



CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425.587.3600 - www.kirklandwa.gov

CITY OF KIRKLAND
NOTICE OF DECISION

NOVEMBER 30, 2018

Permit application: 129th Street SHORT PLAT ([SUB18-00560](#))
Location: [7206 NE 129th Street](#)
Applicant: Jessica Wagner with The Blueline Group
Project description: Integrated Development Plan (IDP) proposal to subdivide a 90,870 square foot parcel into eight (8) individual single-family parcels within the RSA 4 Use Zone and Holmes Point Overlay. The applicant is proposing to remove the existing residence (see Attachments 1 and 2).
Decisions Included: Short Plat (Process I)
Project Planner: Christian Geitz
Department Decision: **Approval with Conditions**

 for
Eric Shields, Director
Planning and Building Department

Decision Date: November 27, 2018
Appeal Deadline: December 14, 2018

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

How to Appeal: *Only the applicant or those persons who previously submitted written comments or information to the Planning Director are entitled to appeal this decision.* A party who signed a petition may not appeal unless such a party also submitted independent written comments or information. An appeal must be in writing and delivered, along with fees set by ordinance, to the Planning Department by 5:00 p.m., December 14, 2018. For information about how to appeal, contact the Planning and Building Department at (425) 587-3600. An appeal of this project decision would be heard by the City's Hearing Examiner.

Comment to City Council: If you do not file an appeal, but would like to express concerns about policies or regulations used in making this decision or about the decision making process, you may submit comments to citycouncil@kirklandwa.gov. Expressing your concerns in this way will not affect the decision on this application, but will enable the City Council to consider changes to policies, regulations or procedures that could affect future applications.

I. CONDITIONS OF APPROVAL

- A. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. Attachment 3, Development Standards, is provided in this report to familiarize the applicant with some of these development regulations. This attachment references current regulations and does not include all of the additional regulations. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. When a condition of approval conflicts with a development regulation in Attachment 3, the condition of approval shall be followed.
- B. Prior to recording the short plat, the applicant shall:
1. Place Protected Natural Areas over the lots as shown in Attachment 2 (see Conclusion V.B.2).
 2. Place a note on the face of the short plat document that references the Protected Natural Areas identifying that the trees and associated vegetation shall be maintained in perpetuity (see Conclusion V.B.2).
 3. Place Preserved Grove Easements on the face of the short plat that define the areas of Grove 1 and Grove 2 on the property (see Conclusion V.C.2).
 4. Place a note on the face of the short plat document that references the grove areas and states that the groves and associated vegetation shall be maintained in perpetuity (see Conclusion V.C.2).
 5. Dedicate 10 feet of right-of-way along 72nd Avenue NE, as shown on the proposed site plan, to the City for street widening as recommended in the Public Works Development Standards (see Conclusion V.D.2).
- C. As part of the application for the Land Surface Modification Permit and each Building Permit, the applicant shall:
1. Submit plans consistent with the approved IDP plan shown in Attachment 2 and the Development Standards in Attachment 3 (see Conclusion V.C.2); and
 2. Submit plans demonstrating compliance with the minimum vegetation standards within the PNAs per KZC 70.15.4 (see Conclusion V.B.2).
- D. Prior to final inspection, the applicant shall install native vegetation plantings within the dedicated PNAs established under the short plat, consistent with standards established in KZC 70.15(4) (see Conclusion V.B.2)
- E. Prior to the final inspections for each building permit, the applicant shall submit an as-built landscape plan showing all vegetation required to be planted or preserved within the designated PNA's on each lot (see Conclusion V.B.2).

II. SITE AND NEIGHBORHOOD CONTEXT

Zoning District	Residential Single-Family RSA 4
Comprehensive Plan Designation	(LDR 4) Low Density Residential, 4 dwelling units per acre
Property Size	90,870 square feet (2.08 acres)
Current Land Use	Single-family residence. The applicant is proposing to demolish the existing residence and associated improvements.
Proposed Lot Sizes	<p>Lot 1: 13,527 Square Feet Lot 2: 10,751 Square Feet Lot 3: 10,751 Square Feet Lot 4: 10,751 Square Feet Lot 5: 10,751 Square Feet Lot 6: 10,751 Square Feet (Gross) / 9,517 Square Feet (Net) Lot 7: 10,751 Square Feet (Gross) / 10,201 Square Feet (Net) Lot 8: 10,751 Square Feet</p> <p>Right-of-Way Dedication: The applicant is proposing to dedicate 2,086 square feet of lot area along the 72nd Avenue NE frontage (see Attachment 2).</p>
Lot Size Compliance	<p>The minimum lot size is 7,600 square feet for the RSA 4 zone. For the purposes of calculating the lot size in the RSA Use Zone, only the net lot area shall be used when determining compliance with the minimum lot size.</p> <p>All lots meet the minimum lot size for the zone and the net lot sizes should be placed on the face of the plat at recording.</p>
Density and Lot Size Compliance for RSA Zones	<p>The RSA 4 zone allows a maximum of 4 dwelling units per acre. The subject property contains 2.08 acres.</p> <p style="text-align: center;">$(90,870 / 43,560) \times 4 = 8.34$</p> <p>The maximum number of units on the subject property is 8. The applicant's proposal for 8 units complies with the density limitation.</p>

Terrain	The subject property slopes gradually from the northern property line, down seven feet to the southwest corner over a distance of 195 feet, at a grade of approximately 3.5 percent.																											
Trees	<p>There are 135 significant trees on the site and 1 significant tree located off site that may be affected by the proposed development. Attachment 4 shows the location, tree number, and general health of the trees, as assessed by the applicant's arborist. See Attachments 3 and 5, Development Standards, for information on the City's review of the arborist report as well as tree preservation requirements.</p> <p>See Section V.D for an analysis of the IDP proposal on the subject property.</p>																											
<p>Holmes Point Overlay (KZC 70):</p> <p>Proposed Protected Natural Area (PNA) sizes for each lot and percentage of lot size. See Section V.B for complete analysis.</p>	<p>At least 25% of the total lot area for each individual lot must be designated as a Protected Natural Area and be maintained as undisturbed throughout development. Below is a breakdown of the proposed PNA area for each lot:</p> <p>Lot 1: 5,367 SF (39%) Lot 2: 3,316 SF (31%) Lot 3: 3,316 SF (31%) Lot 4: 3,316 SF (31%) Lot 5: 3,316 SF (31%) Lot 6: 3,556 SF (33%) Lot 7: 2,920 SF (27%) Lot 8: 3,178 SF (29%)</p>																											
Access	Access to Lot 1 will be provided directly from 72 nd Avenue NE and access to Lots 2-5 will be provided directly from NE 129 th Street. Access to Lots 6-8 will be provided via a private easement road of varying widths originating from NE 129 th Street toward the east end of the property. The proposed access easement will cross over Lot 6, then turn east and wrap around Tree Grove 2, in order to serve Lots 7 and 8 (see Attachment 2).																											
<p>Lot Coverage in Holmes Point Overlay (KZC 70):</p> <p>Proposed Lot Coverage and Maximum Lot Coverage for each lot.</p>	<table border="1"> <thead> <tr> <th></th> <th><u>Maximum Lot Coverage</u></th> <th><u>Proposed Lot Coverage</u></th> </tr> </thead> <tbody> <tr> <td>Lot 1:</td> <td>3,753 SF</td> <td>3,663 SF</td> </tr> <tr> <td>Lot 2:</td> <td>3,475 SF</td> <td>3,473 SF</td> </tr> <tr> <td>Lot 3:</td> <td>3,475 SF</td> <td>3,474 SF</td> </tr> <tr> <td>Lot 4:</td> <td>3,475 SF</td> <td>3,453 SF</td> </tr> <tr> <td>Lot 5:</td> <td>3,475 SF</td> <td>3,474 SF</td> </tr> <tr> <td>Lot 6:</td> <td>3,823 SF</td> <td>3,820 SF</td> </tr> <tr> <td>Lot 7:</td> <td>3,475 SF</td> <td>3,473 SF</td> </tr> <tr> <td>Lot 8:</td> <td>3,475 SF</td> <td>3,389 SF</td> </tr> </tbody> </table>		<u>Maximum Lot Coverage</u>	<u>Proposed Lot Coverage</u>	Lot 1:	3,753 SF	3,663 SF	Lot 2:	3,475 SF	3,473 SF	Lot 3:	3,475 SF	3,474 SF	Lot 4:	3,475 SF	3,453 SF	Lot 5:	3,475 SF	3,474 SF	Lot 6:	3,823 SF	3,820 SF	Lot 7:	3,475 SF	3,473 SF	Lot 8:	3,475 SF	3,389 SF
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Neighboring Zoning and Development	
• North	RSA 4, Single-Family Residence
• South	RSA 4, Single-Family Residence
• East	RSA 4, Single-Family Residence
• West	RSA 4, Single-Family Residence

III. PUBLIC NOTICE AND COMMENT

A. The public comment period for this application ran from September 20, 2018 to October 8, 2018. The comments received are included as Attachment 6. Below is a summary of public comments by theme and includes statements from individual comment letters. Each comment theme is followed by a brief staff response. The applicant has also provided a responsive letter to the submitted comments (see Attachment 7).

- 1. Drainage:** The property has a history of standing water, especially along the southern edge along NE 129th Street, with only one small area of the lot covered with impermeable surfaces. Neighbors are worried about the adverse impact of water shedding from this proposed development. The development of the site must manage surface water correctly so as to not negatively impact neighboring properties.

Staff Response: The proposed short plat application includes preliminary engineering and storm water design, which has been reviewed by the City's Public Works Department. The project includes a storm water detention vault to manage the surface water for the proposal, shown within the proposed civil plan documents located in Attachment 2. All subsequent building permits will be required to conform to the adopted King County Stormwater Design Manual.

- 2. Lot and house design:** Neighbors are concerned about eight long, thin lots with similar looking houses, as it is not in keeping with the rest of the neighborhood. The average lot size and make up of house designs in the area should be complemented by any development of the property.

Staff Response: The City of Kirkland does not regulate house design within single-family zones. The development of the site will be subject to bulk, mass, height, and other development standards effective in the RSA Use Zone. The lots are proposed with dimensions of 55 feet wide by 195 feet deep. In general, the minimum lot width in the City is 50 feet. The depth of the lots allows for the protection and retention of existing tree stands and understory vegetation required under the Holmes Point Overlay standards. The lot dimensions are consistent with the subdivision codes of Kirkland.

- 3. Density:** The project is another that consists of too many houses tightly packed onto small lots. The density is very much out of character with the general look and feel of the neighborhood, and something like 4 houses would be reasonable, 8 houses is just an eyesore.

Staff Response: The subject property is located within the RSA 4 zone, which allows for development at the 4 unit per acre density. The property is 2.08 acres in size. The applicant is proposing to develop a total of eight units. The application is consistent with the allowed minimum density.

4. **Traffic:** Additional traffic on the streets will result from the addition of many new homes and poses a safety issue in the neighborhood. The neighborhood has one access point from Juanita Drive and the addition of eight new homes will negatively impact the area.

Staff Response: The proposed eight lot short plat development is consistent with the density allowance for the underlying zone. The Public Works Department has identified required improvements to the public rights-of-way consistent with City codes, including road dedication, roadway widening, and installation of sidewalks along the property frontage (see Attachments 2 and 3).

5. **Construction Impacts:** The intersection at NE 129th Street and 72nd Avenue NE must be kept clear of materials and vehicles during construction so that emergency services would not have issues getting to homes in the area.

Staff Response: The development of the site will be subject to compliance with all Public Works and Building Department construction management best practices, including following the proposed construction access plan found within Attachment 1, and using traffic control plans and certified construction flaggers when road impacts are unavoidable.

6. **Development Standards Relative to Public Improvements:** Neighbors suggest a fee in lieu program be established where builders put aside funding to build a community walkway bordering 72nd Ave NE up to Juanita Drive along Big Finn Hill Park. This would be instead of sidewalk installation in front of developing properties, which creates a series of disconnected sidewalks.

Staff Response: The City of Kirkland has established public right-of-way development standards within Kirkland Zoning Code Chapter 110. Modifications to those standards would require significant discussion and amendment to the Neighborhood Plan. Kirkland Zoning Code section 110.70 allows for modification to the general development regulations when several conditions are satisfied, including when the City and a neighborhood have agreed upon a modified standard for a particular street. No modification to the standards has been established for the affected streets by the City or the neighborhood. The application is consistent with the development standards required within the Zoning Code.

IV. CRITERIA FOR SHORT PLAT APPROVAL

- A. **Facts:** Municipal Code section 22.20.140 states that the Planning Director may approve a short subdivision only if:

1. There are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools; and
2. It will serve the public use and interest and is consistent with the public health, safety, and welfare. The Planning and Building Director shall be guided by the policy and standards and may exercise the powers and authority set forth in RCW 58.17.

Zoning Code section 145.45 states that the Planning and Building Director may approve a short subdivision only if:

3. It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
4. It is consistent with the public health, safety, and welfare.

- B. **Conclusions:** The proposal complies with Municipal Code section 22.20.140 and Zoning Code section 145.45. It is consistent with the Comprehensive Plan. With the recommended conditions of approval, it is consistent with the Zoning Code and

Subdivision regulations and there are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools. It will serve the public use and interest and is consistent with the public health, safety, and welfare because it will add housing stock to the City of Kirkland in a manner that is consistent with applicable development regulations.

V. DEVELOPMENT REGULATIONS

A. The following is a review, in a checklist format, of compliance with the design requirements for subdivisions found in KMC 22.28. All lots comply with the minimum lots sizes for this zone.

Complies as proposed	Complies as conditioned	Code Section
KMC 22.28.050 – Lots - Dimensions		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lots are shaped for reasonable use and development
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimum lot width is 15' where abutting right-of-way, access easement, or tract

B. Compliance with Holmes Point Overlay

1. Facts:

- a. The subject property is within the Holmes Point Overlay. All new lots in the Holmes Point Overlay must comply with the development standards as prescribed by KZC Chapter 70.
- b. The subdivision requirements listed in Chapter 70 identify that each lot within the subdivision must comply with the development standards in KZC 70.15 subsections 2 and 3. These standards limit impervious surfaces, require retention of significant trees, limit the total site alteration to 75% of each lot area, and require retention of at least 25% of the lot as a Protected Natural Area (PNA).
- c. The applicant has submitted complete development plans showing the location of all structures, improvements, utilities, and PNAs on each lot (see Attachment 2 and PNA area analysis in Section II., above). The proposed PNA areas range from 27% to 39% of the underlying lot area (see Section II Table).
- d. The PNAs for all the proposed lots incorporate large portions of two significant tree stands on the subject property. The larger of the two groves is located across the majority of the northern half of the property, while the smaller grove is located in the southeast corner (see Attachment 2 and Section II Table).
- e. The City's Development Review Arborist has evaluated all existing trees and understory vegetation on site. The City's determination of viability and health of all significant trees and understory condition can be found in Attachments 3 and 5.
- f. KZC 70.15.4(a) requires the tree density within a PNA must meet the minimum of 150 tree credits per acre. Below is breakdown of tree density credits, showing the required, existing, and required supplemental plantings within the proposed PNA on each lot:

	PNA Area (In Acres)	Required PNA Tree Density	Existing PNA Tree Density	Supplemental Plantings Required
Lot 1	0.123	20	38	0
Lot 2	0.076	12	30	0
Lot 3	0.076	12	17	0
Lot 4	0.076	12	38	0
Lot 5	0.076	12	32	0
Lot 6	0.082	13	14	0
Lot 7	0.067	11	96	0
Lot 8	0.073	11	36	0

- g. The City’s Development Review Arborist found the understory vegetation in the proposed PNA areas consists of a mix of native and non-native invasive species (see Attachment 5). The presence of invasive plants made it difficult for the Development Review Arborist to determine the quantity and health of the native understory vegetation.
- h. KZC 70.15(4)(b) identifies standards for restoration of the PNA through supplemental plantings when there are deficiencies in the existing native plantings.
- i. Pursuant to KZC 70.15.8, a created or established Protected Natural Area (PNA) must be retained in perpetuity. To the maximum extent possible, the PNA must consist of existing viable trees and native vegetation that meet the minimum vegetation condition standards set forth in KZC 70.15(4)(a).
- j. Pursuant to KZC 70.15(5)(a), subdivision proposal within the Holmes Point Overlay zone is subject to follow the Integrated Development Plan (IDP) process regulated through KZC 95.30. Under the IDP review, the location of all proposed structures and improvements are included with the short plat application. See section V.D below for a full evaluation of the IDP review.
- k. Pursuant to KZC 70.15(3)(b), the total site alteration shall not exceed 75 percent of the lot area. The building footprints, access easement, and utility easement design submitted with the IDP plans indicate less than 75 percent of the lot will be disturbed with the installation of all improvements (see Attachment 2 and PNA Area in Section II Table). The disturbed areas are proposed to align with the proposed PNA boundaries identified in Attachment 2.

2. Conclusions: The proposal complies with Protected Natural Area standards of Kirkland Zoning Code Chapter 70, provided the following conditions and associated recommendations are satisfied.

- a. Prior to recording the short plat, the applicant should:
 - (1) Place Protected Natural Areas on each lot as shown on sheet 1

of Attachment 2.

- (2) Place a note on the face of the short plat document that references the Protected Natural Areas and states that the trees and associated vegetation shall be maintained in perpetuity (see Attachment 8).
- b. As part of the land surface modification and building permits for each lot, the applicant should submit plans:
 - (1) Consistent with the approved IDP plan shown in Attachment 2 and the Development Standards in Attachment 3; and
 - (2) Demonstrating compliance with the minimum vegetation standards within the PNAs per KZC 70.15.4.
- c. Prior to the final inspections for each building permit, the applicant should submit an as-built landscape plan showing all vegetation required to be planted or preserved within the designated PNA's on each lot.

C. Trees – Integrated Development Plan (IDP) and Grove Easements

1. Facts:

- a. Municipal Code Section 22.28.180 states that the applicant has the responsibility in proposing a plat to be sensitive with respect to the natural features, including topography, streams, lakes, wetlands, habitat, geologic features and vegetation, of the property. The plat must be designed to preserve and enhance as many of these valuable features as possible.
- b. KMC 22.28.210 states that the applicant shall design the plat so as to comply with the tree management requirements set forth in KZC Chapters 90 and 95 to maximize the chances of survival of trees and associated vegetation designated for retention and minimize potential hazards to life or property.
- c. KZC 95.30.5 requires that with a short plat application, high retention value trees (includes groves) should be retained and protected to the maximum extent possible. Moderate retention value trees should be retained and protected if feasible.
- d. Integrated Development Plan
 - (1) The applicant has submitted an arborist report prepared by Shoffner Consulting, dated October 31, 2017 (see Attachment 4) along with an Integrated Development Plan (IDP) showing the location of all proposed structures and improvements (see Attachment 2). An IDP allows the City to consider all tree retention and removals at the time of plat approval, rather than at the subsequent grading and building permit stages.
 - (2) The City's Arborist has reviewed the IDP application related to tree retention, removals, and site modification (see Attachment 5).
 - (3) Pursuant to KZC 70.15, all lots must provide the minimum required tree density credits of 30 tree density credits per acre outside of the PNA. Based on the applicant's arborist report, and the City's review of the applicant's Tree Retention Plan, the lots contain the following:

	Lot Area Outside PNA (In Acres)	Required Tree Density Outside PNA	Existing Tree Density Outside PNA	Supplemental Plantings Required Outside PNA
Lot 1	0.187	6	0	6
Lot 2	0.170	6	0	6
Lot 3	0.170	6	0	6
Lot 4	0.170	6	0	6
Lot 5	0.170	6	0	6
Lot 6	0.165	5	0	5
Lot 7	0.179	6	4	2
Lot 8	0.173	6	2	4

e. Grove Preservation

- (1) The subject property contains two distinct and expansive groves of viable trees. Grove 1 is located along most of the northern half of the property extending from 72nd Avenue NE across the northern portion of Lots 1-6, while Grove 2 is located in the southeast corner abutting NE 129th Street spanning Lots 6-8 (see Attachment 2). Both stands of trees meet the grove definition in the Kirkland Zoning Code (KZC 95.10.6).
- (2) The City's Development Review Arborist has completed a review of the applicant's arborist report and confirmed the location of the groves and that the trees within the groves are viable (see Attachments 4 and 5).
- (3) Pursuant to KZC 95.51.3, the City can require a preservation easement over the portion of the property containing the groves to ensure their protection in perpetuity (see Attachment 9).

2. Conclusion: The proposed Tree Retention Plan complies with the applicable City tree retention requirements provided that the following recommendations are implemented.

- a. Prior to recording the short plat, the applicant should include on the short plat map:
 - (1) A Preserved Grove Easement encompassing the trees identified as being within the groves (see Attachment 2). The grove easement should be drawn to incorporate the trunks of the trees plus an additional 5 feet (minimum) beyond the trunk. The two grove areas should be represented by two boxes that contain all of the trees within the identified groves.
 - (2) Language stating that the grove and associated vegetation should be maintained in perpetuity (see Attachment 9).

- b. As part of the grading and building permit applications, the applicant should submit a Tree Retention Plan consistent with the approved IDP in Attachment 2.

D. Access – Right-of-Way Adjacent to Plat

1. Facts:

- a. Municipal Code Section 22.28.090 requires the applicant to comply with the requirements of Chapter 110 of the Zoning Code with respect to dedication and improvement of adjacent rights-of-way.
- b. Zoning Code section 110.60 states that if a right-of-way abutting the subject property is not wide enough to contain the required improvements, the applicant shall dedicate as right-of-way a strip of land adjacent to the existing right-of-way wide enough to encompass the required half-street improvements.
- c. The existing 72nd Avenue NE ROW adjacent to the property is 55 feet wide. However, the existing pavement is located in the eastern 30 feet of the ROW. This misalignment continues for about 600 feet north of the subject property and 300 feet south of the subject property. The location of the improvements east of the centerline does not provide adequate space for the improvements required by the Public Works Department, which include pavement widening, curb, gutter, landscape strip and sidewalk.
- d. The Public Works Department is recommending that the applicant dedicate 10 feet of property for widening of the 72nd Avenue NE public right-of-way located along the western boundary of the subject property (see Attachment 3).
- e. The Public Works Department has identified the required street improvements for 72nd Avenue NE and NE 129th Street within Attachment 3.

2. Conclusion: Pursuant to Municipal Code section 22.28.090 and Zoning Code section 110.60, the applicant should dedicate 10 feet of right-of-way along 72nd Avenue NE, as shown on the proposed site plan, to the City for street widening as recommended in the Public Works Development Standards (see Attachment 3).

VI. SUBSEQUENT MODIFICATIONS

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

VII. SHORT PLAT DOCUMENTS – RECORDATION – TIME LIMIT (KMC 22.20.370)

The short plat must be recorded with King County within five (5) years of the date of approval or the decision becomes void; provided, however, that in the event judicial review is initiated, the running of the five (5) years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the short plat.

VIII. APPENDICES

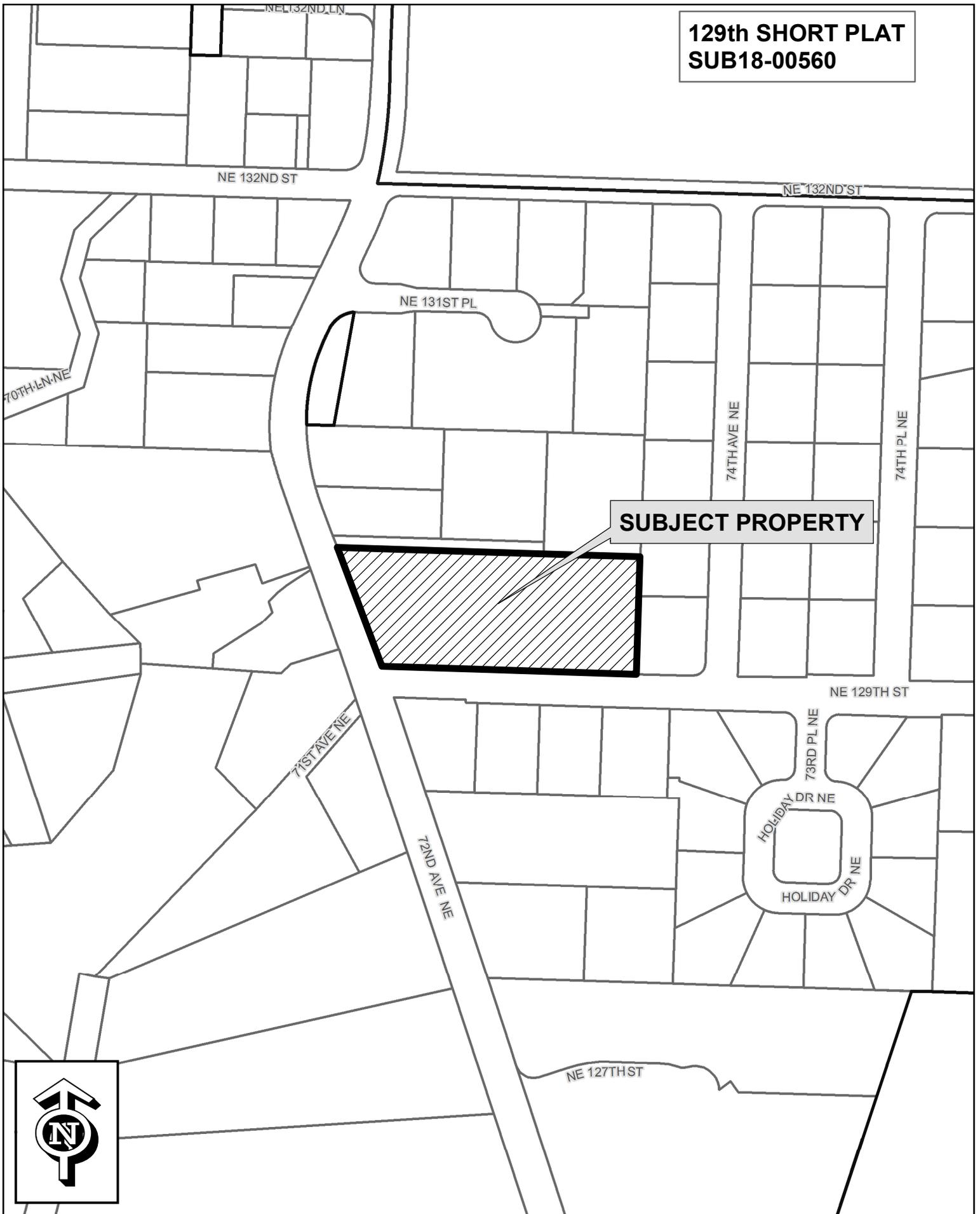
Attachments 1 through 9 are attached.

1. Vicinity Map
2. Proposed Plans
3. Development Standards
4. Arborist Report
5. Development Review Arborist Review Checklist and Comments
6. Public Comments
7. Applicant Response to Public Comments
8. Protected Natural Area Easement Language
9. Preserved Grove Easement Language

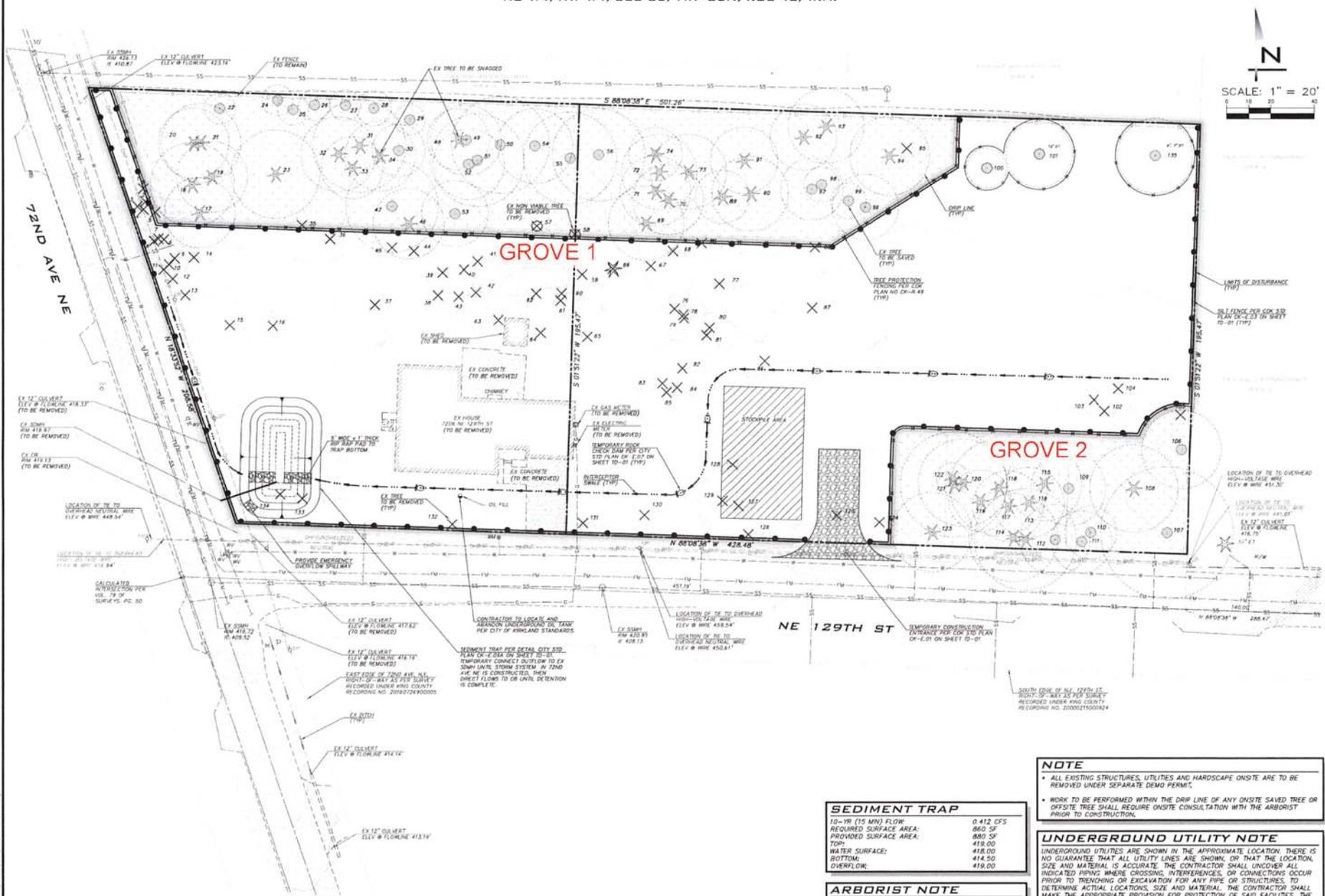
IX. PARTIES OF RECORD

Applicant: Jessica Wagner, Blueline Group, 25 Central Way, Kirkland, WA 98033
Parties of Record
Planning and Building Department
Department of Public Works

**129th SHORT PLAT
SUB18-00560**



NE 1/4, NW 1/4, SEC 25, TWP 26N, RGE 4E, W.M.



BLUELINE

12100 1/2 WALKER BLVD
SPokane WA 99201
PHONE: (509) 441-1111
WWW.BLUELINEGROUP.COM

SCALE: AS NOTED

PROJECT MANAGER:
ROBERT B. CARL, PE

PROJECT ENGINEER:
ROBERT B. CARL, PE

DESIGNER:
NADA ARNDTSON

ISSUE DATE:
11/06/2018

NO.	DATE	BY	REVISIONS

EXISTING CONDITIONS PLAN
7206 NE 129TH ST
PARCEL #4055700755
CITY OF KIRKLAND WASHINGTON



11/06/18
JOB NUMBER:
17-096
SHEET NAME:
EC-01
SHT **2** OF **6**

NOTE

- ALL EXISTING STRUCTURES, UTILITIES AND HARDSCAPE ONSITE ARE TO BE REMOVED UNDER SEPARATE DEMO PERMITS.
- WORK TO BE PERFORMED WITHIN THE DRIP LINE OF ANY ONSITE SAVED TREE OR OFFSITE TREE SHALL REQUIRE ONSITE CONSULTATION WITH THE ARBORIST PRIOR TO CONSTRUCTION.

SEDIMENT TRAP

10-15" (15 MIN) FLOW	0.412 CFS
REQUIRED SURFACE AREA:	860 SF
PROVIDED SURFACE AREA:	880 SF
TOP:	418.00
WATER SURFACE:	418.00
BOTTOM:	414.50
OVERFLOW:	419.00

ARBORIST NOTE

- CONSULT ARBORIST WHEN PERFORMING WORK WITHIN DRUPLINES OF EXISTING TREES TO BE SAVED.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL, THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON1.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

NE 1/4, NW 1/4, SEC 25, TWP 26N, RGE 4E, W.M.

Tree Evaluation Data

Tree ID, Species, DBH, Height, Health, etc.

Tree ID	Species	DBH	Height	Health	Notes
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
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Tree ID	Species	DBH	Height	Health	Notes
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Tree Inventory

Tree ID, Species, DBH, Height, Health, etc.

Tree ID	Species	DBH	Height	Health	Notes
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CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425.587.3600 - www.kirklandwa.gov

SHORT PLAT DEVELOPMENT STANDARDS LIST

File: SUB18-00560

This application must comply with all applicable standards. The listing below outlines those standards in a typical development sequence.

KMC refers to Kirkland Municipal Code, KZC refers to Kirkland Zoning Code

TREE PLAN SUMMARY

KMC 22.28.210 & KZC 95.30 Significant Trees.

A Tree Retention Plan was submitted with the short plat in which the location of all proposed improvements were known. Therefore KZC 95.30.4 & 95.30.5 – known as an Integrated Development Plan, or IDP, applies in regards to tree retention. The approved IDP is included as Attachment 2 of the staff report. There are 135 significant trees on the site, of which 108 are viable. These trees have been assessed by staff and the City’s Arborist. They are identified by number in the following chart.

Significant Trees:	High Retention Value	Moderate Retention Value	Low Retention Value (V) – viable (NV) – not viable
1 (ROW)	X – G1		
2 (ROW)			
3 (ROW)			NV
4 (ROW)			NV
5	X – G1		
6	X – G1		
7 (ROW)	X – G1		
8 (ROW)			NV
9	X – G1		
10 (ROW)	X – G1		
11 (ROW)			NV
12 (ROW)	X – G1		
13	X – G1		
14	X – G1		
15	X		
16		X	
17	X – G1		
18			X - dead
19			X – poor condition

20	X - G1		
21	X - G1		
22	X - G1		
23			X - poor condition
24	X - G1		
25	X - G1		
26	X - G1		
27	X - G1		
28	X - G1		
29	X - G1		
30	X - G1		
31	X - G1		
32	X - G1		
33	X - G1		
34			NV
35	X - G1		
36	X - G1		
37			NV
38	X - G1		
39	X - G1		
40			NV
41	X - G1		
42	X - G1		
43			NV
44	X - G1		
45	X - G1		
46	X - G1		
47			NV
48	X - G1		
49	X - G1		
50	X - G1		
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56	X - G1		
57			NV
58			NV
59	X		
60	X - G1		
61	X - G1		
62	X - G1		
63	X - G1		
64			NV
65			NV

66			NV
67	X - G1		
68			X - poor condition
69	X - G1		
70	X - G1		
71	X - G1		
72	X - G1		
73	X - G1		
74	X - G1		
75			NV
76	X - G1		
77	X - G1		
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86		X	
87		X	
88	X - G1		
89	X - G1		
90	X - G1		
91	X - G1		
92	X - G1		
93	X - G1		
94	X - G1		
95			NV
96	X - G1		
97	X - G1		
98	X - G1		
99			NV
100			NV
101		X	
102			NV
103			NV
104		X	
105	X-G2		
106	X-G2		
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120	X-G2		
121	X-G2		
122	X-G2		
123	X		
124	X		
125	X		
126	X		
127	X		
128		X	
129	X		
130			NV
131			NV
132			NV
133	X		
134	X		
135		X	

*G1 and G2 indicates trees located within Grove 1 or 2.

No trees are to be removed with an approved short plat or subdivision permit. Based on the approved IDP, the applicant shall retain and protect all viable trees throughout the development of each single family lot except for those trees allowed to be removed for the installation of the plat infrastructure improvements *and* construction of the residence and associated site improvements. Modifications to the Tree Retention Plan must be approved per KZC 95.30(6)(b).

PRIOR TO RECORDING

KMC 22.20.362 Short Plat - Title Report. The applicant shall submit a title company certification which is not more than 30 calendar days old verifying ownership of the subject property on the date that the property owner(s) (as indicated in the report) sign(s) the short plat documents; containing a legal description of the entire parcel to be subdivided; describing any easements or restrictions affecting the property with a description, purpose and reference by auditor’s file number and/or recording number; any encumbrances on the property; and any delinquent taxes or assessments on the property.

KMC 22.20.366 Short Plat - Lot Corners. The exterior short plat boundary and all interior lot corners shall be set by a registered land surveyor. If the applicant submits a bond for construction of short plat improvements and installation of permanent interior lot corners, the City may allow installation of temporary interior lot corners until the short plat improvements are completed.

KMC 22.20.390 Short Plat - Improvements. The owner shall complete or bond all

required right-of-way, easement, utility and other similar improvements.

KMC 22.28.110-130 Vehicular Access Easements. Municipal Code sections 22.28.110 and 22.28.130 establish that if vehicular access within the plat is provided by means other than rights-of-way, the plat must establish easements or tracts, compliant with Zoning Code Section 105.10, which will provide the legal right of access to each of the lots served.

KZC 95.50.3 Maintenance of Preserved Grove. The applicant shall provide a legal instrument acceptable to the City ensuring the preservation in perpetuity of approved groves of trees to be retained.

KMC 22.32.010 Utility System Improvements. All utility system improvements must be designed and installed in accordance with all standards of the applicable serving utility.

KMC 22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

KMC 22.32.030 Stormwater Control System. The applicant shall comply with the construction phase and permanent stormwater control requirements of the Municipal Code.

KMC 22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.

KMC 22.32.050 Transmission Line Undergrounding. The applicant shall comply with the utility lines and appurtenances requirements of the Zoning Code.

KMC 22.32.080 Performance Bonds. In lieu of installing all required improvements and components as part of a plat or short plat, the applicant may propose to post a bond, or submit evidence that an adequate security device has been submitted and accepted by the service provider (City of Kirkland and/or Northshore Utility District), for a period of one year to ensure completion of these requirements within one year of plat/short plat approval.

LAND SURFACE MODIFICATION AND/OR BUILDING PERMIT REQUIREMENTS

KZC 95.35.2.b.(3)(b)i Tree Protection Techniques. A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

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

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

KZC 110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

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

KZC 105.10 Vehicular Access Easements or Tracts. The access easement or tract shall be 21 feet wide and contain a paved surface 16 feet in width.

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

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

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

KZC 115.42 Floor Area Ratio (F.A.R.) Limits. Floor area for detached dwelling units is limited to a maximum floor area ratio in low density residential zones. See Use Zone charts for the maximum percentages allowed. This regulation does not apply within the disapproval jurisdiction of the Houghton Community Council.

KZC 115.43 Garage Requirements for Detached Dwelling Units in Low Density Zones. Detached dwelling units served by an open public alley, or an easement or tract serving as an alley, shall enter all garages from that alley. Whenever practicable, garage doors shall not be placed on the front façade of the house. Side-entry garages shall minimize blank walls. For garages with garage doors on the front façade, increased setbacks apply, and the garage width shall not exceed 50% of the total width of the front façade. These regulations do not apply within the disapproval jurisdiction of the Houghton Community Council. Section 115.43 lists other exceptions to these requirements.

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

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

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

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

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

KZC 115.115.3.n Covered Entry Porches. In residential zones, covered entry porches on dwelling units may be located within 13 feet of the front property line if certain criteria in this section are met. This incentive is not effective within the disapproval jurisdiction of the Houghton Community Council.

KZC 115.115.3.o Garage Setbacks. In low density residential zones, garages meeting certain criteria in this section can be placed closer to the rear property line than is normally allowed in those zones.

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

KZC 115.115.5.a Driveway Width and Setbacks. For a detached dwelling unit, a driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall be separated from other hard surfaced areas located in the front yard by a 5-foot wide landscape strip. Driveways shall not be closer than 5 feet to any side property line unless certain standards are met.

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

KZC 145.22.2 Public Notice Signs. Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

PRIOR TO OCCUPANCY

KZC 95.40 Bonds. The City may require a maintenance agreement or bond to ensure compliance with any aspect of the Landscaping chapter.

KZC 95.50.2.b Tree Maintenance. For detached dwelling units, the applicant shall submit a 5-year tree maintenance agreement to the Planning Department to maintain all pre-existing trees designated for preservation and any supplemental trees required to be planted.

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

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



DEVELOPMENT STANDARDS SUB18-00560

BUILDING DEPARTMENT

Contact: Tom Jensen – tjensen@kirklandwa.gov

1. Prior to issuance of Building, Demolition or Landsurface Modification permit applicant must submit a proposed rat baiting program for review and approval. Kirkland Municipal Ordinance 21.41.302.
2. A separate demolition permit is required for removal of the existing structures.
3. Plumbing meter and service line shall be sized in accordance with the current UPC.
4. Any vault or retaining walls to be constructed with the LSM will require separate building permits.
5. Building permits must comply with 2015 edition of the International Building, Residential and Mechanical Codes and the Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland.
6. Structures must comply with 2015 edition of the International Energy Conservation Code as adopted and amended by the State of Washington.
7. Kirkland reviews, issues and inspects all electrical permits in the city. Kirkland currently uses the 2014 Washington Cities Electrical Code chapters 1 and 3 as published by WABO. Permits submitted after June 30, 2017 shall comply with the 2017 code edition.
8. Structures must be designed for seismic design category D, wind speed of 110 miles per hour and exposure B.

FIRE DEPARTMENT

FIRE DEPARTMENT COMMENTS

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

ACCESS

Due to access, the houses on Lots 7 and 8 shall be equipped with fire sprinklers.

This project is in Northshore Utility District. Before submitting fire sprinkler plans to the Kirkland Fire Department, please contact NUD to discuss the requirements for backflow prevention for the type of system to be installed (i.e. standard 13D or flow-through/multipurpose).

HYDRANTS

The new hydrant as well as the existing hydrant south of the corner of 72nd Ave NE and NE 129th Street shall be equipped with 5" Storz fittings.

SPRINKLER THRESHOLD

Per Kirkland Municipal Code, all new buildings which are 5,000 gross square feet or larger require fire sprinklers. Included are single family homes, duplexes, and zero lot line townhouses where the aggregate area of all connected townhouses is greater than 5,000 square feet; garages, porches, covered decks, etc, are included in the gross square footage. (This comment is included in the shortplat conditions for informational purposes only.)

PUBLIC WORKS DEPARTMENT

PUBLIC WORKS CONDITIONS

Permit #: SUB17-00450

Project Name: 7206 NE 129th St Short Plat

Project Address: 7206 NE 129th St

SUB18-00560

Page 2 of 8

Date: December 8, 2017

Public Works Staff Contacts

Land Use and Pre-Submittal Process:

Building and Land Surface Modification (Grading) Permit Process:

Tuan Phan, Development Engineer

Phone: 425-587-3843 / E-mail: tphan@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 Water and Sewer Connection Fees (to be paid to Northshore Utility District)
- o Surface Water Connection Fees *
- o Septic Tank Abandonment Inspection Fee (if any, shall be with the Demo permit)
- o Right-of-way Fee
- o Review and Inspection Fee
- o Building Permits associated with this proposed project will be subject to the traffic, park, and school impact fees per Chapter 27 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s). Any existing buildings within this project which are demolished will receive a Traffic Impact Fee credit, Park Impact Fee Credit and School Impact Fee Credit. This credit will be applied to the first Building Permits that are applied for within the project. The credit amount for each demolished building will be equal to the most currently adopted Fee schedule.

* 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. Submittal of Building Permits within a subdivision prior to recording:

- Submittal and Issuance of a Building Permit with an existing legal building site prior to subdivision recording.

A. Submittal - A Building Permit can be submitted prior to recording of the subdivision for each existing legal building site in the subject subdivision if one the following is met:

- I. A complete Building Permit shall include all the required utility and street improvement engineering for the legal building site; or,
- II. A separate complete LSM Permit has been applied for prior to or at the same time that Building Permit is applied for that includes all of the required utility and street improvement engineering.
- III. The Building Permit shall comply with applicable codes for that legal building site.

B. Issuance – The Building Permit will be reviewed and approved for issuance (the Building Department determines when the permit can be issued) by the Public Works Department if the following conditions are met:

- I. The utility and street improvement engineering was reviewed with the Building Permit; or,
- II. The LSM is approved before the Building Permit is issued; or,
- III. The Development Engineer determines that the LSM review is substantially complete to allow the Building Permit issuance. In this case the Development Engineer may opt to add special conditions to the new Building Permit

related to utility and street improvement engineering that must be completed prior to final inspection of the Building.

- Submittal of Building Permits within an Integrated Development Plan (IDP): If the subdivision is using the IDP process, the Building Permits for the new homes can only be submitted after the LSM Permit has been submitted, reviewed, and approved.
- Submittal of a Building Permit within a standard subdivision (non IDP): If the subdivision is not using the IDP process, the Building Permits for the new houses can be applied for after the subdivision is recorded and the LSM permit has been submitted, reviewed, and approved.
- Review of Expedited or Green Building Permits: A new single family Building Permit within a subdivision can only be applied for after the subdivision is recorded and will only be reviewed as an expedited or green building fast track if submitted electronically through MBP and the LSM permit has been submitted, reviewed, and approved.

5. Subdivision Performance and Maintenance Securities:

- The subdivision can be recorded in advance of installing all the required street and utility improvements by posting a performance security equal to 130% of the value of work. This security amount 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.
- If a recording Performance Security has not yet been posted, then prior to issuance of the LSM Permit a standard right of way restoration security ranging from \$10,000.00 to \$30,000.00 (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.

6. This project is exempt from concurrency review.

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

12. All subdivision recording documents shall include the following language:

- o Utility Maintenance: Each property owner shall be responsible for maintenance of the sanitary sewer, storm water stub, rain garden, permeable pavement, or any infiltration facilities (known as Low Impact Development) from the point of use on their own property to the point of connection in the City sanitary sewer main or storm water main. Any portion of a sanitary sewer, surface water stub, rain garden, permeable pavement, or any infiltration facilities, which jointly serves more than one property, shall be jointly maintained and repaired by the property owners sharing such stub. The joint use and maintenance shall "run with the land" and will be binding on all property owners within this subdivision, including their heirs, successors and assigns.
- o Public Right-of-way Sidewalk and Vegetation Maintenance: Each property owner shall be responsible for keeping

the sidewalk abutting the subject property clean and litter free. The property owner shall also be responsible for the maintenance of the vegetation within the abutting landscape strip. The maintenance shall "run with the land" and will be binding on all property owners within this subdivision, including their heirs, successors and assigns.

If the lots have on-site private storm water facilities, include this language on the subdivision recording document:

o Maintenance of On-site Private Stormwater Facilities: Each Lot within the Subdivision has a stormwater facility (infiltration trench, dry wells, dispersion systems, rain garden, and permeable pavement) which is designed to aid storm water flow control for the development. The stormwater facility within the property shall be owned, operated and maintained by the Owner. The City of Kirkland shall have the right to ingress and egress the Property for inspection of and to reasonable monitoring of the performance, operational flows, or defects of the stormwater/flow control facility.

If the City of Kirkland determines related maintenance or repair work of the stormwater facility is required, the City of Kirkland shall give notice to the Owner of the specific maintenance and/or repair work required. If the above required maintenance or repair is not completed within the time set by the City of Kirkland, the City of Kirkland may perform the required maintenance or repair, or contract with a private company capable of performing the stormwater facility maintenance or repair and the Owner will be required to reimburse the City for any such work performed.

The Owner is required to obtain written approval from the City of Kirkland prior to replacing, altering, modifying or maintaining the storm water facility.

If the project contains LID storm improvements that will be installed as a condition of the new home Building Permit, then include this condition on the Short Plat recording documents:

o Installation of Low Impact Development (LID) storm drainage improvements with Building Permits: All LID storm drainage features depicted on Sheet ____ of ____ of issued permit LSM1X-0XXXX shall be installed in conjunction with the construction of each new home on lots X to X. The LID improvements include, but are not limited to the rain gardens and the pervious driveways. The Building Permit for the new signal family home on lots X to X will not receive a final inspection until said LID improvements are installed. The pervious access road/Tract serving lots X and X shall be constructed or secured by a performance bond prior to recording of the short plat

Sanitary Sewer and Water System 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 2016 King County Surface Water Design Manual (the Manual) 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. Anticipate this project will require a Full Drainage Review. Drainage review levels are summarized below:

- Basic Drainage Review
 - o Threshold: 500 sf – 1,999 sf of new and/or replaced impervious surface added
 - o LID Best Management Practices (BMPs) are recommended, but not required
 - o Route stormwater in a manner that will not adversely impact neighbors

- Simplified Drainage Review
 - o Applicable only for single family residential projects (both infill and short plats)
 - o Threshold:
 - Greater than 2,000 sf of new and/or replaced impervious surface or greater than 7,000 sf of land disturbing

activity, and

- Results in less than 5,000 sf of PGIS, and
 - Results in less than $\frac{3}{4}$ ac of PGPS, and
 - If in predominantly till soils:
 - Results in no more than 7,947 sf of target impervious surface and proposed pervious surface area is equal to or less than 14,941 – 1.88 x (target impervious surface)
 - If in predominantly outwash soils:
 - Results in no more than 6,872 sf of target impervious surface and proposed pervious surface area is equal to or less than 20,343 – 1.88 x (target impervious surface)

 - Targeted Drainage Review
 - o Threshold: Any project (size does not matter) will trigger a targeted drainage review if the project:
 - Contains or is adjacent to a flood, erosion, steep slope hazard area, or landslide hazard area, or
 - Proposes to construct or modify a drainage pipe /ditch that is 12" or larger or receives runoff from a 12" or larger drainage pipe /ditch, or
 - Redevelopment projects proposing >\$100,000 in improvements to an existing high use site.

 - Full Drainage Review
 - o Any non-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.
 - o For single family residential projects that do not fall under Simplified Drainage Review, they will be a Full Drainage Review.
3. A preliminary drainage report (Technical Information Report) must be submitted with the subdivision application. This must include a downstream analysis for all projects (except for Basic Drainage Review projects).
4. If a stormwater detention system is required, it shall be designed to Level 2 standards. Historic (forested) conditions shall be used as the pre-developed modeling condition.
5. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater Low Impact Development (LID) facilities per the 2016 King County Surface Water Design Manual. If feasible, stormwater LID facilities are required. If LID is determined to be infeasible, a Surface Water Adjustment is required for the project. Also, if LID is infeasible, pervious pavement cannot be used to reduce overall impervious lot coverage.
6. Special inspections may be required for LID facilities on this project. Provide documentation of inspections by a licensed geotechnical professional that the facility will function as designed.
7. If the project will create or replace more than 5,000 square feet of new impervious area that will be used by vehicles (PGIS - pollution generating impervious surface). Provide stormwater quality treatment per the 2016 King County Surface Water Design Manual.
8. Because this project site is one acre or greater, the following conditions apply:
- Amended soil requirements (Pre-Approved Plan CK-E.12) must be used in all landscaped areas.
 - If the project meets minimum criteria for water quality treatment (5,000 sf pollution generating impervious surface area), the enhanced level of treatment is required if the project is multi-family residential, commercial, or industrial. Enhanced treatment targets the removal of metals such as copper and zinc.
 - The applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Department of Ecology. Provide the City with a copy of the Notice of Intent for the permit. Permit Information can be found at the following website: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>
 - o Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland PW Dept. pre-construction meeting with a completed SWPPP.
 - Turbidity monitoring by the developer/contractor is required if a project contains a lake, stream, or wetland.

- A Stormwater Pollution Prevention and Spill (SWPPS) Plan must be kept on site during all phases of construction and shall address construction-related pollution generating activities. Follow the guidelines in the 2016 King County Surface Water Design Manual for plan preparation.
9. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).
 10. Provide a separate storm drain connection to each lot for conveyance. All roof and driveway drainage must be tight-lined to the storm drain system or utilize low impact development techniques on-site.
 11. Provide collection and conveyance of right-of-way storm drainage. The drainage ditches along both frontages shall be filled and replaced by the installation of 12" PVC public storm drainage pipe. Install catch basins at the termination points, at collection low points, at junctions, and where the pipe alignment changes directions. Provide a plan and profile design for the storm sewer system. Size and material of construction shall be in accordance with the City Kirkland Pre-Approved Plans and Notes.
 12. 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

13. Provide an erosion control report and plan with the Building or Land Surface Modification Permit application. The plan shall be in accordance with the 2016 King County Surface Water Design Manual.
14. 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.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts 72nd Ave NE and NE 129th St. These are Neighborhood Access type streets. 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:
 - A. Install Type-A concrete curb and gutter along both half-streets.
 - B. Widen 72nd Ave NE to 14 feet, as measured from the ADJUSTED construction centerline to face of curb. Move the Blueline construction centerline 3 feet towards the property because the road is misaligned. The pavement width on 72nd Ave NE shall be 24 feet minimum.
 - C. Widen NE 129th St to 12 feet from ROW centerline to face of curb. Dedicate 10 feet along the western boundary of the lot to encompass the required improvements.
 - D. Install a 4.5-ft landscape strip behind the curb, with street trees 30 feet on-center.
 - E. Install a 5-ft wide concrete sidewalk behind the landscape strip.
 - F. Install ADA-compliant sidewalk ramps at the abutting corner of 72nd Ave and 129th St. Provide a ramp to cross 72nd Ave and a ramp to cross 129th St. Dedicate sufficient right-of-way (ROW) at the southwest corner of the lot to encompass the perpendicular sidewalk and ramp design.
 - G. Remove obsolete driveway cuts, and replace with new frontage improvements.
 - H. Identify and protect trees with retention value in the right-of-way.

2. Access Requirements (KZC Chapter 105.10):
 - A. The proposed private access is generally adequate. Address the following concerns: (1) Driveway pavement will transition to parking pad for Lot 6, and will not be rounded as shown in the proposal. (2) Shared access ends at property line. Driveway and turnaround to lot 8 are integral and will not look as proposed. If shown, show with the turnaround and call out as to be installed with building permit for Lot 8.
 - B. Provide vehicle turnarounds where needed to allow vehicles to drive forward across an easement or tract.
 - C. The driveway for each lot shall be long enough so that parked cars do not extend into any easement, tract, or right-of-way (20' minimum). The parking pad shall measure 20' by 20'.
3. Meet the requirements of the Kirkland Driveway Policy R-4. At a minimum, driveway cuts shall be spaced 50 feet from the intersection and 10 feet from adjacent driveway.
4. 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.
5. 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. 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.
6. 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.
7. Underground all new and existing on-site utility lines and overhead transmission lines. Underground any new off-site transmission lines.
8. Zoning Code Section 110.60.9 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 72nd Ave NE and NE 129th St 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. The final recorded subdivision mylar shall include the following note:

Local Improvement District (LID) Waiver Agreement. Chapter 110.60.7.b of the Kirkland Zoning Code requires all overhead utility lines along the frontage of the subject property to be converted to underground unless the Public Works Director determines that it is infeasible to do so at the time of the subdivision recording. If it is determined to be infeasible, then the property owner shall consent to the formation of a Local Improvement District, hereafter formed by the City or other property owners. During review of this subdivision it was determined that it was infeasible to convert the overhead utility lines to underground along the frontage of this subdivision on 72nd Ave NE and NE 129th St. Therefore, in consideration of deferring the requirement to underground the overhead utility lines at the time of the subdivision recording, the property owner and all future property owners of lots within this subdivision hereby consent to the formation of a Local Improvement District hereafter formed by the City or other property owners
9. New LED street lights are required per Puget Sound Energy design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis. If lighting is necessary, design must be submitted prior to issuance of a grading or building permit.

Brynja Myren - Account Sales Manager, Intolight, PUGET SOUND ENERGY

SUB18-00560

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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](#)

SHOFFNER CONSULTING

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May 26, 2017

Revised: October 31, 2017

Alex Mason
Isola Homes
1518 1st Ave. S. Suite 301
Seattle, WA 98134

RE: Tree Inventory and Vegetation Composition Report - 7206 NE 129th St. Kirkland, WA. Tax Parcel No. 4055700755.

Alex:

This report is provided to address the City of Kirkland's requirements for tree and native vegetation assessments and retention on projects in the Holmes Point Overlay District as specified in chapter 70 of the Kirkland Zoning Code. This report presents a baseline of the existing conditions for use in planning the retention of trees and native vegetation in required Protected Natural Areas. Please see the Tree Retention Plan (sheet TR-01) prepared by Blueline Group and Tree Evaluation Data spreadsheet for reference to this report. The original draft of this report, dated May 26, 2017, was prepared prior to determining which trees would be retained in the two groves. Recent changes have been made, as recommended by the City of Kirkland, to achieve retaining significant portions of the two groves while still allowing for development of the lots.

As required by Chapter 70 of the KZC, this report, in conjunction with the accompanying documents, provides the following information as preparation for the site plan and Tree Retention Plan:

- An inventory of all significant trees on the property with information on species, size, dripline diameters, condition, recommended limits of disturbance radius (LOD) and tree density credits;
- A description of the existing conditions as it pertains to general locations of shrubs and groundcover to used for determining best areas for the Protected Natural Areas (PNA).

Please see chapter 70 of the KZC for all information pertaining to establishing and maintaining PNAs in new developments in the Holmes Point Overlay District.

1. Assessment Methods

The following methods were utilized in conducting the tree inventory in early April of 2017:

1. Visual condition assessments (vca) were conducted on all trees meeting the minimum size requirement to be classified as significant. The vcas were

conducted up close to inspect conditions of the trunk and to gather information on trunk diameter (dsh), species and crown spread diameter, as well as condition notes of any trunk defects. I also conducted vcas from afar to observe conditions in the crowns as an indicator of overall tree health and vigor. Any defects or conditions indicating poor structure, health or vigor were noted. Unless otherwise noted, the trees were found to be in good condition and health.

2. Each inventoried tree was tagged with a numbered metal tag for identification. These numbers correspond to those on the Tree Inventory map and in the tree evaluation data spreadsheet.
3. Using the survey showing the tree numbers, I used the trees as reference points to delineate and map out the vegetation composition zones, six in all.

2. Site Conditions - General

The project site is one lot measuring 90,990 square feet in size. It is developed with a single family residence near its southwest corner. A small portion of the site around the house is landscaped with ornamental vegetation and turf. the remainder of the site is not landscaped and contains largely native vegetation. See the Vegetation Composition Assessment portion of this report and for more detailed descriptions of the vegetation zones and the City of Kirkland's retention requirements. The Tree Inventory and Vegetation Zone map shows the approximate boundaries of the six zones I identified as areas of differing composition based on the dominant components. In general, most of the site is open and without considerable native tree or understory components. This area is the entire landscape surrounding the house in the southwest corner and continues to the east through the center of the site in meadow habitat.

2.0 Tree Inventory and Condition Assessment

I conducted a tree inventory and condition assessment on all significant trees on the property. In total there are 134 significant trees on the property. Two were found to be in an advanced state of decline (dying) and one was found to be dead.

The species of trees on the property include the following:

- Big leaf maple (*Acer macrophyllum*)
- Boulevard cypress (*Chamaecyparis pisifera* 'Boulevard')
- Cascara (*Rhamnus purshiana*)
- Deodar cedar (*Cedrus deodara*)
- Douglas fir (*Pseudotsuga menziesii*)
- English Holly (*Ilex aquifolium*)
- Flowering cherry (*Prunus serrulata*)
- Leyland cypress (*x. Cupressocyparis leylandii*)
- Pacific madrone (*Arbutus menziesii*)
- Red alder (*Alnus rubra*)
- Saucer magnolia (*Magnolia x. soulangeana*)
- Sitka spruce (*Picea sitchensis*)
- Western red cedar (*Thuja plicata*)
- Willow (*Salix* species)

See the tree evaluation data spreadsheet for detailed information on each tree.

3.0 Tree Retention Requirements and Retention Provided and Replacement

Per the Holmes Point Overlay District requirements, trees are to be retained or replaced to satisfy 150 density credits per acre. The project site is 90,990 square feet in size, equal to 2.08 acres. At 150 credits per acre, a total of 313 density credits are required to be provided either through retention or replacement. There are 536 density credits of the healthy, significant trees on the property.

Credits not retained below the minimum required can be added by replacement trees at one credit per tree for coniferous trees a minimum of six feet in height or deciduous or broadleaf trees at a minimum of one inch caliper.

The revised site plan proposes the retention of 57 of the healthy, significant, native, high value trees. The trees proposed to be retained in the two groves range in size from 6 to 44 inches in diameter and include the following species:

- Bittercherry (*Prunus emarginata*)
- Bigleaf maple (*Acer macrophyllum*)
- Cascara (*Rhamnus purshiana*)
- Douglas fir (*Pseudotsuga menziesii*)
- Pacific madrone (*Arbutus menziesii*)
- Red alder (*Alnus rubra*)
- Western red cedar (*Thuja plicata*)

There are four trees within the northern grove retention area that are either in an advanced state of decline or are dead. Two of these, #34 and #48, are evergreens and well within the grove. These are to be snagged and retained as habitat trees. Two others, #57 and #58, are big-leaf maples located on the southern edge of the retention area, adjacent to the lots. These trees are to be removed entirely.

Retaining the 57 trees will provide 237 of the required 313 required tree density credits. The remaining 76 tree density credits will need to be provided through replacement. In order to qualify as a replacement tree, the trees need to be a minimum of six feet in height for evergreens and a minimum of one inch caliper for deciduous and broadleaf trees.

Both of these retention areas have dense understories with a wide variety of native plants. Retaining these portions of the groves will provide very aesthetically pleasing habitats on the border of the property.

4.0 Vegetation Composition Assessment

I have defined six different vegetation zones on the property, based upon the composition of both the overstory and the understory species. While some of the zones include some of the same components in both the overstory and understory, there are significant differences that differentiate them. Following are descriptions of the six zones:

1. Zone 1 is located in the northeast corner of the site. It is approximately 7,976 square feet in size. This zone is characterized by a very sparse overstory with only four significant trees and an understory that is dominated by a very dense stand of Himalayan blackberry.
2. Zone 2 is to the west of Zone 1 and borders Zones 2, 3, 5 and 6; it is approximately 12,310 square feet in size. It has a rather dense overstory of mix native evergreens and deciduous trees and a single small exotic invasive, English Holly. The trees range in size from 6 to 44 inches dsh. The understory includes scattered small native trees including big-leaf maple, mountain ash, Pacific madrone, Douglas firs, western red cedars and small English Hollies. The shrub and ground cover layers include salal (which forms a very dense stand toward the northeastern portion of this zone), ocean spray, osoberry, western hazlenut, Oregon grape, swordfern, pacific trailing blackberry and a very dense stand of a low-growing invasive house plant ivy mainly towards the southern portion of this zone. Because of the dense overstory, the light levels below the trees are low.
3. Zone 3 extends from zone 2 to its east to the western border of the property; it borders zone 6 to the south and measures approximately 22,378 square feet in size. It has a dense overstory of mix native evergreens and deciduous trees. There are a few ornamental species along the southern border of this zone and a few English holly within the zone. The understory is dominated by English ivy throughout and in places is very dense, thus the shrub layer is not as dense in this area. Also in this zone are patches of the invasive house plant vine. Within the shrub layer, there are many of the same tree and shrub species as in zone 2 including small trees big-leaf maple, Douglas fir, western red cedars, red alders and shrubs including beaked hazlenuts, osoberry and oceanspray. The light levels below the canopy are low.
4. Zone 4 is in the southeast corner of the site. It measures approximately 4,681 square feet in size. Because it borders the southern property boundary it receives ample sunlight. The overstory is not very dense but includes some very large trees including western red cedars, and a few Pacific madrones that are in very good condition and health for a species in this area that is struggling to combat a variety of diseases causing general decline of its population. The understory is sparse in terms of overall species composition, but does include some small trees (big-leaf maple, western red cedar and Pacific madrone) and some small shrubs such as osoberry and oceanspray and approximately 12-15 medium to large beaked hazlenut shrubs. There are small patches of Himalayan blackberry and English ivy in this zone.
5. Zone 5 is the largest of the vegetation; it stretches across the entire eastern half of the site from zone 6 to its west to the eastern property boundary. Zone 5 is bordered by zones 1 and 2 to the north and zone 4 to the south. This zone is dominated by herbaceous meadow plants such as grasses and weeds. Along its southern border is a small stand of very small red alders, less than 6" dsh.

6. Zone 6 is the area surrounding the house in the western portion of the site. This zone is landscaped with ornamental tree and shrub species and turfgrass.

Once the areas for the PNAs are defined, a report and plan detailing measures to eliminate the unwanted vegetation and establish a native community with existing and newly planted trees and shrubs will need to be prepared.

5.0 Tree Protection and Additional Measures

The City of Kirkland is requiring five foot setbacks from the driplines of retained trees. Since the trees are being retained in large groupings, the setbacks only apply to retained trees along the perimeters of the retention areas, adjacent to the areas of development. Protection measures are to be placed outside the five foot setbacks of retained trees on the edges of the retention areas.

The following trees to be retained are along the perimeters of the tree retention areas, adjacent to the areas of development with driplines that either spread across the boundary of the retention area and into the lots, or with driplines that are at the edges of the retention area. These trees will require protection setbacks of an additional five feet from their driplines.

Northern retention area

- 17
- 35
- 46
- 47
- 53
- 69
- 94
- 96

Southern retention area

- 106
- 108
- 109
- 115
- 118
- 120
- 121
- 122

If the development of the lots proposes encroachment into the setbacks or the driplines of these trees, the impacts are to be assessed in order to determine the extent of potential damage in order to determine if the impacted trees can be retained with the lot being developed as proposed, or if the impacts could be changed so as to not impact the trees.

Fencing is to be chainlink anchored in concrete blocks, around the entire, on-site perimeter of the tree retention areas. It is to be erected prior to beginning clearing and grading and is to remain in place throughout construction.

Prior to installing the fencing, the perimeters of the retention areas are to be delineated with visible plastic flagging.

Signs reading "Tree Retention Area. No Entrance. No Storage of Materials. No Dumping. No Impacts," are to be attached to the fencing, every 15 feet.

Any stumps of trees removed within the protection zone (inside five foot setback) of retained trees are to be ground down to below the ground surface and not pulled.

There is a fair amount of English holly in the northern tree retention area. All of these trees (they are very small) are to be removed completely, including their roots.

Other non-native, invasive plants, such as ivys, within the northern retention area is also to be removed.

6.0 Use of This Report and Limitations

This report is provided to Isola Homes as a means of reporting on the inventory and of the trees and vegetation zones located on the 72016 NE 129th St. project site, to make recommendations for retention based upon City of Kirkland requirements and to specify protection measures. While Shoffner Consulting has used every means available to determine tree health and development impacts, trees are dynamic and their conditions can change rapidly given changes in environmental factors and site development, therefore these assessments pertain only for those noted on the day of their evaluation, and no guarantee can be made against damage caused by unforeseen development-related impacts. Natural decline and failure of trees is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property.

Cordially,



Tony Shoffner
ISA Certified Arborist #PN-0909A
CTRA/TRAQ #1759

Tree Evaluation Data

7206 NE 129th St. Kirkland

Updated with SUB18-00560 Submittal

Isora Homes

Limits of Disturbance Distance (Radial Feet)

Tree Tag #	Location	Species	DBH	Credit	Crown	N	S	E	W	Impacts	Rating	Condition Notes	Status
1	Zone 3	DF/Pm	16	4	28	15	15	15	N/A	N/A	1	Good condition and health, young and vigorous	Remove
2	Zone 3	DF/Pm	12	2	26	14	14	14	N/A	N/A	1	Good condition and health, young and vigorous	Remove
3	Zone 3	DF/Pm	8	1	22	13	13	13	N/A	N/A	1	Good condition and health, young and vigorous	Remove
4	Zone 3	DF/Pm	8	1	20	12	12	12	N/A	N/A	1	Good condition and health, young and vigorous	Remove
5	Zone 3	DF/Pm	14	3	28	15	15	15	N/A	N/A	1	Good condition and health, young and vigorous	Remove
6	Zone 3	DF/Pm	14	3	30	16	16	16	N/A	N/A	1	Good condition and health, young and vigorous	Remove
7	Zone 3	DF/Pm	8	1	14	8	8	8	N/A	N/A	1	Good condition and health, young and vigorous	Remove
8	Zone 3	DF/Pm	8	1	16	9	9	9	N/A	N/A	1	Good condition and health, young and vigorous	Remove
9	Zone 3	DF/Pm	6	1	14	8	8	8	N/A	N/A	1	Good condition and health, young and vigorous	Remove
10	Zone 3	DF/Pm	10	1	16	9	9	9	N/A	N/A	1	Good condition and health, young and vigorous	Remove
11	Zone 3	BLM/Am	10	1	32	18	18	18	N/A	N/A	1	Good condition and health, young and vigorous	Remove
12	Zone 3	DF/Pm	16	4	30	16	16	16	N/A	N/A	1	Good condition and health, young and vigorous	Remove
13	Zone 3	DF/Pm	26	9	40	16	16	16	N/A	N/A	2	Generally good condition, larger and older	Remove
14	Zone 3	DF/Pm	26	9	42	16	16	16	N/A	N/A	2	Generally good condition, larger and older	Remove
15	Zone 6	SS/Ps	16	4	20	12	12	12	N/A	N/A	1	Good condition and health, young and vigorous	Remove
16	Zone 6	BC/Cpb	14	3	12	8	8	8	8	N/A	1	Good condition and health, young and vigorous	Remove
17	Zone 3	DF/Pm	18	5	32	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Retain
18	Zone 3	WRC/Tp	32	12	38	20	20	20	20	N/A	2	Generally good condition, larger and older	Retain
19	Zone 3	WRC/Tp	24	8	32	18	18	18	18	N/A	2	Generally good condition, larger and older	Retain
20	Zone 3	DF/Pm	18	5	32	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Retain
21	Zone 3	DF/Pm	22	7	36	20	20	20	20	N/A	2	Generally good condition, larger and older	Retain
22	Zone 3	RA/Ar	6	1	14	N/A	8	8	8	N/A	1	Good condition and health, young and vigorous	Retain
23	Zone 3	WRC/Tp	44	18	40	16	16	16	16	N/A	2	Generally good condition, larger and older	Retain
24	Zone 3	RA/Ar	6	1	14	N/A	8	8	8	N/A	1	Good condition and health, young and vigorous	Retain
25	Zone 3	RA/Ar	6	1	14	N/A	8	8	8	N/A	1	Good condition and health, young and vigorous	Retain
26	Zone 3	RA/Ar	6	1	14	N/A	8	8	8	N/A	1	Good condition and health, young and vigorous	Retain
27	Zone 3	RA/Ar	6	1	14	N/A	8	8	8	N/A	1	Good condition and health, young and vigorous	Retain
28	Zone 3	RA/Ar	6	1	16	N/A	9	9	9	N/A	1	Good condition and health, young and vigorous	Retain
29	Zone 3	RA/Ar	6	1	14	N/A	8	8	8	N/A	1	Good condition and health, young and vigorous	Retain
30	Zone 3	BLM/Am	8	1	24	14	14	14	14	N/A	1	Good condition and health, young and vigorous	Retain
31	Zone 3	PM/Am	20	6	42	20	20	20	20	N/A	2	Generally good condition, larger and older	Retain
32	Zone 3	DF/Pm	18	5	34	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Retain
33	Zone 3	DF/Pm	14	3	28	15	15	15	15	N/A	1	Good condition and health, young and vigorous	Retain
34	Zone 3	WRC/Tp	22	0	32	N/A	N/A	N/A	N/A	N/A	4	Dying - Retain as snag	Retain
35	Zone 3	BLM/Am	8	1	22	13	13	13	13	N/A	1	Good condition and health, young and vigorous	Retain
36	Zone 3	DF/Pm	24	8	36	20	20	20	20	N/A	2	Generally good condition, larger and older	Remove
37	Zone 6	EH/Ia	10	1	16	9	9	9	9	N/A	1	Good condition and health, young and vigorous	Remove
38	Zone 3	DF/Pm	16	4	28	15	15	15	15	N/A	1	Good condition and health, young and vigorous	Remove
39	Zone 3	BLM/Am	12	2	38	20	20	20	20	N/A	1	Good condition and health, young and vigorous	Remove
40	Zone 3	BLM/Am	10	1	34	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Remove
41	Zone 3	DF/Pm	16	4	32	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Remove
42	Zone 3	DC/Cd	16	4	30	16	16	16	16	N/A	1	Good condition and health, young and vigorous	Remove
43	Zone 3	EH/Ia	8	1	16	9	9	9	9	N/A	1	Good condition and health, young and vigorous	Remove
44	Zone 3	DF/Pm	22	7	32	18	18	18	18	N/A	2	Good condition and health	Remove
45	Zone 3	Ca/Rp	8	1	18	10	10	10	10	N/A	1	Good condition and health, young and vigorous	Remove
46	Zone 3	DF/Pm	18	5	32	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Remove
47	Zone 3	BLM/Am	16	4	42	16	16	16	16	N/A	1	Good condition and health, young and vigorous	Remove
48	Zone 3	DF/Pm	14	0	28	N/A	N/A	N/A	N/A	N/A	4	Dying - Retain as snag	Retain
49	Zone 3	BLM/Am	10	1	32	N/A	18	18	18	N/A	1	Good condition and health, young and vigorous	Retain
50	Zone 3	BLM/Am	16	4	44	N/A	16	16	16	N/A	1	Good condition and health, young and vigorous	Retain
51	Zone 3	BLM/Am	16	4	42	16	16	16	16	N/A	1	Good condition and health, young and vigorous	Retain
52	Zone 3	BLM/Am	12	2	32	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Retain
53	Zone 3	BLM/Am	12	2	30	16	16	16	16	N/A	1	Good condition and health, young and vigorous	Retain
54	Zone 3	BLM/Am	12	2	34	N/A	18	18	18	N/A	1	Good condition and health, young and vigorous	Retain
55	Zone 3	BLM/Am	18	5	42	N/A	16	16	16	N/A	1	Good condition and health, young and vigorous	Retain
56	Zone 3	BLM/Am	16	4	42	N/A	16	16	16	N/A	1	Good condition and health, young and vigorous	Retain
57	Zone 3	BLM/Am	22	0	54	N/A	N/A	N/A	N/A	N/A	4	Extensive decay	Remove
58	Zone 3	BLM/Am	20	0	54	N/A	N/A	N/A	N/A	N/A	4	Dead	Remove
59	Zone 3	DF/Pm	18	5	34	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Remove
60	Zone 3	WRC/Tp	36	14	40	16	16	16	16	N/A	2	Generally good condition, larger and older	Remove
61	Zone 3	WRC/Tp	32	12	38	20	20	20	20	N/A	2	Generally good condition, larger and older	Remove
62	Zone 3	Wil/Ss	8	1	18	10	10	10	10	N/A	1	Good condition and health, young and vigorous	Remove
63	Zone 6	BC/Cpb	20	6	18	10	10	10	10	N/A	2	Generally good condition, larger and older	Remove

Tree Tag #	Location	Species	DBH	Credit	Crown	N	S	E	W	Impacts	Rating	Condition Notes	Status
64	Zone 6	FC/Ps	10	1	28	15	15	15	15	N/A	2	Generally good condition, larger and older	Remove
65	Zone 6	FC/Ps	10	1	30	16	16	16	16	N/A	2	Generally good condition, larger and older	Remove
66	Zone 3	DF/Pm	26		38	N/A	N/A	N/A	N/A	N/A	4	Sparse crown, pitch, dying	Remove
67	Zone 2	BLM/Am	18	5	40	16	16	16	16	N/A	1	Good condition and health, young and vigorous	Remove
68	Zone 2	WRC/Tp	26	9	34	18	18	18	18	N/A	2	Good condition and health	Remove
69	Zone 3	DF/Pm	18	5	34	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Retain
70	Zone 2	DF/Pm	18	5	32	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Retain
71	Zone 3	DF/Pm	14	3	32	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Retain
72	Zone 3	DF/Pm	16	4	34	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Retain
73	Zone 2	DF/Pm	18	5	34	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Retain
74	Zone 3	BLM/Am	8	1	24	14	14	14	14	N/A	1	Good condition and health, young and vigorous	Retain
75	Zone 2	Ca/Rp	8	1	18	10	10	10	10	N/A	1	Good condition and health, young and vigorous	Remove
76	Zone 2	BLM/Am	8	1	28	15	15	15	15	N/A	1	Good condition and health, young and vigorous	Remove
77	Zone 2	DF/Pm	16	4	24	14	14	14	14	N/A	1	Good condition and health, young and vigorous	Remove
78	Zone 2	BLM/Am	6	1	20	12	12	12	12	N/A	1	Good condition and health, young and vigorous	Remove
79	Zone 2	DF/Pm	12	2	22	13	13	13	13	N/A	1	Good condition and health, young and vigorous	Remove
80	Zone 2	DF/Pm	12	2	24	14	14	14	14	N/A	1	Good condition and health, young and vigorous	Remove
81	Zone 2	PM/Am	24	8	48	20	20	20	20	N/A	2	Generally good condition, larger and older	Remove
82	Zone 2	DF/Pm	14	3	26	14	14	14	14	N/A	1	Good condition and health, young and vigorous	Remove
83	Zone 2	DF/Pm	44	18	40	16	16	16	16	N/A	2	Generally good condition, larger and older	Remove
84	Zone 2	DF/Pm	44	18	42	16	16	16	16	N/A	2	Generally good condition, larger and older	Remove
85	Zone 2	DF/Pm	16	4	30	16	16	16	16	N/A	1	Good condition and health, young and vigorous	Remove
86	Zone 2	BC/Pe	6	1	18	10	10	10	10	N/A	1	Good condition and health, young and vigorous	Remove
87	Zone 2	DF/Pm	20	6	34	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Remove
88	Zone 2	BLM/Am	8	1	24	14	14	14	14	N/A	1	Good condition and health, young and vigorous	Remove
89	Zone 2	DF/Pm	12	2	24	14	14	14	14	N/A	1	Good condition and health, young and vigorous	Retain
90	Zone 2	DF/Pm	20	2	34	18	18	18	18	N/A	2	Generally good condition, larger and older	Retain
91	Zone 2	DF/Pm	16	4	30	16	16	16	16	N/A	1	Good condition and health, young and vigorous	Retain
92	Zone 2	WRC/Tp	14	3	30	N/A	16	16	16	N/A	1	Good condition and health, young and vigorous	Retain
93	Zone 2	DF/Pm	18	5	34	N/A	18	18	18	N/A	1	Good condition and health, young and vigorous	Retain
94	Zone 1	DF/Pm	20	6	36	N/A	20	20	20	N/A	2	Generally good condition, larger and older	Retain
95	Zone 2	EH/Ia	6	1	10	N/A	15	15	15	N/A	1	Invasive, non-native species	Remove
96	Zone 2	BLM/Am	8	1	30	16	16	16	16	N/A	1	Good condition and health, young and vigorous	Retain
97	Zone 2	BLM/Am	8	1	28	15	15	15	15	N/A	1	Good condition and health, young and vigorous	Retain
98	Zone 2	BC/Pe	6	1	16	9	9	9	9	N/A	1	Good condition and health, young and vigorous	Retain
99	Zone 2	BC/Pe	6	1	16	9	9	9	9	N/A	1	Good condition and health, young and vigorous	Retain
100	Zone 1	Wil/Ss	12	2	18	N/A	10	10	10	N/A	1	Good condition and health, young and vigorous	Remove
101	Zone 2	BC/Pe	16	4	30	N/A	16	16	16	N/A	1	Good condition and health, young and vigorous	Remove
102	Zone 5	RA/Ar	mt 8	1	24	14	14	14	14	N/A	1	Good condition and health, young and vigorous	Remove
103	Zone 5	WRC/Tp	22	7	34	18	18	18	18	N/A	2	Generally good condition, larger and older	Remove
104	Zone 5	BLM/Am	10	1	36	20	20	20	20	N/A	1	Good condition and health, young and vigorous	Remove
105	Zone 4	BC/Pe	8	1	20	12	12	N/A	12	N/A	1	Good condition and health, young and vigorous	Remove
106	Zone 4	BLM/Am	14	3	36	20	20	N/A	20	N/A	1	Good condition and health, young and vigorous	Retain
107	Zone 4	BLM/Am	24	8	60	16	N/A	N/A	16	N/A	2	Generally good condition, larger and older	Remove
108	Zone 4	WRC/Tp	36	14	40	16	16	N/A	16	N/A	2	Generally good condition, larger and older	Retain
109	Zone 4	BLM/Am	12	2	32	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Retain
110	Zone 4	BLM/Am	10	1	24	14	N/A	14	14	N/A	1	Good condition and health, young and vigorous	Remove
111	Zone 4	BLM/Am	10	1	28	15	N/A	15	15	N/A	1	Good condition and health, young and vigorous	Remove
112	Zone 4	BLM/Am	6 mt	1	32	18	N/A	18	18	N/A	1	Good condition and health, young and vigorous	Remove
113	Zone 4	PM/Am	20	6	46	20	N/A	20	20	N/A	2	Generally good condition, larger and older	Retain
114	Zone 4	PM/Am	16	4	40	20	N/A	20	20	N/A	1	Good condition and health, young and vigorous	Remove
115	Zone 4	WRC/Tp	20	6	34	18	18	18	18	N/A	2	Generally good condition, larger and older	Retain
116	Zone 4	WRC/Tp	24	8	34	18	18	18	18	N/A	2	Generally good condition, larger and older	Retain
117	Zone 4	WRC/Tp	20	6	32	18	18	18	18	N/A	2	Generally good condition, larger and older	Retain
118	Zone 4	WRC/Tp	34	13	44	16	16	16	16	N/A	2	Generally good condition, larger and older	Retain
119	Zone 4	WRC/Tp	18	5	28	15	15	15	15	N/A	1	Good condition and health, young and vigorous	Retain
120	Zone 4	WRC/Tp	34	13	40	16	16	16	16	N/A	2	Generally good condition, larger and older	Retain
121	Zone 4	PM/Am	22	7	48	20	20	20	20	N/A	2	Generally good condition, larger and older	Retain
122	Zone 4	WRC/Tp	6	1	14	15	8	8	8	N/A	1	Good condition and health, young and vigorous	Retain
123	Zone 4	PM/Am	14	3	36	20	N/A	20	20	N/A	1	Good condition and health, young and vigorous	Remove
124	Zone 4	PM/Am	32	12	46	20	N/A	20	20	N/A	2	Generally good condition, larger and older	Remove
125	Zone 4	DF/Pm	18	5	30	16	N/A	16	16	N/A	1	Good condition and health, young and vigorous	Remove
126	Zone 4	PM/Am	18	5	40	20	N/A	20	20	N/A	1	Good condition and health, young and vigorous	Remove
127	Zone 5	DF/Pm	18	5	36	20	20	20	20	N/A	1	Good condition and health, young and vigorous	Remove

Tree Tag #	Location	Species	DBH	Credit	Crown	N	S	E	W	Impacts	Rating	Condition Notes	Status
128	Zone 5	BC/Pe	6 mt	1	32	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Remove
129	Zone 5	BLM/Am	8	1	24	14	14	14	14	N/A	1	Good condition and health, young and vigorous	Remove
130	Zone 6	FC/Ps	16-2 tr	4	36	20	N/A	20	20	N/A	1	Good condition and health, young and vigorous	Remove
131	Zone 6	BC/Cpb	18	5	20	12	N/A	12	12	N/A	1	Good condition and health, young and vigorous	Remove
132	Zone 6	FC/Ps	14	3	30	16	N/A	16	16	N/A	1	Good condition and health, young and vigorous	Remove
133	Zone 6	LC/xCl	18	5	20	12	N/A	12	12	N/A	1	Good condition and health, young and vigorous	Remove
134	Zone 6	SM/Mxs	16	4	30	16	N/A	16	16	N/A	1	Good condition and health, young and vigorous	Remove
135	Zone 3	Ca/Rp	12	2	34	18	18	18	18	N/A	1	Good condition and health, young and vigorous	Retain

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Tree Tag # Number assigned to tree on survey tag

Location Vegetation Zone

Species Species code:

BC/Cpb=Boulevard cypress (Chamaecyparis pisifera 'boulevard')

Bc/Pe=Bittercherry (Prunus emarginata)

BLM/Am=Bigleaf maple (Acer macrophyllum)

Ca/Rp=Cascara (Rhamnus purshiana)

DC/Cd=Deodar cedar (Cedrus deodara)

DF/Pm=Douglas fir (Pseudotsuga menziesii)

EH/la=English holly (Ilex aquifolium)

FC/Ps=Flowering cherry (Prunus serrulata)

LC/xCl=Leyland cypress (x. Cupressocyparis leylandii)

PM/Am=Pacific madrone (Arbutus menziesii)

RA/Ar=Red alder (Alnus rubra)

SM/Mxs=Saucer magnolia (Magnolia x. soulangeana)

SS/Ps=Sitka spruce (Picea sitchensis)

Wii/Ss=Willow (Salix species)

WRC/Tp=Western red cedar (Thuja plicata)

Dbh Diameter at 4.5' above ground surface

Credit Density Credit value

Crown Maximum diameter of crown spread in feet

Limits of Development Recommended limits of development in radial feet

Impacts The distance in feet to the impacts and the direction the impacts are to the tree (S=to south, N=to north, W=to west, E=to east)

Rating Condition rating (1=Excellent condition and health; 2=Generally good condition and health; 3=fair condition and health, minor defects or stress

4=Poor condition and/or health)

Condition Notes General notes about health, condition and vigor

Status To be Removed (TBRem) or To Be Retained (TBRet) based upon trench impacts



CITY OF KIRKLAND URBAN FORESTRY CHECKLIST
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225 - www.kirklandwa.gov

Permit Number: SUB18-00560

Address: 7206 NE 129th St

Revisions Required: Yes No (KZC 95.30) If yes, why:

Requested revisions should be returned/reviewed by UF: Yes No

There are 135 significant trees on the site, 106 are viable and 59 trees are proposed for retention.

	Lot Area (sf)	PNA Lot Area (sf)	Required Non-PNA Tree Credits	Required PNA Tree Credits	Existing Tree Credits to Remain in Non-PNA	Existing Tree Credits to Remain in PNA	Supplemental Tree Credits to be Planted
Lot #1	13,527	5,666	5	20	0	38	5 – Outside PNA
Lot #2	10,751	3,309	5	37	0	38.5	5 – Outside PNA
Lot #3	10,751	3,319	5	37	0	15	5 – Outside PNA 22 – In PNA
Lot #4	10,751	3,314	5	37	0	38	5 – Outside PNA
Lot #5	10,751	3,317	5	37	0	32	5 – Outside PNA 5 – In PNA
Lot #6	10,751	3,564	5	37	0	13	5 – Outside PNA 24 – In PNA
Lot #7	10,751	2,923	5	37	4	87	1 – Outside PNA
Lot #8	10,751	3,175	5	37	2	36	3 – Outside PNA 1 – In PNA

Lot 1 Significant Tree Typing						
Tree #	DBH	High Retention Value	Moderate Retention Value	Low Retention Value	Proposed for Retention	Tree Density Credit
5*	14	X			No	
6*	14	X			No	
9*	6	X			No	
13*	26	X			No	
14*	26	X			No	
15*	16	X			No	
16	14	X			No	
17*	18	X			Yes - PNA	7.5
18*	32			NV	No	
19*	24			NV	No	
20*	18	X			Yes - PNA	7.5
21*	22	X			Yes - PNA	10.5
22	6	X			Yes - PNA	1
23*	44			NV	No	
24	6	X			Yes - PNA	1
25	6	X			Yes - PNA	1

26	6	X			Yes - PNA	1
27	6	X			Yes - PNA	1
32*	18	X			Yes - PNA	7.5
35	8	X			No	
36*	24	X			No	
133	18	X			No	
134	16	X			No	

* denotes conifer trees which meet 1.5 times tree density credit per 95.33(1)(b)

Lot 2 Significant Tree Typing						
Tree #	DBH	High Retention Value	Moderate Retention Value	Low Retention Value	Proposed for Retention	Tree Density Credit
28	6	X			Yes - PNA	1
29	6	X			Yes - PNA	1
30	8	X			Yes - PNA	1
31*	20	X			Yes - PNA	9
33*	18	X			Yes - PNA	7.5
34*	22			NV	No	
37	10			NV	No	
38*	16		X		No	
39	12		X		No	
42	16	X			No	
43	8			NV	No	
45	8		X		No	
46*	18		X		Yes - PNA	7.5
47	16			NV	Yes - PNA	4
48*	14		X		Yes - PNA	4.5
49	10	X			Yes - PNA	1
53	12	X			Yes - PNA	2
132	14		X		No	

* denotes conifer trees which meet 1.5 times tree density credit per 95.33(1)(b)

Lot 3 Significant Tree Typing						
Tree #	DBH	High Retention Value	Moderate Retention Value	Low Retention Value	Proposed for Retention	Tree Density Credit
40	10			X	No	
41*	16	X			No	
42	16	X			No	
50	16	X			Yes - PNA	4
51	16	X			Yes - PNA	4
52	12	X			Yes - PNA	2
54	12	X			No	
55	18	X			Yes - PNA	5
57	22			X	No	
58	20			X	No	
59*	18	X			No	
60*	36	X			No	
61*	32	X			No	
62	8	X			No	

63	20	X			No	
64	10			X	No	

* denotes conifer trees which meet 1.5 times tree density credit per 95.33(1)(b)

Lot 4 Significant Tree Typing						
Tree #	DBH	High Retention Value	Moderate Retention Value	Low Retention Value	Proposed for Retention	Tree Density Credit
56	16	X			Yes – PNA	4
65	10			X	No	
66*	26			X	No	
67	18	X			No	
68*	26			X	No	
69*	18	X			Yes – PNA	7.5
70*	18	X			Yes – PNA	7.5
71*	14	X			Yes – PNA	4.5
72*	16	X			Yes – PNA	6
73*	18	X			Yes – PNA	7.5
74	8	X			Yes - PNA	1
75	8			X	No	
76	8	X			No	
78	6	X			No	
79*	12	X			No	
82*	14	X			No	
83*	44	X			No	
84*	44	X			No	
85*	16	X			No	
130	16	X			No	
131	18	X			No	

* denotes conifer trees which meet 1.5 times tree density credit per 95.33(1)(b)

Lot 5 Significant Tree Typing						
Tree #	DBH	High Retention Value	Moderate Retention Value	Low Retention Value	Proposed for Retention	Tree Density Credit
80*	12	X			No	
81*	24	X			No	
86	6		X		No	
87*	20		X		No	
88	8	X			No	
89*	12	X			Yes – PNA	3
90*	20	X			Yes – PNA	9
91*	14	X			Yes – PNA	4.5
92*	16	X			Yes – PNA	6
93*	18	X			Yes – PNA	7.5
97	8	X			Yes – PNA	1
98	6	X			Yes – PNA	1
126*	18	X			No	
127*	18	X			No	
128	6		X		No	
129	8	X			No	

* denotes conifer trees which meet 1.5 times tree density credit per 95.33(1)(b)

Lot 6 Significant Tree Typing						
Tree #	DBH	High Retention Value	Moderate Retention Value	Low Retention Value	Proposed for Retention	Tree Density Credit
94*	20	X			Yes – PNA	9
95	6	X			No	
96	8	X			No	
99	6	X			Yes – PNA	1
123	14	X			Yes - PNA	3
124	32	X			No	
125*	18	X			No	

* denotes conifer trees which meet 1.5 times tree density credit per 95.33(1)(b)

Lot 7 Significant Tree Typing						
Tree #	DBH	High Retention Value	Moderate Retention Value	Low Retention Value	Proposed for Retention	Tree Density Credit
100	12			NV	Yes	0
101	16		X		Yes	4
112	6	X			Yes – PNA	1
113	20	X			Yes – PNA	6
114	16	X			Yes – PNA	4
116*	24	X			Yes – PNA	12
117*	20	X			Yes – PNA	9
118*	34	X			Yes – PNA	19.5
119*	18	X			Yes - PNA	7.5
120*	34	X			Yes – PNA	19.5
121	22	X			Yes – PNA	7
122*	6	X			Yes – PNA	1.5

* denotes conifer trees which meet 1.5 times tree density credit per 95.33(1)(b)

Lot 8 Significant Tree Typing						
Tree #	DBH	High Retention Value	Moderate Retention Value	Low Retention Value	Proposed for Retention	Tree Density Credit
102	8			X – NV	No	
103*	22			X – NV	No	
104	10		X		No	
105	8	X			No	
106	14	X			Yes – PNA	3
107	24	X			Yes – PNA	8
108*	36	X			Yes – PNA	21
109	12	X			Yes – PNA	2
110	10	X			Yes – PNA	1
111	10	X			Yes – PNA	1
135	12		X		Yes	2

* denotes conifer trees which meet 1.5 times tree density credit per 95.33(1)(b)

Significant Trees:	High Retention Value	Moderate Retention Value	Low Retention Value (V) – viable (NV) – not viable
1 (ROW)	X – G1(c)		
2 (ROW)			
3 (ROW)			NV
4 (ROW)			NV
5	X – G1(c)		
6	X – G1(c)		
7 (ROW)	X – G1(c)		
8 (ROW)			NV
9	X – G1(c)		
10 (ROW)	X – G1(c)		
11 (ROW)			NV
12 (ROW)	X – G1(c)		
13	X – G1(c)		
14	X – G1(c)		
15	X		
16		X	
17	X – G1(a)		
18			X - dead
19			X – poor condition
20	X – G1(a)		
21	X – G1(a)		
22	X – G1(a)		
23			X – poor condition
24	X – G1(a)		
25	X – G1(a)		
26	X – G1(a)		
27	X – G1(a)		
28	X – G1(a)		
29	X – G1(a)		
30	X – G1(a)		
31	X – G1(a)		
32	X – G1(a)		
33	X – G1(a)		
34			NV
35	X – G1(a)		
36	X – G1(a)		
37			NV
38	X – G1(b)		
39	X – G1(b)		
40			NV
41	X – G1(b)		
42	X – G1(b)		
43			NV
44	X – G1(b)		
45	X – G1(b)		
46	X – G1(a)		
47			NV

48	X – G1(a)		
49	X – G1(a)		
50	X – G1(a)		
51	X – G1(a)		
52	X – G1(a)		
53	X – G1(a)		
54	X – G1(a)		
55	X – G1(a)		
56	X – G1(a)		
57			NV
58			NV
59	X		
60	X – G1(b)		
61	X – G1(b)		
62	X – G1(b)		
63	X – G1(b)		
64			NV
65			NV
66			NV
67	X – G1(b)		
68			X – poor condition
69	X – G1(a)		
70	X – G1(a)		
71	X – G1(a)		
72	X – G1(a)		
73	X – G1(a)		
74	X – G1(a)		
75			NV
76	X – G1(b)		
77	X – G1(b)		
78	X – G1(b)		
79	X – G1(b)		
80	X – G1(b)		
81	X – G1(b)		
82	X – G1(b)		
83	X – G1(b)		
84	X – G1(b)		
85	X – G1(b)		
86		X	
87		X	
88	X – G1(a)		
89	X – G1(a)		
90	X – G1(a)		
91	X – G1(a)		
92	X – G1(a)		
93	X – G1(a)		
94	X – G1(a)		
95			NV
96	X – G1(a)		
97	X – G1(a)		
98	X – G1(a)		

99			NV
100			NV
101		X	
102			NV
103			NV
104		X	
105	X-G2		
106	X-G2		
107	X-G2		
108	X-G2		
109	X-G2		
110	X-G2		
111	X-G2		
112	X-G2		
113	X-G2		
114	X-G2		
115	X-G2		
116	X-G2		
117	X-G2		
118	X-G2		
119	X-G2		
120	X-G2		
121	X-G2		
122	X-G2		
123	X		
124	X		
125	X		
126	X		
127	X		
128		X	
129	X		
130			NV
131			NV
132			NV
133	X		
134	X		
135		X	

Subject Property:

Existing on-site grove: Yes No Discuss - proposed impacts to grove, which trees are to be retained/removed, comments...

Conflicts between trees and utilities: Yes No If yes, tree #'s: _____

Acceptable Tree Protection Fencing Shown on plans: Yes No Redline Suggestions Below

Remarks on arborist report accuracy, reasonableness of limits of disturbance, likely windfirmness of retained trees, lot setbacks and any additional discussion:

Adjacent Property:

Right-of-way or parks trees impacted: Yes No Discuss: *Tree #1, 2, 3, 4, 7, 8, 10, 11 and 12 are all in the ROW and proposed for removal.*

Trees on adjoining property impacted: Yes No Discuss:

Observations

1. The arborist report is fairly accurate although I disagree with the arborist about the viability of the following trees due to their condition or noxious weed status. These are also highlighted in green in the tree table included in this report. They are: 3, 4, 8, 11, 37, 43, 47, 64, 65, 75, 95, 99, 100, 102, 103, 123 and 130.
2. This project was submitted last year as SUB17-00450. Ashley Adams completed the Urban Forestry review then. Since that review, one tree was added to the tree inventory, tree #135.
3. Since the last UF checklist, four of the Western red cedar trees have begun declining. These are trees #18, #19, #23, and #68. These are highlighted in orange on the tree table. Tree #18 and #19 are nearly dead. The top half of tree #23 is dead. The top 20% of tree #68 is dead. Western red cedar trees are sensitive to changes in water availability. The unusually dry and hot summers our region has experienced is suspected to be the cause of these trees decline. None of these trees currently pose a risk. They all could be good candidates for wildlife snags, or potentially could be left as is to decompose naturally. None of these trees should be included in groves or given tree credits.
4. The PNA's have been relocated to protect the best trees on the property. Invasive species in the PNA's will have to be removed. These include English ivy, Himalayan blackberry, English holly and yellow archangel.

Christian Geitz

From: Doug Gowey <dgowey@comcast.net>
Sent: Sunday, October 07, 2018 10:54 PM
To: Christian Geitz
Subject: comments on permit # SUB18-00560

Christian Geitz

Project Planner, City of Kirkland.

123 5th Avenue

Kirkland, WA. 98033

Ref: permit # SUB18-00560

Dear Christian,

As one of the neighbors directly south of this proposed development, I'm again, very disappointed that this is yet another project that consists of too many houses tightly packed onto small lots.

The **5 houses** closest to the corner of 72nd and 129th are all directly across from my property.

Not only are they crammed shoulder-to-shoulder, but they are also pushed tightly toward NE 129th St, apparently to preserve trees, or wetlands on the north side.

From my perspective, this is yet another solid wall of 'house' view - or pretty much the look of an apartment complex.

This is very much out of character with the general look and feel of the neighborhood.

I'm not surprised that the property is being divided. Something like 4 houses would be reasonable -- 8 houses is just an eyesore.

Based on discussions with other neighbors, everyone else feels the same way.

Also, and again, I raise the issue that this neighborhood has many walkers, but no sidewalks (except for at a few newer houses). The added traffic due to this project, as well as several other newly-defined sub-divisions nearby, will add to an already increasing safety concern along 72nd Ave NE.

This is one of 4 new and active subdivisions in the immediate neighborhood. These 4 subdivisions will replace 4 houses with 32 houses - all feeding onto 72nd.

Yes, I realize that builders are required to include sidewalks in front of their developments, but that's where it always ends.

The City of Kirkland bears some responsibility in allowing this higher density housing and its increased traffic without providing continuous sidewalks along all of 72nd Ave NE!

I hope you will take time to consider my concerns.

Sincerely,

Douglas Gowey (and Ellen Gowey)

12842 72nd Ave NE

Kirkland, WA. 98034

dgowey@comcast.net

Christian Geitz

From: Gary Johnson <garymjohnson1@icloud.com>
Sent: Monday, October 08, 2018 8:25 AM
To: Christian Geitz
Cc: Kathleen Redmond; Bill Blanchard
Subject: Case No. SUB18-00560

October 8, 2018

City of Kirkland

c/o Christian Geitz

123 5th Avenue

Kirkland WA 98033

Re: SUB18-00560 Property located at 7206 NE 129th Street

October 8, 2018

We are writing to provide input on the proposed development noted above. As longtime residents of the neighborhood we are interested in the impact that new development has on our local community, specifically in relation to safety and aesthetic.

In the last few years, there have been several new developments in our neighborhood. While generally welcome, we have also observed they come with specific zoning requirements that contrast with the overall look and feel of the legacy households, specifically where new developments require sidewalks to be added to border the properties. This is no doubt due to zoning requirements by the city of Kirkland. However, as a neighborhood that was unincorporated King County up until the annexation by Kirkland in 2011, we have a community which originated with distinctly different zoning. Prior to annexation and the recent development, no sidewalks existed in our community and residents in established homes will not be installing them.

As a result, all new development stands in drastic contrast to the surrounding community. This leads to very incongruous walkways which neither provide much safety nor blends in with existing homes. The fact that increased traffic due to the addition of many new homes poses safety issues is not lost on us.

We would like to support an alternative which has been suggested and submitted by our neighbor, Bill Blanchard (copied on this email):

In lieu of building sidewalks with each new development, we propose builders put aside funding to build a community walk-way bordering 72nd Ave NE up to Juanita Drive, along Big Finn Hill Park. Please understand, all traffic in and out of the neighborhood travels along 72nd Ave as it is the only access/egress to our community. The avenue serves as a popular walking route for residents. As development is increasing density in our neighborhood, traffic has increased with both construction vehicles and new residents. The increase in traffic creates more hazardous walking conditions with no off-road alternative. We believe development of a safe pedestrian thoroughfare along the park side of 72nd, could provide a fair alternative while maintaining the original look and feel of the neighborhood.

Your consideration of this proposal is greatly appreciated, and we would be happy to participate in a further discussion to advance it.

Sincerely,

Gary Johnson
Kathleen Redmond

12805 Holiday Dr NE
Kirkland WA 98034
425 821-5534

12835 72nd Ave NE
Kirkland, WA 98034
September 27, 2018

Christian Geitz
123 5th Ave
Kirkland, WA 98033

Re: SUB18-00560

Dear Christian,

We want to express our continued interest and concerns about the proposed subdivision. It seems the same proposal that was rejected last year is on the table again.

We are still concerned about eight long, thin lots with similar looking houses, as it is not in keeping with the rest of the neighborhood. Perhaps fewer lots or a more interesting configuration would be more aesthetically appealing?

Our area has so much construction in the beginning stages. Currently there are 31 proposed new houses within a stones throw of our home. Construction traffic started over 3 years ago and has been steady since, without a single nail in place. It's pretty intense. When the construction traffic changes to resident traffic, how will 72nd Ave NE handle the traffic with no sidewalks on the busy section, and only one entrance to the whole area?

Our largest concern still has to do with surface water. The property is dry now after 5 months with very little rain, but it has a history of standing water (especially along the southern edge along NE 129th) with only one small area of the lot covered with impermeable surfaces. What is planned to manage the surface water? Will there be a vault or pond? We couldn't find the water management system on the proposal drawings. The huge crater-like pond for the MacDonald Plat down the street always contains a minimum of 3-5 feet of stagnant green water, the perfect habitat for mosquitoes, an increased problem for our neighborhood. We are worried about the adverse impact of water shedding from this proposed development, as we live nearby and downhill from it.

Thank you for your work on assuring changes to our neighborhood are positive changes.

Sincerely,
Tami and Joel Palmer
jtrpalmer3@gmail.com



Mrs. Tami Palmer
12836 72nd Ave NE
Kirkland, WA 98034

RECEIVED
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SEATTLE WA 980
28 SEP 2018 PM 3 L



10 AM
PLANNING & BUILDING DEPT
BY JP

Christian Geitz
123 5th Ave
Kirkland, WA 98033

98033-512123



1

Christian Geitz

From: Chris Whitmer <whitmec@gmail.com>
Sent: Monday, October 08, 2018 3:40 PM
To: Christian Geitz
Subject: Reference SUB18-00560

Ms. Geitz;

As part of the public comment period for the subject proposal, I'd like to express a couple comments regarding the proposed subdivision. I appreciate that the developers have a legal right to develop within the ordinances and laws of the city, but great care should be taken in your approval process to understand and consider what long lasting impacts to the established community eight additional houses will have. One can drive up and down Juanita drive and see the scorched earth of poorly funded/planned development and I can assure that no one currently living in the area wants that and you as a city planner shouldn't want that either.

Another consideration should be for the adjacent plot 4055700522 and the further impacts to the NE 129th St and 72nd Ave intersection. What guarantees do we have that the intersection be clear of materials and vehicles during construction so that emergency services would not have issued getting to homes accessed by NE 129th? Does the current plan meet ALL requirements for the Homes Point overlay (developer's previous submission for the site failed that test).

In closing I hope City Project Planner considers my comments and takes time and care in further considering allowing this subdivision to occur. It's bad for the neighborhood and bad for the City of Kirkland.

Kind regards for your time and consideration.

Chris Whitmer
12965 76th Ave NE
Kirkland, WA 98034
whitmec@gmail.com



October 19, 2018

Christian Geitz
City of Kirkland
123 5th Ave
Kirkland, WA 98033

RE: 129th Short Plat - SUB18-00560
Blueline Job No. 17-096

Christian,

This letter is in response to public comments received for the 129th Short Plat project. Below is each comment (annotated) with our responses in bold.

Palmer:

- Neighborhood aesthetics as related to character, proximity, and size.
Per KZC 70.05, the purpose of the Holmes Point overlay “is to allow infill at urban densities while providing an increased level of environmental protection for the Holmes Point area...”. As such, the project layout is designed to attain and provide the maximum buildout allowable while preserving two contiguous Protected Natural Area’s (PNA) effectively providing each lot with view from either their front or rear yard.
- Construction traffic/pedestrian traffic
The project can appreciate the ongoing annoyance associated with construction and will comply with City limitations on development activity per KZC 115.25. Additionally, contractors strive for comprehensive safety for traffic and pedestrians alike; as required, traffic shall be properly controlled by a uniformed flagger.
- Stormwater management
Stormwater will be mitigated on-site via a detention vault and associated infrastructure. The design is site-specific and accounts for topographical points and seasonal analysis. Per the required storm water code, the vault is designed with water release rates less than the existing conditions. In addition, all flows will be directed into the existing public storm system and will not impact adjacent properties.

Gowey:

- Neighborhood aesthetics as related to character, proximity, and size.
The project layout was designed to attain and provide desired density while preserving two contiguous Protected Natural Area’s (PNA) effectively providing each lot with view from either their front or rear yard.

Johnson:

- Sidewalk variation (aesthetic)
The project is designed for compliance to current City and Overlay standards and is not allowed to deviate as requested.
- Alternative: Impact fee, in lieu of building sidewalks, for a community walk-way bordering 72nd Ave NE up to Juanita Drive, along Big Finn Hill Park.
The project could be amenable to alternatives; however, the community would need to coordinate this plan with the City. Modifications of this magnitude require extensive conversations with the city and are done over an extended period of time. Given the requirements for review periods, the project would likely be approved before these changes could be put into place with the City. It should be noted that the project does provide a section of sidewalk along the above noted 72nd Ave pedestrian corridor.

Whitmer:

- Construction traffic/emergency services access
Development activity, including vehicles and materials, will remain within allocated limits of disturbance and staging areas. During the hours of construction, as required, traffic shall be properly controlled by a uniformed flagger. Access will be allowed for all local traffic and emergency vehicles.
- Holmes Point Overlay compliance
The current design is in compliance with the Holmes Point Overlay. This new submission was created to address a concern regarding the arborist's report and exhibit. The existing design remains the same and has been thoroughly vetted by the City.

Please call or email me with any questions at 425-250-7243 or rdahn@thebluelinegroup.com.

Sincerely,



Robert B. Dahn, PE
Project Manager





HOLMES POINT OVERLAY ZONE PROTECTED NATURAL AREA EASEMENT

_____, owner of the hereinafter described real property ("Grantor"), hereby grants to the City of Kirkland, a municipal corporation ("Grantee") a Holmes Point Overlay Zone Protected Natural Area easement ("PNA Easement") over and across the following described real property:

No tree trimming, tree topping, tree cutting, tree removal, shrub or brush-cutting or removal of native vegetation, application of pesticides, herbicides, or fertilizers; construction; clearing; or alteration activities shall occur within the PNA Easement without prior written approval from the City of Kirkland. Application for such written approval is to be made to the Kirkland Department of Planning and Community Development who may require inspection of the premises before issuance of the written approval and following completion of the activities. Any person conducting or authorizing such activity in violation of this paragraph or the terms of any written approval issued pursuant hereto, shall be subject to the enforcement provisions of Chapter 170, Ordinance 3719, the Kirkland Zoning Code. In such event, the Kirkland Department of Planning and Community Development may also require within the immediate vicinity of any damaged or fallen vegetation, restoration of the affected area by planting replacement trees and other vegetation as required in applicable sections of the Kirkland Zoning Code. The Department also may require that the damaged or fallen vegetation be removed.

It is the responsibility of the property owner to maintain the PNA Area by removing non-native, invasive, and noxious plants in a manner that will not harm the PNA and in accordance with Kirkland Zoning Code Chapter 70 requirements for trees and other vegetation within the PNA.

The City shall have a license to enter the PNA Easement (and the property if necessary for access to the PNA Easement) for the purpose of monitoring compliance with the terms of this easement.

Each of the undersigned owners 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 existence of said PNA Easement over said owner's property or the actions of the undersigned owners in carrying out the responsibilities under this agreement, including all costs and expenses, and recover attorney's fees as may be incurred by the City of Kirkland in defense thereof; excepting therefrom only such claims as may arise solely out of the negligence of the City of Kirkland, its officers, agents, or employees.

This easement is given to satisfy a condition of the development permit approved by the City of Kirkland under Kirkland File/Permit No. _____, for construction of _____ upon the following described real property:

This easement shall be binding upon the parties hereto, their successors and assigns, and shall run with the land.

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

(Sign in blue ink)

(Individuals Only)

OWNER(S) OF REAL PROPERTY (INCLUDING SPOUSE)

(Individuals Only)

STATE OF WASHINGTON)
) SS.
County of King)

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

_____ and _____ to me known to be the individual(s) described herein and who executed the Public Ingress and Egress Easement and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington,

Residing at: _____

My commission expires: _____

(Partnerships Only)

OWNER(S) OF REAL PROPERTY

(Name of Partnership or Joint Venture)

By General Partner

By General Partner

By General Partner

(Partnerships Only)

STATE OF WASHINGTON)
) SS.
County of King

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

_____ and _____
known to be general partners to me, of _____, the partnership that executed the Public Ingress and Egress Easement and acknowledged the said instrument to be the free and voluntary act and deed of each personally and of said partnership, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name
Notary Public in and for the State of Washington,
Residing _____ at:

My commission expires: _____

(Corporations Only)

OWNER(S) OF REAL PROPERTY

(Name of Corporation)

By President

By Secretary

(Corporations Only)

STATE OF WASHINGTON)
County of King)) SS.

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

_____ and _____ to me, known to be the President and Secretary, respectively, of the _____ corporation that executed the Public Ingress and Egress Easement and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington,

Residing at: _____

My commission expires: _____



PRESERVED GROVE EASEMENT

Parcel Number: _____

Grantor: _____, owner of the hereinafter described real property, hereby grants to

Grantee: The City of Kirkland, a municipal corporation.

The undersigned grantors covenant to the City of Kirkland that they are all of the fee owners of the real property described in Exhibit A and hereby grant and convey a preserved grove easement over and across the portion of said real property as described in Exhibit B.

All trees and any associated vegetation within the area of the preserved grove easement shall remain and be maintained by the grantor, and the grantor's successors and assigns, in perpetuity in accordance with the plan approved by the City of Kirkland under permit number _____. The limits of the preserved grove easement as set forth in Exhibit B identify the location of the trees that must remain. No development activity, such as, but not limited to, construction of structures, buildings, or sheds are allowed that would impact the trees or associated vegetation within this easement without prior written approval by the City. A report by a qualified professional that assesses the impacts to the trees and vegetation within the easement must be submitted to the City of Kirkland for review and approval prior to any development activity on the property. Any person conducting or authorizing development activity or tree removal in violation of this paragraph or the terms of any written approval issued pursuant hereto, shall be subject to the enforcement provisions of Chapter 1.12, of the Kirkland Municipal Code. In such event, the Kirkland Planning and Building Department may also require within the immediate vicinity of any damaged or fallen vegetation, restoration of the affected area by planting shrubs of comparable size and/or trees of three inches or more in diameter measured one foot above grade. The Department also may require that the damaged or fallen vegetation be removed.

Each of the undersigned owners 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, including costs, expenses and attorney's fees incurred in the investigation and defense of said claims, 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 preserved grove easement over said owner's property or the actions of the undersigned owners in carrying out the responsibilities under this agreement, excepting therefrom only such claims as may arise solely out of the gross negligence of the City of Kirkland, its officers, agents, or employees.

This easement shall be binding upon the parties hereto, their successors and assigns, and shall run with the land. This Easement shall, at the expense of the undersigned grantors, be recorded by the City of Kirkland with the King County Department of Elections and Records.

Exhibit A - Legal Description of Grantor's Property:

Exhibit B - Easement Description:

DATED this _____ day of _____, _____.

(Sign in blue ink)

(Individuals Only)

OWNER(S) OF REAL PROPERTY (INCLUDING SPOUSE)

(Individuals Only)

STATE OF WASHINGTON)
) SS.
County of King)

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me known to be the individual(s) described herein and who executed the Preserved Grove Easement and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name
Notary Public in and for the State of Washington,
Residing at: _____
My commission expires: _____

