

RESOLUTION NO. 603

A RESOLUTION OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY APPLICATION FOR A PLANNED UNIT DEVELOPMENT SUBMITTED BY ROBERT MENDEL, BEING FILE NO. PUD-2/68-7.

BE IT RESOLVED by the City Council of the City of Kirkland as follows:

1. Pursuant to Section 5.5 Planned Unit Development District of Ordinance No. 709 as amended, applicant has submitted for preliminary approval a planned unit development project. The application for approval is identified as Planning Commission File No. PUD-2/68-7.

2. The Council has received the recommendation of the Planning Commission to approve the project concept as set forth in the application, and its exhibits as identified in said file.

3. The general concept of said project is approved by the Council and the applicant may proceed to prepare final plans and supporting documents as required under the planned unit development sections of the zoning ordinance, including final working drawings, subject to the following:

A. Final documents shall include a timetable setting forth the anticipated commencement and completion dates as to each phase or construction project.

B. (1) Removal of the existing frame structure located on that portion of the site lying south of 10th Avenue South,

(2) Removal of not less than 36 feet of the second floor of each of the existing apartment structures lying north of 10th Avenue South. The portions to be removed shall be as in the preliminary proposal as recommended by the Planning Commission.

(3) Such removals should be assigned early priority in the timetable to be submitted.

(4) At the time of the adoption by the City Council of the ordinance approving the planned unit development and its final plans, the Council may provide that no building permits or no certificates of occupancy as to any new construction shall issue until such time as said removal operations are completed.

C. No portion of the structure identified in the application as a restaurant building to be located over the water in the portion of the project south of 10th Avenue South, shall exceed 30 feet in width at an elevation of 3 feet above the grade of the centerline of Lake Street South.

D. No structure to be built shall exceed 50 feet in height above the centerline of Lake Street South, except that penthouses for elevator and mechanical machinery may exceed such height.

E. There shall be not less than 78 feet of uncovered open space between the two proposed six-story apartment towers.

F. No portion of any building or other structure supported by piers, piling or fill and extending over or into water, shall be more than 310 feet west of the westerly margin of Lake Street South.

G. No portion of the parking structure to be located on the part of the project south of 10th Avenue South shall exceed 3 feet in height above the centerline of Lake Street South.

H. Parking facilities to be located within 30 feet of the Westerly margin of Lake Street South shall be so designed that vehicles using such facility shall not extend above a horizontal plane extending from Lake Street westerly toward the middle of Lake Washington at a height of 3 feet above the centerline of Lake Street South.

I. Offstreet parking facilities shall be provided for no less than 200 cars, which is the number of parking spaces proposed in the preliminary application.

J. Any and all feasibility studies available to the developer, his architect, engineer and financing agencies shall be made available to the City on request. Certified financial statements for each principal involved in the project shall be required.

K. Preparation of detailed landscape design, including utility relocation, for 10th Avenue South shall be done in co-

coordination and consultation with the City of Kirkland.

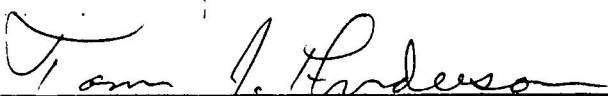
L. One or more performance bonds issued by a surety company licensed to do business in the State of Washington shall be filed with the City of Kirkland before issuance of any building or other permits required for construction of the project or any part thereof. Unless later modified in the ordinance approving the final plans for this planned unit development, each such bond shall be in an amount equal to 100% of the entire project cost, or such part of the project for which the bond is written to guarantee performance. The City may in lieu of direct bond, as to portions of the project to be constructed by independent contractors, accept evidence that the developer has required and obtained from such contractor performance bonds meeting the City's requirements as to amount for the portions of the project to be constructed by said contractor. In such instances, the City will probably require that the City appear as a co-obligee.

ADOPTED by majority vote of the Kirkland City Council
in regular meeting on the 15th day of April, 1968.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)