ATTACHMENT 2 DRV23-00137

APPENDIX

LOT COVERAGE



50 18 APRIL 2023 DRV22-00593

GCH VIA

transforming

FLOOR PLANS

PARKING LEVEL

24,570 SF



PLAN KEY | 1" = 30'

UNIT: 1 BEDROOM	LOBBY/AMENITY	PARKING/ BOH
UNIT: 2 BEDROOM	CIRCULATION	VERTICAL CIRCULATION
UNIT: 2 BEDROOM+DEN	CONSULATE	

51 18 APRIL 2023 DRV22-00593



FLOOR PLANS

LEVEL 1 - GROUND FLOOR

AMENITY: 11,765 SF

RESIDENTIAL UNITS: 15,814 SF

PARKING/BOH: 1,168 SF



PLAN KEY | 1" = 30'

UNIT: 1 BEDROOM	LOBBY/AMENITY	PARKING/ BOH
UNIT: 2 BEDROOM	CIRCULATION	VERTICAL CIRCULATION
UNIT: 2 BEDROOM+DEN	CONSULATE	

52 18 APRIL 2023 DRV22-00593



FLOOR PLANS

LEVELS 2-3

RESIDENTIAL UNITS: 29,459 SF



PLAN KEY | 1" = 30'

UNIT: 1 BEDROOM	LOBBY/AMENITY	PARKING/ BOH
UNIT: 2 BEDROOM	CIRCULATION	VERTICAL CIRCULATION
UNIT: 2 BEDROOM+DEN	CONSULATE	

53 18 APRIL 2023 DRV22-00593

transforming GCH VIA

FLOOR PLANS

ROOF

VERTICAL CIRCULATION AND LOBBIES: 839 SF

COMMUNITY ROOM AND RESTROOMS: 498 SF (500 SF MAX.)



PLAN KEY | 1" = 30'

UNIT: 1 BEDROOM	LOBBY/AMENITY	PARKING/ BOH
UNIT: 2 BEDROOM	CIRCULATION	VERTICAL CIRCULATION
UNIT: 2 BEDROOM+DEN	CONSULATE	

54 18 APRIL 2023 DRV22-00593



DEVELOPMENT STANDARDS DRV23-00137



FIRE DEPARTMENT

FIRE DEPARTMENT COMMENTS

Contact: Captain Chappell at 425-587-3655; or jchappell@kirklandwa.gov

ACCESS

The building fronts on one right of way. The distance around the building is approximately 380 feet. The fire department access is NOT met.

FIRE FLOW

Fire flow requirement is based on total square footage of the building and type of construction. With allowed IFC reduction, required fire flow for this building appears to be 2000 gpm.

This area is serviced by NUD and I do not have access to their fire flow data. Available fire flow will need to be confirmed with NUD.

HYDRANTS

Fire hydrants will need to be placed so that there is a hydrant within 150 feet of every part of the building accessible by fire department vehicles. Final layout is not confirmed so it is not known if hydrants are adequate. This area is serviced by NUD so access to all of the existing hydrants is not complete.

FIRE SPRINKLERS

A sprinkler system is required to be installed throughout the building. Submit plans, specifications and calculations electronically for approval at www.MyBuildingPermit.com. All plans shall be designed and stamped by a person holding a State of Washington Certificate of Competency Level III certification. The system shall be installed by a state licensed sprinkler contractor. REF RCW 18.60 State of Washington.

A dedicated sprinkler riser room is required, and it shall be placed on an exterior wall. The underground line shall run from the outside directly up into the riser room (meaning, it shall not run under the slab for any distance). If the riser room has direct access from the outside, a PIV is not required. The sprinkler riser room may be used for other mechanical equipment, but not for the main electrical room nor shall it be used for storage; it may be used to house the fire alarm panel.

NOTE: TWO PERMITS are required from the Fire Department for installation of the fire sprinkler system, one for the underground and one for the sprinkler system itself. No work shall be performed on the sprinkler system without a Fire Department permit.

The civil drawings may be used as reference but do not constitute permission to install the fire sprinkler underground. The underground permit is NOT over-the-counter, so should be applied for well in advance of the anticipated date of start of construction.

STANDPIPES

This conceptual design does not meet the threshold requirements to require standpipes. If the design changes, this requirement may become active.

FIRE ALARM

A fire alarm system is required to be installed throughout the building. A separate permit is required from the Fire Department prior to installation. Submit plans and specifications for approval electronically at MyBuildingPermit.com. The system shall

DRV23-00137 Page 2 of 8

comply with Washington State Barrier Free requirements regarding installation of visual devices and pull stations. The low-frequency requirement is also required for this project. The specific requirements for the system can be found in Kirkland Operating Policy 10.

FIRE EXTINGUISHERS

Portable fire extinguishers are required per Section 906 of the IFC. Minimum rating is 2A10BC. Extinguishers shall be mounted or in cabinets so that the top of the extinguisher is no more than 5 feet above the finished floor. Travel distance to a fire extinguisher shall not exceed 75 feet as measured along the route of travel.

COMMERCIAL COOKING

If any of the tenants are restaurants, a commercial cooking hood and duct extinguishing system is required to be installed. The permit may be applied for electronically at MyBuildingPermit.com. The system shall be listed for application or specifically designed for such application. In addition, a K-class (Kitchen) fire extinguisher with a UL rating of 1-A:K is required to be installed within 30 feet of cooking equipment. The hood and duct suppression system is required to be tied into the building fire alarm system.

KEY BOX

A Key box is required (Knox Box 4400, recessed, and tampered). It shall be installed in an approved accessible location no higher than six feet above grade. In most cases it will be located at the front entrance to the building. The box may be purchased on-line at www.knoxbox.com; or by filling out an order form which is available from the Fire Department office. Contact the Fire Prevention Bureau at 425-587-3661 for more information.

EMERGENCY RADIO COVERAGE (Effective 7-1-16)

This is a required fire protection system for this project. The permit may be applied for electronically at MyBuildingPermit.com.

GATES INSTALLED ON ACCESS ROADS

In most cases, primary access roads may not be obstructed by gates. However, the installation of security gates may be approved when, in the opinion of the Fire Marshal, firefighting or medical and/or rescue operations would not be impaired. 1. General Requirements:

a. A building permit is required from Kirkland Building Department prior to installing automated gates. The permit will be routed to Fire for approval and conditions. A final inspection by a Fire Department representative is required.

b. The use of directional-limiting devices (tire spikes) is prohibited.

c. Gates shall have an approved means of emergency operation. Examples include the following:

1)The gate fails to the "open" position when the power is off. It shall remain open until power is restored.

2) Battery or generator power backup providing normal use of the gate.

3) Approved manual operation of the gate.

2. Acceptable means of gate access:

a. Automatic switch controllers such as Click2Enter or another approved access system. Gates equipped with Click2Enter shall be identified by an approved sign

b. Where a fence is provided on each side of a gate for a commercial property, a man door shall be provided at an approved location with a Knox key for access to the man door.

c. The unobstructed width of gates shall be as follows:

1) For commercial or multifamily applications, the gate shall open a full 20 feet.

Exception: For split gates on commercial or multifamily projects where there is a post in between the exit and entrance to a facility, the minimum unobstructed width of each lane shall be 12 feet.

2)For short plats or subdivisions, the gate shall open the width as dictated by the required width

of the access road (i.e. 16 or 20 feet, see D.1.b)

3)For gates accessing one single family home via a driveway, the gate width shall be a full 10 feet.

SMOKE CONTROL

Depending upon the type of construction and occupancy type, a smoke control system may be required. (Type V-B, Occupancy I-1 Condition 2)

DRV23-00137 Page 3 of 8

FIRE SAFETY DURING CONSTRUCTION

The building is approximately 80,000 s.f. of wood-framed construction (not including garage). In addition to the general fire safety requirements in IFC 3308, the Kirkland Fire Department has several requirements for high rise and/or wood-frame buildings more than 50,000 square feet in area.

3308.8.1 Job Site Security. After above grade combustible construction has begun, the job site shall be secured with controlled access. In addition, off hours guard service and/or motion-controlled surveillance may be required at the discretion of the fire code official.

3308.8.2 Job shacks and other temporary structures. Job shacks and other temporary structures located within or less than 20' from the permanent building shall be:

- Constructed of non-combustible materials or 1 hour fire-resistive construction.
- Shall not be equipped with fuel fired heaters
- Shall be equipped with monitored fire alarm system when located below grade
- Shall not function as offices unless protected with automatic sprinkler systems

PUBLIC WORKS DEPARTMENT

PUBLIC WORKS CONDITIONS Permit #: DRV23-00137 Project Name: Juanita Bay Gardens - Parkshore Project Address: 11853 97th Ave NE Date: 4/20/2023

Public Works Staff Contacts

Zach Howe, Development Engineer Phone: 425-587-3808 / E-mail: zhowe@kirklandwa.gov

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site.

2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The applicant should anticipate the following fees:

- o Surface Water Connection Fees *
- o Right-of-way Fee
- o Review and Inspection Fee
- o Water and Sewer Connection charges, Northshore Utility District

o Building Permits associated with this proposed project will be subject to the traffic, park, school, and fire impact fees per Chapter 27 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s). Any existing buildings within this project which are demolished will receive a Traffic Impact Fee credit, Park Impact Fee Credit, School Impact Fee Credit, and Fire Impact Fee Credit. This credit will be applied to the first Building Permits that are applied for within the project. The credit amount for each demolished building will be equal to the most currently adopted Fee schedule.

* Fee to be paid with the issuance of a Building Permit.

3. All street and utility improvements shall be permitted by obtaining a Land Surface Modification (LSM) Permit, including the required LSM Checklist.

- 4. Performance and Maintenance Securities:
- These security amounts will be determined by using the City of Kirkland's Improvement Evaluation Packet (available in either Excel or PDF). Contact the Development Engineer assigned to this project to assist with this process.

DRV23-00137 Page 4 of 8

• A Performance Security is needed prior to permit issuance for right of way restoration security ranging from \$30,000.00 to 80,000.00 (value determined based on amount of ROW disruption) shall be posted with Public Works Department. This security will be held until the project has been completed.

• Prior to Final Inspection of the Land Surface Modification improvements, there will be a condition of the permit to establish a two year Maintenance security.

5. Prior to submittal of a Building or Zoning Permit, the applicant must apply for a Concurrency Test Notice. Contact Thang Nguyen, Transportation Engineer, at 425-587-3869 for more information. A separate Concurrency Permit will be created.

6. After concurrency has passed, the project will receive a concurrency test notice that allows the applicant to proceed with all development permits. A "Certificate of Concurrency" is established with a development or building permit. It will read as follows: CERTIFICATE OF CONCURRENCY: This project has been reviewed and approved for water, sewer, and traffic concurrency. Any water and sewer mitigating conditions are listed within the conditions below. Any traffic mitigating conditions will be found in an attached memorandum from the Public Works Traffic Engineering Analyst to the Planning Department Project Planner. Upon issuance of this permit, this project shall have a valid Certificate of Concurrency and concurrency vesting until the permit expires. This condition shall constitute issuance of a Certificate of Concurrency pursuant to chapter 25.12 of the Kirkland Municipal Code.

7. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy G-7, Engineering Plan Requirements. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

8. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.

9. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).

10. A completeness check meeting is required prior to submittal of any Building Permit applications.

11. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage, recycling and composting storage and pickup. The plan shall conform to Policy G-9 in the Public Works Pre-approved Plans and be approved by Waste Management and the City. Important feature is to provide enough storage area for recycling and composting; and being able to pick up containers without storing in the ROW overnight. Submit the plan with a cover letter to explain how Policy G-9 requirements will be met. Please contact John MacGillivray, 425.587.3804, if you have questions.

12. The required tree plan shall include any significant tree in the public right-of-way along the property frontage.

Sanitary Sewer and Water Conditions:

1. Northshore Utility District (NUD) approval required for sanitary sewer and water service. A letter of sewer/water availability is required. Contact NUD at 425-398-4400.

Surface Water Conditions:

1. Provide temporary and permanent storm water control in accordance with the 2021 King County Surface Water Design Manual (KCSWDM) and the City of Kirkland Addendum (Policy D-10).

2. To determine the drainage review level required, the target impervious surface area is the maximum allowable lot coverage area for the project, plus any offsite improved impervious areas. See Policies D-2 and D-3 in the Public Works Pre-Approved Plans for drainage review information, or contact Kirkland Surface Water staff at (425) 587-3800 for assistance. The Kirkland Drainage Review Flow Chart is a helpful tool to determine a project's drainage review level. Relevant drainage

DRV23-00137 Page 5 of 8

review levels are summarized below:

• Full Drainage Review

o Any non-single-family residential project that creates more than 2,000 sf of new and/or replaced impervious surface, or greater than 7,000 sf of land disturbing activity will trigger a Full Drainage Review.

3. Attention to Civil Plan Designers: Kirkland Zoning Code Update and Surface Water Design Policy Update -- Public Works Policy D-10 (City's Addendum to the 2021 KC-SWDM) was updated in July 2019. Follow the new guidelines in D-10 regarding flow control analysis. Effective on July 12, 2019, the City updated KZC Chapter 115.90 – Calculating Lot Coverage. Background: The regulation update allowed conventional (sand set) pavers to be counted as a "Partially Exempt Material", allowed to received 50 percent exemption for the area they cover, and up to 10 percent of the total lot size. Conventional pavers do not have to meet surface water mitigation specifications (e.g. not designed as LID BMP pervious pavers per Public Works Pre-Approved Plan CK-L-09). As a result, lots are allowed 10 percent more runoff generating surface area, and thus have to provide flow control accordingly.

For calculating impervious coverage for proposed residential and commercial development must be estimated for each specific proposal. Impervious coverage for frontage layouts – streets, sidewalks, trails, etc – shall be taken from the layouts of the proposal. House/driveway or building coverage shall be as follows:

- For commercial or multi-family development, the impervious coverage shall either:
- o Assume the maximum impervious coverage permitted by the KZC plus an additional 10% OR

o Estimate impervious coverage from layouts of the proposal. If estimated from the layouts of the proposal, the impervious coverage shall include calculations of all impervious surfaces, including eaves. This option may require a Reduced Impervious Surface Limit to be recorded on the property.

4. A drainage report (Technical Information Report) must be submitted with the application. This must include a downstream analysis for all projects. Provide a level one off-site analysis per Core Requirement #2 of the KCSWDM.

5. This project is in a Level 2 Flow Control Area, and is required to comply with core drainage requirements in the KCSWDM. Historic (forested) conditions shall be used as the pre-developed modeling condition per Policy D-10 for design of the stormwater detention system.

6. The project may qualify for an exception to detention if the target surfaces will generate no more than a 0.15 cfs increase in the historic (forested) conditions 100-year peak flow. The 15-minute time step must be used to perform the flow control analysis. Do not use the 1-hour time step. Approved hydrologic modeling programs are MGS Flood and WWHM 2012.

7. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater Low Impact Development (LID) Best Management Practices (BMPs) per the KCSWDM. If feasible, stormwater LID BMPs are required to the maximum extent feasible. If LID BMPs are infeasible, pervious pavement cannot be used to reduce overall impervious lot coverage. The Private Maintenance Agreement will be recorded on all projects that construct a stormwater LID BMP or facility, per Policy D-7.

8. Soil information may be necessary for designing LID BMPs per the KCSWDM, and there are other reasons a soil report is necessary for a project (e.g., steep slopes, sensitive areas, etc.). Refer to Policy D-8 for details.

9. Special inspections may be required for LID BMPs on this project. Provide documentation of inspections by a licensed geotechnical professional that the BMP will function as designed.

10. If the project will create or replace more than 5,000 square feet of pollution generating impervious surface (PGIS), provide water quality treatment in accordance with the KCSWDM. The enhanced treatment level is required for multi-family residential, commercial, industrial projects, and single family residential projects with eight or more dwelling units per acre density.

11. Soil Amendment per Pre-Approved Plan E.12 is required for all landscaped areas.

DRV23-00137 Page 6 of 8

12. All roof and driveway drainage must be tight-lined to the storm drain system or utilize low impact development techniques on-site.

13. Provide collection and conveyance of right-of-way storm drainage.

14. If working within an existing ditch, the applicant is hereby given notice that the Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the project activities.

Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch

http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx

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

15. A Hydraulic Project Approval (HPA) from WA State Department of Fish and Wildlife (WDFW) may be required for this project. Contact Stewart Reinbold at WDFW at 425-313-5660 or stewart.reinbold@dfw.wa.gov for determination, obtain an HPA if required, and submit a copy to COK. If an HPA is not required, the applicant will be required to provide written documentation from WDFW as verification. More information on HPAs can be found at the following website: http://wdfw.wa.gov/licensing/hpa/

16. Construction Stormwater Pollution Prevention Plan (CSWPPP):

• All proposed projects that will conduct construction activities onsite, or offsite must provide stormwater pollution prevention and spill controls to prevent, reduce, or eliminate the discharge of pollutants (including sediment) to onsite or adjacent stormwater systems or watercourses.

• Refer to Core Requirement No. 5 in the KCSWDM and Policy D-12.

• Provide an erosion control report and plan with the Building or Land Surface Modification Permit application. The plan shall be in accordance with the KCSWDM.

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

17. If the project site is one acre or greater, the following conditions apply:

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

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

• Turbidity monitoring by the developer/contractor is required for any surface water leaving the site.

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

Street and Pedestrian Improvement Conditions:

1. The subject property abuts 97th Ave NE and NE 120th Street. These streets are Collector and Neighborhood Access type streets, respectively. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:

97th Ave NE

DRV23-00137 Page 7 of 8

A. Install Type-A concrete curb and gutter. The face of curb shall be 18 feet from the ROW CL. Verify that the existing double yellow is at the centerline of the ROW to allow for an 11-ft travel lane and 7-ft parking lane. Widen the street pavement to meet the curb and gutter.

B. Install an 8-ft wide concrete sidewalk behind the curb with 4x6 tree wells and street trees 30-ft on center. Provide pedestrian lighting 60 ft on-center (4 lights).

- C. Install drainage system for collection and conveyance of right-of-way stormwater.
- D. At the existing cross walk, bump in the curb to 11-ft from the centerline of the right-of-way.
- E. Install any relevant traffic signs.
- F. Install pedestrian street lighting per CK-R.47I.

G. The existing right-of-way width may not be adequate to install the improvements described above. Public Works supports the use of a right-of-way easement where frontage improvements described above are outside the width of the existing right-of-way.

NE 120th Street (STANDARD CONDITION, SEE MODIFICATION BELOW)

A. Install Type-A concrete curb and gutter. The face of curb shall be 11 feet from the ROW CL. Widen the street pavement to meet the curb and gutter. Coordinate with public works if 11ft lane width is infeasible.

- B. Install a 4.5-ft landscape strip behind the curb, with street trees 30 feet on-center.
- C. Install a 5-ft wide concrete sidewalk behind the landscape strip.
- D. Install or adjust drainage to provide collection and conveyance of right-of-way storm.
- E. Install any relevant traffic signs.
- F. Sensitive Areas analysis will likely require a modification to the improvements, see Modification Criteria below.

2. Public Improvements Modification (KZC 110.70.3): The City may require or grant a modification to the nature or extent of any required improvement for any of the following reasons:

- A. If unusual topographic or physical conditions preclude the construction of the improvements as required.
- B. If other unusual circumstances preclude the construction of the improvements as required.

Review KZC 110.70 for full details about Modifications, Deferments and Waivers, and Construction-in-Lieu, and details about granting authority consistent with the approval processes. Based on these criteria the Public Works Department would support a modification to the improvements along NE 120th St as follows:

A. Install the improvements as described above from the intersection approximately 120ft northwest along NE 120th St.
B. Where sidewalk improvements fall within critical area buffers (approximately 120ft northwest from the intersection) along NE 120th St, install permeable concrete sidewalk directly behind curb and gutter without a planter strip. Extend permeable concrete sidewalk to the north and west past the existing crosswalk and establish a new crosswalk perpendicular to NE 120th St west of the existing crosswalk. Remove existing crosswalk striping.

C. In lieu of installing a 5 ft permeable sidewalk along the remaining 200ft of frontage, the applicant may improve the north side of NE 120th St. This option requires a complete survey to verify sufficient right-of-way is available to install curb, gutter and a 5' sidewalk.

D. Provide storm water collection and conveyance for the new curb and gutter.

- 3. Access Requirements (KZC Chapter 105.10):
- A. The unobstructed paved access shall be 24-ft wide.

4. Meet the requirements of the Kirkland Driveway Policy R-4. See Spacing Table from R-4, for reference.

5. Meet the requirements of the Kirkland Intersection Sight Distance Policy R.13. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle.

6. When three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline, the street shall be overlaid with new asphalt or the existing asphalt shall be removed and replaced per the City of Kirkland Street Asphalt Overlay Policy R-7.

• Existing streets with 4-inches or more of existing asphalt shall receive a 2-inch (minimum thickness) asphalt overlay.

DRV23-00137 Page 8 of 8

Grinding of the existing asphalt to blend in the overlay will be required along all match lines.

• Existing streets with 3-inches or less of existing asphalt shall have the existing asphalt removed and replaced with an asphalt thickness equal or greater than the existing asphalt provided however that no asphalt shall be less than 2-inches thick and the subgrade shall be compacted to 95% density.

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

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

9. Zoning Code Section 110.60.7.b establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility on NE 120th Street is not feasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a Local Improvement District (LID) No Protest Agreement.

10. New LED street lights may be required per Puget Sound Energy (PSE) design and Public Works approval. Contact PSE or third party lighting consultant to perform lighting analysis. If new lighting or upgrades are necessary, design plans must be submitted for review prior to issuance of an LSM or building permit. Contact PSE Street Lighting Account Manager: Lyndsey Goldsmith at Lyndsey.Goldsmith@pse.com, or 425-396-3838, or 425-395-5225.

11. A striping plan for the street must be submitted with the building or grading permit.

Related City Website Links

- City of Kirkland Pre-Approved Plans and Policies
- Public Works Development Fees
- Stormwater FAQs
- Application Forms (Electronic, Paper)
- KZC105 Private Drive, Private and Pedestrian Walkway Requirements
- KZC110 Public Right-of-way Improvement Requirements



City of Kirkland Planning and Building Department 123 5th Avenue, Kirkland, WA 98033 425-587-3600 ~ <u>www.kirklandwa.gov</u>

Urban Forestry Review

File: DRV23-00137

Project is subject to new tree code, <u>KZC 95</u>, adopted on May 13th, 2022.

Landmark Tree Mitigation Meeting Requirements (Supplemental Trees): Yes \Box No \Box						
Landmark Trees	Mitigation Trees Required	Mitigation Trees Proposed	Fee-in-Lieu*			
Removed (Tree ID)	(#)	(#)				
8114	3	0	\$1,350			
8115	3	0	\$1,350			
8118	3	0	\$1,350			
8190	3	0	\$1,350			
TOTALS	12	0	\$5,400.00			

*Fee-in-lieu can only be utilized if it is determined there is inadequate space to replant on the subject site

Observations

The site was fenced off when I visited so was unable to inspect the majority of the trees. Additionally, no arborist report was submitted, so I used the provided tree inventory and retention plan as a reference.

Many of the trees proposed to be removed fall within the footprint of the new development. However, several viable High Retention Value trees are also proposed for removal which are listed below.

Comments

1. Tree Retention Standards per KZC 95.30:

a. <u>High Retention Value Trees</u> – **trees shall be retained**. Review <u>KZC 95.30(4)</u> for retention standards of High Retention Value Trees. The following trees are all High Retention Value due to being in a critical area buffer, grove, required yard, or Landmark size.

1) Wetland Buffer: Tree # 8148, 8149, 8150, 8151

2) Landmark Trees: Tree # 8114, 8115, 8118, 8190

3) Required Yard: Tree # 8114, 8115, 8118, 8167, 8168, 8169, 8170, 8177,

<u>8180, 8189</u>

4) Grove: Tree # <u>8168, 8169, 8190</u>