SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [help]

1. **Name of proposed project, if applicable: [help]**
   Bridlestone Estates
2. **Name of applicant: [help]**
   KLN Construction, Inc.
3. **Address and phone number of applicant and contact person: [help]**
   19000 33rd Ave. W, Suite 200 Lynnwood, WA 98036

   1.13.15 dmg -
   Contact - Cher Anderson
   Phone # 425.778.4111 x 105
4. **Date checklist prepared: [help]**
   March 18, 2015
5. **Agency requesting checklist: [help]**
   City of Kirkland
6. **Proposed timing or schedule (including phasing, if applicable): [help]**
   Plat construction is proposed to begin in Summer/Fall 2016, subject to the approval process and market demands. Home construction is proposed to start thereafter with a one (2) year build out.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

Attached are geotechnical report and data prepared by Liu & Associates, Inc., Critical Areas Report and Mitigation Plan and Arborist Report, each prepared by Kyle Legare, Traffic Impact Analysis by Gibson Traffic Consultants, and Technical Information Report by Triad Associates.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

No

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

Preliminary Subdivision, Rezone, SEPA determination, drainage plan approval, water/sewer construction plan approval, grading permit, detention vault and retaining wall permits, final plat approval, forest practice permit, SFR building permits
1.13.16 dmg - state and federal wetland permits/authorizations are required for direct wetland fill!

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

Project proposed to rezone from R35 to R12.5 and subdivide 5 parcels (total -17.59) acres into 35 single family residential lots.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

The proposed project is located at 4626 116th Ave NE, Kirkland WA. The site is located in Section 16 of Township 25N, Range 5E in the southeastern corner of the City of Kirkland, WA. The site is bordered by single family residential development to the north and south, 116th Ave. NE to the west, and "Bridle Trails State Park" to the east.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other ___

The site slopes generally to the west.

b. What is the steepest slope on the site (approximate percent slope)? [help]

The site slopes generally to the west with an average slope of 8%, with the steepest slopes (+/- 33%) located along the eastern side of the site.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

The underlying soils on site consist of (AgC) Alderwood gavelly sandy loam, 6-15% slopes, (AgD) Alderwood gravelly sandy loam, 15-30% slopes, and (No) Norma sandy loam (see Figure 4). These three soils types are classified as Till Soils per 2009 KCSWDM Table 3.2.2.B.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

None known

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

Roads, stormwater, detention, and building sites will be cleared, graded and compacted as necessary to achieve proper grade transition, drainage and structural stability. A balance between cut and fill will be sought, thereby reducing the need to import or export material. Approximately 30,000 +/-c/y cut and 18,000 +/- c/y fill across the site will be moved for road, lot and drainage facility construction.
1.13.16 dmg - the plans (Sheet 6 of 12) show right-of-way improvements required by the City. The improvements will require some fill within the wetland and wetland buffer.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

During construction, the probability of increased erosion would be present. Following construction, the probability of erosion would decrease when drainage is controlled and cleared areas are re-vegetated.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

Upon completion approximately 35% of the site will be covered with impervious surfaces. Please see the Preliminary Plan Set and reports by Triad Associates.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

Temporary measures to control erosion could include: Sediment ponds, filter fences and diversion swales. Permanent measures could include: Landscaping, piping and armoring of outfall areas. The storm water detention and treatment facilities will be designed in accordance with Washington State Department of Ecology and City of Kirkland Design Standards. A storm water pollution prevention plan will be prepared and submitted for approval which will specify the methods of storm water control, temporary and permanent water quality treatment methods, and any monitoring which might be required during construction.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

During construction activities there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of streets and driveways. After construction the principal source of pollution would be exhaust from vehicular traffic. The increase in automobiles associated with the development would contribute CO, NO and SO^2 emissions to the ambient air. Fireplaces installed in the homes would contribute smoke to the ambient air.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]

Vehicular emissions from traffic on nearby roadways would be the primary off-site source of air pollution that could affect the proposal. The effect of these emissions would be negligible due to regulation by the Washington State Department of Licensing.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

Should construction activities by undertaken during the dry season, periodic water, if deemed necessary, could be used to control dust. Automobile emissions are regulated by the Washington State Department of Licensing.

3. Water

01.13.16 dmg - observations of the Class C Stream located in Wetland A determined that the stream enters a culvert and that there was no stream down slope (west) of Wetland A.

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]

Yes, three wetlands were identified and are referred to as Wetlands A, B, and C in the referenced report, Critical Areas Report and Mitigation Plan prepared by Kyle Legare, Wetland Ecologist/Certified Arborist/CESCL.

- Wetland A is identified as a Type 3 wetland, a small depressional system that flows from northeast to southwest.
- Wetland B is identified as a Type 2 wetland, a large depressional system, located both on and off-site of the western property line of the subject site.
- Wetland C is identified as a Type 2 wetland, located in the southwest corner of the site and is a slope system associated with Yarrow Creek. Wetland C extends off-site to the south.
- One perennial Class A stream (Yarrow Creek) was identified on the western portion of the site flowing from northeast to north to south through the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

The proposed residential development has been designed to avoid and minimize impacts to critical areas and associated buffers to the greatest extent practicable. Impacts to wetland and stream areas are limited to the required access road to the site and road frontage improvements along 116th Ave NE. Buffer impacts are limited to the access road. Per KZC 90.55(2) no more than 10% of the total wetland area of the project site may be modified. The impacts are discussed in the Critical Areas Report and Mitigation Plan prepared by Kyle Legare, Wetland Ecologist/Certified Arborist/CESCL.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

None

1.13.16 dmg - the critical areas report indicates that 1,504 sf of fill and 2,448 sf of paper fill will be placed in the wetland and addresses the type of fill on page 15 item h.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

None

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]

Proposed lots will use the sanitary sewer system, therefore there would be no major sources of waste material which could be discharged into the ground.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]

Surface water will be collected by the onsite storm conveyance system and routed to the combined stormwater detention/wet vault located in a Storm Tract in the western portion of the site. Runoff from the proposed developed conditions will discharge near the western site boundary, which maintains the natural discharge location for the site. The site is located within the Yarrow Creek Basin, which is tributary to Lake Washington.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

Post development storm water runoff containing some pollutants (primarily oil and debris washed from driveways), along with water soluble yard care products, may be collected by the storm drainage system. The storm water treatment system will mitigate discharge of any waste materials from the site.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

City approved temporary erosion control measures will be installed during construction. After construction, storm water runoff will be collected and conveyed through a typical catch basin/pipe network to a storm detention system and discharged into the existing conveyance system within 116th Ave NE.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

_X_ deciduous tree: alder, maple, aspen, other
_X_ evergreen tree: fir, cedar, pine, other
_X_ shrubs
_X_ grass
_X_ pasture
____ crop or grain
____ Orchards, vineyards or other permanent crops.
_X_ wet soil plants: cattail, *buttercup*, bullrush, skunk cabbage, other
____ water plants: water lily, eelgrass, milfoil, other
____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]

Existing vegetation will be removed for street, utility construction, home sites and landscaping. See the attached tree retention and landscape plan for further reference.

c. List threatened and endangered species known to be on or near the site. [help]

None to our knowledge.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

Landscaping will be installed in accordance with the City of Redmond codes.

e. List all noxious weeds and invasive species known to be on or near the site.

Some species observed throughout the site include Himalayan blackberry, creeping buttercup, and salmonberry. Please refer to the Critical Areas Report dated February 4, 2015 prepared by Kyle Legare, Wetland Ecologist/Certified Arborist/CESCL.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, songbirds,
other: mammals: deer, bear, elk, beaver,
other: small mammals
fish: bass, salmon, trout, herring, shellfish, other ____

01.13.16 dmg - per public comments the following animals have been observed in the area - raccoons, bald eagles, red-tailed hawks, bobcats, coyotes, blue herons

b. List any threatened and endangered species known to be on or near the site. [help]

None observed on site.

c. Is the site part of a migration route? If so, explain. [help]

No.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

Retention of as many existing trees as is compatible with grading, utility and home construction will preserve

wildlife habitat. 01.13.16 dmg - the wetland, stream, and their associated buffers will be protected by a natural greenbelt protective easement.

e. List any invasive animal species known to be on or near the site.

None observed on site.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting and other miscellaneous household purposes. Wood burning and passive solar gain would be secondary sources of heat.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]

The inclusion of energy conservation measures would be per the applicable codes and the choice of individual residents.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]

There are no known on-site environmental health hazards known to exist today, and none will be generated as a direct result of this proposal.

1) Describe any known or possible contamination at the site from present or past uses.

No special emergency services would be required by the proposed project.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None to our knowledge.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Gasoline or diesel will be used to power construction vehicles, power tools, and generators during construction.

4) Describe special emergency services that might be required.

No special emergency services would be required by the proposed project.

5) Proposed measures to reduce or control environmental health hazards, if any:

We will meet all fire and building code provisions for fire and life safety.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]

Noise from traffic on surrounding roadways could have a minimal impact on the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi- cate what hours noise would come from the site. [help]

Noise levels would be intermittently high throughout construction, but should be limited to normal waking hours. After construction, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.

3) Proposed measures to reduce or control noise impacts, if any: [help]

Use of proper construction equipment exhaust muffling devices and limitation of construction to normal waking hours would minimize construction related noise impacts. Standard soundproofing materials would be used in the construction of residences to reduce ambient noise levels in the completed homes.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

The site currently consists of 5 single family residential parcels with two large equestrian arenas and training fields as well as associated stables/paddocks. .

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

Not to our knowledge. The site has been primarily used as single family residences with equestrian arenas, stables and training fields for recreational use by the owners.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not to our knowledge.

c. Describe any structures on the site. [help]

The site currently consists of 6 single family residential structures as well as two equestrian arenas and stables.

d. Will any structures be demolished? If so, what? [help]

The six existing single family residences as well as associated equestrian facilities, paddocks, stables, and arenas will be removed during initial clearing and grading of the site

e. What is the current zoning classification of the site? [help]

The site is currently zoned R-35. (Single-family residential with a minimum lot size of 35,000s/f.)

f. What is the current comprehensive plan designation of the site? [help]

Comprehensive plan designation for this property is LDR 1-3 (low-density residential with 1-3 dwelling units allowed).

g. If applicable, what is the current shoreline master program designation of the site? [help]

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

The National Wetlands Inventory (NWI) and the City of Kirkland sensitive areas map identify two wetland units on the subject site and one immediately south of the site.

i. Approximately how many people would reside or work in the completed project? [help]

Upon project completion, approximately 100 people would reside in the development (2.86 per residence x 35 residences).

j. Approximately how many people would the completed project displace? [help]

Approximately 17 people would be displaced by the completed project.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

None proposed.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

Compliance with existing regulatory codes and standards ensures that the proposal is compatible with existing and projected land uses and plans.

l. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

35 single family residences will be provided. The income level of the future residences is unknown.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]

Six (6) single family residences will be eliminated. The income level of the future residences is unknown.

c. Proposed measures to reduce or control housing impacts, if any: [help]

None proposed.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

The tallest height of any structure would be per the local zoning and building codes. Exterior building materials are expected to be of wood or manufactured siding and roofing.

01.13.16 dmg - structures may not exceed 25 feet above average building elevation as defined in Kirkland's Zoning Code

b. What views in the immediate vicinity would be altered or obstructed? [help]

None

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

The observance of building setbacks, retention of as much native vegetation as practical during construction.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

The proposal would produce light from automobile headlights, home lighting and required streetlights, primarily at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

Not to our knowledge. Night lighting would actually promote project safety.

c. What existing off-site sources of light or glare may affect your proposal? [help]

Surrounding residences and traffic.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

None proposed.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

On the immediate Eastern boundary of the proposed project is "Bridle Trails State Park" which provides 482 acres of day use forested park space with 28 miles of horse trails for equestrian use and walking trails for pedestrians as well as picnic area features.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

No, the proposed project provides a public/equestrian trail for entry to the "Bridle Trails State Park".
01.13.16 dmg - all private operated equestrian facilities operating on the subject properties have been terminated.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

The proposed project includes a 10' pedestrian/equestrian easement to the Bridle Trails State Park to the East.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

Per the WISAARD (Washington Information System for Architectural and Archeological Records Data) there are not any structures located on or near the site that are listed on the registers. There are 5 (five) structures located on the site that are over 45 years old (some have undergone renovations in the 90's) and fall within the "average to low" grade condition, but none of them are on any of the above registries.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

Not to our knowledge or that are listed on the Washington State Department of Archaeology & Historic Preservation.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

We have consulted the Washington State Department of Archaeology & Historic Preservation to check for any potential impacts on or near the project site and none are found.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Construction would be temporarily halted should evidence of historic, archaeological, scientific or cultural importance by discovered. Applicable agencies would then be contacted.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

The site will be accessed from 116th Ave NE. The internal street will consist of 24' of pavement, vertical curbs on both sides, 4' planter strips and 5' sidewalks, all located in a 45' public right-of-way.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

King County Metro has transit operating along 116th Ave NE as well as the "Houghton Park & Ride" located north of the site at NE 70th ST along the I-405 corridor.

01.13.16 dmg - the closest bus stopis located at the Houghton Park & Ride lot, one mile north of the subject property.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

Parking would be accommodated in residents' garages. Assuming all homes have two-car garages, then 70 off-street parking spaces will be provided. No parking would be eliminated.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

None proposed.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

The project should not generate any significant use of water, rail or air transportation.

1.13.16 dmg - the plans (Sheet 6 of 14- curb, gutter, sidewalk, bike and equestrian trail) show the required improvements to 116th Ave NE and right of way dedication required to access the property and all lots.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

The proposed development is anticipated to generate 347 average daily trips (ADT) with 36 PM peak-hour trips. Please refer to the Traffic Impact Analysis prepared for the Bridlestone Estates (AKA Bridle Trails) by Gibson Traffic Consultants dated January 2015 for related data and models used.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

Payment of applicable King County impact fees, WSDOT traffic impact fees, and City of Kirkland traffic impact fees as applicable.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

The proposal would place additional demands on public services proportional to single family detached housing; however facilities are generally in place to handle these additional demands.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

Residents would become part of the tax base/user group that supports these services. As provided for in the City of Kirkland Codes, applicable impact mitigation fees will be paid for impacts, if any, to roads, schools, and parks.

16. Utilities

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

b. Describe the utilities that are proposed for the project, the utility providing the

service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

See preliminary plat map for list of utilities and purveyors. All public utilities will be located within the roadway corridors.

C. SIGNATURE [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Cher Anderson

Name of signee Cher Anderson

Position and Agency/Organization VP of Engineering & Entitlements

Date Submitted: 3/18/2015