

CITY OF KIRKLAND

123 FIFTH AVENUE ● KIRKLAND, WASHINGTON 98033-6189 ● (425) 587-3000

**DEPARTMENT OF PUBLIC WORKS
MEMORANDUM**

To: Tony Leavitt, Planner

From: Thang Nguyen, Transportation Engineer

Date: December 11, 2008

Subject: NW University Seahawk Facility Expansion- Signal Warrant Analysis

This memo summarizes my review of the signal warrant analysis prepared by William Popp Associates for Northwest University.

Project Description

NW University proposed to use the vacated Seahawk Facility (also known as Building 17 on the NW University Master Plan) for administrative office. The building has a total of 45,076 square feet. Based on the trip generation information, the proposed use will generate less PM peak hour traffic than the former use.

Signal Warrants

As a condition of approval for the Northwest University Master Plan, the University is required to complete a signal warrant analysis at the intersection of 108th Avenue NE/NE 53rd Street. The University is required to install a traffic signal when both of the following conditions occur:

1. Any one of the traffic signal warrants 1, 2, 9, or 11 at the intersection of 108th Ave NE and NE 53rd Street is met.
2. The College generates 315 new daily trips through the intersection of 108th Ave NE/NE 53rd Street. These numbers shall be total cumulative additional trips above the 1995 level of 1946 trips

This is require with any new building that the college seeking a development permit or occupy on campus or those that accesses NE 53rd Street. This condition is regardless of whether the University generates more or less trip than the previous occupant. At anytime that the University meets the above conditions then they are required to signalize the intersection.

Based on the traffic data and analysis, the University does not meet the above criteria. Therefore, the University is not required to install a traffic signal at this time. Therefore, I am recommending approval of the proposed development.

- b. One tree for each 1,000 square feet of area to be landscaped. At the time of planting, deciduous trees must be at least two inches in diameter as measured one foot above grade, and coniferous trees must be at least five feet in height.
- c. If a development requires approval through Process I, IIA, IIB or III as described in Chapters 145, 150, 152 and 155 KZC, respectively, the City may require additional vegetation to be planted along a building facade if:
 - 1) The building facade is more than 25 feet high or more than 50 feet long; or
 - 2) Additional landscaping is necessary to provide a visual break in the facade.

95.25 Buffering Standards

The chart in KZC 95.10 establishes which buffering standard applies in a particular case. The following subsections establish the specific requirement for each standard:

- 1. For standard 1, the applicant shall provide either the buffer described in subsection (1)(a) or the buffer described in subsection (1)(b) of this section:
 - a. A 25-foot-wide landscaped strip planted as follows:
 - 1) Two rows of trees, planted eight feet on center along the entire length of the buffer. No more than 50 percent of the required trees may be deciduous. At the time of planting, deciduous trees must be at least two inches in diameter as measured using the standards of the American Association of Nurserymen; and coniferous trees must be at least five feet in height.
 - 2) Shrubs, 18 inches high, planted to attain a coverage of at least 60 percent of the buffer area within two years.
 - b. A 15-foot-wide landscaped strip with a six-foot high solid screening fence; except for public utilities, the fence must be on the outside edge of this strip. For public utilities, the fence may be placed either on the outside or inside edge of the landscaping strip. The landscaped strip must be planted as follows:
 - 1) Two rows of trees, planted eight feet on center along the entire length of the buffer. No more than 50 percent of the required trees may be deciduous. At the time of planting, deciduous trees must be at least two inches in diameter as measured using the standards of the American Association of Nurserymen; and coniferous trees must be at least five feet in height.
 - 2) Shrubs, 18 inches high, planted to attain a coverage of at least 60 percent of the buffer area within two years.
- 2. For standard 2, the applicant shall provide a 15-foot-wide landscaped strip planted as follows:
 - a. Two rows of trees planted eight feet on center along the entire length of the buffer. No more than 50 percent of the required trees may be deciduous. At the time of planting, deciduous trees must be at least two inches in diameter as measured using the standards of the American Association of Nurserymen; and coniferous trees must be at least five feet in height.
 - b. Shrubs, 18 inches high, planted to attain a coverage of at least 60 percent of the buffer area within two years.

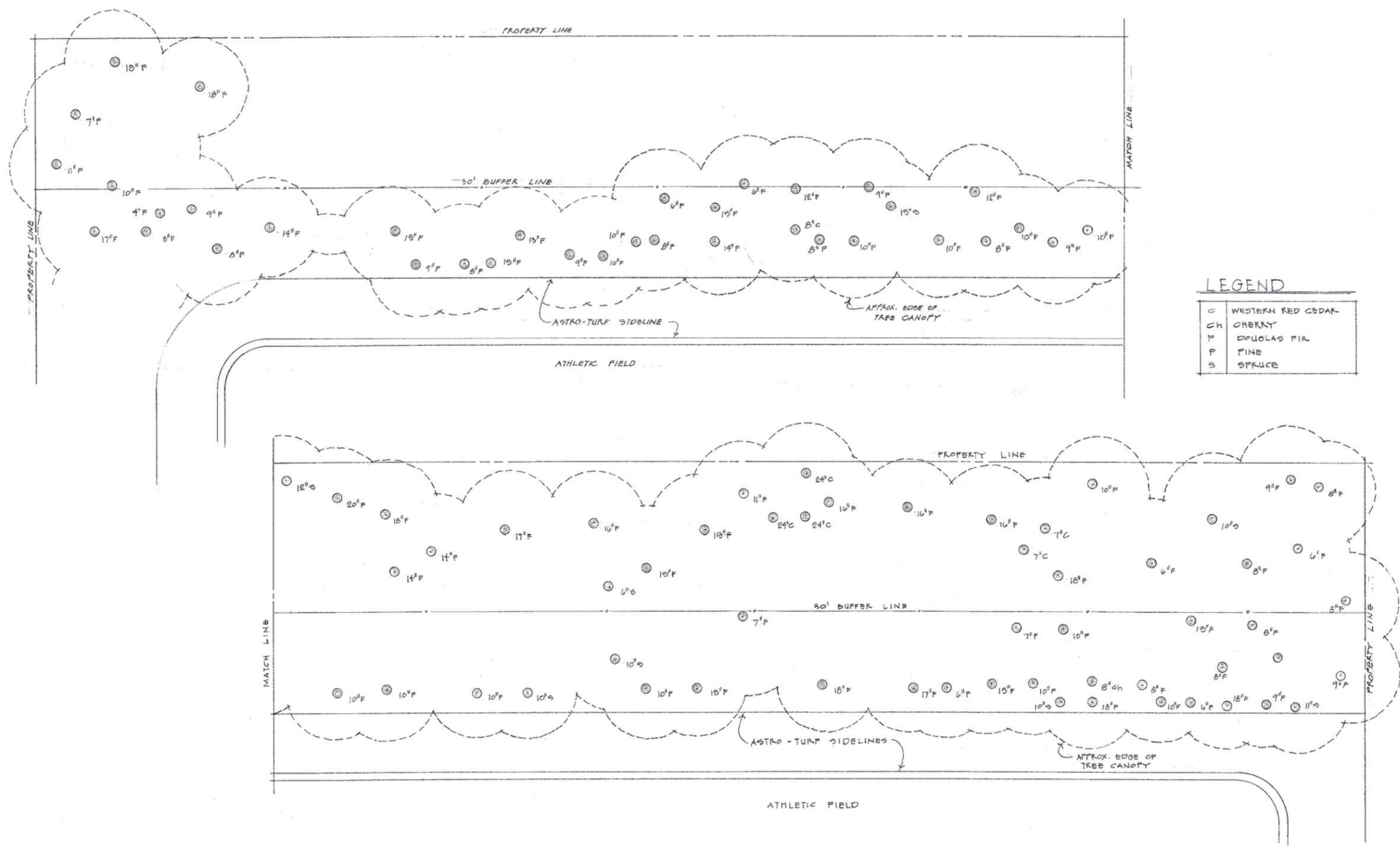


SHEET: 2
 DRAWN: 11-2-00
 REVISED:

LANDSCAPE BUFFER
 NORTH PROPERTY LINE
 EXISTING CONDITIONS

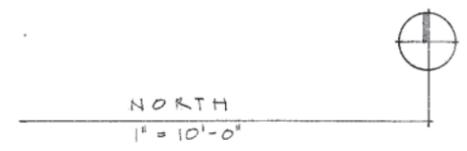
JAY A. MAGRUDER • LANDSCAPE ARCHITECT
 18 WEST FULTON SEATTLE, WA. 98119
 206 • 284 • 9652

NORTHWEST UNIVERSITY
 ATHLETIC FIELD LANDSCAPE BUFFER



LEGEND

C	WESTERN RED CEDAR
Ch	CHERRY
F	DOUGLAS FIR
P	PINE
S	SPRUCE





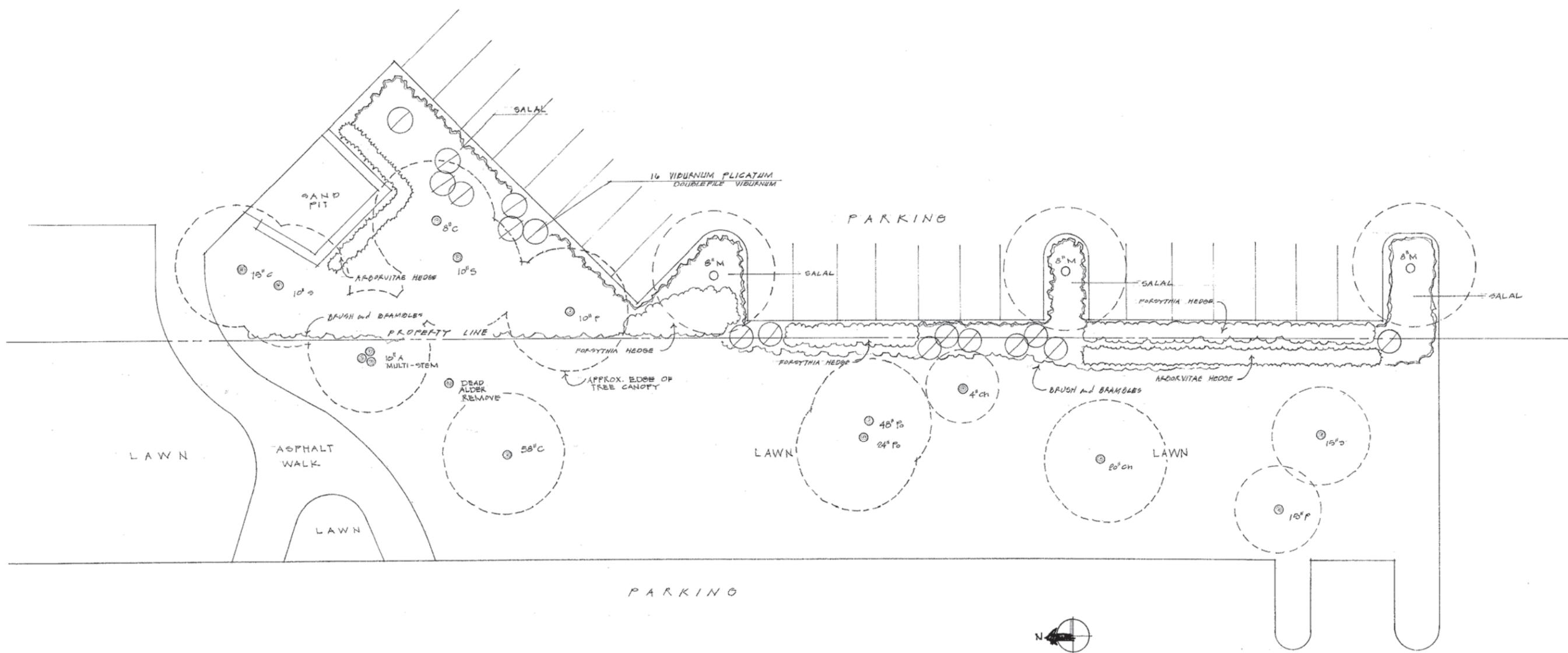
JAY A. MAGRUDER
LANDSCAPE ARCHITECT
LICENSE NO. 344
STATE OF WASHINGTON

SHEET: 3
DRAWN: 11-9-06
REVISED:

LANDSCAPE BUFFER
WEST PROPERTY LINE
EXISTING CONDITIONS

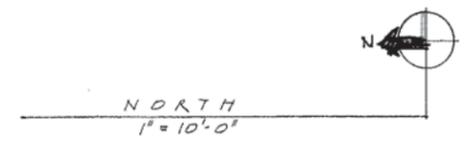
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206-284-9652

NORTHWEST UNIVERSITY
ATHLETIC FIELD LANDSCAPE BUFFER



LEGEND

A	ALDER
C	WESTERN RED CEDAR
Ch	CHERRY
M	MAPLE
P	PINE
Po	POPLAR
S	SPRUCE





MAINTENANCE AND RETENTION AGREEMENT FOR TREES AND REQUIRED LANDSCAPING

Project Name:

Address:

Parcel No:

This agreement is entered into between each undersigned owner of the real property and the City of Kirkland, in consideration of approval by the City of a permit under City of Kirkland File/Permit No. _____ for the hereinafter described real property in Kirkland, King County, Washington.

Each undersigned owner jointly and severally hereby agrees to maintain and retain the trees and other vegetation required by the City to be planted or retained on the real property described below, in accordance with the final approved landscaping plan/site plan (on file in the Kirkland Department of Planning and Community Development) throughout the life of the project, pursuant to Chapter 95 of the KZC unless written approval for removal is granted by the Kirkland Department of Planning and Community Development.

Each of the undersigned agree to defend, pay, and save harmless the City of Kirkland, its officers, agents, and employees from any and all claims of every nature whatsoever, real or imaginary, which may be made against the City, its officers, agents, or employees for any damage to property or injury to any person arising out of the maintenance of said trees and other said vegetation on said owner's property or out of the actions of the undersigned in carrying out the responsibilities under this agreement, excepting therefrom only such claims as may arise solely out of the negligence of the City of Kirkland, its officers, agents, or employees.

This Agreement shall be binding upon the heirs, successors and assigns of each of the undersigned and shall run with the land. This Agreement shall, at the expense of the undersigned, be recorded by the City of Kirkland with the King County Department of Elections and Records.

Failure to maintain and retain said trees and other said vegetation in accordance with this agreement may subject the undersigned to civil penalties as authorized by Chapter 95 of the KZC.

The real property owned by the undersigned and the subject property of this Agreement is situated in Kirkland, King County, Washington and described as follows:

DATED at Kirkland, Washington, this _____ day of _____, _____

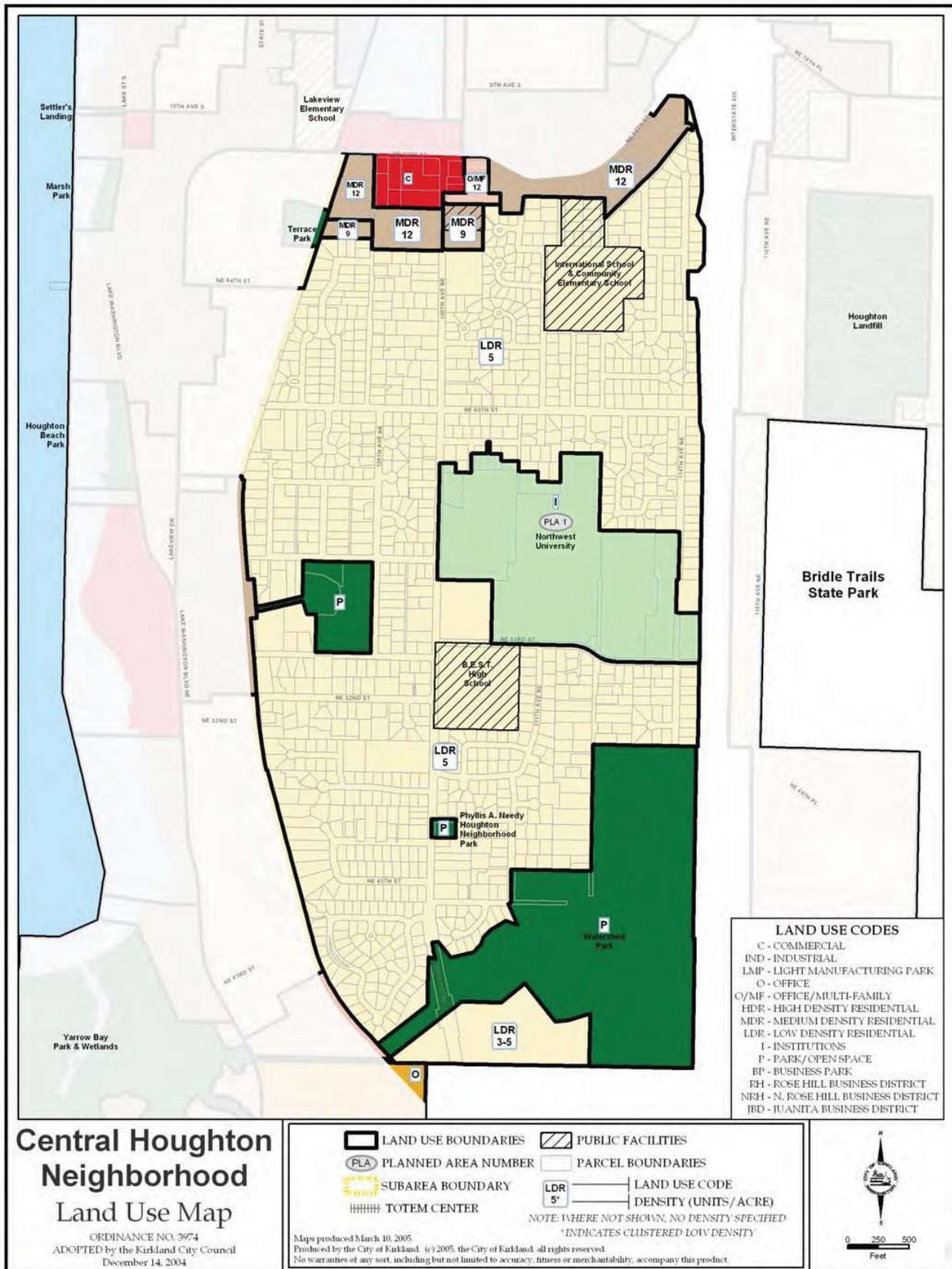


Figure CH-1: Central Houghton Land Use