



Tree Plan II – Multi-Family, Commercial, Land Surface Modification, and Other Non-Residential Uses

Trees and other vegetation are important elements of the physical environment which protect public health, safety and general welfare in a variety of ways. These regulations establish a process and standards to provide for the protection, preservation, replacement, proper maintenance and use of significant trees, associated vegetation and woodlands located in the City of Kirkland. **For Multi-Family, Commercial and other non-residential uses, the regulations require retention of viable trees within the required setbacks and landscape buffers. These requirements are discussed in Section 95.35.2.B.2 of the Kirkland Zoning Code (KZC) and are summarized below.**

Helpful terms to complete the tree plans described below:

1. **Significant Tree:** A tree that is at least 6 inches in diameter at breast height (DBH) (The diameter or thickness of a tree trunk measured at 4.5 feet from the ground).
2. **Dripline:** The distance from the tree trunk that is equal to the furthest extent of the tree's crown.
3. **Impact:** A condition or activity that affects a part of a tree, including the trunk, branches, and critical root zone.
4. **Qualified Professional:** An individual that possesses and demonstrates the ability to perform tree risk assessments and prescribe appropriate measures necessary for the preservation of trees during development; must at a minimum be certified by the International Society of Arboriculture (ISA).
5. A **Type 1 Tree** is a viable tree that meets at least one of the following criteria:
 - i. Landmark tree (pre-designated);
 - ii. Specimen tree (very good to excellent condition and free of major defects);
 - iii. Tree groves and associated vegetation to be set aside as preserved groves;
 - iv. Trees on slopes of at least 10%; or
 - v. Trees that are a part of a grove that extends into adjacent property.

Permit Submittal Requirements - Multi-Family, Commercial and Non-Residential

The following information is required for all permits in order for the application to be deemed complete. Incomplete applications will not be accepted.

Tree Plan II is required for a development permit or land surface modification resulting in site disturbance and impact to a significant tree in required yards and areas for required landscaping for:

- Three or more detached, attached, or stacked dwelling units
 - Any use other than residential
- A. The following general information must be incorporated on the site plan:
1. Accurate location of all public trees (i.e. street trees) and private significant trees and their driplines measured relative to visible site features. Please number all trees (tag in field and label on plan) for reference purposes. *If the trees are not accurately located on a site plan, the Planning Official may require that their locations be surveyed.*
 2. Size (DBH) and species (or at least type) of the significant trees;
 3. General health of these trees; and
 4. Approximate trunk location and dripline of significant trees that are on adjacent property with driplines extending over the subject property line.

- B. If there are significant trees in the right-of-way, required yards (setbacks) or areas for required landscaping or potential areas for required landscaping (i.e. parking lots), the tree plan must include a report from a qualified professional containing the following information:
1. Size and species of these trees (located in these areas);
 2. A complete description of each tree's health and viability. If a tree is not viable for retention, the reason(s) must be soundly based on health, high risk of failure due to structure, defects, unavoidable isolation (windfirmness), or suitability of species and for which no reasonable alternative action is possible (pruning, cabling, etc.). The impact of necessary tree removal to remaining trees, including those in a grove or on adjacent properties, must also be discussed.
 3. The location of limits of disturbance around all trees potentially impacted by site disturbances and any special instructions for work within that protection area (hand-digging, tunneling, root pruning, maximum grade change).
 4. A discussion of timing and installation of tree protection measures that must include fencing and be in accordance with the Tree Protection Standards as outlined in KZC 95.35.6.
- C. Site Design and Retention Requirements
1. The applicant shall pursue applicable variations to development, as outlined in KZC 95.35.4.A.2 and 95.35.4.A.3, for the retention of Type 1 trees where feasible in required yards and landscaping areas.
 2. If removal of a Type 1 tree in required landscaping areas is proposed, the applicant shall provide reasons for the proposed removal that may require assistance from a qualified professional.
 3. Sites shall comply with required landscaping pursuant to KZC 95.40. Preserved trees in required landscaping areas shall apply toward required landscaping requirements.
- D. Final Plan Requirements
1. Demolition and grading plans shall depict tree protection measures, as recommended by a qualified professional, if existing trees are to be retained and their driplines are within the area of disturbance.
 2. Landscape Plans shall show all retained trees.
 3. The applicant shall enter into all required tree preservation and maintenance agreements pursuant to KZC 95.50.

Note: This is an overview of tree requirements, for more details and information visit our website at <http://www.ci.kirkland.wa.us/depart/planning/trees.htm> or request a copy of Ordinance 4010.