



October 20, 2015

Tony Leavitt
City of Kirkland
Planning & Community Development
123 5th Ave
Kirkland, WA 98033

RE: Firwood Lane Plat LID Subdivision

Dear Mr. Leavitt,

This letter is in response to the City’s review of the Firwood Lane Plat LID Subdivision project. The plans have been revised according to the comments in your email dated September 17, 2015. Below is a list of each comment with our responses in bold.

- 1. Revise the Maximum Development Potential Calculations on Sheet CV-01. They should look like this:

	RSX 7.2	RSX 8.5
Total Site Area	113,553	38,571
Sensitive Area (Stream)	2,398	461
Unmodified Buffer	38,428	10,795
% Site In Sensitive Area & Buffer	34%	28%
Min Lot Size	7,200	8,500
Development Factor	70%	80%
Base Density	13.84	4.23
LID 10% Bonus	1.38	0.42
LID Density	15.22	4.65
Allowed Density per 114.15	15	5

Following table added to plans to replace previous calculations.

	RSX 7.2	RSX 8.5
Total Site Area	113,570	38,571
Sensitive Area (Stream)	2,479	461

Unmodified Buffer	39,634	10,795
% Site In Sensitive Area & Buffer	37%	29%
Min Lot Size	7,200	8,500
Development Factor	70%	80%
Base Density	13.78	4.23
LID 10% Bonus	1.38	0.42
LID Density	15.16	4.65
Allowed Density per 114.15	15	5

2. The Lot Coverage Calculations on Sheet CV-01 are confusing. Lot coverage is based on the entire site, not each lot. Provide preliminary calculations to show compliance with 50% max for the entire site.

Lot coverage calculations updated to allow 50% max coverage for the entire site.

3. Tract A needs to be an easement to allow the land area to be included in the Lot Sizes for Lot 1 thru 8.

Plat drawings updated to show this area in an open space easement on Lot 1.

4. The garage on Lot 1 does not appear to meet the 18 foot setback requirement.

Garage building outline verified to be 18' from ROW.

5. See the attached comments from the Watershed Company.

Separate response provided by Wetland Resources; see attached.

Please call or email me with any questions or concerns. I can be reached at (425) 216-4051 x224 or toberg@thebluelinegroup.com.

Sincerely,

THE BLUELINE GROUP

Todd Oberg

Principal



October 14, 2015

Ben Rutkowski
PSW Seattle, LLC
218 Main Street #109
Kirkland, WA 98033

RE: The Watershed Company Comment Letter for Firwood Lane Short Plat Project – Stream Buffer Modification Plan Review

Wetland Resources, Inc. (WRI) has carefully considered the comments outlined in the review letter by The Watershed Company dated September 16, 2015. This letter addresses the twelve recommendations listed at the end of the letter. The Watershed Company text is in italics, with WRI response in standard text.

1. *Revise the buffer reduction to expand up to the full standard buffer on the detention pond and open space tracts if possible. If not possible, provide justification for needed buffer modification at the these locations.*

The buffer reduction plan has been revised and the standard 75-foot buffer is provided in the detention pond tract (Tract C). The revised stormwater plan necessitates infiltration trenches on the west edge of the open space tract (Tract B). These trenches are not an allowable use within the buffer.

2. *Propose pervious sidewalk paving within the standard buffer.*

Discussion within the comment letter about the sidewalk refers to KZC 90.20.4. This code section lists activities within a developed ROW that are exempt from Chapter 90 regulations. “Such activities shall not increase the impervious area (excluding utility poles) or reduce flood storage capacity...”

The majority of the proposed sidewalk located within the standard 75-foot buffer will be located within an area that is currently impervious surface. This area currently contains asphalt, gravel, and cement pavers (see Figure 2 in the revised report). The proposed development plan will reduce the amount of impervious surface adjacent to NE 124th Street within the standard buffer by 290 square feet. The section of proposed sidewalk outside of the existing impervious surfaces is 206 square feet. The total amount of impervious surface within the buffer adjacent to NE 124th Street will be reduced by 84 square feet. Therefore, the installation of the sidewalk will not increase the amount of impervious surface or reduce the flood storage capacity of this area.

3. *Include an infiltration trench performance standard and inspections during mitigation monitoring site visits.*

Section 7.0 and 8.0 of the revised report includes monitoring protocol and performance standards for the infiltration trenches.

4. *Provide more information on the detention pond outfall and compliance with applicable code sections.*

The detention pond is connected to the stormwater system and water collected within the pond will enter this system. There is an emergency overflow outfall on the northwest edge of the pond. This overflow consists of a riprap dissipation feature, which ends outside of the 75-foot stream buffer. There is no outfall located within the stream buffer.

5. *Include details regarding the removal of pavers within the buffer.*

The revised report includes “Site Preparation” sheet, which illustrates the location of the pavers to be removed.

6. *Provide a plan-view planting plan showing weed removal and replanting west of the stream and include a variety of weed removal, site preparation and planting layouts that reflects the current and proposed buffer conditions.*

The revised report includes “Site Preparation” sheet and a “Planting Plan” sheet. These sheets illustrate zones within the buffer enhancement area that will require different preparatory and planting needs.

7. *Include provisions for decompaction of soils in currently developed buffer areas.*

The revised report includes “Site Preparation” sheet, which depicts the area of the buffer that will be cultivated in order to decompact the soils.

8. *Replace seeding with blanket wood chip mulch for better plant survival and growth.*

This provision has been included in the revised report.

9. *Revise plant schedule spacing column to reflect the variety of plant spacing needs at the site given the existing native species in the buffer. Use triangular 9-foot tree and 6-foot shrub spacing for areas currently lacking in native species.*

The quantities in the revised report are divided by planting areas, with no trees proposed immediately adjacent to the residences or under the established trees. Tree quantities were calculated using 10-foot on-center spacing, which is considered “dense” spacing per Sound Native Plants planting calculation guidelines. Shrub quantities were calculated using 5-foot on-center spacing, which is between “dense” and “average” spacing per Sound Native Plants planting calculation guidelines. Considering the on-site conditions, denser shrub cover is appropriate for this site.

10. *Adjust the bond estimate based on the revisions and including missing line items.*

The bond quantity worksheet has been updated to reflect the requested changes.

11. *Revise the performance standards to include native woody species percent cover minimum target.*

The performance standards in the revised report include an aerial coverage requirement.

12. *Clarify spring versus summer/fall monitoring requirements.*

Clarification is provided in Section 7.0 under the “Monitoring” sub section of the revised report.

The *Sensitive Area Study and Buffer Enhancement Plan* report and associated maps for this site have been revised accordingly. Please review the report and updated map as part of our response to the review letter. Should you have any questions or concerns, please don't hesitate to call our office at (425) 337-3174.

Wetland Resources, Inc.



Meryl Kamowski
Senior Ecologist