

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING AND SUPPLEMENTING THE LAND USE POLICIES PLAN AS ADOPTED BY CITY ORDINANCES 2346 AND 2412 PERTAINING TO THE MARKET SUBAREA.

WHEREAS, subsequent to the adoption of the Land Use Policies Plan, the City staff reviewed and evaluated land use in an area bounded by 7th Avenue West right-of-way on the northeast, 2nd Street West right-of-way on the northwest, an alley on the southwest and west of Market Street, all lying in the Market Subarea of the Market/Norkirk/Highlands neighborhood, and

WHEREAS, the City of Kirkland has heretofore, by Ordinances No. 2346 and No. 2412, adopted land use policies for the Market subarea, and

WHEREAS, there has been filed with the City of Kirkland an application for amendment to the map of the Land Use Policies Plan as it concerns the above described portion of the Market subarea, and

WHEREAS, said application was made pursuant to the authority and procedures described in Section 5 of Kirkland Ordinance 2346 adopting the Land Use Policies Plan, and

WHEREAS, the Kirkland City Council has received a report containing recommendations of the Kirkland Planning Commission, which held a public hearing on July 9, 1981, and

WHEREAS, the Planning Commission recommendations require amendments to the LUPP text as well as map, and

WHEREAS, an Environmental Checklist was 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 this was available throughout the entire review process.

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

Section 1. The Land Use Policies Plan map adopted by Ordinance 2346 and as amended by Ordinance 2412 is hereby revised by the adoption of the amendatory map shown in Attachment "A". Attachment "A" amends Figure 31 as it affects the above described area.

Section 2. The Land Use Policies Plan text adopted by Ordinance 2346 map as amended by Ordinance 2412 is further amended by the adoption of amendatory language to the text of the Market Subarea of the Market/Norkirk/Highland Neighborhood. The amended portion on page 318 is amended as follows:

- (2) Due to the unique pattern of intersecting streets, the western boundary of office use along Market Street is to be established so as to prevent further intrusion into the single family area. Office development must be oriented toward Market Street and must not significantly affect residential areas to the west. The western portion of the development must be an integral part of the office use fronting on Market Street.

Development on the west side of Market Street should be evaluated on its own merits with regard to adjacency to Market Street; the unique merits of the proposed development (for example: the relationship to its surroundings; recycling of existing structures); and the standards discussed above and below:

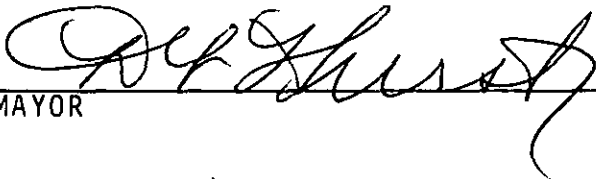
The office area bounded by 7th Avenue West on the northeast, 2nd Street West on the northwest, an alley on the southwest which lies west of the service station at 7th and Market is encouraged to develop as a single unit.

- (3) The eastern boundary of the professional office use is limited to the middle of the block (between Market Street and 1st Street), where the topography generally separates offices from nearby residential developments.
- (4) All new office development in the Market Street corridor must also meet the following standards:
- (a) Structures adjacent to single family areas may not exceed a height normally associated with single family houses. The height of structures should be kept as low as possible as measured from Market Street to prevent significant view obstructions.
 - (b) Development along Market Street should not significantly alter the exterior

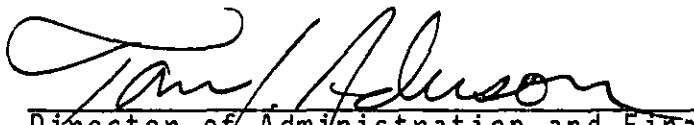
Section 3. This ordinance shall be in force and take effect five (5) days from and after its passage by the Council and publication as required by law.

PASSED by the City Council of the City of Kirkland on the 3rd Day of August, 1981.

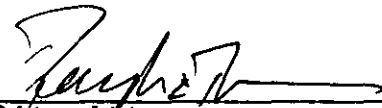
SIGNED IN AUTHENTICATION thereof on the 3rd day of August, 1981.


MAYOR

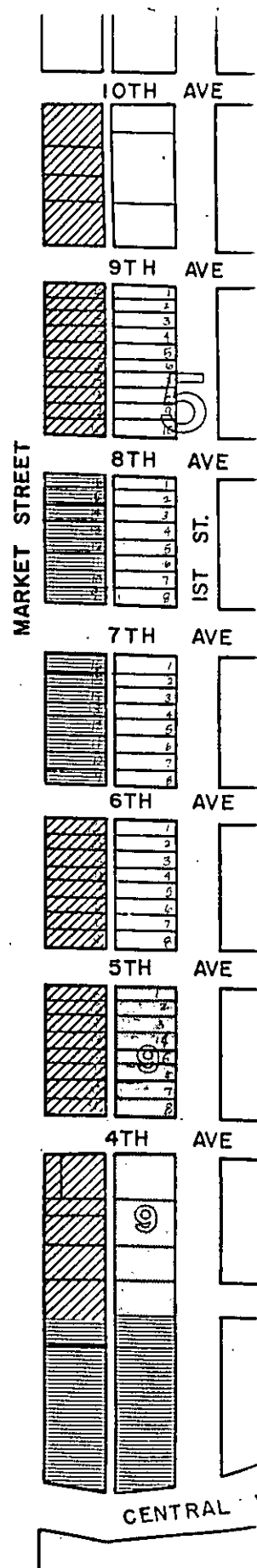
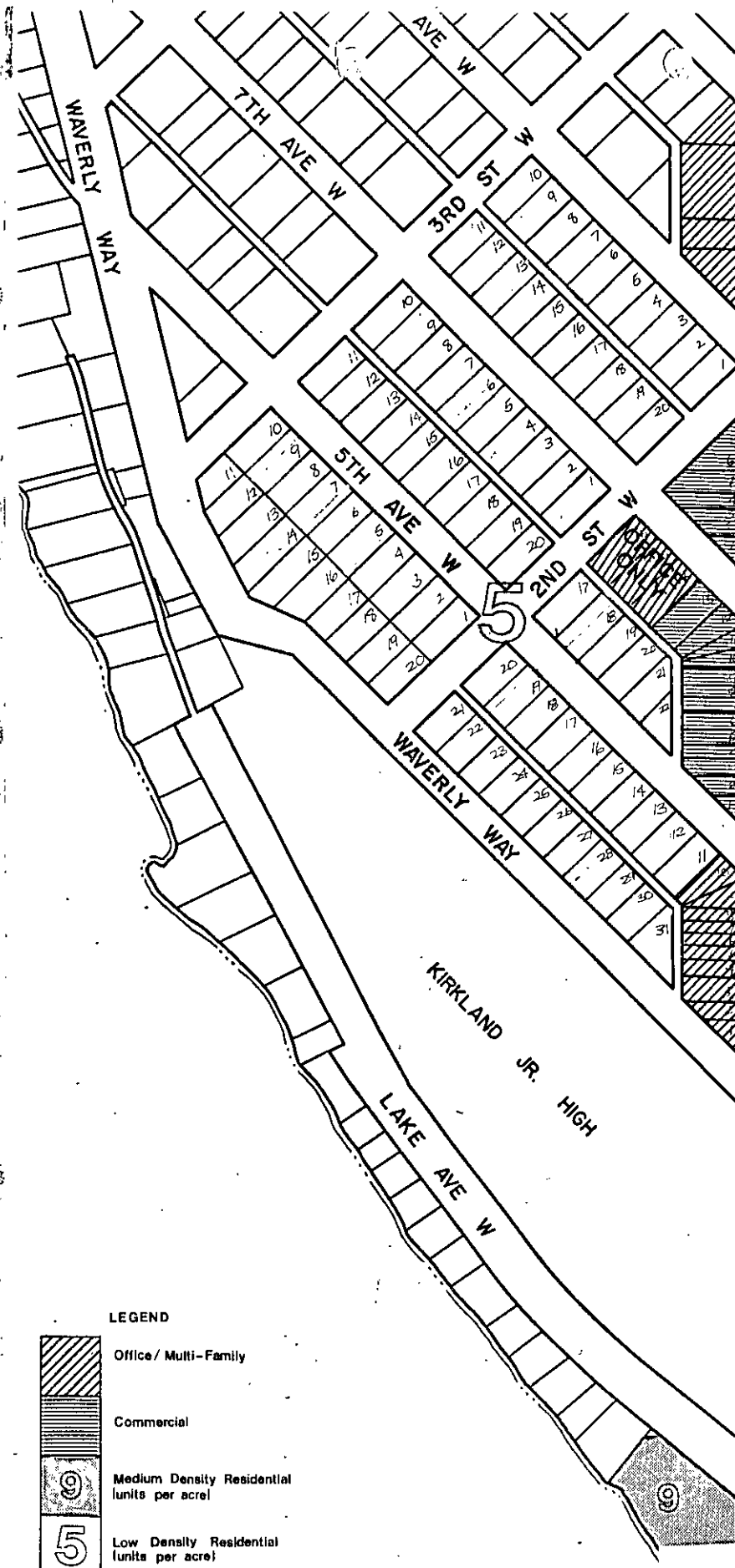
ATTEST:






Director of Administration and Finance
(ex officio City Clerk)

APPROVED AS TO FORM:


City Attorney

6339A



- LEGEND**
-  Office/ Multi-Family
 -  Commercial
 -  Medium Density Residential (units per acre)
 -  Low Density Residential (units per acre)

Scale: 1" = 200'

