

ORDINANCE NO. 2521

AN ORDINANCE OF THE CITY OF KIRKLAND ADOPTING A COMPREHENSIVE PLAN AMENDMENT TO DESIGNATE LAND USE AND ESTABLISH POLICIES FOR THE PROPOSED JOHNSON ANNEXATION AREA, THE FREDERICKSON ANNEXATION AREA, THE NORTHEAST 85TH STREET/122ND AVENUE NORTHEAST ANNEXATION AREA, AND THE BIDE-A-WE ADDITION, AND TO INCLUDE THESE AREAS IN THE "CENTRAL/STATE/EVEREST-NORTHEAST 85TH STREET INTERCHANGE AREA" SECTION OF THE COMPREHENSIVE PLAN.

WHEREAS, property owners representing at least ten percent of the assessed valuation of property in the proposed Johnson Annexation Area submitted to the City of Kirkland a "Notice of Intent to Commence Annexation Proceedings" for the proposed Johnson Annexation Area; and

WHEREAS, City Council Resolution No. R-2384 established that the Johnson Annexation Area, if annexed to the City of Kirkland, would be subject to a "proposed zoning regulation" adopted by the City of Kirkland pursuant to Resolution No. R-2683; and

WHEREAS, City Council Resolution No. R-2683 directed the Kirkland Planning Commission with the assistance of the Department of Community Development to recommend to the Kirkland City Council amendments or modifications to the Land Use Policies Plan together with a "proposed zoning regulation" to be consistent with and an extension of the Kirkland Zoning Ordinance for the proposed Johnson Annexation area; and

WHEREAS, the Frederickson Annexation Area and the Northeast 85th Street/122nd Avenue Northeast Annexation Area which lie adjacent to the proposed Johnson Annexation Area were annexed to the City of Kirkland in November, 1979; and

WHEREAS, the Frederickson Annexation Area and the Northeast 85th Street/122nd Avenue Northeast Annexation Area and the Bide-A-We Addition which lies adjacent to the Frederickson Annexation Area are not addressed in a City neighborhood section of the Land Use Policies Plan and are now addressed in the East Planning Area Section of the Plan; and

WHEREAS, the Department of Community Development recommended to the Kirkland Planning Commission amendments to the Land Use Policies Plan for the Johnson Annexation Area pursuant to Resolution No. R-2683 and enlarged the area, pursuant to Section 5 of Ordinance No. 2346, to include amendments for the Frederickson Annexation Area, the Northeast 85th Street/122nd Avenue Northeast Annexation Area and the Bide-A-We Addition; and

WHEREAS, a hearing was held before the Kirkland Planning Commission on March 6, 1980 to consider the amendments to the Land Use Policies Plan recommended by the Department of Community Development; and

WHEREAS, the Kirkland Planning Commission has transmitted to the Kirkland City Council recommended amendments to the Land Use Policies Plan regarding the Johnson Annexation Area, the Frederickson Annexation Area, the Northeast 85th Street/122nd Avenue Northeast Annexation Area, and the Bide-A-We Addition as shown in Exhibits "N" through "V" of its Advisory Report (PA-80-7); and

WHEREAS, an Environmental Checklist was previously prepared 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

WHEREAS, said environmental information and Final Declaration accompanied said proposals and recommendations were available to be considered by the Kirkland Planning Commission and by the Kirkland City Council during the entire review and consideration processes.

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

Section 1. The Neighborhood and Area Boundaries of Figure 22 on Page 234 of the Land Use Policies Plan shall be amended to conform to the designations in Attachment "A" attached hereto.

Section 2. The Land Use designations of Figure 23 on Page 235 of the Land Use Policies Plan shall be amended to conform to the designations in Attachment "B" attached hereto.

Section 3. A new map (Figure 23C) shall be added to the Land Use Policies Plan which shall reflect the land use designations in Attachment "C".

Section 4. The information shown in Figures 25, 26 and 27 of the Land Use Policies Plan shall be amended to include the information now shown in Figures 59, 60 and 61 of the Land Use Policies Plan as reflected in Attachments "D", "E" and "F" attached hereto.

Section 5. The following text shall be added after the second paragraph on page 293 of the Land Use Policies Plan:

"Similarly, in the southwest portion of the area, the low density residential area south of N.E. 80th Street, east of 116th Avenue N.E. and I-405 and west of Lake Washington High School is impacted by adjacent planned and existing activities. These activities include offices and higher density residential uses to the north, the freeway to the west and Lake Washington High School to the east. In order to mitigate impacts to this area from off-site sources and to

Up to two dwelling units per acre increase in density allowed at the southeast quadrant of the N.E. 80th, 116th N.E. intersection subject to conditions.

provide a transition of uses in this area, a density increase of up to two dwelling units per acre may be appropriate. Thus, a maximum of seven dwelling units per acre should be permitted to the degree that the following performance standards and special review procedures are met.

1. The entire site (identified in the Land Use Map in Figure 23) should be developed as a whole under a Planned Unit Development, with clustering or common wall housing.
2. The existing natural vegetative cover should be maintained to the greatest extent possible.
3. Freeway impacts should be minimized through buffering and special site design techniques.
4. Access should be located so as to maximize sight distances along 116th Avenue N.E. and N.E. 80th Street by keeping the access away from the curve formed by their junction. Access should also minimize impacts to the single family dwellings to the south and, therefore if at all possible, should be located to the north.
5. Development in this area should be compatible structurally, visually or otherwise, with the single family area to the south. The scale of all buildings should be in accord with the scale of adjacent development, particularly in the south where development would abut single family development.
6. Large setbacks with a substantial vegetative buffer should be required along the southern border adjacent to existing single family development.
7. Parking areas should be aggregated, landscaped and visually screened from adjacent single family development.

Section 6. The following text shall be added after the second paragraph on page 299 of the Land Use Policies Plan:

To the east of 120th Avenue N.E. and north of N.E. 85th Street, existing commercial development extends to 122nd Avenue N.E. Here, a small neighborhood oriented shopping center occupies the entire area designated for commercial use. Beyond 122nd commercially zoned property now lies largely vacant. This area, which extends only approximately half way to 124th Avenue N.E., shares 122nd as a common access road with the shopping center. Undeveloped property to the east is provided access from 124th. A logical boundary for commercial development, therefore, would be mid-block between 122nd and 124th. The northerly extension of this commercial area should be the boundary of the existing commercially zoned area.

Extent of commercial development north of 85th discussed.

South of N.E. 85th Street, commercial development should also extend only to midway between 122nd and 124th consistent with the northern side of the arterial. The southerly extension of commercial uses in this area is limited by existing single family residential uses. These uses should be protected and preserved. Commercial uses, therefore, should be contained to a narrow area extending no further south than two existing lot widths (approximately 200 feet). This dimension is consistent with existing zoning and development to the east and has been shown to provide ample space for commercial activity while containing such activity to an area directly adjacent to 85th.

Extent of commercial development south of 85th discussed.

Development within this area should take all precautions to protect single family residences to the south. Aggregation of land should be encouraged in order to assure a coordinated approach to developing this area. Circulation particularly requires coordination. Access points to 85th, 120th and 122nd should be minimized. In order to avoid a stripping of

commercial uses along 120th and 122nd, all development should be oriented to 85th. Furthermore, all buildings and parking areas should provide ample setbacks and buffers along the southern boundary of the commercial area.

Section 7. The text of the Land Use Policies Plan regarding the southern sector of Planned Area 13 shall be amended as follows:

Southern (B) sector is described. Permitted uses are professional office and multi-family subject to special review procedures and standards.

The southern sector of Planned Area 13 lies to the south of the northern sector and reaches from the I-405 right-of-way on the west to 120th Ave. NE on the east. N.E. 80th Street is the southern boundary (see Figure 23C). The southern sector does not have the visual and vehicular access of the northern sector and it also shares greater adjacency to single family areas than does the northern sector. Accordingly, office and multi-family uses at a density of 10 to 14 dwelling units per acre are appropriate for the southern sector of Planned Area 13. However, neither new commercial uses nor the expansion of existing commercial uses should be permitted.

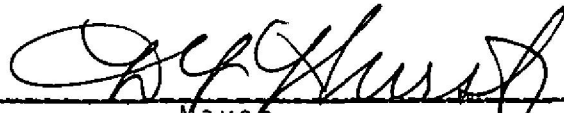
Special review procedures and standards are described.

Any development in the southern sector should be subject to special review procedures and the following standards:

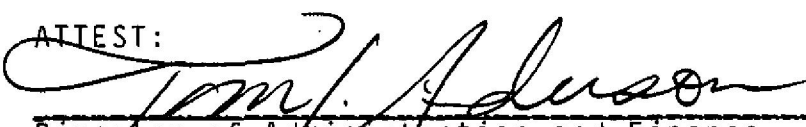
1. Clustering of structures and stacking of units is permitted to a maximum of three stories.
2. New office or residential structures should be set back from the east and south property lines by a distance at least equal to the maximum elevation of the proposed structure.
3. Substantial buffering should be provided adjacent to less intensive uses. Such buffering shall include including a fence 6 feet high within a landscaped area at least 15 feet wide. In the alternative, equal or superior buffering techniques may be proposed.
4. Noise generated should not exceed adopted City standards.

Section 8. This Ordinance shall become effective five (5) days from and after its passage, approval and publication.

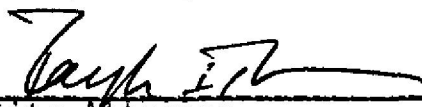
PASSED by the City Council of the City of Kirkland and signed in authentication thereof by the Mayor at a regular meeting of said Council held this 7th day of April, 1980.

  
\_\_\_\_\_  
Mayor

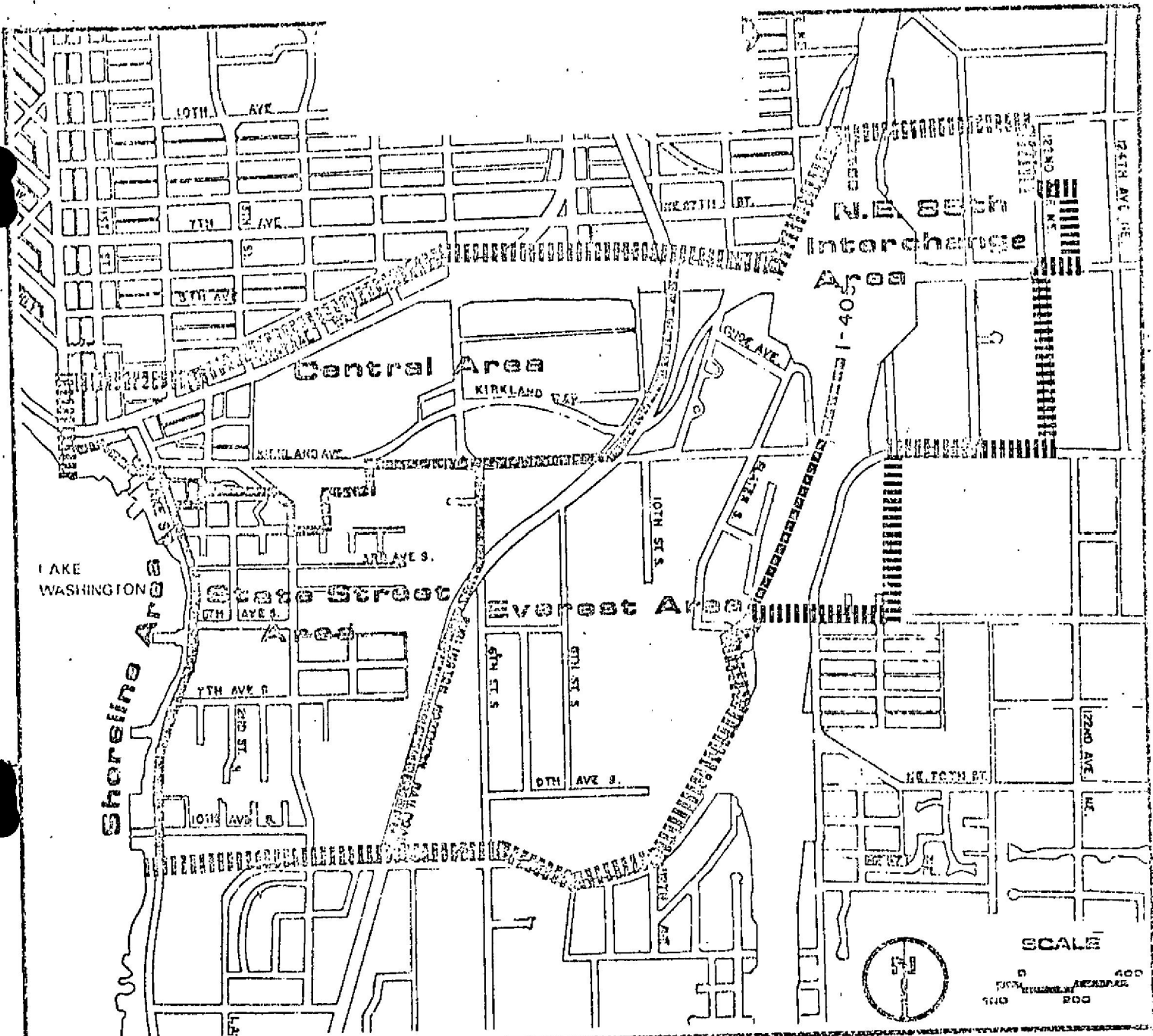
ATTEST:

  
\_\_\_\_\_  
Director of Administration and Finance  
(ex officio City Clerk)


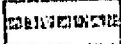
APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

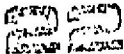
1242A



**LEGEND**

-  Neighborhood Boundary
-  Area Boundaries

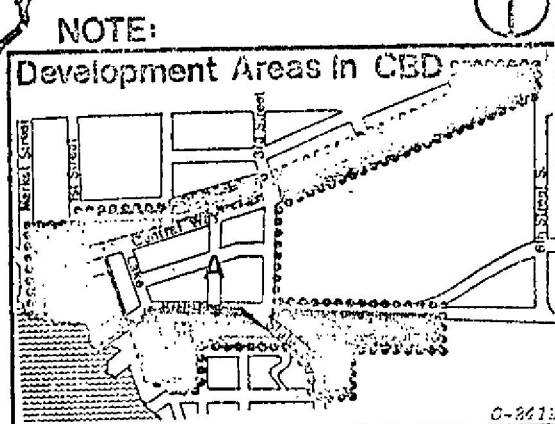
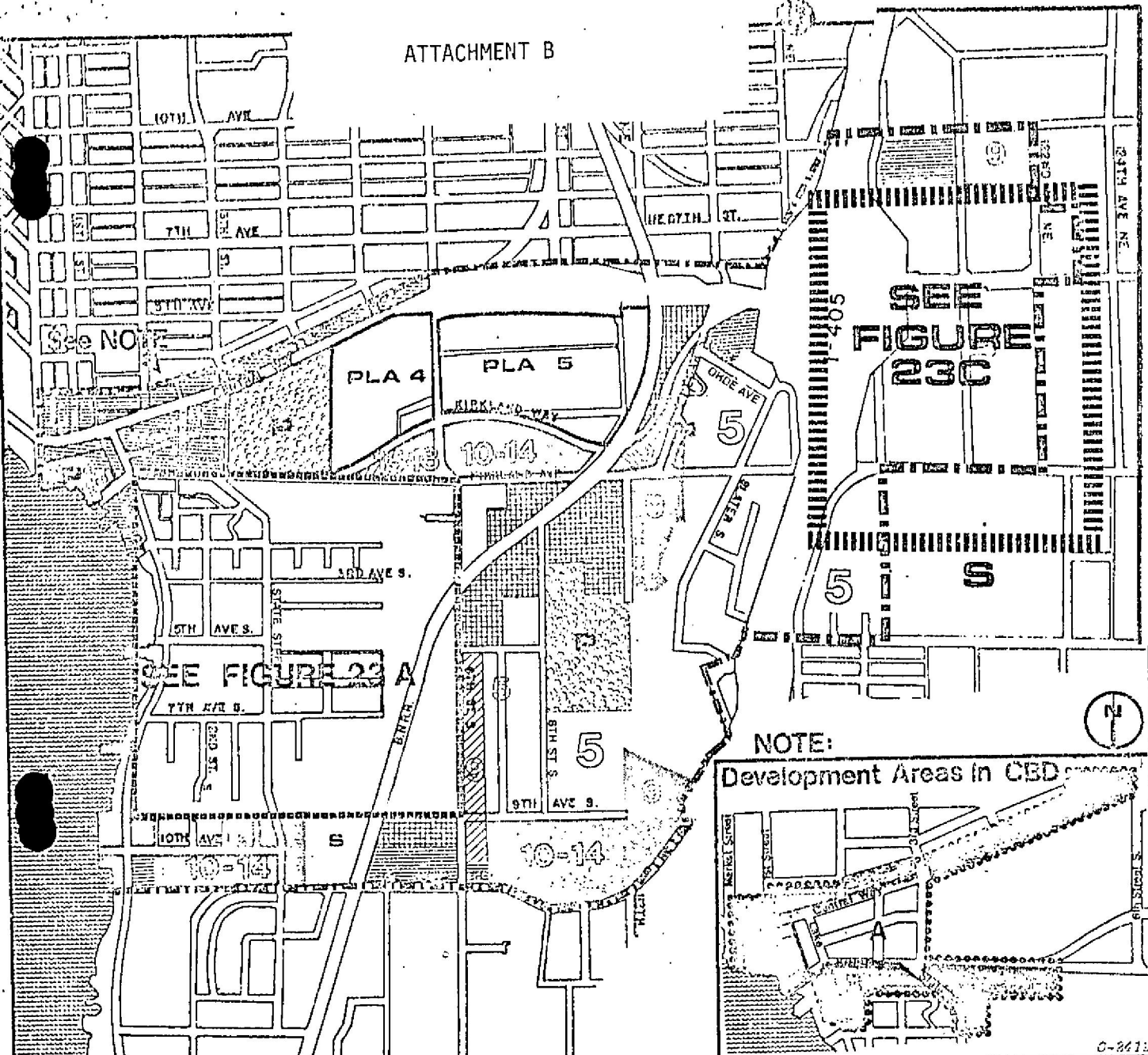
ATTACHMENT A

FIGURE  


**CENTRAL/STATE/EVEREST  
 AREA BOUNDARIES**

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Ord. 2521



NOTE:

LEGEND

- Low Density Residential
- Medium and High Density Residential
- Maximum Density (in dwelling units/acre)
- Office/Multi-Family
- Planned Area
- Commercial
- Industrial
- Schools
- Parks
- Bodies of water

September 1978 (Ord. 0-2412  
May 1977

CENTRAL/STATE/EVEREST  
LAND USE

FIGURE  
23



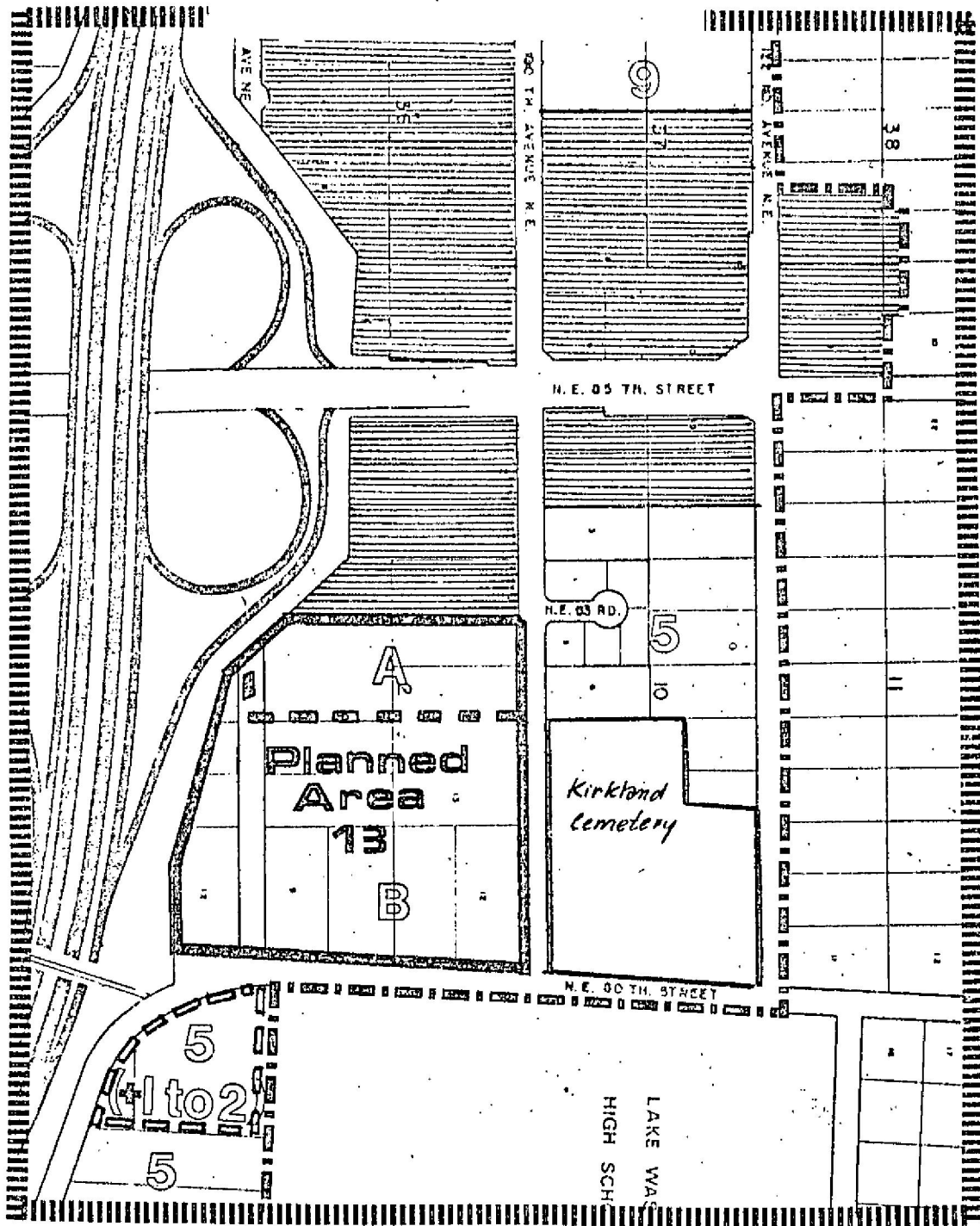
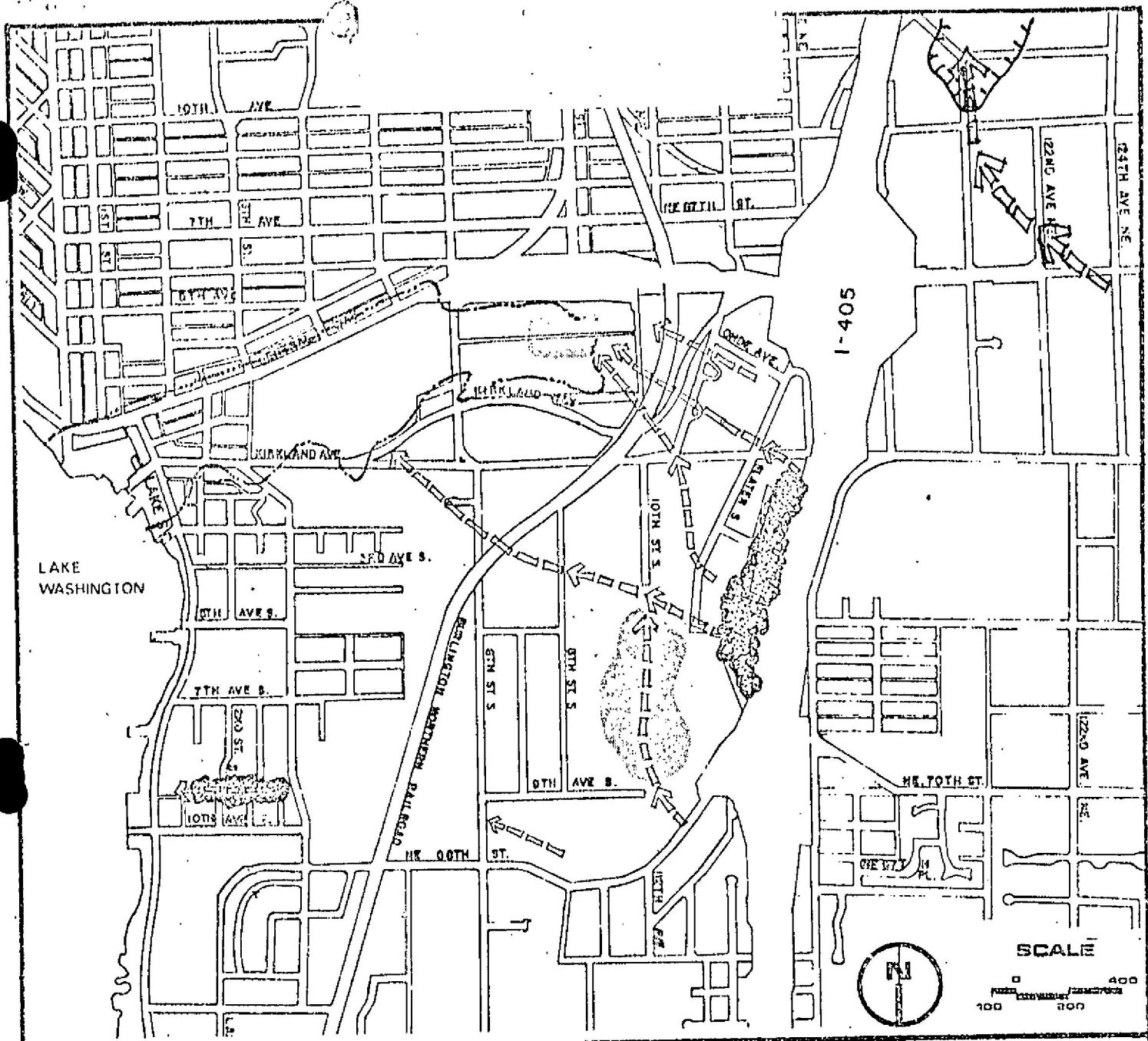

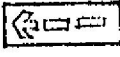
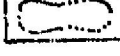
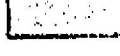


Figure 23c



**LEGEND**

-  Significant Woodland
-  Stream
-  Flood Hazard Zone
-  Wetland Areas (including areas with uneven settlement and surface water table)

ATTACHMENT D

FIGURE

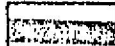
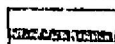
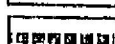
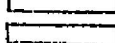
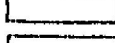
**CENTRAL/STATE/EVEREST  
NATURAL ELEMENTS WETLAND/WOODLAND**

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**LEGEND**

-  Freeway
-  Major Arterial
-  Secondary Arterial
-  Collector Arterial
-  Industrial Access Road

ATTACHMENT F

FIGURE  
**27**

**CENTRAL/STATE/EVEREST  
VEHICULAR CIRCULATION**

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