundwater discharge in the Morris Study Area are conveyed into roadside ditches along NE 126th Place and eventually into the municipal stormwater system.

Please call if you have any questions or if we can provide you with any additional information.

Sincerely,



Ryan Kahlo, PWS
Ecologist

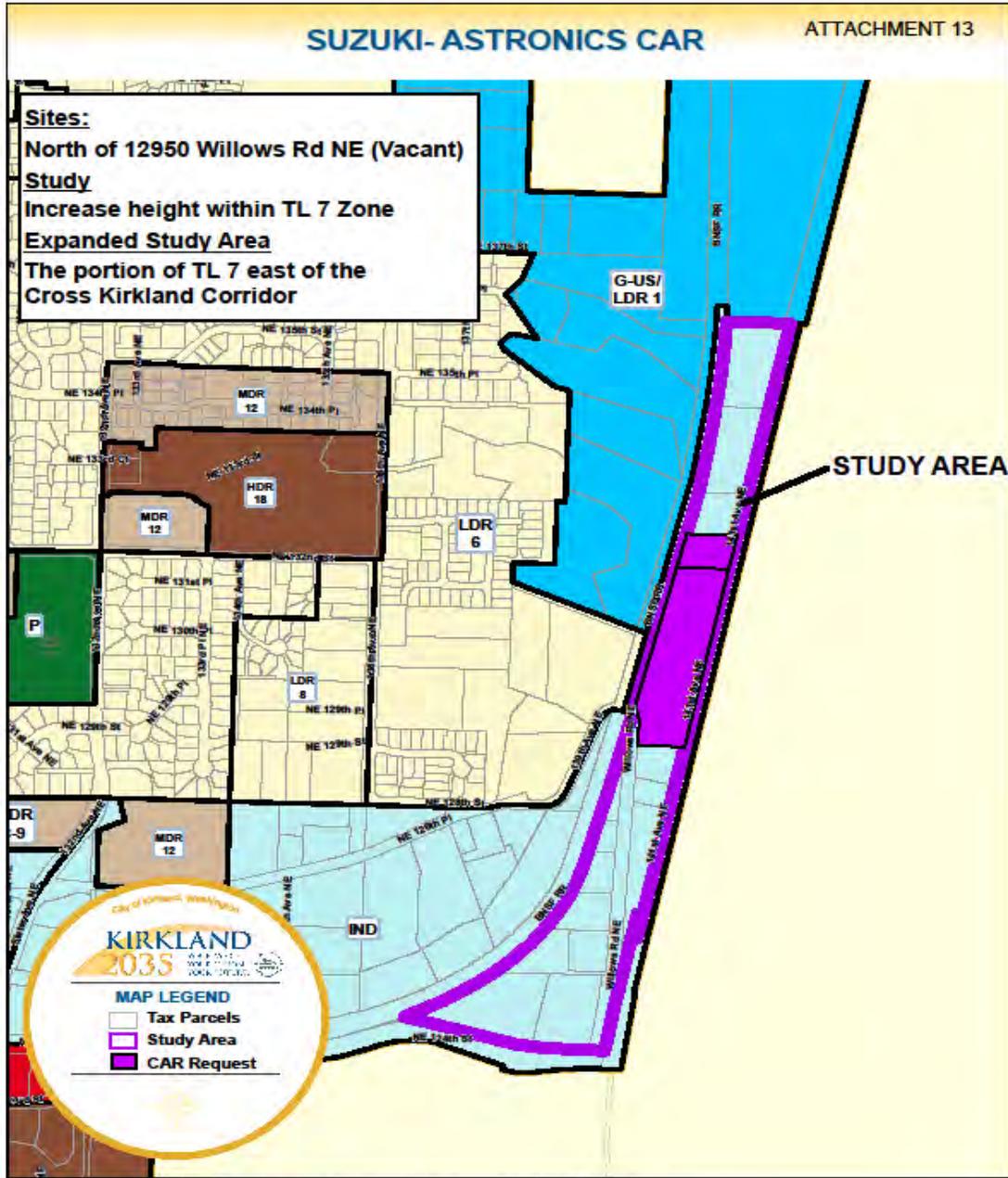


Morris Study Area

Legend:

- Approximate Wetland Area
- Approximate Potential Wetland Area – currently under study
- Approximate Stream Location
- Study Area

ASTRONICS





April 17, 2014, revised June 12, 2014

Alison Zike
City of Kirkland
Planning and Community Development
123 Fifth Avenue
Kirkland, WA 98033

Re: Morris and Takisaki Properties, Wetland and Stream Reconnaissance Report

The Watershed Company Reference Number: 120622.46

Dear Alison:

On April 11, 2014, I visited the adjacent Morris and Takisaki properties located at 13250 & 13220 NE 126th Place, respectively, in Kirkland [Parcels #2726059007 (Morris property) & 2725069018 (Takisaki property)]. The purpose of my visit was to conduct a wetland and stream reconnaissance study to determine the extent of critical area and buffer encumbrances on the Morris property. This letter summarizes the findings of this study and details applicable federal, state, and local regulations. The following attachments are included:

- Wetland Reconnaissance Sketch
- Wetland Rating Forms

Methods

Public-domain information on the subject properties was reviewed for this study. These sources include USDA Natural Resources Conservation Service Soil maps, U.S. Fish and Wildlife Service National Wetland Inventory maps, Washington Department of Fish and Wildlife interactive mapping programs (PHS on the Web), *Kirkland's Streams, Wetlands, and Wildlife Study* (The Watershed Company, 1998), and King County's GIS mapping website (iMAP).

The study area was evaluated for wetlands using methodology from the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region Version 2.0* (Regional Supplement) (US Army Corps of Engineers [Corps] May 2010). The wetland boundaries were approximated on the basis of an examination of vegetation, soils, and hydrology. Areas meeting the criteria set forth in the Regional Supplement were

determined to be wetland. Soil, vegetation, and hydrologic parameters were sampled at several locations along the wetland boundaries to make the determination.

Verified wetlands were classified using the *City of Kirkland Wetland Field Data Form* (Rating System).

The ordinary high water mark (OHWM) of Stream A was approximated based on the definition provided by the Washington Department of Fish and Wildlife and WAC 220-110-020(69). The OHWM is located by examining the bed and bank physical characteristics and vegetation to ascertain the water elevation for mean annual floods. Field observations were used to classify the stream according to Chapter 90 of the Kirkland Zoning Code (KZC).

Only the eastern portion of the Takisaki property was investigated for wetland and streams. Areas that could provide a buffer encumbrance on the Morris property were screened.

Findings

The study area is located in a transitional zone between residential areas and commercial/light industrial areas in the Kingsgate Slope Drainage Basin – a secondary basin. The two properties are both undeveloped and contain a mix of forest, scrub-shrub, and herbaceous plant communities. Non-wetland, forested areas are dominated by red alder, Douglas-fir, osoberry, Himalayan blackberry, and sword fern. Scrub-shrub areas are dominated by a Himalayan blackberry monoculture. Herbaceous areas are dominated by reed canarygrass and bentgrass. In addition to the inventoried/mapped Kingsgate 17 wetland, one additional wetland (Wetland A) and one stream (Stream A) were found. Wetlands A and 17 and Stream A are on located on the Takisaki property. A marginal wetland area (Marginal Area B) is located on the Morris property.

Wetland A

Wetland A is a small, slope and riverine wetland located on the eastern portion of the Takisaki property. Wetland A contains scrub-shrub and herbaceous vegetation communities. Prominent vegetation includes salmonberry, skunk cabbage, lady fern, and giant horsetail. Hydrology for Wetland A is provided by a high groundwater table and overbank flooding from Stream A, which flows through the center of the wetland unit.

Wetland Kingsgate 17 (Wetland 17)

Wetland 17, identified as Wetland Kingsgate 17 (Kirkland Inventory Maps) is located on the Takisaki property just downstream from Wetland A. Wetland 17 is composed of an emergent vegetation community dominated almost exclusively by a reed canarygrass monoculture. Stream A loses its channel definition just above the boundary for Wetland 17, and sheetflow disperses throughout the wetland. This, in combination with a high groundwater table, provides the hydrology for Wetland 17.

Marginal Area B

This area is a potential depressional wetland located in the center of the Morris property on a relatively flat terrace between two moderately-steep, hillsides. Marginal Area B contains forested and emergent Cowardin vegetation communities. Forested areas are dominated by black cottonwood in the canopy layer with Himalayan blackberry and reed canarygrass dominant in the understory. Prominent vegetation in the emergent community includes reed canarygrass, bentgrass, and soft rush. The soil is dark greenish grey (10GY) 4/1 and contains redoximorphic features. The soil satisfies the criteria for the hydric soil indicators Loamy Gleyed Matrix (F2), Depleted Matrix (F3), and Redox Dark Surface (F6). Hydrology appears to be provided by a high groundwater table and is supplemented by precipitation. The soil was saturated to the surface and groundwater was observed three inches below the surface at the time of the inspection.

While Marginal Area B satisfied all three wetland criteria during the April 2014 inspection, hydrology was not consistent throughout the area and was sampled during a period of record spring rainfall. The area does contain a hydrophytic plant community, although, the dominant species are ubiquitous, often weedy species that grow equally well in wetlands and non-wetlands. Furthermore, the property has been subjected to significant site disturbances over the years, including substantial grading and unauthorized stormwater discharges from neighboring properties. The grading activities could have resulted in relic soils being situated within the root zone of the disturbed areas, meaning the hydric soil indicators observed may not have been formed under wetland conditions. Given the high degree of disturbance at the site, and without confirmed wetland hydrology for two consecutive weeks during the growing season, it is recommended that hydrology monitoring be conducted during the early growing season (March-April) of 2015. To adequately assess hydrology, several shallow monitoring wells should be installed throughout Marginal Area B. If hydrology is observed within the upper 12 inches of the soil for two consecutive weeks during the early growing season, that location would be confirmed as meeting wetland criteria. Based on the results of the hydrology monitoring, the area can be delineated, which may result in no wetlands, one wetland, or multiple wetlands. The applicant's consultant should prepare a hydrology monitoring plan and submit it to the City for review prior to commencement

Stream A

Stream A is a small, seasonally-flowing stream that presumably originates upstream from Wetland A on the Takisaki property. The stream flows west, then south before dispersing into sheet flow through Wetland 17. At the base of the hillside, the sheetflow from Stream A enters a roadside ditch and is conveyed westward along the north side of NE 126th Place. Due to low flows, the downstream dispersion into sheetflow and a precipitous drop into the

roadside ditch, Stream A is not capable of supporting resident or migratory fish. The seasonally-flowing determination was made based on relatively low flows present in the channel following recent record rainfall totals, combined with the short length of the stream and the loss of all channel definition above Wetland 17.

Local Regulations

Wetlands and streams in Kirkland are regulated under KZC.90. Under KZC, wetlands are classified as one of three types based on the Rating System. According to the Rating System, none of the study area wetlands satisfy any of the criteria of a Type 1 wetland. Wetland A scored a total of 23 points and Wetland 17 scored a total of 16 points. These scores qualify Wetlands A and 17 as Type 2 and 3, respectively. The wetland rating for Marginal Area B should be withheld until final verification of wetland hydrology is confirmed. A preliminary rating determined that the area would likely be a Type 3 wetland. If the marginal area is 2,500 square feet or smaller, it would not be regulated by the City of Kirkland. The area may be regulated by state or federal agencies neither of which have minimum size allowances.

If there is compelling evidence the marginal area was artificially constructed, it may not meet the local or state definition of jurisdictional wetland, repeated below from KZC 90.30.21:

Wetlands – Those areas that are inundated or saturated by surface or groundwater at a frequency and duration to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soils conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, retention and/or detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. However, wetlands do include those artificial wetlands intentionally created from non-wetland sites as mitigation for the conversion of wetlands.

Wetland buffers in Kirkland are determined based on the wetland type and whether the encompassing drainage basin is a primary or secondary basin. Kingsgate Slope Basin is a secondary basin. Type 2 and 3 wetlands in a secondary basin are required to have a standard buffer widths of 50 feet and 25 feet, respectively (KZC.90.45.1).

Streams in Kirkland are classified as one of three classes based on duration of flow and the presence of salmonid fish species. As a seasonal, non-fish-bearing stream, Stream A is classified as a Class 3 stream (KZC.90.30.6). Stream buffers in Kirkland are determined based on the stream class and the status of the encompassing drainage basin. Class 3 streams in a primary basin are required to have a standard buffer width of 25 feet, as measured from the OHWM (KZC.90.90.1).

State and Federal Regulations

Wetlands and streams are also regulated by the U.S. Army Corps of Engineers (Corps) under section 404 of the Clean Water Act. Any filling of Waters of the State, including wetlands (except isolated wetlands), would require notification and permits from the Corps. The study area wetlands would likely not be considered isolated, as Wetlands A and 17 are connected to Stream A, and Marginal Area B is connected to a ditch that drains to the NE 126th Place roadside ditch. A formal isolated status inquiry can be requested from the Corps through the Jurisdictional Determination process. Federally permitted actions that could affect endangered species (i.e. salmon or bull trout) may also require a biological assessment study and consultation with the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service. Application for Corps permits may also require an individual 401 Water Quality Certification and Coastal Zone Management Consistency determination from Ecology.

In general, neither the Corps nor Ecology regulates wetland buffers, unless direct impacts are proposed. When direct impacts are proposed, mitigated wetlands may be required to employ buffers based on Corps and Ecology joint regulatory guidance.

Disclaimer

The information contained in this letter or report is based on the application of technical guidelines currently accepted as the best available science and in conjunction with the manuals and criteria outlined in the methods section. All discussions, conclusions and recommendations reflect the best professional judgment of the author(s) and are based upon information available to us at the time the study was conducted. All work was completed within the constraints of budget, scope, and timing. The findings of this report are subject to verification and agreement by the appropriate local, State and Federal regulatory authorities. No other warranty, expressed or implied, is made.

Please call if you have any questions or if we can provide you with any additional information.

Sincerely,



Ryan Kahlo, PWS
Ecologist

Enclosures



May 14, 2013

Jon Regala
City of Kirkland Planning
123 5th Avenue
Kirkland, WA 98033

Re: Kirkland Astronics Property, Wetland and Stream Delineation Report

The Watershed Company Reference Number: 120622.27

Dear Jon:

On May 2, 2013, Ecologist Nell Lund and Ryan Kahlo visited the Astronics property located on 141st Avenue in Kirkland (Parcels 2226059042 & 2226059053). The purpose of the visit was to conduct a wetland and stream delineation study on the approximately four-acre property. This letter summarizes the findings of this study and details applicable federal, state, and local regulations. The following attachments are included:

- Wetland Delineation Sketch
- Wetland Determination Data Forms
- Kirkland Wetland Field Data Forms
- Ecology Wetland Rating Forms

Methods

Public-domain information on the subject properties was reviewed for this delineation study. These sources include Kirkland's Streams, Wetlands, and Wildlife Study (The Watershed Company, 1998), USDA Natural Resources Conservation Service Soil maps, U.S. Fish and Wildlife Service National Wetland Inventory maps, Washington Department of Fish and Wildlife interactive mapping programs (PHS on the Web), and King County's GIS mapping website (iMAP).

The study area was evaluated for wetlands using methodology from the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region Version 2.0* (Regional Supplement) (US Army Corps of Engineers [Corps] May 2010). The wetland boundary was determined on the basis of an examination of vegetation, soils, and hydrology. Areas meeting the criteria set forth in the Regional Supplement were determined to be wetland. Soil, vegetation, and hydrologic parameters were sampled at several locations along the wetland boundary to

Astronics Wetland and Stream Delineation

Jon Regala, City of Kirkland Planning

May 14, 2013

Page 2

make the determination. Data points on-site are marked with yellow- and black-striped flags. We recorded data at six of these locations. In areas where human alterations significantly disturbed the soils, vegetation, and/or hydrology, the disturbed conditions methodology from the Regional Supplement was utilized.

Delineated wetlands were classified using the *City of Kirkland Wetland Field Data Form* (Kirkland Rating System) and the *Western Washington Wetland Rating System* (Ecology, Aug 2004, version 2) (Ecology Rating System).

The ordinary high water mark (OHWM) of the on-site stream was determined based on the definition provided by the Washington Department of Fish and Wildlife and WAC 220-110-020(69). The OHWM is located by examining the bed and bank physical characteristics and vegetation to ascertain the water elevation for mean annual floods. The OHWM was marked with blue- and white-striped flags on both banks. Field observations and published information were used to classify streams according to the criteria defined in Chapter 90 of the Kirkland Zoning Code (KZC).

Findings

The property is generally undeveloped. However, based on a review of historic aerial photographs, the property has been periodically disturbed through clearing and grading activities dating back to at least the 1930s. The table below summarizes site history according to various aerial photo sources.

Date	Condition	Source
May 2013	Active earthwork in Wetland C and buffer. Quarry spalls placed in wetland.	Observation during delineation. See Figure 1.
2005, 2006, 2007	Site-wide earthwork, esp. Nov 2007 (graders, excavators & bulldozers visible, apparent earthwork other dates.	Google Earth, iMAP, HistoricAerials.com
1998, 2002	Storage yard for equipment & materials – appears disorganized. At least one building.	Google Earth, iMAP, HistoricAerials.com
1936, 1938, 1968, 1980, 1990	Site partially cleared of trees and shrubs. Grass areas visible, no apparent bare ground.	Google Earth, iMAP, HistoricAerials.com

Astronics Wetland and Stream Delineation

Jon Regala, City of Kirkland Planning

May 14, 2013

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Figure 1: Quarry Spalls recently placed in wetland

Presently, parcel 2226059042 is mostly forested, except for a small dirt road that transects the property from east to west, providing access to a sewer manhole near the west end of the parcel. Parcel 2226059053 is forested along the western property boundary, but the majority of the parcel is composed of field grasses and other herbaceous vegetation. Both properties slope downhill from west to east at a slope ranging between approximately 10 and 30 percent. A total of three wetlands and one stream were identified and delineated on the two parcels. The property is located Water Resource Inventory Area 9 (Cedar-Sammamish), Section 22, Township 26 North, Range 5 East, and in the Kingsgate Slope Drainage Basin, a secondary basin.

Wetland A

Wetland A, a slope and riverine wetland with a forested Cowardin vegetation community, is located along Stream A (see below) near the western boundary of parcel 2226059053. Common vegetation in Wetland A includes red alder, salmonberry, reed canarygrass, giant horsetail, and skunk cabbage. The indicator soil is a greyish brown (2.5Y 5/2) gravelly sandy clay loam with redoximorphic features (RMF) present. The soil satisfies the criteria for the hydric soil indicator Depleted Matrix (F3). Hydrology for Wetland A is provided by a high groundwater table and overbank flooding from Stream A. Groundwater was present at the soil surface in the form of seeps and sheet-flow at the time of our visit.

Wetland B

Wetland B, a slope and riverine wetland with forested and emergent Cowardin vegetation communities, is located along Stream A (see below) near the center of parcel 2226059053. Common vegetation in Wetland B includes black cottonwood, reed

Astronics Wetland and Stream Delineation

Jon Regala, City of Kirkland Planning

May 14, 2013

Page 4

canarygrass, and giant horsetail. The indicator soil is a greenish grey (10Y 5/1) gravelly sandy clay loam with RMF present. The soil satisfies the criteria for the hydric soil indicator Loamy Gleyed Matrix (F2). Hydrology for Wetland B is provided by a high groundwater table and overbank flooding from Stream A. Groundwater was present at the soil surface in the form of sheet-flow at the time of our visit.

Wetland C

Wetland C is a slope and depression wetland that occupies much of parcel 2226059053 and extends off-site onto the adjacent property to the north (parcel 2226059080). The wetlands slopes downhill from west to east and then forms a shallow depression at the base of the hillside. A small ditch drains Wetland C to a detention pond located on the property to the north (parcel 2226059080). Wetland C contains scrub-shrub and emergent Cowardin vegetation communities. Common vegetation includes red alder saplings, Pacific willow, creeping buttercup, field grasses, common cattail, soft rush, and daggerleaf rush. The indicator soil is a very dark greyish brown (10YR 3/2) gravelly sandy clay loam with RMF present. The soil satisfies the criteria for the hydric soil indicator Redox Dark Surface (F6). Hydrology for Wetland C is provided by a high groundwater table. Soil saturation was observed at the soil surface and the groundwater was observed between six and eight inches below the surface.

Much of Wetland C has been altered continuously over the years, and evidence of recent disturbances is present, including recently relocated soil and gravel, recently placed quarry spalls and recent excavator and truck tracks. Despite the historic alterations, wetland conditions persist throughout Wetland C. Some of the lower portions of Wetland C, near the existing dirt access road, are filled with placed angular rock that makes sampling for hydric soil characteristics infeasible. However, ponded water is present over the rock and obligate wetland vegetation, including daggerleaf rush, common cattail, and duckweed are protruding through or floating above the rock.

Stream A

Stream A is a permanently flowing, non-fish-bearing stream located on parcel 2226059042. Stream A flows downhill through the property from west to east, before discharging into a catch basin at the base of the hillside. The stream is conveyed beneath 141st Ave NE before discharging into a ditch adjacent to the railroad tracks on the adjacent property to the east. The permanently-flowing presumption was made due to the amount of flow observed during our visit in May and the high groundwater table and contributing wetlands in the vicinity. The flow duration could be re-assessed in late summer or early fall to make a conclusive determination. The non-fish-bearing determination was made due to the steep gradient of Stream A. Based on King County iMAP, Stream A has an average gradient of approximately 24 percent. Generally, a stream gradient greater than 16 percent is considered a fish passage barrier.

Local Regulations

Wetlands and streams in Kirkland are regulated under KZC Chapter 90. Under KZC, wetlands are rated as one of three types based on the criteria identified on the Kirkland Rating Form. None of the on-site wetlands satisfy any of the criteria specific to Type 1 wetlands, such as organic soils, being contiguous with Lake Washington, or being larger than 10 acres. When the functional scoring system is applied, Wetland A scored 21 points; Wetland B scored 24 points; and Wetland C scored 20 points. Based on these scores, Wetlands A and C qualify as Type 3 wetlands, and Wetland B qualifies as a Type 2 wetland. Type 2 wetlands in a secondary basin are required to have a standard buffer width of 50 feet, while Type 3 wetlands are required to have a standard buffer width of 25 feet (KZC 90.45.1)

For completeness and in the event that federal or state permits are necessary, the on-site wetlands were also rated using the Ecology Rating System, which scores wetland based on water quality, hydrology, and wildlife habitat functions. According to the Ecology Rating System, Wetland A received a total of 31 points; Wetland B received a total of 50 points, and Wetland C received a total of 33 points. Based on these scores, all of the on-site wetlands are considered Category III wetlands.

Streams in Kirkland are rated as one of three classes based on salmonid use and permanence of flow. Non-salmonid-bearing, permanently-flowing streams are considered Class 2 streams. Class 2 streams in a secondary basin are required to have a standard buffer width of 50 feet. Non-salmonid-bearing, seasonally-flowing streams are considered Class 3 streams. Class 3 streams in a secondary basin are required to have a standard buffer width of 25 feet. Based on the observations and information available to us at the time of our inspection, we presume Stream A to be permanently-flowing. This determination could be re-assessed in late-summer or early-fall at the discretion of the applicant.

The active, apparently ongoing disturbance within wetlands and wetland buffers are regulated activities under the KZC. Per KZC 90.65, the Planning Official may require restoration of wetlands and buffer under certain circumstances such as when conditions detrimental to water quality or habitat exists. Placement of fill and other mechanical land modification could be considered detrimental by the Planning Official.

State and Federal Regulations

Current activities on this site are likely subject to permits or approvals from state or federal agencies.

Wetlands and streams are also regulated by the Corps under section 404 of the Clean Water Act. Any filling of Waters of the State, including wetlands (except isolated

Astronics Wetland and Stream Delineation

Jon Regala, City of Kirkland Planning

May 14, 2013

Page 6

wetlands), would require notification and permits from the Corps. It is unlikely that any of the on-site wetlands would be considered isolated, due to their downstream connections. A formal isolated status inquiry can be requested from the Corps through the Jurisdictional Determination process. Federally permitted actions that could affect endangered species (i.e. salmon or bull trout) may also require a biological assessment study and consultation with the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service. Application for Corps permits may also require an individual 401 Water Quality Certification and Coastal Zone Management Consistency determination from Ecology.

In general, neither the Corps nor Ecology regulates wetland buffers, unless direct impacts are proposed. When direct impacts are proposed, mitigated wetlands may be required to employ buffers based on Corps and Ecology joint regulatory guidance.

The information contained in this letter or report is based on the application of technical guidelines currently accepted as the best available science and in conjunction with the manuals and criteria outlined in the methods section. All discussions, conclusions and recommendations reflect the best professional judgment of the author and are based upon information available to us at the time the study was conducted. All work was completed within the constraints of budget, scope, and timing. The findings of this report are subject to verification and agreement by the appropriate local, State and Federal regulatory authorities. No other warranty, expressed or implied, is made.

Please call if you have any questions or if we can provide you with any additional information.

Sincerely,

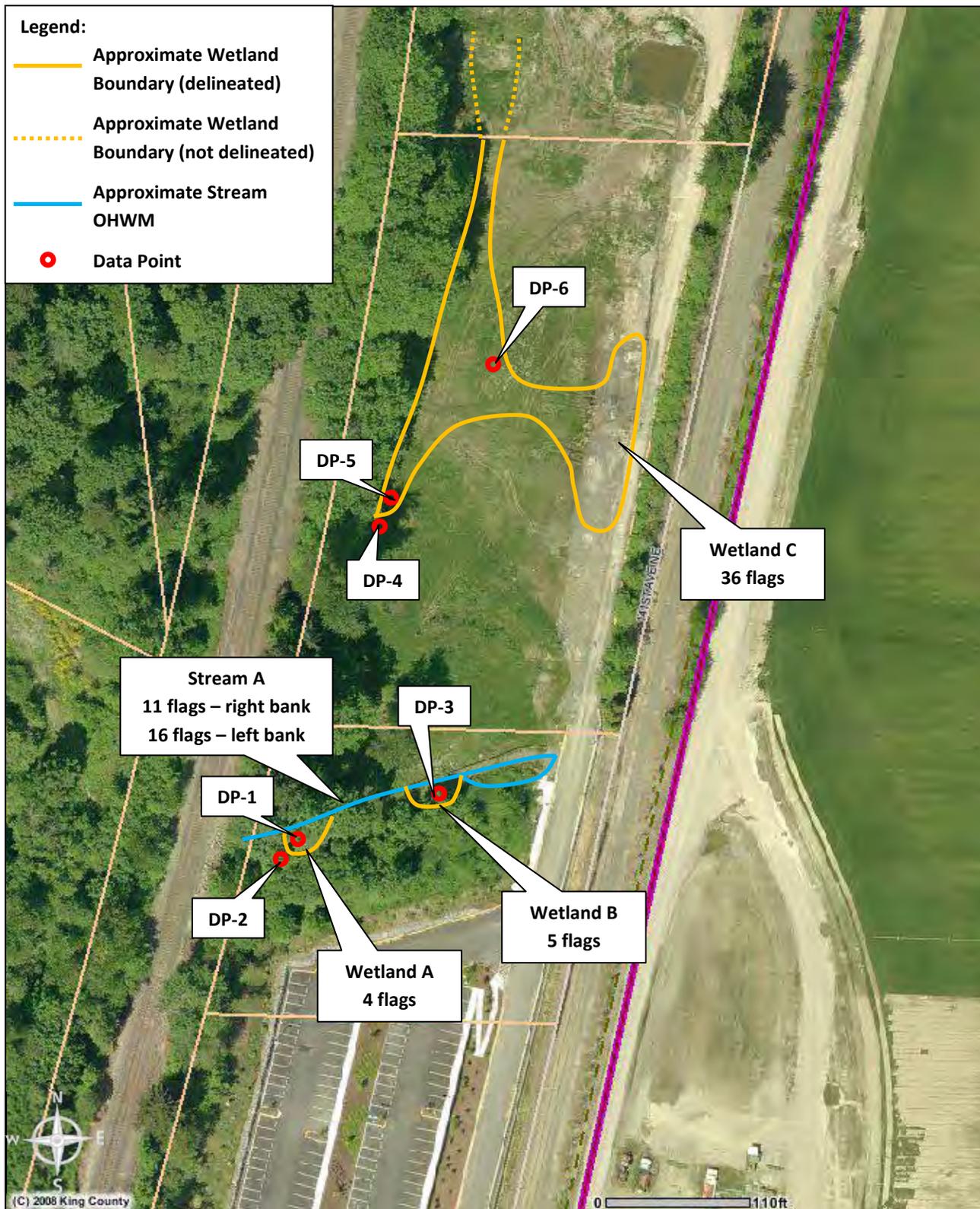


Ryan Kahlo
Ecologist



Hugh Mortensen, PWS
Senior Ecologist
Principal

Enclosures



Areas depicted have not been surveyed. All locations are approximate and not to scale.

Wetland and Stream Delineation Sketch
Astronics Property
 Parcels 2226059042 & 2226059053
 Kirkland, Washington
 Prepared for John Regala, City of Kirkland Planning
 May 2, 2013
 Project Number: 120622.27

THE WATERSHED COMPANY
 750 Sixth Street South
 Kirkland, WA 98033
 p 425 822-5242
 f 425 827-8136
 watershedco.com

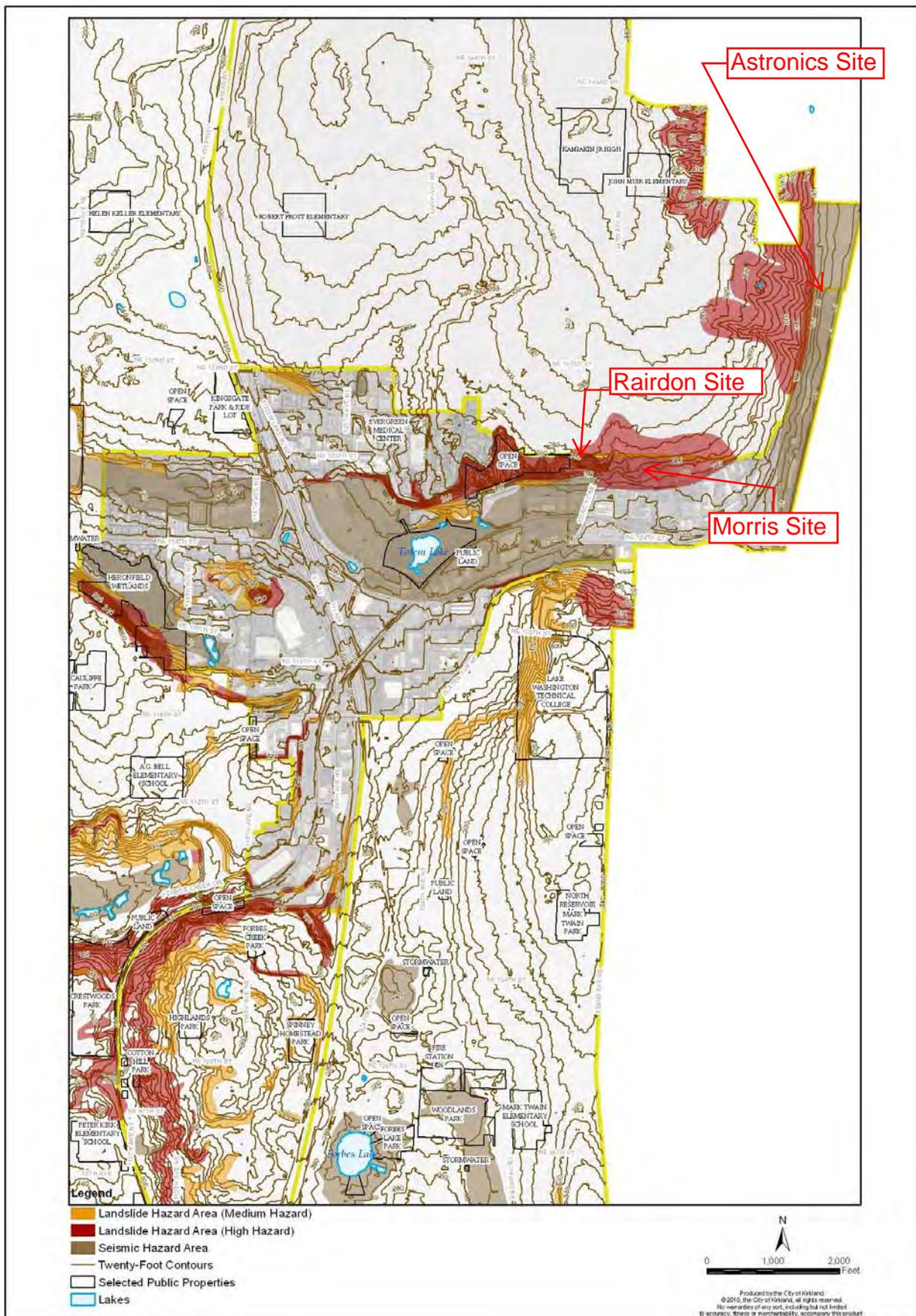
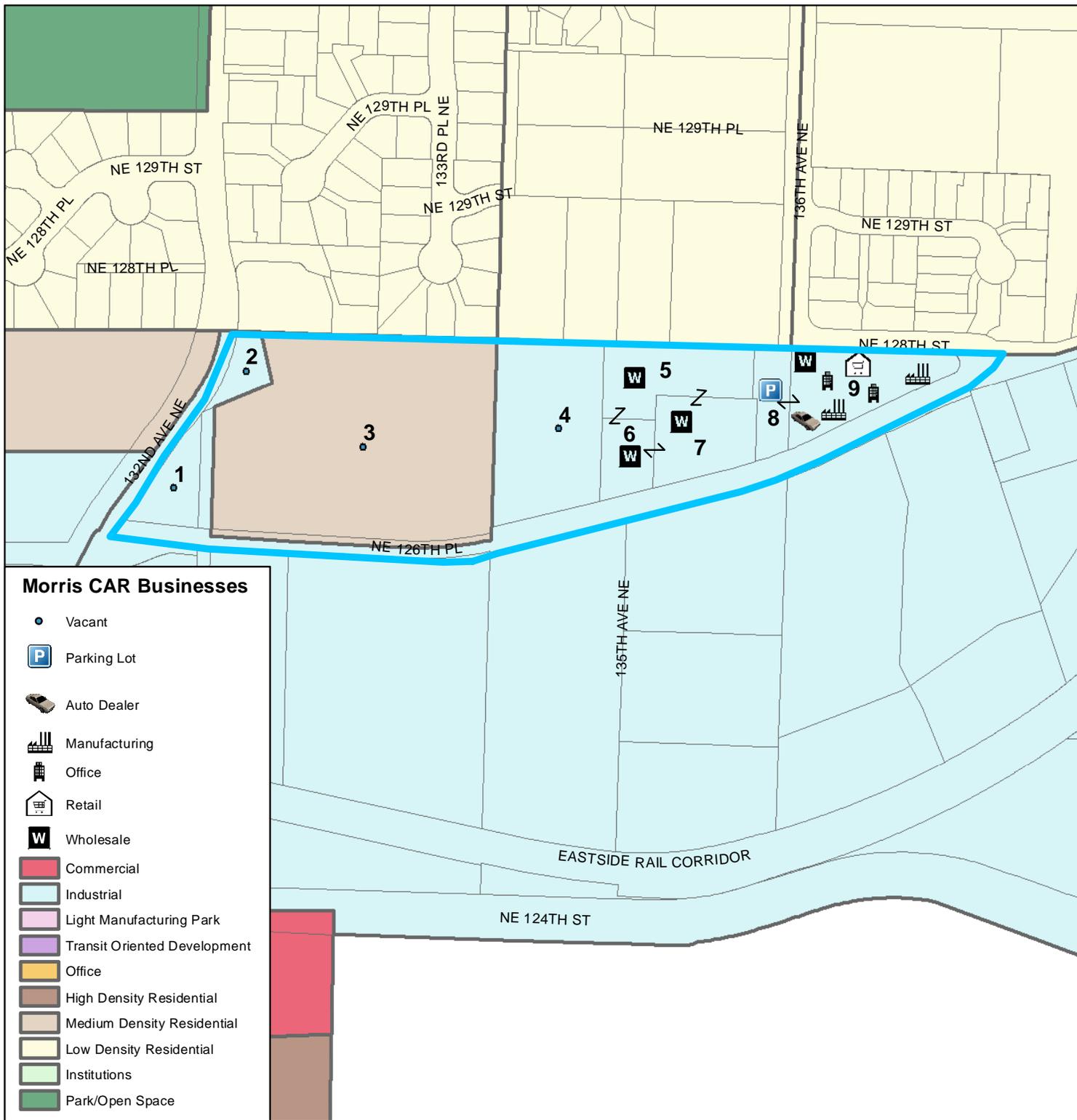


Figure TL-5b: Totem Lake Landslide and Seismic Hazard Areas



Map#	DBA	SITE ADDRESS	PIN	NAICS_DESC	TYPE	FLOOR_SQFT	EMPLOYEES	SqFt/Lot
1	Vacant		2826059110	N/A		0	0	23630
2	Vacant		2726059006	N/A		0	0	13939
3	Vacant		2726059018	N/A		0	0	259437
4	Vacant		2726059007	N/A		0	0	95337
5	STONEWAY ELECTRIC SUPPLY CO		2726059123	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers	Wholesale	0	0	46474
6	STONEWAY ELECTRIC SUPPLY CO		2726059051	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers	Wholesale	0	0	20825
7	STONEWAY ELECTRIC SUPPLY CO	13424 NE 126TH PL	2726059122	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers	Wholesale	13728	9	39344
8	INDUSTRIAL PARK		2726059124	Parking for industrial park		0	0	19615
9	DT MARSHALL COMPANY	13600 NE 126TH PL, SUITE B	2726059009	Commercial Gravure Printing	Manufacturing	9100	3	54014
	VEE GEE SCIENTIFIC INC	13600 NE 126TH PL, SUITE A		Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers	Wholesale	6475	8	
	AM TEST INC	13600 NE 126TH PL, SUITE C		Testing Laboratories	Office	9000	14	
	BANNON ENTERPRISES LLC	13600 NE 126TH PL, SUITE C		Lessors of Residential Buildings and Dwellings	Office	100	1	
	PWR PLUS	13600 NE 126TH PL, SUITE D		Computer and Software Stores	Retail	5000	3	
	DUTCHIE LABS LLC	13600 NE 126TH PL, SUITE D		Medicinal and Botanical Manufacturing	Manufacturing	6888	5	
	DT MOTORS LLC	13600 NE 126TH PL		Used Car Dealers	Auto Dealer	150	1	
					Totals	50441	44	572615

Trip Generation Rates		
Use	Daily	PM Peak
Office	11.03 per 1,000 sf	1.49 per 1,000 sf
Medical Office	36.13 per 1,000 sf	3.57 per 1,000 sf
Mixed use: Multifamily with Office	n/a	n/a
General Retail (small)	44.32 per 1,000 sf	2.71 per 1,000 sf
General Retail (standard)	42.7 per 1,000 sf	3.71 per 1,000 sf
Fast-food Restaurant	716 per 1,000 sf	26.15 per 1,000sf
Restaurant (small)	127.15 per 1,000sf	9.85 per 1,000 sf
Restaurant (standard)	89.95 per 1,000sf	7.49 per 1,000 sf
Health Club (small)	32.93 per 1,000sf	3.53 per 1,000 sf
Health Club (standard)	n/a	5.96 per 1,000 sf
Brewery/Winery/Distillery	n/a	n/a
Storage Services – Retail	n/a	n/a
Storage Services – Warehouse	2.5 per 1,000sf	0.26 per 1,000sf
Manufacturing	3.82 per 1,000sf	0.73 per 1,000sf
Wholesale Trade	6.73 per 1,000sf	0.52 per 1,000sf
Retail – building construction, plumbing services, etc.	51.29 per 1,000sf	4.84 per 1,000sf
Wholesale – building construction, plumbing, etc.	n/a	n/a
Wholesale printing or publishing	n/a	n/a
Limited Retail		
· Rental services	n/a	0.99 per 1,000sf
· Restaurant/tasting room	n/a	n/a
· Banking/financial services	148.15 per 1,000sf	5.57 per 1,000sf
Dance Studio	n/a	n/a
Vehicle/boat repair, storage, washing	n/a	n/a
Warehouse	3.56 per 1,000sf	0.32 per 1,000sf
Funeral home/mortuary		n/a
Church	9.11 per 1,000sf	0.55 per 1,000sf
School or Day Care Center	74.06 per 1,000sf	12.34 per 1,000sf
Mini School or Mini Day Care	n/a	n/a
Assisted Living Facility	7.6 per 1,000sf	0.74 per 1,000sf
Vehicle service station	n/a	3.11 per 1,000sf
Retail vehicle/boat sales or repair	n/a	n/a

Vehicle /boat repair storage, washing	n/a	n/a
Hotel	8.17 per room	0.60 per room
Motel x	5.63 per room	0.47 per room
Retail establishment – entertainment, Cultural or recreational (movie theater, Skating rink, etc.	n/a	3.8 per 1,000sf
Entertainment, cultural or recreational facility (Community theater, ballet school, aquatic center, etc.)	1.26 per seats	0.12 per seats
	33.82 per, 1,000 sf	2.74 per 1,000sf
	n/a	n/a
High Technology (estimate 40% mfg; 60% office)	11.42 per 1,000sf	1.48 per 1,000sf



JohnsMonroe MitsunagaKoloušková

Robert D. Johns • Michael P. Monroe • Darrell S. Mitsunaga • Duana T. Koloušková

Ms. Angela Ruggeri
City of Kirkland
Planning and Community Development
123 Fifth Avenue
Kirkland, WA 98033

May 12, 2014

Re: **APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**
12601 132nd Place NE
TPN 2826059128

I. CONTACT INFORMATION:

- A. Applicant Name: Trisna Tanus
Johns Monroe Mitsunaga Kolouskova
- B. Mailing Address: 1601 114th Ave. SE, Suite 110, Bellevue, WA 98004
- C. Telephone Number: 425-467-9967
- D. Email Address: Tanus@jmmlaw.com
- E. Property Owner Name: Greg Rairdon
- F. Mailing Address: PO Box 2879, Kirkland, WA 98083
- G. Telephone Number: 425-821-1777
- H. Email Address: grairdon@rairdon.com

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

II. PROPERTY INFORMATION:

- A. Address of proposal: 12601 132nd Place NE
- B. King County Tax Parcel number(s): 2826059128
- C. Describe improvements on property if any: 1-story, 10,376 square foot warehouse office and light manufacturing/industrial building
- D. Attach a map of the site that includes adjacent street names: Attached as Exhibit 1
- E. Current Zoning on the subject property: TL 9A
- F. Current land-use designation and permitted density shown on the City's land use map: Industrial

Ms. Angela Ruggeri
May 12, 2014 / Page 2

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

The subject property is currently zoned TL 9A and has a land use designation of Industrial and we would like to see the City rezone the property to allow for higher utility, for example, to the TL 7 zone.

B. Description of the specific reasons for making the request:

We would like the property to have a higher utility, as provided in the TL 7 zone.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

We believe a rezone to the TL 7 is merited because of the inherent utility of the property, presently and for the long-term. The TL 7 zone is also consistent with the surrounding area's land use patterns, density and intensity. Moreover, rezoning the subject property to the TL 7 would serve the City's interest in fostering sustained, committed economic growth.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: 
Name – print: Trisna Tanus
Property Owner or Legal Representative? Legal Representative
Date: May 12, 2014
Address: 1601 – 114th Ave SE, Suite 110, Bellevue, WA 98004
Telephone: 425-467-9967

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
(Not Applicable)

Sincerely,



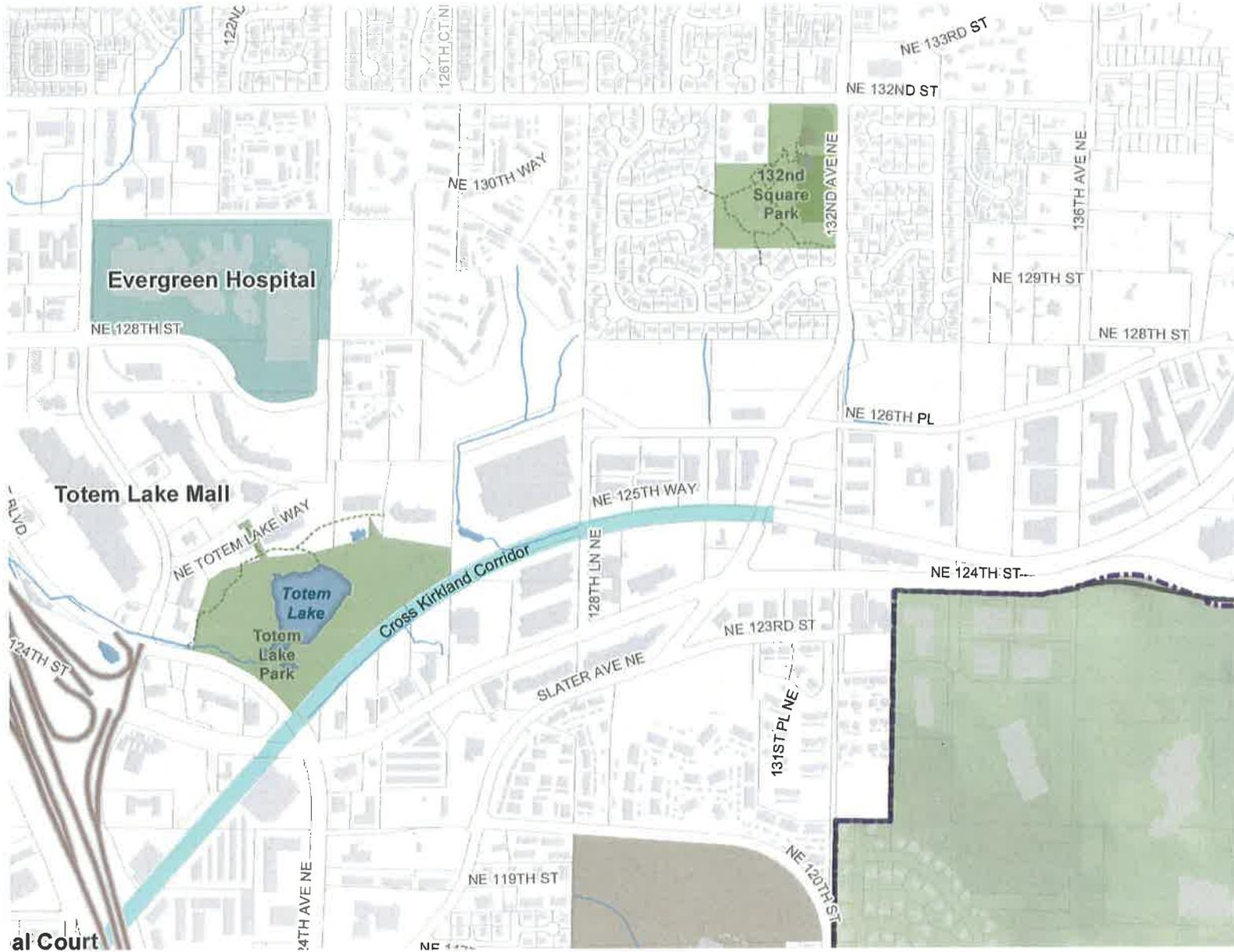
Trisna Tanus

Direct Tel: (425) 467-9967
Email: tanus@jmmlaw.com

cc: Client

1833-1 Application for Rezone 12601 132nd PI NE 05-12-2014 dot

EXHIBIT 1





Johns Monroe Mitsunaga Koloušková P L L C

Robert D. Johns • Michael P. Monroe • Darrell S. Mitsunaga • Duana T. Koloušková

RECEIVED

MAY 13 2014

May 12, 2014

Ms. Angela Ruggeri
City of Kirkland
Planning and Community Development
123 Fifth Avenue
Kirkland, WA 98033

AM _____ PM
PLANNING DEPARTMENT
BY _____

Re: **APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**
13000 132nd Place NE
TPN 2826059004

I. CONTACT INFORMATION:

- A. Applicant Name: Trisna Tanus
Johns Monroe Mitsunaga Kolouskova
- B. Mailing Address: 1601 – 114th Ave. SE, Suite 110, Bellevue, WA 98004
- C. Telephone Number: 425-467-9967
- D. Email Address: Tanus@jmmlaw.com
- E. Property Owner Name: Greg Rairdon
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- H. Email Address: grairdon@rairdon.com

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

II. PROPERTY INFORMATION:

- A. Address of proposal: 13000 - 132nd Place NE
- B. King County Tax Parcel number(s): 2826059004
- C. Describe improvements on property if any: None/Vacant Land
- D. Attach a map of the site that includes adjacent street names: Attached as Exhibit 1
- E. Current Zoning on the subject property: TL 9B
- F. Current land use designation and permitted density shown on the City's land use map: MDR 8-9

Ms. Angela Ruggeri
May 12, 2014 / Page 2

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

The subject property is currently zoned TL 9B and designated as MDR 8-9. We would like to see the City rezone the property to allow for higher utility, for example, to the TL 7 zone.

B. Description of the specific reasons for making the request:

We would like the property to have a higher utility, as provided in the TL 7 zone.

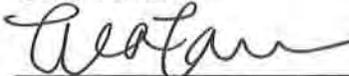
C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

We believe a rezone to the TL 7 is merited because of the inherent utility of the property, presently and for the long-term. The TL 7 zone is also consistent with the surrounding area's land use patterns, density and intensity. King County's parcel data indicates the property's highest and best use as Commercial Service. Moreover, rezoning the subject property to the TL 7 would serve the City's interest in fostering sustained, committed economic growth.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: 

Name – print: Trisna Tanus

Property Owner or Legal Representative? Legal Representative

Date: May 12, 2014

Address: 1601 114th Ave SE, Suite 110, Bellevue, WA 98004

Telephone: 425-467-9967

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
(Not Applicable)

Sincerely,



Trisna Tanus

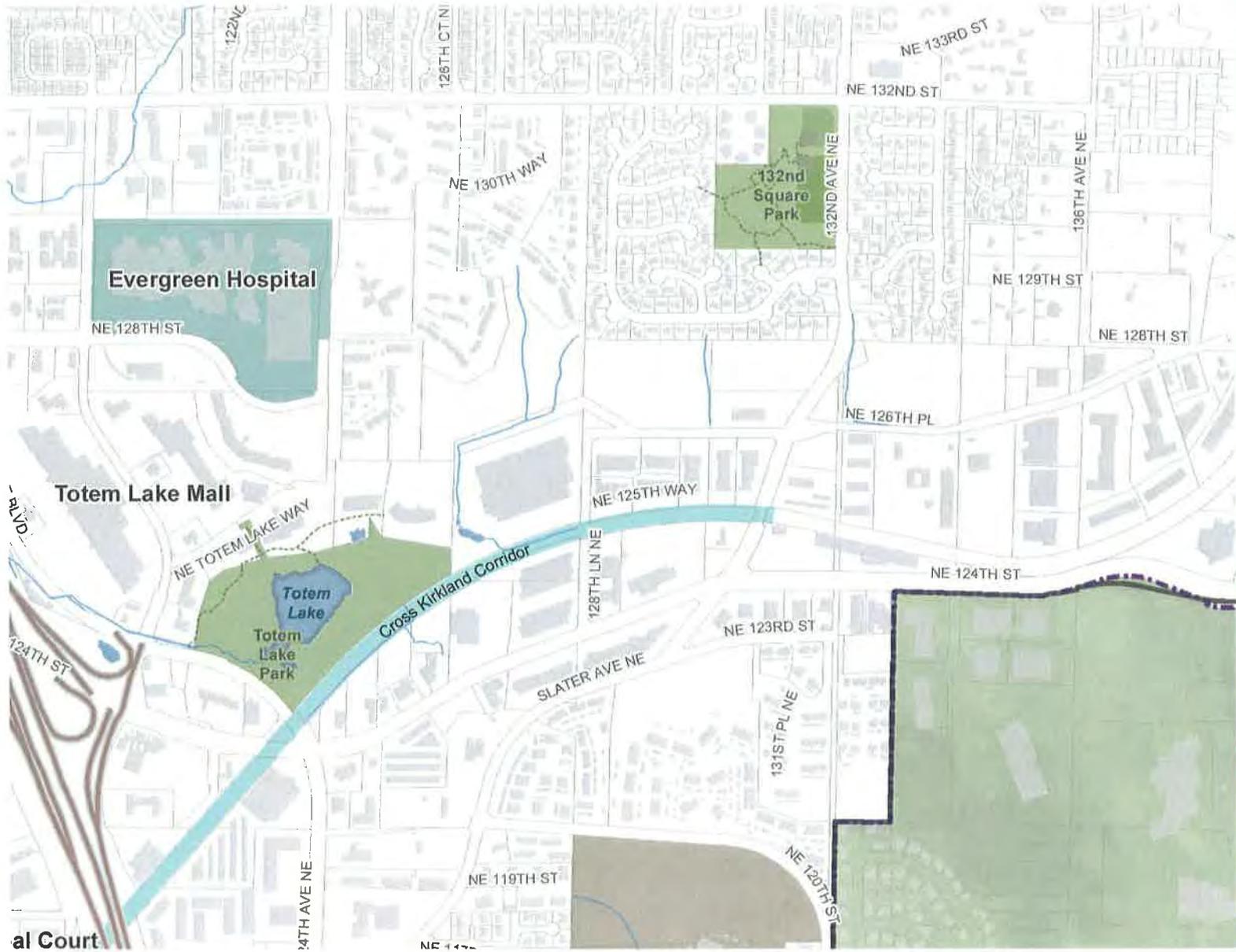
Direct Tel: (425) 467-9967

Email: tanus@jmmlaw.com

cc: Client

1833-1 Application for Rezone 13000 132nd P1 NE 05-12-2014 dot

EXHIBIT 1





December 3, 2013

Tony Leavitt
City of Kirkland Planning Department
123 5th Avenue
Kirkland, WA 98033

Re: Kirkland Rairdon Fiat Wetland and Stream Delineation Review

The Watershed Company Reference Number: 120622.52

Dear Tony:

On December 2, 2013, Senior Ecologist Hugh Mortensen and I visited Parcel #2826059004 located adjacent to 132nd Place NE in Kirkland. The purpose of our visit was to conduct a review of two previous wetland and stream delineation studies conducted on the approximately 3.7-acre property. The Watershed Company conducted a delineation study in December 2012 (Watershed Study), and Wetland Resources, Inc. conducted a delineation study in March 2013 (WRI Study). Several discrepancies were noted between the two studies, including the location of the wetland boundaries, the applicable wetland classifications, and whether a particular feature should be regulated as wetland versus stream. Discrepancies between the studies are discussed below.

Discussion

The features discussed below are labeled according to the labels provided in the Watershed Study. Labeling in parentheses reflect the name provided in the WRI Study.

Wetland A(C)

The two previous studies are generally in agreement specific to the delineated boundary for Wetland A(C). The only significant discrepancy with the wetland boundary is associated with a small extension in the southeastern portion of the feature. The WRI Study identifies a narrow wetland connection to Stream B(B). The Watershed Study determined that no connection is present, and the narrow wetland extension identified in the WRI Study does not satisfy wetland criteria. The follow-up study confirms that the narrow connection between Wetland A(C) does not contain a hydrophytic plant community and, therefore, does not satisfy all three wetland criteria (vegetation, soils, and hydrology). The dominant vegetation includes red alder, osoberry, and Himalayan blackberry. Wetlands require more than 50 percent of the dominant vegetation be facultative (FAC), facultative wetland (FACW), or obligate wetland (OBL) species. Red alder is considered FAC, but Himalayan blackberry and osoberry are considered

Wetland and Stream Delineation Review

Tony Leavitt, City of Kirkland

December 3, 2013

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facultative upland (FACU). With only one of three dominant species FAC, FACW, or OBL, the area does not contain a hydrophytic plant community. Wetland hydrology was also marginal in this area, with soils damp but not entirely saturated.

Both previous studies identified Wetland A(C) as a Type 3 wetland.

Wetland AA(B)

The two previous studies are generally in agreement specific to the delineated boundary of Wetland AA(B). However, The Watershed Study identified a small, intermittent stream, the west fork of Stream A, contiguous with the southwest border of Wetland AA(B). While the Watershed Study delineated Stream A as continuing beyond the boundary of Wetland AA(B) towards the southeast, the WRI Study delineated this portion of Stream A as an extension of the wetland. The area in question is marginal in its characterization as a stream or wetland. However, our determination following the review study is that the hydrology for the area is supported by surface runoff associated with the upstream segment of the west fork of Stream A. Therefore, we believe it is appropriate to classify the area as a Class 3 stream. As a Class 3 stream in a primary basin, this portion of the feature is required to have a standard buffer width of 35 feet, rather than the 75-foot buffer associated with a Type 2 wetland.

Both previous studies identified Wetland A(C) as a Type 2 wetland.

Wetland B(A)

Portions of the delineated boundary of Wetland B(A) are in agreement between the two studies. However, the Watershed Study identified and delineated a narrow finger of wetland extending south that the WRI Study excluded from the wetland area. The WRI Study recorded a wetland sampling plot (S1) in the area in question, which noted the presence of hydric soil, but no hydrophytic vegetation, and no wetland hydrology (upper three inches saturated). During the review study, we recorded a wetland sampling plot (DP-8, see attached form) in the same general location as S1. The soil was saturated to the surface at the time of our inspection, with hydrology provided by shallow sheet flow at or near the soil surface draining from more heavily-saturated areas upslope. The entire root zone was saturated during the review study. In addition to soil saturation in the root zone and strong hydric soil indicators, the feature contains two secondary hydrology indicators – Geomorphic Position (D2) and Drainage Patterns (B10). We also identified the presence of a hydrophytic plant community dominated by western red-cedar (FAC), lady fern (FAC), and English holly (FACU). The WRI Study noted a plant community dominated by western red-cedar (FAC), sword fern (FACU), and osoberry (FACU) but did not note the dominant lady fern presence. While we agree that sword fern and osoberry are present in the feature in question, neither species is

Wetland and Stream Delineation Review

Tony Leavitt, City of Kirkland

December 3, 2013

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dominant, and a large osoberry shrub that would otherwise be dominant is dead and, therefore, should not be included in the dominance calculation. Based on the observance of a hydrophytic plant community, hydric soils, and confirmed wetland hydrology, our determination is that the southern extension satisfies wetland criteria and is regulated as such.

The Watershed Study determined Wetland B(A) to be a Type 2 wetland, while the WRI Study determined Wetland B(A) to be a Type 3 wetland, according to the City of Kirkland Wetland Field Data Form (Rating Form). The WRI Study scored a total of 18 points for Wetland B(A), which is equivalent to a Type 3 wetland. However, we believe Questions 3 (plant species diversity) and 4 (structural diversity) were answered incorrectly. Question 3, as completed in the WRI Study, notes that Wetland B(A) contains scrub-shrub (one to two species) and emergent (three to four species) vegetation communities. Both delineation studies concluded that Wetland B(A) contains forested and emergent Cowardin vegetation communities, with scrub-shrub vegetation present beneath the forested canopy (WRI Study, Page 3 & Watershed Study, Page 3). The scrub-shrub vegetation is part of the forested community due to overhanging forest canopy provided both by trees inside and rooted inside the wetland boundary. Therefore, all species present in the forested community, including understory plant species, should be counted in the scoring totals. We identified red alder, western red-cedar, Himalayan blackberry, salmonberry, giant horsetail, and lady fern in the forested community. More than four species in the forested community scores three points, rather than one point for one to two species in the scrub-shrub community as tallied in the WRI Study. Similarly, we identified five species present in the emergent community, including skunk cabbage, giant horsetail, lady fern, large-leaved avens, and Himalayan blackberry (low-lying and interspersed with emergent species). More than four species in the emergent community scores three points, rather than two points scored for three to four species, as tallied in the WRI Study. Since Wetland B(A) contains a forested class, Rating Form Question 4 (structural diversity) should be answered. We identified all four components of structural diversity (trees >50' tall, trees 20' to 49' tall, shrubs, and herbaceous groundcover) present in Wetland B(A), for a total of four additional points.

Regardless of other minor discrepancies between the scoring provided in the two studies, the correct application of Questions 3 and 4 yields a total of seven additional points towards the score provided in the WRI Study, for a total of 25 points. This score qualifies Wetland B(A) as a Type 2 wetland. Type 2 wetlands in a primary basin are required to have a standard buffer width of 75 feet.

Wetland and Stream Delineation Review

Tony Leavitt, City of Kirkland

December 3, 2013

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Summary

We agree with the delineated boundary for Wetland A(C), except for the small southeastern portion delineated as wetland, which we determined does not satisfy wetland criteria. We agree with the Type 3 classification of Wetland A(C). The standard buffer for Wetland A(C) is 75 feet.

We agree with the delineated boundary for Wetland AA(B), although we determined the southeast portion is a Class 3 stream rather than a Type 2 wetland. The standard buffer for this area is 35 feet, rather than 75 feet.

We agree with a portion of the delineated boundary for Wetland B(A), although the southern extension delineated as non-wetland in the WRI Study satisfies wetland criteria and is a regulated wetland. The appropriate classification for Wetland B(A), due in part to the presence of a forested community, is a Type 2 wetland. The standard buffer for Wetland B(A) is 75 feet.

Please call if you have any questions or if we can provide you with any additional information.

Sincerely,



Ryan Kahlo, PWS
Ecologist

Enclosures

DP-8

Project Site: Parcel #2826059004		Sampling Date: 12/2/2013	
Applicant/Owner: Rairdon Fiat		Sampling Point: DP- 8	
Investigator: RK, HM		City/County: Kirkland / King Co.	
Sect., Township, Range: S 28 T 26N R 5E		State: WA	
Landform (hillslope, terrace, etc): Hillslope	Slope (%): 10	Local relief (concave, convex, none): None	
Subregion (LRR): A	Lat:	Long:	Datum:
Soil Map Unit Name: Alderwood gravelly sandy loam 15-30% slopes		NWI classification: None	
Are climatic/hydrologic conditions on the site typical for this time of year? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		(If no, explain in remarks.) Previous two months have been significantly drier than normal. (If needed, explain any answers in Remarks.)	
Are "Normal Circumstances" present on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> significantly disturbed?			
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> naturally problematic?			

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is this Sampling Point within a Wetland? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Hydric Soils Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Wetland Hydrology Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size 5m diam.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet
1. <i>Thuja plicata</i>	50	Yes	FAC	Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)
2.				Total Number of Dominant Species Across All Strata: 3 (B)
3.				Percent of Dominant Species that are OBL, FACW, or FAC: 67 (A/B)
4.	_____ = Total Cover			
Sapling/Shrub Stratum (Plot size 3m diam.)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index Worksheet
1. <i>Ilex aquifolium</i>	15	Yes	FACU	Total % Cover of
2.				OBL species _____ x 1 =
3.				FACW species _____ x 2 =
4.				FAC species _____ x 3 =
5.				FACU species _____ x 4 =
				UPL species _____ x 5 =
	_____ = Total Cover			Column totals (A) _____ (B) _____
Herb Stratum (Plot size 1m diam.)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index = B / A =
1. <i>Atherium filix-femina</i>	30	Yes	FAC	Prevalence Index = B / A =
2. <i>Polystichum munitum</i>	Trace	No	FACU	
3. <i>Rubus ursinus</i>	Trace	No	FACU	
4.				
5.				Hydrophytic Vegetation Indicators
6.				X Dominance test is > 50%
7.				Prevalence test is ≤ 3.0 *
8.				Morphological Adaptations * (provide supporting data in remarks or on a separate sheet)
9.				Wetland Non-Vascular Plants *
10.				Problematic Hydrophytic Vegetation * (explain)
11.				
	_____ = Total Cover			* Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
Woody Vine Stratum (Plot size)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present?
1.				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2.				
	_____ = Total Cover			
% Bare Ground in Herb Stratum _____				
Remarks:				

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-14	10YR 2/2	70	10YR 3/6 10YR 5/2	15 15	C D	M M	Silty clay loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Loc: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)
<input type="checkbox"/> Thick Dark Surface (A12)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input checked="" type="checkbox"/> Depleted Dark Surface (F7)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)

Indicators for Problematic Hydric Soils³

<input type="checkbox"/> 2cm Muck (A10)
<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Other (explain in remarks)
<input type="checkbox"/>

³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present):
Type: _____
Depth (inches): _____

Hydric soil present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply):

<input type="checkbox"/> Surface water (A1)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Water-Stained Leaves (except MLRA 1, 2, 4A & 4B) (B9)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Salt Crust (B11)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Aquatic Invertebrates (B13)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (explain in remarks)

Secondary Indicators (2 or more required):

<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A & 4B)
<input checked="" type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Frost-Heave Hummocks

Field Observations

Surface Water Present?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Depth (in):	
Water Table Present?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Depth (in):	
Saturation Present? (includes capillary fringe)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Depth (in):	Surface

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: **Saturation present despite unseasonably dry fall rainfall totals. Also, surface water runoff from sub-surface seep noted upslope of this data point.**



9505 19th Avenue S.E.
Suite 106
Everett, Washington 98208
(425) 337-3174
Fax (425) 337-3045

CRITICAL AREA STUDY

FOR

Rairdon – 132nd Place

Wetland Resources, Inc. Project #12157

Prepared By:

Wetland Resources, Inc.
9505 19th Ave SE, Suite 106
Everett, WA 98208
(425) 337-3174

For:

Greg Rairdon
PO Box 2879
Kirkland, WA 98083

October 22, 2013

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APPENDICES

APPENDIX A: WETLAND FIELD DATA FORMS
APPENDIX B: WETLAND DETERMINATION DATA FORMS
APPENDIX C: CRITICAL AREAS MAP

PROPERTY LOCATION AND SITE DESCRIPTION

Wetland Resources, Inc. (WRI) performed a site investigation on March 28, 2013 to locate jurisdictional wetlands and streams on and in proximity to King County parcel number 2826059004. The subject property is located at 13000 132nd Place NE in Kirkland, Washington. The Public Land Survey System (PLSS) locator for the subject property is Section 28, Township 26N, Range 05E, W.M. The study site is situated within the Cedar/Sammamish Watershed, or Water Resources Inventory Area (WRIA) 8, as well as the City of Kirkland Juanita Creek drainage basin.

The 3.74-acre subject property is located in an urban/residential setting. The Totem Lake commercial district is situated to the south while residential areas and subdivisions are located to the north. The property is currently undeveloped and dominated by mixed coniferous-deciduous forest. A residential development borders the property on the north while a commercial property is located immediately to the south. A second, undeveloped forested parcel sits to the west of the subject property and 132nd Avenue NE borders the property on the east. The site primarily slopes in a southerly direction and contains several steep slopes along the northern, southern, and western boundaries.

Three wetlands and one stream were identified and delineated on the subject property during the March 28 site inspection, and one off-site stream was observed approximately 50 feet west of the subject property boundary. In addition, two streams were identified during an earlier March 2013 site investigation.

REVIEW OF EXISTING INFORMATION

Prior to conducting the site investigation, public resources were reviewed to gather background information on the subject property and the surrounding area. The following information was examined:

- United States Fish and Wildlife Service (USFWS) National Wetlands Inventory: The National Wetland Inventory (NWI) does not indicate the presence of any wetland areas on the subject property.
- USDA/Natural Resources Conservation Service (NRCS) Web Soil Survey: The soil mapped on the subject property includes Alderwood gravelly sandy loam, 6 to 15 percent slopes, and Alderwood gravelly sandy loam, 5 to 30 percent slopes. While neither soil is completely hydric according to the NRCS, approximately five percent of Alderwood gravelly sandy loam, 6 to 15 percent slopes is comprised of hydric inclusions.
- Washington Department of Fish and Wildlife (WDFW) SalmonScape Interactive Mapping System: The SalmonScape interactive map does not show any streams on the subject property.
- WDFW Priority Habitat and Species (PHS) Interactive Map: The PHS Interactive Map does not show any PHS areas on the subject property.
- King County iMap Interactive Mapping Tool: The King County iMap indicates that the eastern portion of the property is located within an erosion hazard area, and the entire property is located within a landslide hazard area. There are no on-site wetlands or streams illustrated by the King County iMap.

- City of Kirkland Sensitive Areas Map: According to the Kirkland Sensitive Areas Map, a wetland is located on the subject property. The off-site stream to the west of the subject property is also shown on the City of Kirkland map.

METHODOLOGY

Wetland boundaries were determined using the routine determination approach described in the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (U.S. Army Corps of Engineers 2010). Under the routine methodology, the process for making a wetland determination is based on three steps:

- 1) Examination of the site for hydrophytic vegetation (species present and percent cover);
- 2) Examination of the site for hydric soils;
- 3) Determining the presence of wetland hydrology

The following criteria must be met in order to make a positive wetland determination:

Vegetation Criteria

The Corps Manual and 2010 Regional Supplement define hydrophytic vegetation as “the assemblage of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to influence plant occurrence.” Field indicators are used to determine whether the hydrophytic vegetation criteria have been met. Examples of these indicators include, but are not limited to, the rapid test for hydrophytic vegetation, a dominance test result of greater than 50%, and/or a prevalence index score less than or equal to 3.0.

Soils Criteria

The 2010 Regional Supplement (per the National Technical Committee for Hydric Soils) defines hydric soils as soils “that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part.” Field indicators are used to determine whether a given soil meets the definition for hydric soils. Indicators are numerous and include, but are not limited to, presence of a histosol or histic epipedon, a sandy gleyed matrix, depleted matrix, and redoximorphic depressions.

Hydrology Criteria

Wetland hydrology encompasses all hydrologic characteristics of areas that are periodically inundated or have soils saturated to the surface for a sufficient duration during the growing season. Areas with evident characteristics of wetland hydrology are those where the presence of water has an overriding influence on the characteristics of vegetation and soils due to anaerobic and chemically reducing conditions, respectively. The strongest indicators include the presence of surface water, a high water table, and/or soil saturation within at least 12 inches of the soil surface.

BOUNDARY DETERMINATION FINDINGS/RESULTS

Wetlands identified on the subject property were rated pursuant to the City of Kirkland's Wetland Field Data Form as required by the Kirkland Zoning Code (KZC), section 90.40(3)(h). Wetlands were classified according to the USFWS document Classifications of Wetlands and Deepwater Habitats of the United States (Cowardin et al., 1979), also known as the Cowardin Classification System. The U.S. Army Corps of Engineers manual A Hydrogeomorphic Classification for Wetlands (Brinson 1993), or HGM system, was also used to classify wetlands on the subject property.

The ordinary high water marks (OHWM) of streams and were identified using the methodology described in the Washington State Department of Ecology document Determining the Ordinary High Water Mark on Streams in Washington State (Second Review Draft) (Olson and Stockdale 2010). Streams were classified according to KZC 90.30(4) through (6) and 90.90.

Three wetlands (referred to as Wetlands A through C for the purposes of this report) and three streams (referred to as Streams A through C for the purposes of this report) were identified and delineated on the subject property. These resources are described below.

Wetland A

Wetland A is a small slope wetland per the HGM classification system and is located in the northwest corner of the subject property. It is approximately 1,366 SF in size and extends slightly off-site to the west. Based on the Cowardin classification system, Wetland A is a palustrine, forested/emergent, broad-leaved deciduous/persistent, saturated wetland system.

Wetland A received a score of 18 on the City of Kirkland's Wetland Field Data Form, which equates to a Type 3 wetland rating. Per KZC 90.45, the buffer for a Type 3 wetland located in a primary drainage basin is 50 feet (the Juanita Creek Drainage Basin is considered a primary basin per the City of Kirkland Sensitive Areas Map and KZC 90.30) with an additional 10-foot structure setback.

The primary source of hydrology for Wetland A is groundwater and runoff from adjacent slopes. Shallow areas of surface water were observed during the site investigation, and soils were saturated to the surface. These characteristics meet wetland hydrology indicators A1 and A3 on the 2010 Regional Supplement Wetland Delineation Data Form.

Vegetation within Wetland A is comprised primarily of forested and emergent species. Dominant species observed at sampling point S-2 include red alder (*Alnus rubra*), black cottonwood (*Populus balsamifera*), salmonberry (*Rubus spectabilis*), western red cedar (*Thuja plicata*), lady fern (*Athyrium filix-femina*), and skunk cabbage (*Lysichiton americanus*). Greater than 50% of the dominant species within Wetland A have an indicator status of facultative (FAC) or wetter, which meets the hydrophytic vegetation criteria per the Corps Wetland Delineation Manual and the 2010 Regional Supplement.

Soils within Wetland A are very dark brown sandy clay loam to a depth of 4 inches, very dark greenish gray clay loam between 4 and 12 inches in depth, and black clay loam below 12 inches. Redoximorphic features were observed in the bottom two layers. These soil characteristics meet

the description of a Redox Dark Surface, which is indicator F6 on the 2010 Regional Supplement Wetland Delineation Data Form.

Wetland B

Wetland B is a slope wetland per the HGM classification system and is located in the north and central portion of the subject property. It is approximately 3,441 SF in size and is contained entirely on-site. Based on the Cowardin classification system, Wetland B is a palustrine, forested/scrub-shrub, broad-leaved deciduous, saturated wetland system.

Wetland B received a score of 23 on the City of Kirkland's Wetland Field Data Form, which equates to a Type 2 wetland. Per KZC 90.45, the buffer for a Type 2 wetland located in a primary drainage basin is 75 feet with an additional 10-foot structure setback.

The hydrology for Wetland B is driven by groundwater, seeps, and Stream A. The wetland is located on a relatively steep slope that contains numerous groundwater seeps. Flowing water was observed throughout the wetland. Stream A, a short, seasonal feature, enters the wetland from the north. The stream was flowing at the time of the site investigation. Soils were saturated to the surface at the time of the site investigation and a water table was observed within 12 inches of the soil surface. These characteristics meet wetland hydrology indicators A2 and A3 on the 2010 Regional Supplement Wetland Delineation Data Form.

Vegetation within Wetland B is comprised primarily of forested and scrub-shrub species. Dominant species observed at sampling point S-3 include red alder (*Alnus rubra*), Himalayan blackberry (*Rubus armeniacus*), lady fern (*Athyrium filix-femina*), and skunk cabbage (*Lysichiton americanus*). Greater than 50% of the dominant species within Wetland B have an indicator status of facultative (FAC) or wetter, which meets the hydrophytic vegetation criteria per the Corps Wetland Delineation Manual and the 2010 Regional Supplement.

Soils within Wetland B are very dark brown sandy loam to a depth of 10 inches and black loam between 10 and 18 inches in depth. Although the soil did not exhibit any of the hydric indicators listed on the Regional Supplement Wetland Delineation Data Form, it is still considered hydric due to the strong presence of wetland hydrology and the positive hydrophytic vegetation criteria. The wetland is believed to have a water table and/or have saturated soils that are within 12 inches of the surface for at least 14 consecutive days during the growing season. In addition, Wetland B appears on the City of Kirkland Sensitive Areas Map.

Wetland C

Wetland C is a depressional wetland per the HGM classification system and is located in the south/central portion of the subject property. It is approximately 2,476 SF in size and is contained entirely on-site. Based on the Cowardin classification system, Wetland C is a palustrine, forested, broad-leaved deciduous, saturated wetland system.

Wetland C received a score of 19 on the City of Kirkland's Wetland Field Data Form, which equates to a Type 3 wetland. Per KZC 90.45, the buffer for a Type 3 wetland located in a primary drainage basin is 50 feet with an additional 10-foot structure setback.

The hydrology for Wetland C is driven by groundwater and possibly by runoff from the adjacent slopes to the north. The wetland is located on a relatively flat area/terrace feature that appears to collect runoff and groundwater. The upper 10 inches of the soil profile was saturated at the time of the site investigation, which meets wetland hydrology indicator A3 on the 2010 Regional Supplement Wetland Delineation Data Form.

Vegetation within Wetland C is comprised primarily of forested and scrub-shrub species. Dominant species observed at sampling point S-5 include black cottonwood (*Populus balsamifera*), Himalayan blackberry (*Rubus armeniacus*), Nootka rose (*Rosa nutkana*), Indian plum (*Oemleria cerasiformis*), reed canarygrass (*Phalaris arundinacea*), and creeping buttercup (*Ranunculus repens*). Greater than 50% of the dominant species within Wetland C have an indicator status of facultative (FAC) or wetter, which meets the hydrophytic vegetation criteria per the Corps Wetland Delineation Manual and the 2010 Regional Supplement.

Soils within Wetland C are black clay loam to a depth of 6 inches, gray silty clay between 6 and 11 inches in depth, and dark gray silty clay between 11 and 15 inches in depth. Redoximorphic concentrations are present in the matrix in the bottom two layers. The middle soil layer is a loamy gleyed matrix, which meets hydric soil indicator F2 on the 2010 Regional Supplement Wetland Delineation Data Form.

Streams A through C

Stream A is located at the north end of Wetland B while Stream B is located at the south end of the wetland. Stream A originates off-site to the north and flows for a very short distance on-site before dissipating into Wetland B. Stream B originates at the southern portion of Wetland B and flows in a southeasterly direction. It eventually flows off-site to the south and enters a culvert beneath 132nd Avenue NE. Stream C originates in the southeastern corner of Wetland C, flows southeast, then south, and then heads off-site to the south.

According to KZC 90.30(6), Streams A through C meet the criteria for Class C streams. They are seasonal features not used by salmonids (or any fish) and lack fish habitat. They are small/narrow features with mud and cobble/gravel substrates. Based on the Cowardin classification system, Streams A through C are riverine, intermittent, streambed, mud systems.

Per KZC 90.90, Class C streams located in primary basins require 35-foot buffers with an additional 10-foot structure setback.

Off-Site Stream

The off-site stream located to the west of the subject property appears to meet the criteria for a Class B stream per KZC 90.30(5). However, a thorough investigation could not be performed since it is an off-site feature. Class B streams located within primary basins in the City of Kirkland require 60-foot buffers. If the off-site stream is a Class B stream, the buffer may extend onto the subject property.

Non-Wetland Areas

The areas mapped as non-wetland are dominated by forested and scrub-shrub vegetation. Dominant trees include red alder, western red cedar, and black cottonwood. A dense layer of

Himalayan blackberry is also present throughout the non-wetland/upland areas. Soil texture and color varied across the non-wetland areas. Upland soils were silty clay loam and silty clay in texture and exhibited colors of dark grayish brown (10YR 4/2), brown (10YR 4/3), very dark brown (10YR 2/2), and very dark grayish brown (10YR 3/2). The majority of the upland soils were moist during the March 2013 site visit.

WILDLIFE

During the March 2013 site investigation, very few wildlife species were observed. No nesting, denning, and breeding areas were identified. The following avian species may utilize the subject property: common raven (*Corvus corax*), American crow (*Corvus brachyrhynchos*), American robin (*Turdus migratorius*), house finch (*Carpodacus mexicanus*), black-capped chickadee (*Poecile atricapillus*), bushtit (*Psaltriparus minimus*), northern flicker (*Colaptes auratus*), hairy woodpecker (*Picoides villosus*), downy woodpecker (*Dendrocopus villosus*), red-breasted nuthatch (*Sitta canadensis*), brown creeper (*Certhia americana*), swainson's thrush (*Hyocichla ustulata*), varied thrush (*Ixoreus naevius*), and sharp-shinned hawk (*Accipiter striatus*).

Mammals that may use the site include: Virginia opossum (*Didelphis virginiana*), shrews (*Sorex spp.*), striped skunk (*Mephitis mephitis*), coyote (*Canis latrans*), gray squirrel (*Sciurus carolinensis*), black tailed deer (*Odocoileus hemionus columbianus*), and eastern cottontail rabbits (*Sylvilagus floridanus*).

Other wildlife that may use the site includes: pacific tree frog (*Hyla regilla*), northwestern salamander (*Ambystoma gracile*), and rough-skinned newt (*Taricha granulosa*). These lists are not meant to be all-inclusive and may omit species that currently utilize or could utilize the site.

USE OF THIS REPORT

This Critical Area Study is supplied to Mr. Greg Rairdon as a means of determining on-site critical area conditions, as required by the City of Kirkland. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to critical areas are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

This delineation and report conforms to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.



Jim Rothwell
Senior Ecologist, PWS

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December 12, 2012

Christian Geitz
 City of Kirkland
 Planning & Community Development
 123 Fifth Avenue
 Kirkland, WA 98033
 Via email: CGeitz@kirklandwa.gov

Re: Kost Property - Wetland & Stream Delineation Study

The Watershed Company Reference Number: 120622.13

Dear Christian:

On December 3, 2012 Ecologist Nell Lund and I completed a wetland and stream delineation study on the Kost property located at 13000 132nd Place NE in the City of Kirkland (parcel 2826059004). This letter summarizes the findings of this study and details applicable federal, state, and local regulations. The following attachments are included:

- Wetland & Stream Delineation Sketch
- Wetland Determination Data Forms
- Wetland Field Data Forms
- Ecology Wetland Rating Forms

Methods

Public-domain information on the subject property was reviewed for this delineation study. These sources include USDA Natural Resources Conservation Service Soil maps, U.S. Fish and Wildlife Service National Wetland Inventory maps, Washington Department of Fish and Wildlife interactive mapping programs (PHS on the Web), King County's GIS mapping website (iMAP), and City of Kirkland GIS maps (nwMaps.net).

The study area was evaluated for wetlands using methodology from the *Washington State Wetlands Identification and Delineation Manual* (Manual) (Washington Department of Ecology [Ecology] 1997) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region Version 2.0* (Regional Supplement) (US Army Corps of Engineers [Corps] May 2010). Wetland boundaries were determined on the basis of an examination of vegetation, soils, and hydrology. Areas meeting the criteria set forth in the Manual and Regional Supplement were determined to be wetland. Soil, vegetation, and hydrologic parameters were sampled at several locations along the wetland boundaries to make the determination. Data points

Kost Property - Wetland & Stream Delineation Study

Geitz, C.

December 12, 2012

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on-site are marked with yellow- and black-striped flags. We recorded data at seven of these locations.

Areas meeting wetland parameters were marked with pink- and black-striped flags. Wetland A and Wetland AA were marked with 12 and eight flags, respectively. The on-site portion of Wetland B was marked with 19 flags.

The delineated wetland area was classified using two different rating forms: The City of Kirkland *Wetland Field Data Form* and the Washington State Department of Ecology *Western Washington Wetland Rating System* (Ecology, Aug 2004, version 2).

The property was also screened for streams as defined under the City of Kirkland Zoning Code (KZC 90.30.16). Two stream features, Stream A and Stream B, were marked with 24 and seven blue- and white-striped flags, respectively.

Findings

The subject property is an undeveloped parcel zoned for medium density residential use (TL 9B). The site slopes down to the south, steeply in some areas. Although the property is undeveloped, some abrupt grade changes appear to be created cuts and/or natural slumps. Additionally, the southeast portion of the site contains a created swale feature, which conveys drainage off the hillside under 132nd Place NE. Three wetlands and two streams were identified, delineated, and flagged on the property. Those critical areas are described below.

Stream A

Stream A originates from a hillside seep and generally follows a topographic ravine. The stream and an adjacent wetland, Wetland AA, are overgrown with Himalayan blackberry vines. Himalayan blackberry covers most of the hillside. Water, which was about one to two inches deep, was flowing down the silty stream bed in two forks (east and west) on the day of our site visit. The east fork of the stream broadens into sheet flow at the northeast boundary of Wetland AA. The west fork is contiguous with the western boundary of Wetland AA and continues flowing southeast beyond the southern boundary of Wetland AA. Stream flow infiltrates the soil southeast of Wetland AA and does not resurface.

Beyond the end of Stream A, a swale feature begins. However, the swale is well vegetated, does not contain characteristics of a stream bed (gravel, sand, or silt), and does not appear to convey stream flow. As recorded at Data Point 6 (DP-6), numerous osoberry shrubs, a facultative upland plant species, are growing in the swale. The swale likely conveys some drainage from the adjacent hillside during heavy rainfall. However, the feature does not satisfy stream or wetland criteria. Therefore, in our opinion, the feature is a non-regulated drainage feature.

Stream B

The gradient drops steeply between the end of Stream A and the start of Stream B. Stream B originates from a hillside seep. Stream B exits the subject property at a steep topographic break along the south property boundary and presumably ends above the off-site parking lot.

Wetland A

Wetland A is a depression wetland located on a terrace between slopes. Palustrine forested and scrub-shrub vegetation classes dominate the wetland area. Black cottonwood and red alder form the forest canopy. Nootka rose, Himalayan blackberry, lady fern, soft rush and giant horsetail characterize the understory and shrub vegetation layers. Soils in Wetland A exhibit Loamy Gleyed Matrix, Depleted Matrix, and Redox Dark Surface hydric soil indicators. On the day of our site visit, soils were saturated to the surface, and the water table was four inches below the surface.

Wetland AA

Wetland AA is a slope wetland that is continuous with the north end of Stream A. This wetland contains palustrine forested and scrub-shrub vegetation classes. Red alder forms the forest cover. Himalayan blackberry vines form the shrub layer and are mixed with lady fern and water cress. Soils exhibit Redox Dark Surface hydric soil indicators. On the day of our site visit, soils were saturated to the surface, and the water table was 14 inches below the surface.

Wetland B

Wetland B is a slope wetland located in the western portion of the site. Wetland B is contiguous with a stream on the adjacent property to the west. The wetland area contains forested and emergent vegetation classes dominated by western red cedar and red alder in the forest canopy, with salmonberry, Himalayan blackberry, skunk cabbage, giant horsetail, and lady fern in the understory and emergent communities. Soils in Wetland B exhibit Redox Dark Surface hydric soil indicators. On the day of our site visit, soils were saturated to the surface, and the water table was 14 inches below the surface.

Local Regulations

Wetlands and streams in the City of Kirkland are regulated under the Kirkland Zoning Code, Chapter 90 – Drainage Basins. According to Chapter 90, wetlands are rated as one of three types based on the Kirkland Rating Form. None of the on-site wetlands meet any of the Type 1 wetland conditions, such as organic soils, being contiguous with Lake Washington, or habitat for threatened or endangered species. Under the Kirkland Rating Form, a wetland that is not Type 1 is considered Type 2 if it scores more than 22 points and Type 3 if it scores fewer than 22 points. Wetland A scored 20 points and,

Kost Property - Wetland & Stream Delineation Study

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therefore, is considered Type 3. Wetland AA scored 24 points and, therefore, is considered Type 2. Wetland B scored 28 points and, therefore, is considered Type 2.

Wetland buffers in Kirkland are determined based on the wetland type and the status of the surrounding drainage basin. Type 2 wetlands in a primary basin are required to have a standard buffer width of 75 feet. Type 3 wetlands in a primary basin are required to have a standard buffer width of 50 feet (KZC 90.45.1).

Since other State and Federal agencies regulate wetlands under a different classification system, the on-site wetlands were also rated using the Ecology rating form. The Ecology Rating Form scores wetlands based on hydrology, water quality, and habitat functions. Under the Ecology system, Wetlands AA and B scored a total of 29 and 25 points, respectively. Therefore, Wetlands AA and B are both considered Category IV. Wetland A scored a total of 36 points, and is, therefore, considered Category III.

Streams in Kirkland are rated as Class A, B, or C based on the presence or absence of salmonids, and whether the stream is perennial or seasonal. Streams A and B are seasonal, non-salmonid bearing streams, and are, therefore, considered Class C (KZC 90.30.6).

Stream buffers in Kirkland are determined based on the stream class and the status of the surrounding basin. Class C streams located in a primary basin are required to have a 35-foot buffer as measured from the OHWM (KZC 90.90.1). Any buffer associated with the off-site stream west of Wetland B would be less encumbering than the 75-foot wetland buffer associated with that wetland.

In general, site improvements should be designed to avoid and, if unavoidable, to minimize adverse impacts to sensitive areas (KZC 90.130). As the wetland and stream areas encompass almost all of each of the three parcels, it is not possible to avoid impacts to both buffers and critical areas with residential development. Applicants impacting critical areas are typically required to show minimization of impacts.

Table 1: Critical Area Classifications and Associated Buffers

Feature	Kirkland Classification	Ecology Classification	Standard Buffer Width (feet)
Wetland A	Type 3	Category III	50 feet
Wetland AA	Type 2	Category IV	75 feet
Wetland B	Type 2	Category IV	75 feet
Stream A	Class C	N/A	35 feet
Stream B	Class C	N/A	35 feet

State and Federal Regulations

Wetlands and streams are also regulated by the U.S. Army Corps of Engineers (Corps) under section 404 of the Clean Water Act. Any filling of Waters of the State, including wetlands (except isolated wetlands), would require notification and permits from the Corps. A formal isolated status inquiry can be requested from the Corps through the Jurisdictional Determination process. Federally permitted actions that could affect endangered species (i.e. salmon or bull trout) may also require a biological assessment study and consultation with the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service. Application for Corps permits may also require an individual 401 Water Quality Certification and Coastal Zone Management Consistency determination from Ecology.

In general, neither the Corps nor Ecology regulates wetland or stream buffers, unless direct impacts are proposed. When direct impacts are proposed, mitigated wetlands and streams may be required to employ buffers based on Corps and Ecology joint regulatory guidance.

Disclaimer

The information contained in this letter or report is based on the application of technical guidelines currently accepted as the best available science and in conjunction with the manuals and criteria outlined in the methods section. All discussions, conclusions and recommendations reflect the best professional judgment of the author and are based upon information available to us at the time the study was conducted. All work was completed within the constraints of budget, scope, and timing. The findings of this report are subject to verification and agreement by the appropriate local, State and Federal regulatory authorities. No other warranty, expressed or implied, is made.

Kost Property - Wetland & Stream Delineation Study

Geitz, C.

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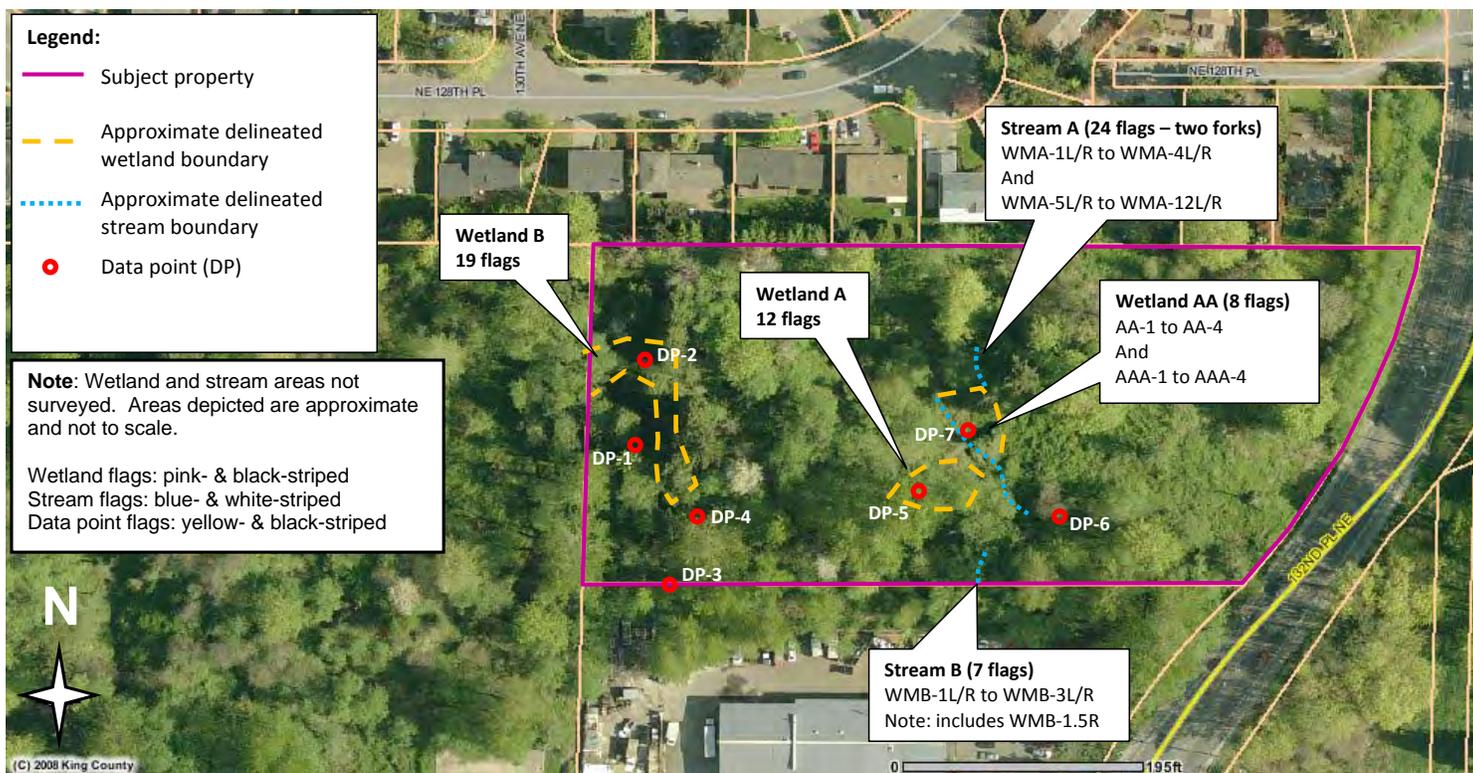
Please call if you have any questions or if we can provide you with any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Kahlo". The signature is written in a cursive style with a large initial "R" and "K".

Ryan Kahlo, WPIT
Ecologist

Enclosures



Wetland & Stream Delineation Sketch

Kost Property (parcel 2826059004)
 13000 132nd Place NE
 City of Kirkland
 Prepared for: Christian Geitz



750 Sixth Street South | Kirkland | WA 98033
 p 425.822.5242 f 425.827.8136

Flagged: December 3, 2012



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
 123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

- A. Applicant Name: Diana J. Suzuki
- B. Mailing Address: 12950 Willows Rd NE
- C. Telephone Number: 425-895-4337
- D. Email Address: diana.suzuki@astronics.com
- E. Property Owner Name (if different than applicant): Astronics Corporation
- F. Mailing Address: 12950 Willows Rd NE
- G. Telephone Number: 425-895-4337
- H. Email Address: diana.suzuki@astronics.com

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

II. PROPERTY INFORMATION:

- A. Address of proposal: (if vacant provide nearest street names) Willows Road
- B. King County Tax Parcel number(s): 222605-9027-09
- C. Describe improvements on property if any: Please see attached
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: IL 7
- F. Current land use designation and permitted density shown on the City's land use map. Zoning IL 7 - Industrial

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

Please see attached

B. Description of the specific reasons for making the request:

Please see attached

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

Please see attached

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: Diana J. Suzuki VP
 Name – print: Diana J. Suzuki, VP Finance & Admin
 Property owner or Legal Representative? Legal Representative
 Date: 6-17-2014
 Address: 12950 WILLOWS ROAD
 Telephone: 425-895-4337

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

June 16, 2014

Astronics Advanced Electronic Systems, Corp. Attachment 1

City of Kirkland Planning and Community Development

Application for 2014 Citizen amendment Land use requests to the comprehensive plan, zoning code and zoning map

II Property Information

C. Build a 130,000+ SF building with adequate parking for 600 – 700 employees on property currently owned and adjacent to the existing facility.

III. Request for Information and Reasons:

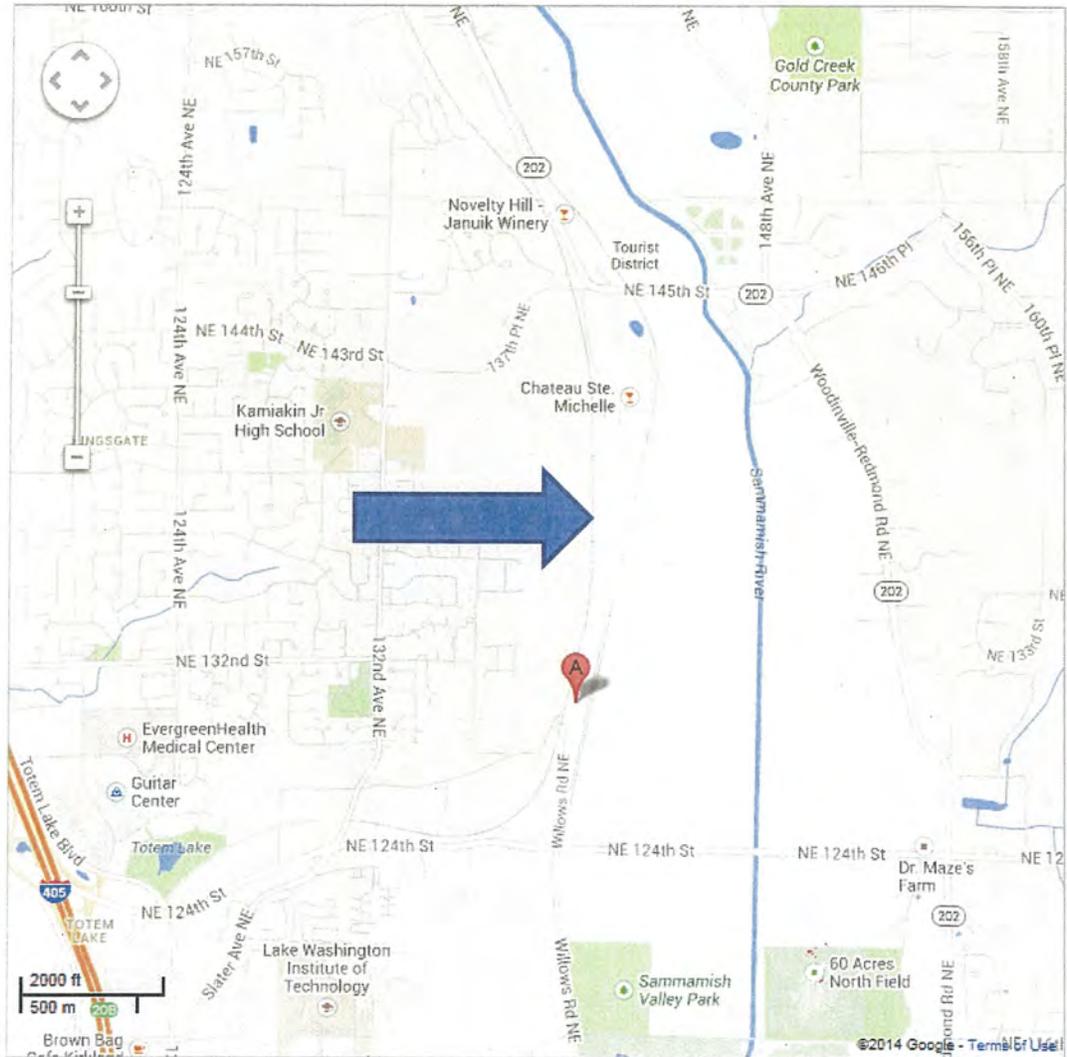
A. Description of the Request: In order to build the maximum size building on the existing vacant property and give AES the most options to manage cost of the new facility, AES requests the maximum building height be increased to 75 feet.

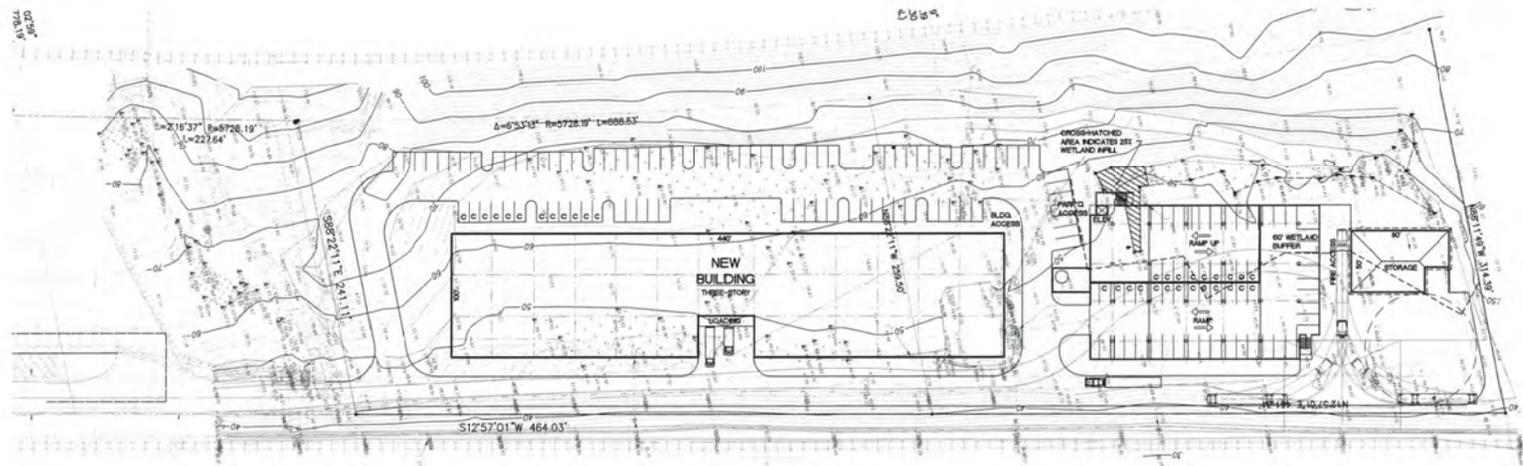
B. Description of the specific reasons for making the request: AES purchased the vacant property at the same time the existing building was purchased with the specific goal of expanding operations with a new building when the business increased to support the investment. AES moved to the current facility on 1/2/2013 and business has grown so rapidly we have been forced to lease 25,000 SF of office and lab space. This is in addition to space currently under lease (approximately 13,000 SF) to support storage of inventory, equipment and shipping of our products. Unfortunately the closest site we could find with appropriate office and lab space was in Redmond. To eliminate the leased space it is now time to start the permitting process and build a new building. Key benefits to building on the existing property are:

- Cost of leasing facilities is much more expensive than owning the buildings
- Eliminate commuting time lost between facilities
- Ease of direct employee contact by maintaining close proximity
- Reduce commuting pollution and cars on the roads
- Duplication of facility costs that comes with remote facilities
- AES products are FAA approved and can only be produced in approved facilities, therefore having our employees in closer proximity reduces the costs of supporting multiple facilities that would require FAA approvals and ongoing audits.
- The property is at the base of the Kingsgate slope with a large elevation change. The use of the average building height calculation will restrict the site's maximum building height.

C. The request to increase the maximum building height to 75 feet will give AES the most options to build the largest, most cost effective building and keep jobs in Kirkland.

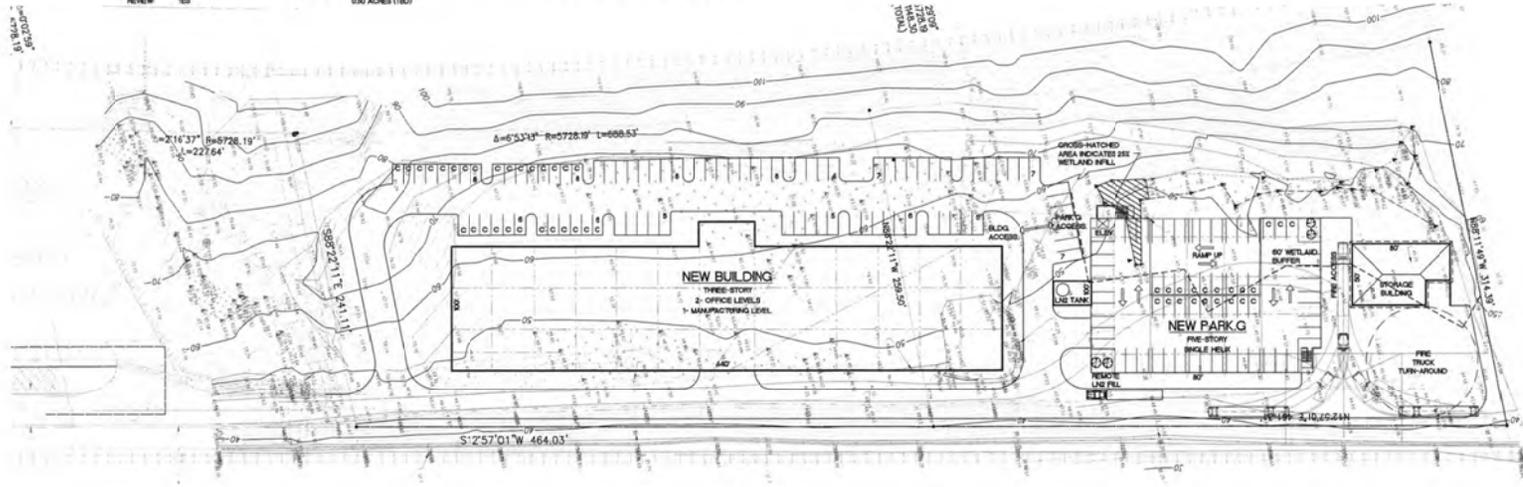
- Map displays location of Astronics AES, at 12950 Willows Road NE, Kirkland 98034 (A)
- Also displays vacant “North Lot” between 12950 Willows Road and the Chateau Ste. Michelle winery





ZONING: ZONE: T-3 MIN. LOT: 1.0 ACRES FRONT 'W: 1257.01' SIDE 'W: 568.21'LOT COVERAGE: 40% HEIGHT: 45' ABOVE AVG. BLDG. ELEVATION CURRENTLY SEEKING: 45' HEIGHT LIMIT DESIGN REVIEW: YES	SITE AREA: LOT 'D': 12.466 ACRES LOT 'E': 1.8 ACRES TOTAL AREA: 24.266 ACRES ADJACENT WETLAND AREA: 2.780 ACRES 530 ACRES (TBD)	BUILDING AREA: FIRST: 14,000 S.F. SECOND: 14,000 S.F. THIRD: 14,000 S.F. TOTAL AREA: 42,000 S.F.	PARKING PROVIDED: PL-1: 5,985 S.F. / 87 STALLS PL-2: 23,000 S.F. / 85 STALLS PL-3: 23,000 S.F. / 85 STALLS PL-4: 7,480 S.F. / 47 STALLS TOTAL AREA: 106,285 S.F. / 304 STALLS RAMPAGE STALLS: 74 STALLS TOTAL PARKING STALLS: 340 STALLS (+ 1) 340 GSP.	SECURED PARKING: OFFICE / 300 GSP. MANUF. / 300 = 200 STALL MANUF. / 1,000 GSP. 44,000 / 1,000 = 44 STALLS TOTAL PARKING REQD.: 340 SUPPLYS STALLS: 0
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1 SCHEMATIC SITE / BLDG. - LOWER LEVEL
1" = 40'



2 SCHEMATIC SITE / BLDG. PLAN - UPPER LEVEL
1" = 40'

ASTRONICS
CORPORATION

CRAFT
architects

2505 Third Avenue
Suite 324
Seattle, WA 98121
206.720.7001 phone
206.720.2848 fax
www.craftarchitects.com

ASTRONICS
North Building
12950 Willows Road
Kirkland, Washington

CONSULTANT

Submitter/Revision	
Sheet Title	SCHEMATIC SITE PLAN
Date	05/23/14
Design	
Drawn	
Project No.	13-888
Approved	
Building No.	

Sheet No. **SS-4**
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