

DEPARTMENT OF PUBLIC WORKS PRE-APPROVED PLANS POLICY

Policy G-12: GOAT HILL – SPECIAL CONSTRUCTION REQUIREMENTS

The Goat Hill area ("Goat Hill") poses some unique challenges for construction activity because of its topography, narrow roadways, and limited access. This policy establishes special guidelines and procedures for development and construction activity in Goat Hill to address those conditions.

Frontage Improvements:

The Zoning Code (KZC 110) requires new single-family home projects to construct frontage improvements along the abutting right-of-way: Type A curb, 4.5 ft. planter with street trees 30 ft. on-center, 5 ft. sidewalk, and widening the pavement width to 20 ft. But in Goat Hill, its steep topography coupled with narrow street widths makes the construction of these code-required improvements ~~difficult~~infeasible. Further, KZC 110.70 allows the City to grant a modification to the improvements if unusual topographic or physical conditions preclude the construction of the improvements as required. Therefore, in Goat Hill, frontage improvements shall consist of widening the abutting street to 20 ft. in width only.

Construction Requirements:

~~Construction Projects On Goat Hill Shall Comply With The Following:~~Projects on Goat Hill shall comply with the following Construction Requirements:

- **Pre-Construction Meeting:** The Owner/General Contractor (O/GC) for the project shall set up a pre-construction meeting prior to start of any work. Public Works staff will meet with the O/GC and their Utility Contractor to review the construction requirements of this policy: project sequencing, traffic control, work hours, and erosion control for the site.
- **Project Sequence:** Frontage improvements (street widening) shall be completed prior to start of the foundation work for the new home. The final lift of pavement may be placed at the end of the project after all utilities are installed to ensure a smooth mat of pavement free of utility patches.
- **Traffic Control:** The O/GC and/or Utility Contractor shall provide a Traffic Control Plan for each phase of work: frontage improvements, utility work, construction material deliveries, and other work as may be needed. Emphasis: Do not block / impede the movement of traffic unless the activity is sanctioned by a traffic control plan. Be mindful of garbage collection day and of morning / evening commute hours.
- **Work Hours:** Generally, standard work hours per the KZC apply to projects in Goat Hill.

However, different work hours apply to the following activities: work related to the right-of-way, construction equipment delivery, construction material delivery, or any activity that might impede traffic or access to or within Goat Hill. For the aforementioned, work hours shall be limited to 9:00 a.m. to 3:00 p.m. Monday through Friday, and prohibited on weekends and federal holidays.

- **Erosion Control:** Erosion control for the site shall comply with all established City of Kirkland policies and procedures. In addition, the O/GC shall appoint a site CECSL as a single point of contact for addressing erosion control issues with City staff.,~~and shall provide a performance bond in the amount of \$50,000 to remedy unaddressed erosion control issues at the site, if needed. The performance bond shall remain in effect until the project is complete and given a final by all Departments.~~ Any area to remain unworked for more than 30 days shall be seeded or sodded, unless the Public Works Inspector determines that winter weather makes vegetation establishment infeasible. If infeasible, then plastic covering may be used, but the plastic must be removed and replaced with seed or sod at the end of winter (April) or as instructed by the Public Works Inspector.
- **Geotechnical Consultant:** The O/GC shall retain a geotechnical consultant to provide monthly reports to the City's Construction Inspector addressing erosion control and site stability. Any recommendations by the geotechnical engineer shall be implemented. If constructing a retaining wall in the right-of-way, the geotechnical consultant or P.E. shall inspect the construction progress and final product and provide a written assessment to the Public Works Inspector.
- **Special Goat Hill Performance Bond:** Due to the high-risk nature of building on Goat Hill, the O/GC shall post a performance bond in the amount specified by the Public Works Department (\$50,000 minimum) to remedy any unforeseen issues associated with (but not limited to) site stabilization, stormwater management, and/or erosion control. The bond amount will be added to the standard right-of-way restoration performance bond. Public Works reserves the right to call the bond to remedy any/all onsite and offsite issues in connection with the project. The performance bond shall remain in effect until the project is complete and given a Final Inspection by all Departments.

Goat Hill Area:

