

ORDINANCE NO. 2627

AN ORDINANCE OF THE CITY OF KIRKLAND ADOPTING A COMPREHENSIVE PLAN AMENDMENT TO DESIGNATE LAND USE AND ESTABLISH LAND USE POLICIES FOR AN AREA OF LAND LOCATED PRIMARILY WITHIN UNINCORPORATED KING COUNTY SOUTH AND EAST OF EXISTING CITY LIMITS IN THE VICINITY OF TOTEM LAKE AND INCLUDING PROPERTY WITHIN KIRKLAND LYING DIRECTLY NORTH OF N.E. 116TH STREET AND DIRECTLY WEST OF 124TH AVENUE N.E. (FILE NO. PA-81-41).

WHEREAS, annexation to the City of Kirkland of a portion of the unincorporated area lying south of N.E. 124th Street, east of 124th Avenue N.E. and north and west of Slater Avenue N.E. has been proposed; and

WHEREAS, the development of properties located in the unincorporated area south of N.E. 116th Street between I-405 and 124th Avenue N.E. may require sewer service from the City of Kirkland and if so will be required to annex to the City; and

WHEREAS, an amendment to the Land Use Policies Plan was prepared by the Department of Community Development and considered by the Kirkland Planning Commission at a public hearing on August 30, 1981 for said unincorporated areas and for an adjacent area within Kirkland lying directly north of N.E. 116th Street; and

WHEREAS, the Kirkland Planning Commission has transmitted to the Kirkland City Council recommended amendments to the Land Use Policies Plan as shown in Exhibits "G", "H", "R" and "S" of its Advisory Report (PA-81-41); and

WHEREAS, an Environmental Checklist was prepared and a Final Declaration of Non-Significance was issued by the Responsible Official pursuant to the requirements of the State Environmental Policy Act (RCW-43.21C and WAC Chapter 197-10) and Kirkland Ordinance No. 2319; and

WHEREAS, said environmental information and Final Declaration were available for public inspection and for consideration by the Kirkland Planning Commission and the Kirkland City Council during the entire review and consideration process.

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

Section 1. The Neighborhood and Area Boundaries designated in Figure 38 on Page 354 of the Land Use Policies Plan shall be amended to expand the boundaries of the Totem Lake Area in accordance with Attachment "A" attached hereto.

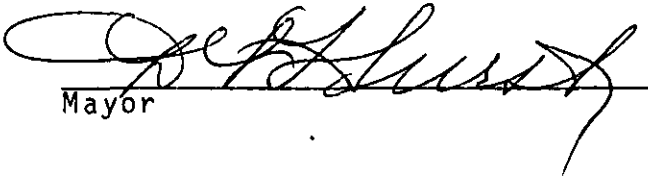
Section 2. The Land Use designated in Figure 39 on Page 355 of the Land Use Policies Plan shall be amended for the Totem Lake Area in accordance with Attachment "B" attached hereto.

Section 3. A Figure 39A, entitled "Land Use: South Totem Lake", shall be added as Page 355A of the Land Use Policies Plan in accordance with Attachment "C" attached hereto.

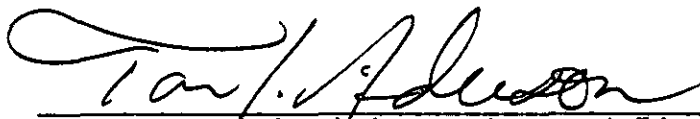
Section 4. New text shall be added after the second paragraph on Page 396, after the last paragraph on Page 400 and within the first paragraph on Page 401 of the Land Use Policies Plan in accordance with Attachment "B" attached hereto.

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 17th day of August, 1981.

  
\_\_\_\_\_  
Mayor

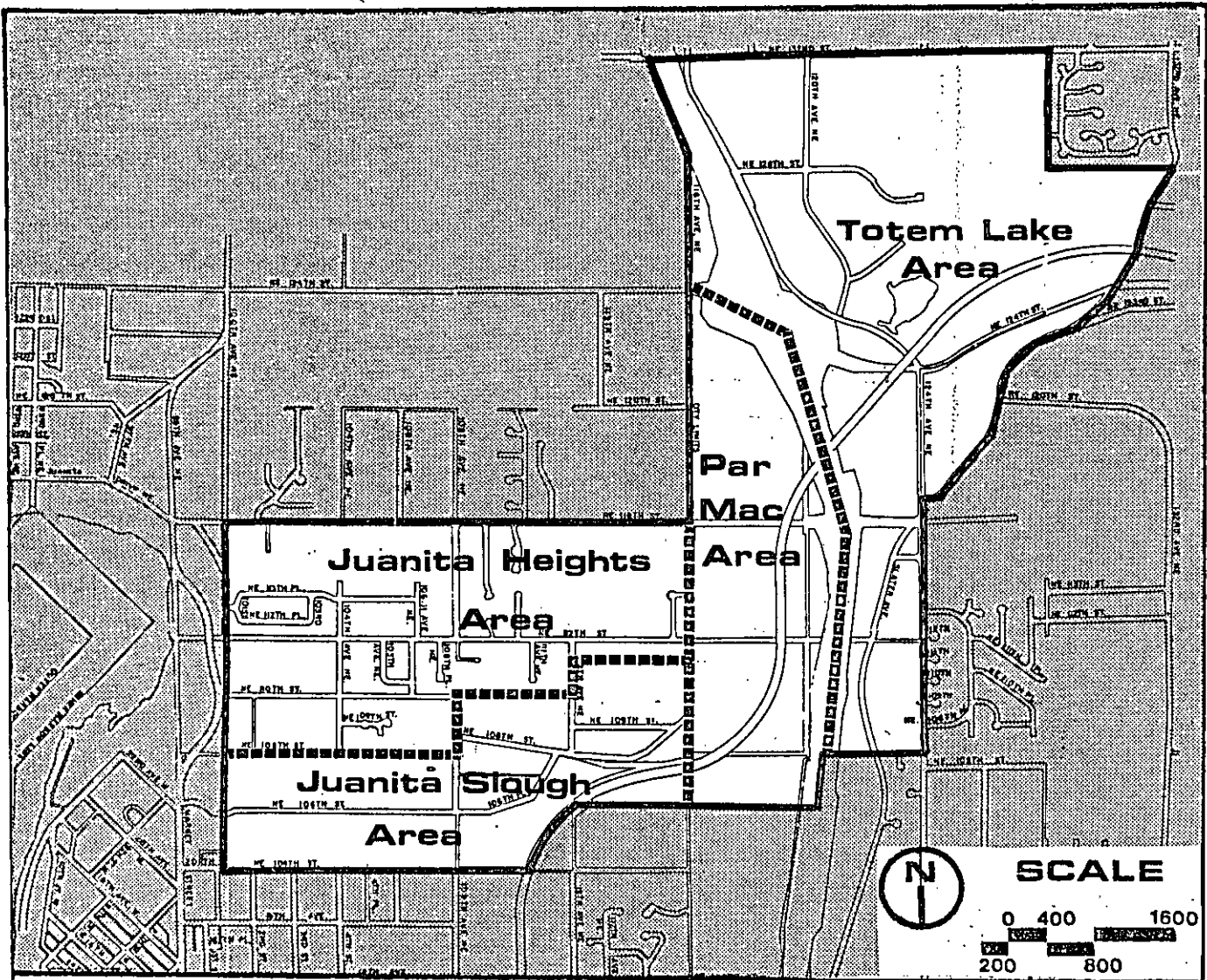
ATTEST:

  
\_\_\_\_\_  
Director of Administration and Finance  
Ex officio City Clerk



FORM APPROVED BY:

  
\_\_\_\_\_  
Ralph Thomas, City Attorney

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**LEGEND**

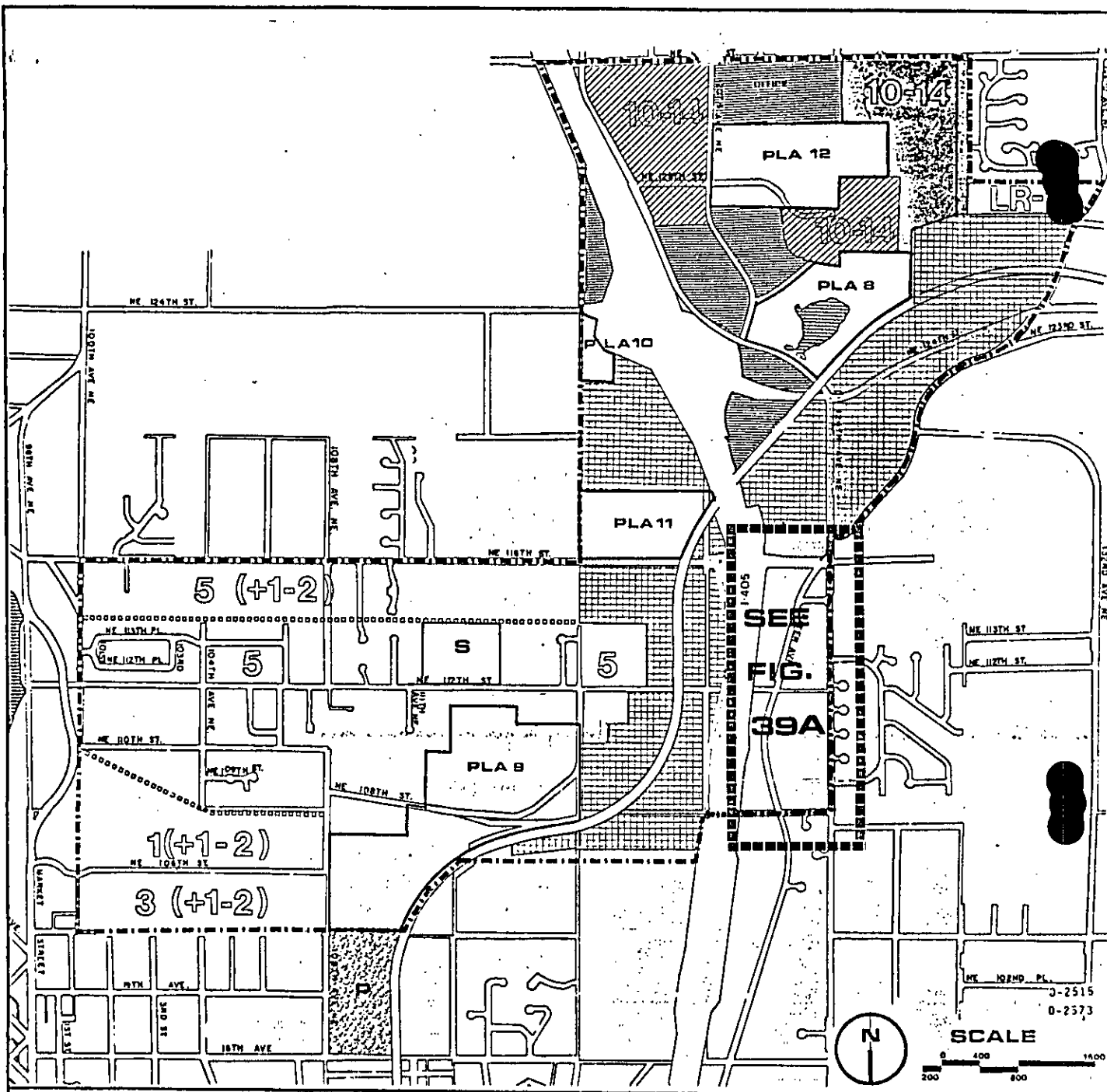
-  Neighborhood Boundary
-  Area Boundaries

ATTACHMENT "A"  
 AMEND BOUNDARIES: JUANITA/  
 PAR MAC/TOTEM LAKE  
 SOUTH TOTEM LAKE  
 PA-81-41





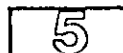

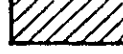



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**JUANITA/PAR MAC/TOTEM LAKE  
 AREA BOUNDARIES**

FIGURE  
**38**



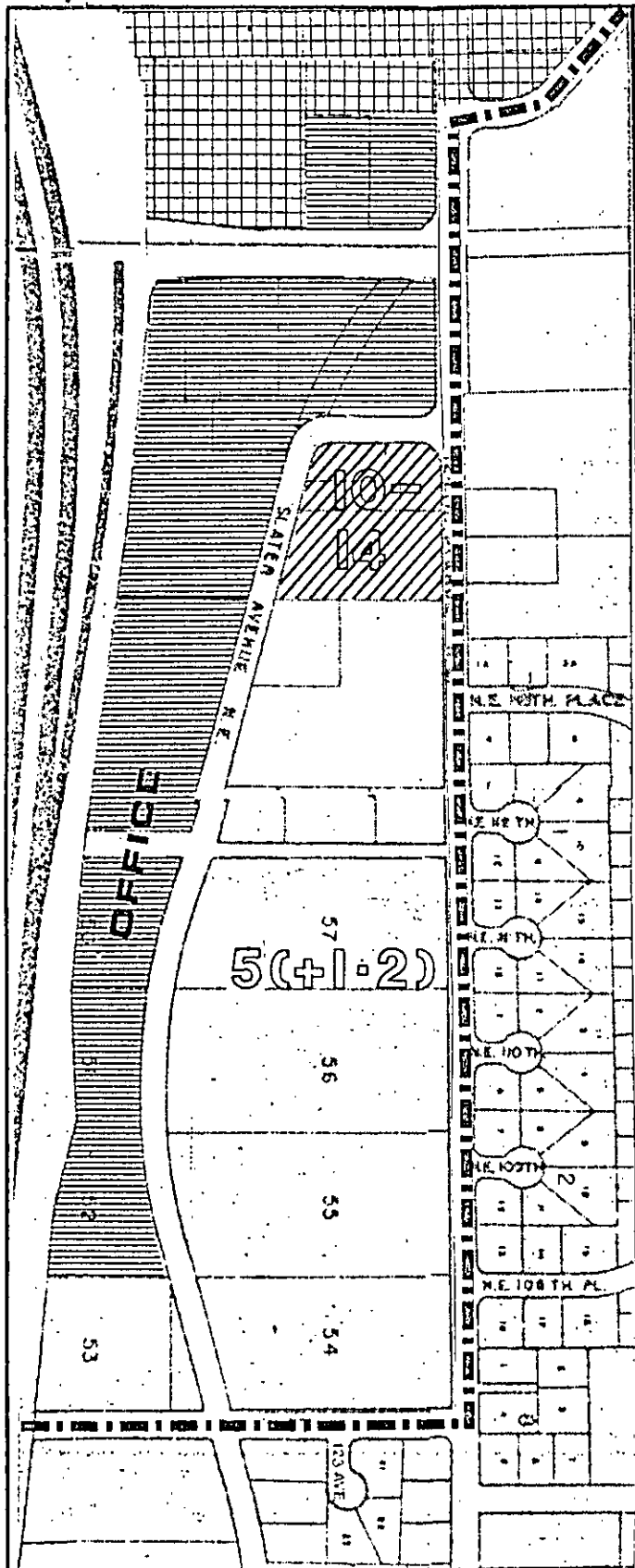
**LEGEND**

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




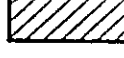



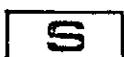

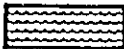
**FIGURE 39**

**JUANITA/PAR MA LANE**

ATTACHMENT "B" |  
 AMENDED PLAN MAP (Fig. 39)  
 JUANITA/PAR MAC/TOTEM LAKE  
 PA-81-41  
 Ord. 2627



**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

ATTACHMENT "C"  
 AMENDED PLAN MAP (Fig. 39A)  
 JUANITA/PAR MAC/TOTEM LAKE  
 PA-81-41  
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FIGURE  
**39A**

**JUANITA/PAR MAC/TOTEM LAKE**  
**LAND USE: SOUTH TOTEM LAKE**

in the siting, design and construction of residential units.

Property to the south of the Hospital has been designated a suitable for small office structures and residential uses up to a density of 10 to 14 dwelling units per acre. Potentially unstable slopes will require a slope stability analysis. Slopes and existing vegetation may constrain, to some extent, full development potentials. Freeway noise will also have to be dealt with in the siting, design and construction of residential units.

A small area of office and medium density residential uses has also been designated south of the freeway commercial area on N.E. 116th Street. Residential densities should be in the range of 10-14 dwelling units per acre. This area is conveniently located to public transit and to shopping, employment and medical facilities in the Totem Lake area (see Living Environment Policy 5c).

South and east of the economic activities and medium density residential uses in the Totem Lake area, residential uses at a density of 4-5 dwelling units per acre are appropriate. Although much of the area is undeveloped, existing development is primarily detached single family residences. Such should continue to be the primary type of development.

However, the land lying adjacent to I-405, west of Slater Avenue N.E., and the land lying directly adjacent to 124th Avenue N.E. may be permitted to develop with attached units at a slightly higher density (up to 7 dwelling units per acre) subject to the following standards:

- (1) All development should be subject to discretionary review by obtaining approval of a Planned Unit Development.
- (2) In order to maintain consistency with surrounding detached single family residential development, the height of all structures should not exceed 25 feet.

Property south of the Hospital is designated for medium density residential uses of 10 to 14 dwelling units per acre.

Offices and medium density residential uses are designated south of the I-405- 116th Avenue N.E. interchange, between Slater Avenue N.E. and 124th Avenue N.E.

Further south, low density residential uses are permitted.

Adjacent to I-405 and 124th Avenue N.E. residential uses at up to 7 dwelling units per acre are permitted subject to standards

ATTACHMENT "D"

PA-81-41

Amended Text: Juanita/ParMac Totem Lake Ord. 2627

- (3) Structures and parking areas should be setback and buffered from any adjacent detached single family residential uses.
- (4) There should be no direct access from individual dwelling units to Slater Avenue N.E. or 124th Avenue N.E. Access to these two streets should be provided by interior loop roads, cul-de-sacs or similar streets at only one or two points for each development. If possible, access to 124th Avenue N.E. should be avoided entirely by instead providing access to Slater Avenue N.E. or to improved cross streets.
- (5) All developments should include some common open space to meet community needs in addition to the requirements of the City's "fee-in-lieu of open space" program.

#### PLANNED AREAS

##### PLANNED AREA 12: EVERGREEN HOSPITAL

The Evergreen Hospital complex has been designated as a Planned Area because it is a unique use; comprises a large land holding; and can impact the surrounding area. A three story Hospital presently exists and future plans may include out-buildings and the addition of two or three stories to the existing structure. Further discussions with Hospital officials should be held to determine the eventual full use of the facility and develop workable standards for the development of this unique facility.

Evergreen Hospital is designated as a Planned Area which recognizes the unique features of this facility.

##### PLANNED AREA 8: TOTEM LAKE

Totem Lake and the surrounding wetlands have been identified as a natural constraint area. These lands have been noted as being subject to possible uneven settlement and have been designated by the Federal government as a flood hazard zone. Additionally, the lake and wetlands area are to be maintained as functioning elements of the natural drainage system (see Natural Elements Policy 4 and Public Services/Facilities: Drainage Policy 1).

Totem Lake and the surrounding lands are designated as a Planned Area. Permitted uses may include limited commercial and small offices. Also allowed are medium residential use of 10 to 14 dwelling units per acre. Development criteria are listed.

In the southern portion of the Totem Lake Area, commercial uses have been designated on both sides of N.E. 116th Street east of I-405. Development in this area should be freeway oriented and conform to the standards listed and referenced for the southwest quadrant of the N.E. 124th Street and 116th Avenue N.E. intersection on pages 399 and 400. The number of access points should be limited by requiring shared access wherever possible. In order to prevent traffic impacts to adjacent residential uses, access to freeway commercial uses south of NE 116th Street should not be permitted from Slater Avenue NE or 124th Avenue NE. For the same reason, as discussed further below, coordination of access to freeway commercial uses with adjacent office uses should be explored.

South of the freeway commercial uses described above and west of Slater Avenue N.E., office uses have been designated. Because of the extremely narrow dimension between Slater Avenue N.E. and I-405 and because of the lack of topographic or vegetative buffering from the freeway, residential uses are not appropriate at this location. Small offices, however, are suited here due to the proximity of the interchange and nearby commercial uses. The offices should be designed and constructed so as to minimize impacts to adjacent residential uses and to minimize noise impacts from the freeway. In order to minimize traffic impacts to adjacent residential uses, access to Slater Avenue NE should be limited. Shared access should be required whenever possible with access points located as far north as possible. As a means of eliminating access to offices from Slater Avenue NE, the provision of access from NE 116th Street in coordination with adjacent freeway commercial uses should be explored.

Office and medium density residential uses (10-14 dwelling units per acre) have been designated south of the freeway commercial uses at the I-405/116th Avenue N.E. interchange, between Slater Avenue N.E. and 124th Avenue N.E. These uses provide a transition to the lower density residential uses to the south.

Lands east of the I-405/N.E. 116th Street interchange are designated for freeway commercial uses subject to standards.

Office uses are designated south of the I-405/N.E. 116th Street interchange west of Slater Avenue N.E.

Offices and medium density uses are designated south of the I-405/116th Avenue N.E. interchange between Slater Avenue N.E. and 124th Avenue N.E.



All other areas of light industrial zoned lands east of the Interstate, except those adjacent to Totem Lake, are to remain as such. Proposed and existing uses are to conform to standards that concern natural constraints, public services and impacts on adjacent uses (see Economic Activities Policy 5). Elements of particular concern would include possible uneven settlement areas, natural drainage functions and the flood hazard zone as illustrated in Figure 41. Industrial development east of Totem Lake is constrained by a vegetated slope to the north. Industrial development in this area shall not extend north into the slope area, due to slope limitations and because this slope serves as a buffer strip for the low density residential development to the north. Industrial development along Slater Avenue N.E. should demonstrate compatibility with residential development directly to the east. Uses should minimize all environmental impacts, particularly those regarding traffic, air quality, noise and aesthetics. Buildings, parking areas and outdoor storage areas should be setback from Slater Avenue N.E. and screened by extensive landscaping and/or fencing.

The lands to the south of the Hospital complex have been designated for small offices or medium density residential use at 10 to 14 dwelling units per acre. These uses and densities will be permitted only after adequate soil stability and geologic investigations demonstrate the compatibility of such uses with the existing potentially unstable slope (see Economic Activities Policy 3 and Policy 5). Developments requiring a reclassification of land pursuant to the designated uses illustrated in Figure 39 will be subject to a planned unit development procedure.

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Existing light industrial zoned areas east of Totem Lake remain as such.

Lands south of Evergreen Hospital are designated for small office or medium density residential use subject to planned unit development procedures.

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