

RESOLUTION NO. R-2257

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE FINAL PLANNED UNIT DEVELOPMENT APPLICATION OF WOODBROOK ESTATES, AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. R-PUD-74-2(H), BY TEN INVESTORS, FOR THE CONSTRUCTION OF AN 18-UNIT CONDOMINIUM DEVELOPMENT TO BE LOCATED IN THE VICINITY NORTH OF AND ADJACENT TO N.E. 62ND STREET AND WEST OF AND ADJACENT TO THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY.

WHEREAS, the Kirkland City Council by Resolution No. 2238 did approve the preliminary planned unit development known as Woodbrook Estates subject to certain Findings, Conclusions and Recommendations, and

WHEREAS, the applicant at this point has complied with the conditions of approval of Resolution No. 2238 and is applying for the final planned unit development for Woodbrook Estates, and

WHEREAS, the Houghton Community Council held public hearing thereon at their regular meeting of June 4, 1974, and the Kirkland Planning Commission held public meeting thereon at their regular meeting of June 13, 1974, and

WHEREAS, pursuant to City of Kirkland Resolution No. 2181 concerning environmental policy and the State Environmental Policy Act, an environmental worksheet has been submitted to the City, reviewed by the responsible official of the City of Kirkland, and a negative declaration reached, and

WHEREAS, said environmental information and declaration has been available and accompanied the application through the entire review process, and

WHEREAS, the Houghton Community Council and Kirkland Planning Commission, after their public hearing and consideration of the recommendations of the Department of Community Development and having available to them the environmental assessment and negative declaration, did adopt certain Findings, Conclusions and Recommendations, and did recommend approval of the final planned unit development application subject to the specific conditions set forth in said recommendations as signed by the Chairman of the Kirkland Planning Commission, and

WHEREAS, the Kirkland City Council in approval of the preliminary planned unit development application by Resolution No. 2238 also set forth the intent of the City Council to reclassify the property from RS-12.5 to RS-8.5 on a "Resolution of Intent to Reclassify" basis. At such time as the final planned unit development of Woodbrook Estates is completed and has met all the conditions of approval of this resolution, the City Council shall effect such rezoning by ordinance.

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

Section 1. The final planned unit development of Woodbrook Estates is hereby given approval, subject to the conditions set forth in 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. R-PUD-74-2(H), and further subject to the following:

A. The storm sewer lines, including catch basins shall be installed, backfilled and compacted; in addition the outlet structure to the ravine and an oil separator unit and sediment holding tank shall be in place by October 15, 1974. It shall be the responsibility of the Home Owner's Association and shall be made a part of the Home Owner's Association Agreement that the separator and sediment holding tank shall be cleaned when necessary or no less than once a year;

B. And further subject to the capacity requirements and design proposals for control of storm water run-off set forth in the letters dated July 10, 1974 and July 12, 1974 submitted for the applicant over the signature of Lawrence S. Braund, P.E. The capacity requirements and design proposals set forth in said letters, together with the Findings, Conclusions and Recommendations of the Planning Commission are by this reference adopted by the Kirkland City Council as though fully set forth herein.

Section 2. A certified copy of this resolution, together with the Findings, Conclusions and Recommendations herein adopted shall attach to and become a part of the Conditional Use Permit approved or evidence thereof delivered to the permittee.

Section 3. Nothing in this resolution and permit shall be construed as excusing the applicant from compliance with any federal, state or local statutes, ordinances or regulations applicable to this project, other than as expressly set forth herein.

Section 4. Certified or conformed copies of this resolution shall be delivered to the following:

- a. Applicant.
- b. Department of Community Development
- c. Kirkland Building Department
- d. Department of Public Services for the City of Kirkland
- e. Department of Fire Services for the City of Kirkland

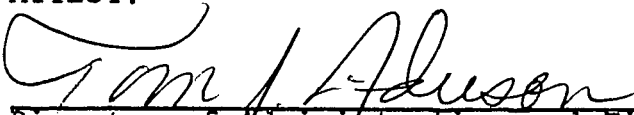
- f. Police Department for the City of Kirkland
- g. Office of the Director of Administration and Finance  
(ex officio City Clerk) for the City of Kirkland.

ADOPTED in regular meeting of the Kirkland City Council  
on the 15th day of July, 1974.



\_\_\_\_\_  
Mayor

ATTEST:



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



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT  
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

\_\_\_ PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_  
\_\_\_ RECOMMENDED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 ADOPTED BY \_\_\_\_\_ DATE July 15, 1974

\_\_\_ STAFF \_\_\_\_\_  
\_\_\_ BOARD OF ADJUSTMENT \_\_\_\_\_  
\_\_\_ HOUGHTON COMMUNITY COUNCIL \_\_\_\_\_  
\_\_\_ PLANNING COMMISSION \_\_\_\_\_

CITY COUNCIL AS INCORPORATED IN  
 RESOLUTION \_\_\_\_\_ ORDINANCE \_\_\_\_\_  
NUMBER R-2257  
DATE July 15, 1974

FILE NUMBER R-PUD-74-2(H)  
APPLICANT TEN INVESTORS, A limited partnership  
PROPERTY LOCATION No. of N.E. 62nd St. and W. of N.P.R.R.  
SUBJECT Final Planned Unit Development for Woodbrook Estates Condominium  
HEARING/MEETING DATE July 15, 1974  
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED (1) Grading-Utilities Plan (2) Landscape Lighting Legend  
(3) Addendum to Addendum to Environmental Assessment dated 6/25/73,  
(4) Woodbrook Estates Soil Investigation



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT  
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

\_\_\_ PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 RECOMMENDED BY \_\_\_\_\_ DATE June 13, 1974  
\_\_\_ ADOPTED BY \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_ STAFF \_\_\_\_\_  
\_\_\_ BOARD OF ADJUSTMENT \_\_\_\_\_  
\_\_\_ HOUGHTON COMMUNITY COUNCIL \_\_\_\_\_  
 PLANNING COMMISSION John F. Cushing  
Chairman

\_\_\_ CITY COUNCIL AS INCORPORATED IN  
\_\_\_ RESOLUTION \_\_\_\_\_ ORDINANCE \_\_\_\_\_  
NUMBER \_\_\_\_\_  
DATE \_\_\_\_\_

FILE NUMBER R-PUD-74-2(H)  
APPLICANT TEN INVESTORS, A limited partnership  
PROPERTY LOCATION No. of N.E. 62nd St. and W. of N.P.R.R.  
SUBJECT Application for Final F.U.D. for Woodbrook Estates Condominium  
HEARING/MEETING DATE July 1, 1974  
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED (1) Grading-Utilities Plan  
(2) Landscape Lighting Legend  
 Addendum to Addendum to Environmental Assessment dated 6/25/73,  
(4) Woodbrook Estates Soil Investigation

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Findings (Cont'd)

16. There was to be no storage of recreational vehicles or boats in sight within the development and this was to be stipulated in the protective covenants.
17. At the time of the Final P.U.D., the protective covenants and homeowners agreement were to be submitted to the Planning Commission including an explanation of how emergency vehicles will gain access to the site.
18. A proposed time phasing schedule for the construction was to be submitted unless it is all to be built at once.
19. The rezone that was granted from RS 12.5 to RS 8.5 under "Resolution of Intent to Reclassify" basis was done on the basis that not more than 18 dwelling units be allowed on the total site.

CONCLUSIONS:

1. All the conditions of the preliminary approval of Woodbrook Estates should be complied with.
2. Additional environmental information has been submitted covering the impact and mitigating measures regarding soils stability, erosion and public improvements. Reference should be made to the Addendum to the Addendum to the Environmental Assessment dated June 25, 1973 for Woodbrook Estates.
3. A specific landscape plan has been submitted indicating types of plantings, sizes, locations, etc. and was prepared by a landscape architect.
4. 10% of the total area of the site was to be dedicated as open space for the use of the condominium owners. The site plan submitted does show the open space in this area. In addition, car bodies and other rubbish in the vicinity of the creek should be removed prior to the issuance of occupancy permits for any of the units.
5. The site plan submitted does indicate that shake roofs will be used. The applicant's architect has indicated that he would prefer to use shingle roofs in keeping with the tidyness of the structures themselves.
6. Two fire hydrants were required in the N.E. 62nd Street right-of-way. The drawings submitted show them as required.
7. An 8" water line or larger will be installed in the N.E. 62nd St. right-of-way at the applicant's expense from Lakeview Drive to service the development.

Conclusions (cont'd)

8. The final drawings do show oversized water services for the areas adjacent to the railroad tracks.
9. The report submitted by the soils engineer does discuss storm drainage. The Public Service Director has recommended that a two foot high berm approximately 2 feet in width be located along the entire west property line due to ground water seepage in that area. This can be borne out on Page 2 of the soils engineer's report to Mr. Perley Brenna dated May 2, 1974. Further, excavations deeper than 4 feet should not occur along the west side without further soils analysis by a soils engineer.
10. A storm sewer manhole has been shown on the northwest portion of the property where the two 8" sewer lines connect.
11. The following improvements that were required have been shown by the developer on the Final P.U.D. plans:
  - a. They have demonstrated the approximate easterly two-thirds of the distance from the entrance to the proposed site to Lakeview Drive to be widened with an overlay of 1½" asphalt to a width of approximately 22 feet. This is shown to feather into the existing pavement on the westerly one-third of the street which is slightly wider. This must be accomplished to City specifications.
  - b. The drawing does show a new 12" culvert under the Maples Apartments' driveway.
  - c. The final P.U.D. drawings show the ditch on the north side of the street improvement to be shaped into a shallow swale and hydroseeded. This area has seven tulip trees proposed for it. No specific mention as to size was included.
  - d. The Final P.U.D. drawing shows a four and one-half foot wide asphalt sidewalk in addition to the 22 foot wide street section. The drawings show a low profile extruded curb separating the street from the walkway.
12. A landscape architect was used in the development of the landscape plan for the site.
13. A statement has been received from the soils engineer to the effect that the property can handle the proposed development.

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FINDINGS:

1. On March 18, 1974, the Kirkland City Council granted approval of the Preliminary Planned Unit Development of Woodbrook Estates Condominium and set forth the intent of the City Council to reclassify the underlying real property from RS 12.5 to RS 8.5, by City of Kirkland Resolution No. 2238. This approval was given specifically subject to certain conditions that the following findings will review.
2. Environmental information was to be submitted in conjunction with the specific Final Planned Unit Development materials covering the impact of such specifics as water main installation, erosion and storm control during construction, street improvements, excavations for foundations, sewer main installations, etc.
3. A specific landscape plan was to be submitted in conjunction with the Final Planned Unit Development submittal. This plan was to be specific and to include types of plantings, sizes, locations, etc.
4. 10% of the total area was to be dedicated as open space for the use of the condominium owners. This would be approximately 14,855 square feet and was to be located in the ravine in the northeast portion of the property, including portions of the creek. Any car bodies presently on the property were to be removed by the applicants. The open space was to be defined and located on the plans prior to approval by the Planning Commission. The area was to be identified from that point on, on all aspects of the approval of the application.
5. The development was required to use shake roofs to maximize the suburban atmosphere of the development unless the Kirkland Building Code would not allow it.
6. Two standard fire hydrants were required, one located near the southwest portion of the property and one near the entrance to the private drive as verified by the Fire Chief. The necessity of a loop water system was recommended by the Public Service Director for consideration.
7. An 8" water main was to be installed at the applicant's expense from Lakeview Drive to service the development.
8. Water services for the 6 units close to the railroad tracks were to be oversized since water pressure there is marginal.
9. Storm drainage was to be provided as recommended by the soils engineer and must be approved by the Kirkland Public Service Director. If a damage release is deemed necessary for the adjacent property owners by the soils engineer or the Public Service Director, this was to be provided by the applicant.

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Findings (cont'd)

10. A storm sewer manhole was required in the northwest portion of the property where the two 8" sewer lines connect in order to avoid a potential trouble area.
11. The following improvements were to be made by the developer:
  - a. The approximate easterly two-thirds of the distance from the entrance to the proposed site to Lakeview Drive was to be widened with an overlay of 1 1/2" asphalt to a width of approximately 22 feet. This was required to feather into the existing pavement on the westerly one-third of the street which is slightly wider. This improvement was to include the proper base to accommodate the additional widening of the street.
  - b. The existing 12" culvert under the driveway west of the Maples Apartments was to be reinstated to the proper grade and 12" tile was to be extended easterly to the east of the Maples Apartments driveway. Asphalt was to be placed over these culverts where deemed necessary by the City of Kirkland Public Service Director.
  - c. The ditch on the north side of the street pavement adjacent to the P.U.D. was to be shaped into a very shallow swale, hydroseeded and maintained. The remainder of the right-of-way adjacent to the P.U.D. is to be landscaped and maintained to the property line.
  - d. The developer was required to propose a pedestrian walkway on the north side of N.E. 62nd Street by widening the asphalt overlay and including a low profile extruded curb, or another alternative to be reviewed and approved by the Planning Commission with the final P.U.D. documents.
12. A landscape architect was to be used in the development of the landscape plan for the site. All the trees that were to be saved were to be identified and methods of grading and excavation were to be recommended that would guarantee those trees would not be destroyed.
13. Because of the potential instability problems of this slope, a statement was required from a geologic or soils engineer licensed to practice in Washington State regarding engineering feasibility of the proposed development.
14. No cutting of trees, grading or alteration of the site was allowed until after approval of the final P.U.D. documentation.
15. Care was to be taken in the area of the existing creek during actual construction. This area was to be blockaded during construction with the intent that no grading materials be dumped into this area and the course of the creek not to be altered.

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Conclusions, cont'd)

14. No action has occurred on the site regarding cutting of trees, grading or alteration of the site.
15. The requirement that care be taken in the area of the existing creek during the actual construction and that the area is to be blockaded during construction with the intent that no grading materials be dumped into the area and the course of the creek not be altered should be continued as a condition of the Final Planned Unit Development.
16. Provisions are included in the Proposed Declaration for Woodbrook Estates, a Condominium to the effect that there shall be no storage of recreational vehicles or boats in sight within the development.
17. Protective covenants and homeowners agreements were required to be submitted with the Final P.U.D. Received were a Proposed Declaration for Woodbrook Estates, a Condominium and Proposed By-Laws of Woodbrook Estates Condominium Association. After a review of the above documents, some of the same basic types of information are enclosed as in documents typical of protective covenants and homeowners agreements.
18. A proposed time phasing schedule for the construction has been submitted and can be found in the Addendum to the Addendum to Environmental Assessment dated June 25, 1973 for Woodbrook Estates.
19. The revised Final Planned Unit Development drawings do contain 13 dwelling units as approved in the Preliminary P.U.D.

RECOMMENDATIONS:

Based upon the above Findings and Conclusions we recommend this Final Planned Unit Development be approved subject to the following conditions:

1. Prior to the issuance of an occupancy permit, all car bodies and other rubbish in the area of the creek must be removed.
2. Shake or wooden shingle roofs may be allowed at the architect's discretion.
3. A proper bond must be posted for all public improvements not completed, the amount to be determined by the Public Service Director, prior to the issuance of an occupancy permit.
4. All items must be complied with as shown on the drawings submitted on May 31, 1974, in conjunction with the Final P.U.D.
5. Care must be taken in the area of the existing creek during construction. The area is to be blockaded during construction with the intent that no grading materials be dumped into the area and the course of the creek is not to be altered.

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RECOMMENDATIONS (cont'd)

6. The storm sewer lines, including catch basins, shall be installed, backfilled and compacted. In addition, the outlet structure to the ravine and an oil separator unit and sediment holding tank shall be in place by September 15, 1974.

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