

RESOLUTION NO. R-2298

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE FINAL PLANNED UNIT DEVELOPMENT APPLICATION OF 6000 LAKE WASHINGTON CONDOMINIUM AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SDP-PUD-73-36(H), BY 6000 LAKE WASHINGTON CORPORATION, FOR THE CONSTRUCTION OF AN 8-UNIT CONDOMINIUM DEVELOPMENT TO BE LOCATED AT 6001 LAKE WASHINGTON BOULEVARD.

WHEREAS, the City of Kirkland by Resolution No. 2229 did approve the preliminary Planned Unit Development known as 6000 Lake Washington Condominium subject to certain findings, conclusions, and recommendations, and

WHEREAS, the applicant at this point has complied with the conditions of approval of Resolution No. 2229 and is applying for the Final Planned Unit Development for 6000 Lake Washington Condominium, and

WHEREAS, The Houghton Community Council held a public hearing thereon at their regular meeting of March 4, 1975, and the Kirkland Planning Commission held public meeting thereon at their regular meeting of March 13, 1975, and

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

WHEREAS, said environmental information and declaration were 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 specific conditions set forth in said recommendation as signed by the Chairman of the Kirkland Planning Commission.

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

Section 1. The Final Planned Unit Development of 6000 Lake Washington Condominium 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. SDF-PUD-73-36(H).

No building permit will be issued until such time as the pedestrian easement is recorded with the Department of Records and Elections and a recorded copy be filed with the City of Kirkland.

Section 2. A certified copy of this resolution, together with the Findings, Conclusions and Recommendations herein adopted shall be attached to and become a part of the Planned Unit Development approved or evidence thereof provided 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. Notwithstanding, the recommendation heretofore given by the Houghton Community Council, the subject matter of this resolution and the Final Planned Unit Development herein granted are, pursuant to Ordinance No. 2001, subject to the disapproval jurisdiction of the Houghton Community Council, and therefore this resolution shall become effective only upon approval by the Houghton Community Council or failure of said Community Council to disapprove this resolution within 60 days of the date of the passage of this resolution.

Section 5. Certified or conformed copies of this resolution shall be delivered to the following:

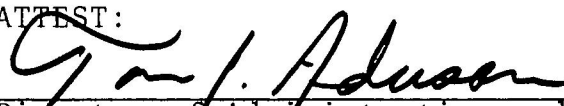
- a. Applicant.
- b. Department of Community Development.
- c. Kirkland Building Department.
- d. Department of Public Services for the City of Kirkland.
- e. Department of Fire Services for the City of Kirkland.
- f. Police Department for the City of Kirkland.
- g. Office of the Director of Administration and Finance (ex officio City Clerk) for the City of Kirkland.

ADOPTED in regular meeting of Kirkland City Council on the 7th day of April, 1975.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

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Findings, Cont'd

- to demonstrate that a cooperative agreement could not be worked out satisfactorily, the proposed pier and moorage should conform to rulings from necessary governmental agencies and the Kirkland Waterfront Zoning Ordinance of a 45% setback from Houghton Beach and that no covered moorage be allowed.
9. The applicant was required to submit a plan for dredging and removal of dredge material in conjunction with the Final P.U.D. and approved as part of that application. All proposed work in the waters of Lake Washington were to be in compliance with the water quality standards set forth in the Washington State Water Quality Regulations, which are maintained by the Washington State Department of Fisheries.
 10. The building was not to exceed 44 feet in height as measured from the average grade elevation.
 11. All additional items which were required in Waterfront Districts were to be submitted in conjunction with the Final Planned Unit Development application. This would include but not be limited to requests for cutting trees over 6" in diameter, lighting scheme for the pier, design of the pier, waste receptacles, types of preservatives proposed for the pier, etc.
 12. The applicant was required to resolve the access to N.E. 60th Street with the Kirkland Park Board before completing the drawings for the Final P.U.D.

CONCLUSIONS:

1. The Final P.U.D. for 6000 Lake Washington Boulevard has been modified from that approved by the City of Kirkland as found in Resolution No. 2229, due to the action of the Shoreline Hearing Board File No. 132. Please find enclosed Exhibits 1, 2 and 3. Exhibit 1 shows the proposed site plan as was originally envisioned by the developer. Exhibit 2 is the plan approved by the Shorelines Hearing Board, and Exhibit 3 represents the plan being proposed under this Final Planned Unit Development. The Department of Community Development has contacted the Department of Ecology, and it does not appear that the change from Exhibit 2 to Exhibit 3, regarding the covered parking area will constitute a substantial change to the Substantial Development Permit. Therefore, this will not require a new Substantial Development Permit (See letter from Leighton Pratt dated 11/25/74).
2. The upland 20 feet from the high water line has been designated for public use. As shown in the landscaping plan, Exhibit 4, and the proposed site plan, Exhibit 3, a path will connect the property to the north which is the Foghorn Restaurant to the property at the south which is Houghton Park with a waterfront trail. No public access easement has been provided to this date as was required.

3/13/75
3/4/75
2/26/75

Conclusions, Cont'd

3. A complete landscape plan has been submitted indicating types of vegetation, location and numbers (Exhibit 4). The Department of Community Development recommends that the applicant modify the planting types along the southerly property line to be consistent with the plantings in Houghton Park, i.e. Pine.
4. As indicated in the landscape plan, the 15 feet adjacent to Lake Washington Boulevard is proposed to be paved, therefore suitable for traffic except in the southeastern corner of the property where there is a bench and landscaping.
5. As required by Waterfront Districts Section 23.12.051(b), the total floor area of the building may be increased from 80% to 100% of the gross dryland area if a waterfront trail is provided (which is), and the 10 feet adjacent to the frontage road is developed as an integral part of a pedestrian and bicycle trail system. The applicant's original proposal contained limited parking within the proposed pedestrian way (See Exhibit 1). It appears that this area may not have been given adequate consideration or treatment during the preliminary design stages to be designated as a pedestrian way. There may be future conflicting uses of this area due to the use by both the auto and pedestrian. Finally, the only proposed landscaping treatment between Lake Washington Boulevard and the condominium is within the 10 feet which is on the City's right-of-way.
6. The proposed signing of the building along Lake Washington Boulevard has been indicated on Exhibit 5. The proposed signing is approximately 4 x 2 feet, totalling 32 square feet in size.
7. The applicant has submitted a soils engineering report from Dames and Moore dated March 13, 1975. This soils report does indicate that the project could be built as proposed.
8. The applicant has dropped the request for a pier and the associated dredging thereof. If the applicant wishes to renew this, it would be considered under a separate substantial development permit and conditional use permit, or a substantial development permit and a planned unit development.
9. The building height has been reduced from 44 feet in height to 35 feet by the Shorelines Hearing Board, which should reduce view obstruction. Refer to Exhibits 5, 6, 7 and 8 for the appropriate side perspective.

3/13/75
3/4/75
2/26/75



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY DATE
X RECOMMENDED BY DATE March 13, 1975
ADOPTED BY DATE
STAFF
BOARD OF ADJUSTMENT
HOUGHTON COMMUNITY COUNCIL
X PLANNING COMMISSION John Cushing, Chairperson
CITY COUNCIL AS INCORPORATED IN
RESOLUTION ORDINANCE
NUMBER DATE

FILE NUMBER SDP-PUD-73-36(H) FINAL
APPLICANT 6000 Lake Washington Corporation
PROPERTY LOCATION 6001 Lake Wash. Blvd. N.E.
SUBJECT Application for Final Planned Unit Development for Condominiums
HEARING/MEETING DATE April 7, 1975
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED (1) Orig. site plan (2) Shoreline Hearing Bd. Site Plan 1/74 (3) Final PUD Site Plan (4) Landscape Plan (5) East Elevation (6) S.

Elevation (7) North Elev. (8) West Elev. (9) Parking Plan 10/15/74 (10) Ltr Chas. Morgan 2/75, (11) Soils Rept 3/13/75 (12) L. Pratt Ltr 12/2/74 (13) Shoreline Hearing Bd. File 132 (14) Asst. Atty Gen Ltr 5/23/74 (15) Res 2229

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6000 Lake Wash. Corp.
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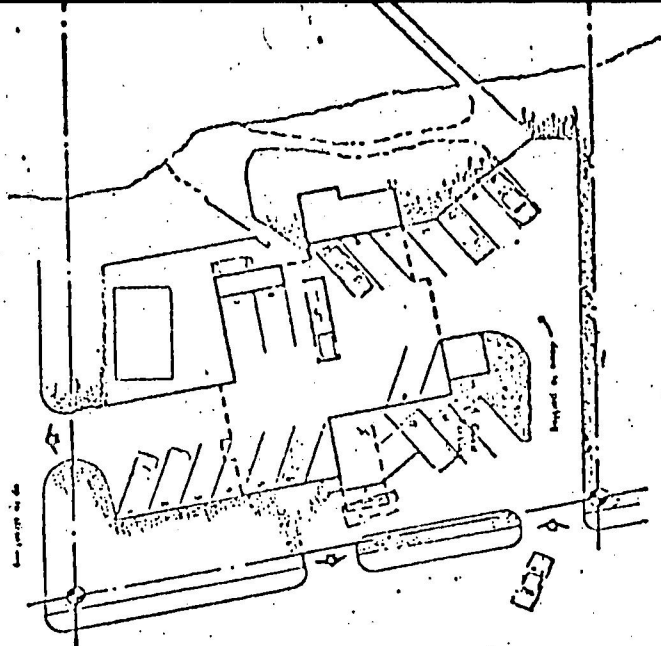
FINDINGS:

- 1. On February 4, 1974, the City of Kirkland granted approval of the Preliminary Planned Unit Development of 6000 Lake Washington Corporation by City Resolution No. 2229. This approval was given specifically subject to certain conditions that the following Findings will review (See enclosed R-2229).
2. The Washington State Shorelines Hearing Board and the Department of Ecology did approve said Preliminary Planned Unit Development, and Substantial Development Permit on May 23, 1974, and did modify the proposal as found in Resolution No. 2229. (See Shoreline Hearings Board File No. 132.)
3. Environmental information was submitted in conjunction with the Preliminary Planned Unit Development and a negative declaration was made by the responsible official on September 27, 1973. The high water line setback was required to be designed and constructed for public use. Further, the applicant was instructed to submit the design of the waterfront area for potential public access with the Final Planned Unit Development. In addition, the public access easement was to be provided and recorded with King County Department of Records and Elections.
4. A complete landscape plan was to be submitted in conjunction with the Final Planned Unit Development indicating ground preparation, types of vegetation to be planted, numbers, and their locations.
5. The developer was required to construct the front 10 feet of the property adjacent to Lake Washington Boulevard as an integral part of the pedestrian way. Plans for construction and landscaping of this area were to be included with the submittals for the Final Planned Unit Development application.
6. If signing was proposed for this building, the applicant was required to indicate this within the Final P.U.D.
7. A statement from a registered soils engineer was to be submitted in conjunction with the Final P.U.D. application to indicate any site limitations and to indicate measures to be taken to insure user safety.
8. The applicant was required to either enter a joint use agreement for the use of the pier on the Foghorn Restaurant site adjacent to the north for moorage, or demonstrate to the City of Kirkland that efforts were made to reach a mutually satisfying agreement on the joint use of the Foghorn pier in lieu of constructing a new pier. Further, if the applicant was able

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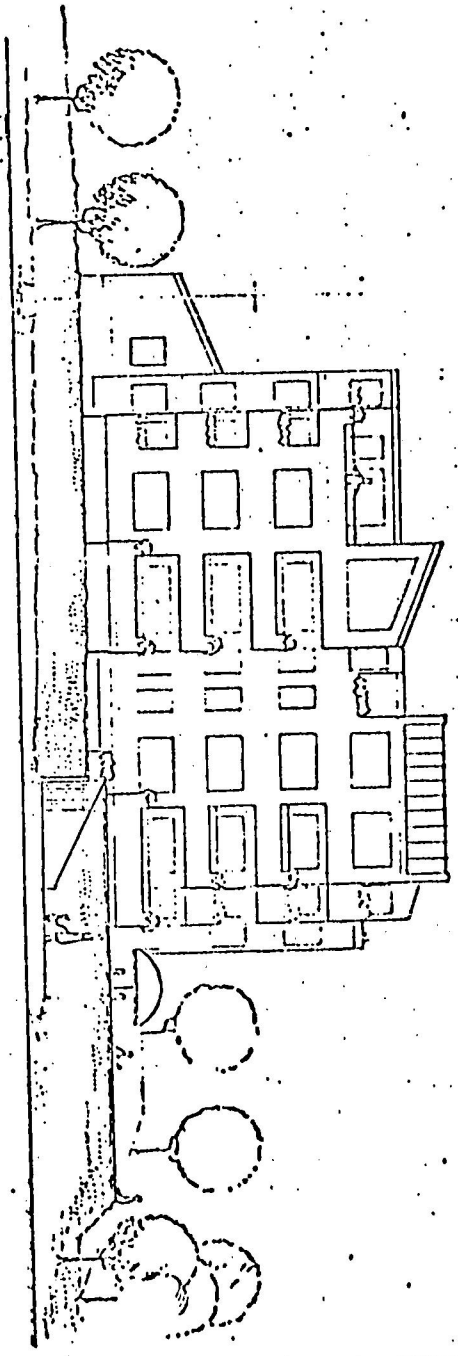
3/15/75
3/4/75

2/26/75



parking plan

10 car parking total
 5 4 5 4 4



west elevation

SDP-PUD-73-36(H) FINAL
 Exhibit 1
 ORIGINAL SITE PLAN

REVISIONS

NO.	DATE	BY	REVISION

CHARLES MORGAN & ASSOCIATES

ARCHITECTS

Conclusions, Cont'd

10. The application has met the intention of complying with Waterfront Districts, except possibly with respect to the pedestrian trail, and the requirements as found in Resolution No. 2229 for a Final Planned Unit Development, except for the soils engineering report.
11. Access from the property to N.E. 60th St. has been resolved in that all ingress and egress to the property will be from Lake Washington Boulevard.
12. The number of parking stalls on site has been reduced by one parking stall in the most recent parking arrangement (Exhibit 3), however this still meets the minimum requirements for the number of parking stalls. In the present proposal, parking on the north side of the property would be covered. The elevation of this parking structure would be below that of Lake Washington Boulevard, and should provide for minimal view obstruction, while visually buffering the parking from the street, the condominium itself, and the Foghorn Restaurant to the north. The interior arrangement of parking stalls within this covered parking structure would create three sub-standard parking stalls (A, B and C), but parking still might be accomplished in a manner as proposed in Exhibit 9. A number of the cars exiting the parking structure would have to back up the ramp, but would be able to enter Lake Washington Boulevard at the south property line in a forward motion. (Please refer to letter from Charles A. Morgan dated 2/25/75 regarding any other further impact of the proposed parking structure.)

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions, we hereby recommend that this application for 6000 Lake Washington Condominium be approved as located in Exhibits 3 through 8 and subject to the following conditions:

1. That the applicant shall abide by the recommendations as set forth in the soils report from Dames and Moore, signed by Roger A. Lowe and dated March 13, 1975.
2. That said proposed easement for a public access pathway adjacent to Lake Washington be filed with the Department of Community Development prior to final approval of the Planned Unit Development.
3. The building permit for said project will not be issued until said easement is recorded with the King County Department of Records and Elections and verification of said recording is filed with the Department of Community Development.

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