

ORDINANCE NO. 0-2404

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING ORDINANCE NO. 2346 AND ADOPTING A COMPREHENSIVE PLAN AMENDMENT TO THAT PORTION OF THE TEXT OF THE LAND USE POLICIES PLAN THAT CONCERNS PLANNED AREA 1: NORTHWEST COLLEGE.

WHEREAS, there has been filed with the City of Kirkland an application for amendment to the text of the Land Use Policies Plan as it concerns Planned Area 1; and

WHEREAS, an Environmental Checklist was prepared and amended and a Final Declaration of Non-Significance was made by the responsible official pursuant to the requirements of the Environmental Policy Act (RCW 43.21C; WAC Chapter 197-10; and Kirkland Ordinance No. 2319), and this was available throughout the entire review process; and

WHEREAS, said environmental information, accompanied by the Findings, Conclusions and Recommendations of the Department of Community Development accompanied said application and was made available to be considered by the Kirkland Planning Commission during the normal review and consideration process; and

WHEREAS, said advisory body held a public hearing on this application and has forwarded to the City Council a report with a recommendation for approval including Findings, Conclusions, and Recommendations of the Planning Commission;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. Pages 194, 195, 196 and 197 of the Land Use Policies Plan adopted by Ordinance No. 2346 that concerned Planned Area 1: Northwest College are hereby amended to read as follows:

PLANNED AREA 1: NORTHWEST COLLEGE

Discussion of "planned area" concept.

Within the Central Houghton area, one tract of land has been designated as a "planned area". This designation is based on unique conditions including interface conflicts, large parcel ownerships, traffic patterns, topographic conditions, and other factors which may influence future development of the land. The complex problems unique to this Planned Area can be overcome best through coordinated development of the whole area.

Northwest college is designated as a Planned Area because of its broad impacts on adjacent areas.

Northwest College provides a unique educational environment within the City. The College has been designated as a Planned Area due to the size of the facility and the magnitude of potential impacts on the surrounding residential areas. Facilities associated with the College include dormitories, offices and classroom buildings. The Planned Area designation will permit the application of special development procedures and standards to minimize adverse impacts resulting from the natural growth and operation of the facility.

Expansion of Northwest College to be limited to within existing boundaries until a full Development Plan has been defined by the City and College. Development will be subject to performance standards.

The main purpose of the following standards and policies is to limit expansion of the College boundaries and prevent encroachment of students and activities into the surrounding residential areas. There should be an updated statement by the College regarding its plans for expansion. Additional College facilities should be accommodated within existing boundaries until the City and College better define full Development Plans based on the upper limits on enrollment and facilities expansion. These Plans will be open and subject to public hearings. When a Master Plan for the future development of the campus beyond the presently defined boundary has been submitted and approved by the City, subject to a public hearing, then the zoning boundary of the Planned Area will be reviewed and the development procedures for the future expansion will be reassessed. An updated map of the College owned property shall be submitted when the College submits a CUP or PUD application for the City. As part of the Planned Area development process, City review will be required for any campus expansion or construction. Such review will ensure conformance with the following performance standards for development.

An updated Master Plan showing the future development of Northwest College was approved by the City Council on 1978, under Resolution . Future development on the campus is to be reviewed by the City to insure consistency with the approved Master Plan and the adopting resolution.

Any development proposal for Planned Area 1 which is inconsistent with the Master Plan shall be processed under a CUP, PUD, or other public hearing process.

Should Northwest College seek either expansion of the Master Plan boundaries or development in addition to that which is indicated on the approved Master Plan, such proposal will be reviewed by the City through the public hearing process. Such review will ensure conformance with the following development standards:

- (1) No College expansion shall occur beyond 108th Avenue NE and NE 53rd Street, on the west and south respectively.
- (2) Anticipated growth of the College on the existing land will necessitate construction of student housing of more than one story. Large structures on campus should be located far enough from single family residential uses and separated by dense vegetative buffer so as not to create visual or noise impacts or reduce the privacy of those living within the single family homes.
- (3) As the student body grows, more traffic is likely to be generated from this complex both in terms of students and faculty and staff. The major entry to the campus should be from 108th Avenue NE and not be routed through local residential streets. There should be an internal access system off 108th Avenue NE which should serve the access needs of the College to the greatest extent possible. Adequate parking is to be provided on campus in order that on-street parking in these adjacent residential areas will not occur. Additionally, students, faculty and staff commuting to these facilities should be encouraged to car pool and use public transit as much as possible.
- (4) The College should buffer its activities adequately with vegetated buffer strips on all sides with special emphasis on adjacent single family residential developments.

Section 2. Figure 17, page 173 of the Land Use Policies Plan, and the Land Use Policies Plan Map are also hereby amended as appropriate to indicate the expanded PLA 1 boundaries.

Section 3. The Findings, Conclusions, and Recommendations of the Kirkland Planning Commission as signed by the Chairman thereof and filed in the Department of Community Development File No. TA-CPA-R-78-30(H) are adopted by the Kirkland City Council as though fully set forth herein, except Recommendations No. 14 and No. 20, which are replaced as set forth below in Section 4, together with a new recommendation No. 21, also set forth below in Section 4.


Section 4. Recommendation 14: The proposed driveway and parking areas associated with the new married student housing units should maintain a distance of approximately 25 feet from adjoining property lines. This area should be heavily buffered. The 25 foot distance could be reduced if the applicant can demonstrate to the Development Review Committee that such reduction would not increase visual, noise, or traffic impacts on surrounding single-family residences. The "L-shaped" housing unit shall be separated from abutting properties by a dense vegetative buffer of not less than 30 feet, but the building setbacks shall be at least 50 feet. A new buffer shall be installed to the approval of the Development Review Committee and shall result in an effective visual and noise buffer. Lawn or low shrubs only shall not constitute a buffer.

no more than

Recommendation 20: There shall be [^]three access points directly off of NE 53rd Street. The most westerly access proposed on the Master Plan, near the gymnasium, shall be deleted. Recommendation 21: Construction of the proposed clock tower shall be subject to the issuance of a Conditional Use Permit, to be reviewed by the Houghton Community Council, the Kirkland Planning Commission, and the Kirkland City Council.

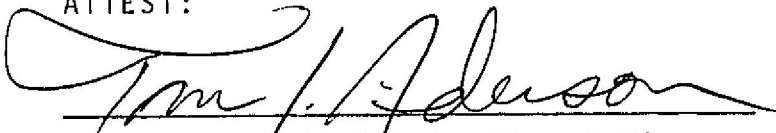
Section 5. This ordinance shall become effective five (5) days from and after its passage, approval and publication.

PASSED by the City Council of the City of Kirkland and signed in authentication thereof by the Mayor at a regular meeting of said Council held this 5th day of September, 1978.



Mayor

ATTEST:



Director of Administration & Finance
(ex officio City Clerk)

Approved as to Form:



City Attorney