

Frank Reinart

From: Christian Geitz
Sent: Thursday, December 27, 2018 11:52 AM
To: Aaron McDonald
Cc: Frank Reinart
Subject: RE: SEP18-00753: Willows Road Connector trail

Categories: CIP Willows CKC to RCC Connection - Aaron Marius

Aaron,

Good news. This project is exempt from SEPA! See WAC 197-11-800(2)(d)(ix) below. Not sure how it ended up going down this path, but looks like it is due to the original submittal which had the path on the west side of the road adjacent/within the stream and wetlands. I will cancel the SEPA case and figure out how to refund the fees back through the JE process.

It does however, look like the project will require geotechnical peer review due to the required development permit that will need to be submitted for the retaining walls. Since the proposal will include retaining walls, both gravity and soldier pile walls that require a building permit (BNO permit), we will apply the standards of KZC 85 for peer review of the Geotech report.

If ROW dedication can't be obtained on parcel 2726059069, then an LSM permit with public easement will be needed. If that is the case, we can group the BNO to the LSM permit.

The Geotech peer review can be handled prior to the permit submittal through an SAR case. I can get that set up and obtain a quote for the peer review from a third party and then transfer the documents over to the SAR case from the cancelled SEPA case. I will email you the quoted scope of work and then work with finance to deal with the JE feeing.

Christian

(2) Other minor new construction.

(a) The exemptions in this subsection apply to all licenses required to undertake the following types of proposals except when the project:

(i) Is undertaken wholly or partly on lands covered by water;

(ii) Requires a license governing discharges to water that is not exempt under RCW

43.21C.0383;

(iii) Requires a license governing emissions to air that is not exempt under RCW **43.21C.0381** or WAC 197-11-800 (7) or (8); or

(iv) Requires a land use decision that is not exempt under WAC 197-11-800(6).

(d) The construction or installation of minor road and street improvements by any agency or private party that include the following:

(ix) Addition of bicycle lanes, paths and facilities, and pedestrian walks and paths including sidewalk extensions, but not including additional automobile lanes.

Christian Geitz
Planner
Planning and Building Department

From: Aaron McDonald
Sent: Tuesday, December 18, 2018 9:32 AM
To: Christian Geitz <CGeitz@kirklandwa.gov>
Cc: Frank Reinart <FReinart@kirklandwa.gov>
Subject: RE: SEP18-00753: Willows Road Connector trail

Christian, see the responses below in red.

Thanks,
Aaron

Aaron McDonald, P.E.

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Caring for your infrastructure to keep Kirkland healthy, safe and vibrant.

From: Christian Geitz
Sent: Thursday, December 13, 2018 4:02 PM
To: Aaron McDonald <AMcDonald@kirklandwa.gov>
Subject: SEP18-00753: Willows Road Connector trail

Hi Aaron,

I was going through these documents, bringing myself up to speed on the project and performing the completeness review, when I noticed there are a couple things missing from the SEPA application. I am not sure if these items have been produced, but they will be needed for the review of the SEPA and subsequent permit (land use or otherwise).

There are two wetlands to the north, within the Eastside Rail Corridor that impact the project (attached). I see them shown on the preliminary vicinity map from the Pre-sub earlier this year. Due to the proximity, they need to be accounted for in the proposal. I am not sure what the classification will be, but the larger of the two wetlands is located approximately 35 feet from where the proposed trail ends.

The wetland and streams included in the KPG report won't have any impact on the project, since the Limited Buffer Waiver process will apply. Do you have any information on the two wetlands to the north of the project area? I don't see any records in the pre-sub or after checking with Jeremy and David. I can get Watershed to be ready for a review on this, and then get in to the process review, but that all depends on the wetland types and proximity to the work area.

We would like to use the information from the wetland report (prepared by others – 2017) that is associated with the pre-app for this area. Our consultants have this and can provide it for use in classifying/defining these wetlands if that is ok.

Due to the high landslide hazard area and liquefaction area as well, a Geotech Report will be needed as well as a survey for the project area. We have added this to the geotechnical report – I will get that into MBP

I will be checking with the Building Department to see if a building permit will be required for the retaining wall supporting the higher grade transitions on the project. Please do, but I suspect they will defer to Public Works for design and inspection per the code below:

21.06.045 International Building Code—Scope.

The provisions of the International Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exceptions:

(1) Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with separate means of egress and their accessory structures not more than three stories above grade plane in height shall comply with the International Residential Code.

(2) Roads, bridges, sidewalks, drainage structures, retaining walls, street lighting poles, traffic signal poles, and similar structures regulated, approved and inspected by the city's public works department.

(3) Electrical transmission towers and telephone poles (not including cell towers) under the control of a utility.

(Ord. 4524 § 4, 2016: Ord. 4246 § 1 (part), 2010: Ord. 4099 § 2 (part), 2007: Ord. 3946 § 1 (part), 2004)

Christian

Christian Geitz

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