

RESOLUTION NO. R- 2384

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A FINAL PLANNED UNIT DEVELOPMENT AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. PUD-76-41(P), BY VILLAGE UNIVERSAL OF WASHINGTON TO CONSTRUCT A 26-UNIT CONDOMINIUM DEVELOPMENT OF "SUNSET CONDOMINIUMS" BEING WITHIN A WATERFRONT DISTRICT I ZONE, AND SETTING FORTH CONDITIONS TO WHICH SUCH FINAL PLANNED UNIT DEVELOPMENT PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Community Development has received an application for a Final Planned Unit Development Permit filed by Village Universal of Washington, the owner of said property described in said application and located within a Waterfront District I zone, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of August 12, 1976, and

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

WHEREAS, said Environmental Assessment and declaration have been available and accompanied the application through the entire review process, and

WHEREAS, the 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 Permit subject to the specific conditions set forth in said recommendations.

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

Section 1. The Findings, Conclusions and Recommendations of the Kirkland Planning Commission as signed by the Chairperson thereof and filed in the Department of Community Development File No. PUD-76-41(P) are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Final Planned Unit Development Permit shall be issued to the applicant subject to the conditions set forth in the Findings, Conclusions and Recommendations hereinabove adopted by the City Council.



Section 3. A certified copy of this Resolution, together with the Findings, Conclusions and Recommendations therein adopted shall be attached to and become a part of the Final Planned Unit Development Permit or evidence thereof delivered to the permittee.

Section 4. Nothing in this section 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 expressly set forth herein,

Section 5. Failure on the part of the holder of the Final Planned Unit Development Permit to initially meet or maintain strict compliance with the standards and conditions to which the Final Planned Unit Development Permit is subject shall be grounds for revocation in accordance with Section 23.28 of Ordinance No. 2183, the Kirkland Zoning Ordinance.


Section 6. Certified or conformed copies of this Resolution shall be delivered to the following:

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

ADOPTED in regular meeting of the City Council on the 7th day of September, 1976.

  
\_\_\_\_\_  
Mayor

ATTEST:

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



Findings, Cont'd

- A. 8. (cont'd)  
improper maintenance. The Department of Community Development has prepared Exhibit "L" which indicates general areas where public access would be permitted under the above mentioned easement.
- B. HISTORICAL BACKGROUND:
9. The applicant did receive approval of the preliminary planned unit development and substantial development permit for the proposed project from the City of Kirkland on April 5, 1976 under Resolution No. 2359.
10. Calvin Lovegren did request a hearing before the Shorelines Hearing Board subsequent to the passage of Resolution 2359 by the City of Kirkland. The applicant, Mr. Lovegren, the Department of Community Development, and the Department of Ecology agreed upon changes to the proposed site plan as identified in Exhibit "M" - Stipulation Order of Dismissal SHB No. 222 as approved on June 14, 1976. Generally that dismissal was contingent upon the following:
1. Public access will be provided on both the north and south boundaries of the site. Access on the south via a 6-foot pathway. Access on the north will be via a stairway and pathway through a driveway and tie to the previously designated 6 foot shoreline pathway. Public access to and from the proposed mooring piers shall continue as shown on the permit. 2. The centerline of the main pier will be moved south 50 feet. 3. The appellant may, if any part of this stipulation is violated, reinstate an appeal. 4. The substantial development permit shall be modified solely for the purpose of reflecting changes set forth in 1 and 2 above, attached thereto as Exhibit "A", the site plan for the proposed project showing the changes referred to in this stipulation."

C. GOVERNMENTAL COORDINATION:

11. Kirkland Public Service Department. "The above development would be encouraged to use the existing utilities already serving the site. Sanitary sewer. The connection is shown on the City maps as being 116 feet, +, south of the manhole located approximately in the center of the parcel but cut in Lake Washington Boulevard. Water. A water service line is there but the field crew at this time does not have it located. If this service is located, the applicant would need to purchase the proper size meter only. If not then there is considerable expense to cross the boulevard with the water service. Drainage. Storm water control must be

8/12/76  
7/27/76

Findings, Cont'd

- C. 11. (Cont'd)
- installed but the controlled outlet can go directly into the lake. Curb Cuts. The drawings indicate that the existing curb cuts will be used to serve the new development. If this is not a fact, then curb cut permits will be required from the City." (Exhibit "E" - Memorandum from Art Knutson, 2/10/76).
12. Kirkland Department of Fire Services. "The building requirements will be handled at the time of application for a building permit. A fire flow of 1918 gallons per minute will be required. A standpipe system is to be furnished for the pier (Operating Policy No. 2). (Exhibit "F" - Memorandum from Robert H. Fly, 2/2/76).
13. Kirkland Building Department. "The building will be located in Fire Zone 2. The buildings will be classed as an H occupancy for the living units and F-1 occupancy for the parking garage."
14. Kirkland Park Department. "The proposed landscaping in the front setback area should be compatible with other City plantings. Rampdowns should be provided in all places where driveways cross sidewalks. The proposed dock is broad side to the prevailing winds and the applicant should inspect the existing pilings to insure that the development of a proposed pier will not become a hazard to boats using the facility. We should require street tree plantings in existing sidewalk knockouts in the backside of the sidewalks on the parcel. (As per official communications with Dave Brink, Kirkland Park Director.)
- Memo from Dave Brink, Park Director, dated July 29, 1976  
"1. The Park Department will not accept City maintenance for public easement as it is too costly. 2. The 2' space between the riprap and the pathway will not hold unless the voids are filled yearly. 4. Walking path should preferably be aggregate concrete. 5. Minimum tree size should be 2" in caliper. 6. We have found that rhododendron species do not fair well along the lake. 7. I would like to see a cross section of the stream bed."
15. Police Department. The Police Department would recommend that the proposed development use the security type front door locking system and lock doors from the parking area to insure individual apartment safety at all times. (As per official communication with Lt. Jensen, Kirkland Police Department).

8/12/76  
7/27/76



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT  
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

\_\_\_\_\_ PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_  
<sup>xx</sup> \_\_\_\_\_ RECOMMENDED BY \_\_\_\_\_ DATE August 12, 1976  
 \_\_\_\_\_ ADOPTED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_ STAFF \_\_\_\_\_  
 \_\_\_\_\_ BOARD OF ADJUSTMENT \_\_\_\_\_  
 \_\_\_\_\_ HOUGHTON COMMUNITY COUNCIL \_\_\_\_\_  
<sup>xx</sup> \_\_\_\_\_ PLANNING COMMISSION \_\_\_\_\_  
 \_\_\_\_\_ CITY COUNCIL AS INCORPORATED IN \_\_\_\_\_  
                     John Cushing, Chairperson  
 \_\_\_\_\_ RESOLUTION \_\_\_\_\_ ORDINANCE \_\_\_\_\_  
 NUMBER \_\_\_\_\_  
 DATE \_\_\_\_\_

FILE NUMBER SDP-PUD-76-41(P) FINAL  
 APPLICANT VILLAGE UNIVERSAL OF WASHINGTON  
 PROPERTY LOCATION South of 733 Lake St. So.  
 SUBJECT Applic. for FINAL Planned Unit Development and Substantial Development Permit for "SUNSET CONDOMINIUMS"  
 HEARING/MEETING DATE \_\_\_\_\_  
 BEFORE \_\_\_\_\_

EXHIBITS ATTACHED "A" Site Plan/Vicinity Map "B" Unit A Floor Plan/elevation  
"C" Unit B: Floor Plan/Elevation "D" Cross Section/Parking Plan "E" Memo Art Knutson 2/10/76  
"F" Memo R. Ely 2/2/76 "G" Park Plan/Uphill Site Section "H" Proposed Landscape Plan I  
"J" Proposed Landscape Plan 2 "K" Proposed Landscape Plan 3 "L" Proposed dedication to  
Public Access "M" Public Access Site Plan "N" Stipulation & Order of Dismissal SIB 222.

FINDINGS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for a Final Planned Unit Development Permit for the construction of 26 condominium units to be developed in two separate structures located on 37,360 square feet of dryland area. In conjunction with this application, a 14 slip boat dock for the exclusive use of the condominium residents is also proposed.

The subject property is located directly south of 733 Lake Street South. (Refer to Exhibit "A" - Vicinity Map Site Plan).

2. Setbacks. This final PUD proposal is providing for approximately 31ft frontal openness between Lake Washington Boulevard and the water, with a minimum setback of 45 feet to the north property line and 32 feet from the south property line.
3. Building Height. This final PUD application locates the buildings 32.5 feet above mean average grade. Mean average grade has been accurately established at 20.85 feet, with maximum height of the proposed buildings being 53.4 feet.
4. Parking. The applicant is proposing 58 covered parking spaces all to be within a parking area located beneath the proposed buildings, street grade, and the landscaped open spaces between the buildings.
5. Pier. The applicant is proposing a pier which would extend 131 feet into Lake Washington and would be located 126 feet from the north property line.
6. Proposed Fill. The applicant is proposing to fill the southwest corner of the property to develop a small park-like area and to build a rockery wall and fill the southwest corner of the property and to build a rockery wall the entire length of the waterfront.
7. Public Access. Public access is proposed within the southwest fill area, the entire length of the water's edge, and on the proposed pier. Access to this waterfront area will be provided in the north and south property line setback areas. This access area will be available to public access only between the hours of 10 A.M. and dusk daily to insure security.

8. Refer to Exhibit "K" which is proposed "dedication of public access area on privately owned shoreline" for the subject property. However, the applicant has indicated in Section 3, part (e) that "The City of Kirkland shall have the sole and separate responsibility of maintaining any portion of the dedicated area to which the general public shall have access and shall defend and save harmless the dedicatior, its heirs, successors or assigns, from any claims, real or imaginary, asserted for injury or damages resulting from

Findings, Cont'd

- G. 32. d. The proposed pier shall not have a deck elevation more than 2 feet above mean high water level. Piers or moorages shall not be closer than 10 feet from any property line. Identification signs for slips or piers shall be permitted if they do not exceed one square foot per moorage. Covered waste receptacles shall be located at a maximum of 100 feet intervals on the pier structure and designed as an integral part of the pier structure and shall be secure from being overturned by winds or waves. All piers shall be adequately lighted. Light sources shall be directed away and shielded from adjoining properties. All necessary utilities shall be provided and constructed below the pier deck and/or concealed underground.
- e. The proposed front setback area shall be designed and developed as a landscaped pedestrian way consistent with the development of the Lake Washington Loop Trail. Proposed landscaping in this area shall be compatible with other City plantings. Rampdowns shall be required where driveways cross sidewalks. The City shall require street tree plantings in existing knockouts on the backside of the sidewalk in front of the subject property.
- f. The applicant shall be required to develop the open streamway as proposed in the proposed fill area from the existing storm drainage running across the southern boundary of the subject property.
- g. The applicant shall be required to develop a oil and sediment separator system that will control the entry of contaminants into Lake Washington within acceptable water quality standards.
- h. All requirements of the Kirkland Department of Public Services shall be required, as per Exhibit "E".
- i. All requirements of the Kirkland Department of Fire Services shall be required as per Exhibit "F". A dry standpipe system shall be developed for the proposed pier. This system shall be constructed under the main decking of the pier.
- j. The applicant shall be required to install a security system on all outside doors to the proposed buildings to insure that the proposed development does not become a policing problem to the City of Kirkland.
- k. The maximum signing for this proposed development shall be 10 square feet, and if free standing, shall not exceed 3 feet above the existing grade, and shall be approved as part of the Final Planned Unit Development.
- l. A soils and geologic analysis shall be required as a condition of approval of the Final Planned Unit Development.

8/12/76  
7/27/76

Findings, Cont'd

- G: 32. m. The proposed pier shall be moved substantially south, but not to interfere with the proposed public access park. The size of the proposed pier and slips shall be reduced. The pier shall be constructed with a standpipe, under the main deck, which would be adequate to utilize as a component of a sewer pumping facility.
- n. Final Planned Unit Development application shall exhibit that a minimum of 30% frontal openness is maintained, with reference to Lake Street South.

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This application for a Final Planned Unit Development is generally consistent with the provisions of the Kirkland Waterfront District Zoning Ordinance, Kirkland Shoreline Master Program, Kirkland Waterfront Zoning Ordinance, and Resolution 2359 except as specified in the following.
2. Building Height. There have been minor modifications to the dimensions of the building height from the preliminary to the final P.U.D. drawings. The average grade as indicated in the preliminary plan was 21.5 feet, whereas the average grade subsequent to survey is now identified as 20.85 feet. With the building being a maximum of 32.5 feet above this mean average grade, the height of the proposed structure should not exceed 53.4 feet above mean sea level, which would be approx. 26.4 feet above Lake Street South.
3. Pier. In the preliminary P.U.D. application, the applicant proposed a pier which would have extended approximately 200 feet into Lake Washington, and would have been approximately 35 feet from the northern property line. In this application the applicant has located the proposed pier approximately in the center of the subject property, and decreased the length of the pier by approximately 60 feet. (See Exhibit "A").
4. Public Access. Previous applications for Substantial Development Permits and Planned Unit Developments or Unclassified Use Permits along Lake Washington, have included provisions in the public access easement where the property owner maintains public area and maintains responsibility for that area. These approvals included the Foghorn Restaurant, Moss Bay Marina, and the 6001 Condominium.

Prior to any review of this application by the Kirkland City Council, the applicant shall so amend Exhibit "K" - Dedication of Public Access Area on privately owned shoreline." so that the dedicator or applicant shall have the sole responsibility for maintaining this general area, and shall hold the City of

8/12/76  
7/27/76

Findings cont'd

## D. EXISTING PHYSICAL CHARACTERISTICS:

16. Topography/Soils. Local soils mapping indicates the subject property to be within an Alderwood Gravelly Sandy Loam, 6-15% slope, (AgC) classification. The applicant indicates within the submitted environmental assessment that the soils type appears to be a compacted sand and gravel. (Exhibit "G" - Environmental Assessment) The topography drops abruptly from street level, 6 or 7 feet, to a level area and thence sloping very gradually to Lake Washington.
17. Geology. Local geologic mapping indicates the subject property to be within a Vashon Till (Vt) unit.
18. Hydrology. An existing streamway flows along the south boundary of the subject property within an existing culvert, into Lake Washington. The property is located on Lake Washington.
19. Flora. The subject property exhibits scrub vegetation, and one small alder tree.
20. Fauna. There has been no observed animal life on the subject property, however, the Kirkland Shoreline Master Program indicates the submerged lands to be of a marginal quality for Sockeye Salmon spawning.
21. Submerged Land. The existing submerged land exhibits a pebble and gravel character, with no observable vegetation.

## E. PUBLIC UTILITIES:

22. Streets. The subject property is fronting on Lake Street South, which is a major arterial for the City of Kirkland. This street is also known as State Route 908.
23. Paths/Trails. Lake Street South has been indicated by the Kirkland Park Department to be a bicycle trail and is part of the Lake Washington loop trail.
24. Domestic Water Supply. There is an existing 10" water line on the east side of Lake Street South.
25. Fire Hydrants. There is one existing fire hydrant on the east side of Lake Street South, toward the southern boundary of the subject property.
26. Sanitary Sewer. There is an existing 12" sewer line on the west side of Lake Street South.
27. Storm Sewers. There is an existing culvert parallel to the southern property line of the subject property which conducts storm waters and drainage from an existing watercourse to the east of the subject property.

8/12/76  
7/27/76Findings, Cont'd

- E. 28. Public Transportation. Metro currently serves the subject property with routes 235, 240, 251 and 254.

## F. NEIGHBORHOOD CHARACTERISTICS:

29. Zoning. The subject property is zoned Waterfront District I as are all properties in the vicinity to the north and south, to the west of Lake Street South. All properties directly east of the subject property and Lake Street South are zoned Residential Multi-Family 1800 and further to the east all properties are zoned Residential Single Family 8,500. There is a small area of Neighborhood Business zoning to the southeast of the subject property.
30. Land Use. There is an existing old structure on the subject property which presently houses a cabinet shop. A major portion of the subject property is vacant. There are existing condominiums to the north, single family and vacant land to the east, multi-family to the southeast and south and a small grocery store to the southeast.
31. Public Recreation/Open Space. South Kirkland Vista Park is to the north and Marsh Park is to the south, both parks are situated on Lake Washington.

## G. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS

32. The applicant shall meet the requirements of the Kirkland Waterfront Districts Zoning Ordinance, the Kirkland Shoreline Master Program, and the Kirkland Zoning Ordinance. Resolution 2359 was approved on April 5, 1976 subsequent to the following conditions:
  - a. The proposed public access area shall be designed with provisions for access for the handicapped and disabled persons.
  - b. The proposed pedestrian trail shall be designed and constructed of such material that will allow proper drainage and a minimum amount of impervious cover along the water's edge.
  - c. The construction of the bulkhead, waterfront trail and pier shall be constructed from materials which do not have a significant adverse physical or chemical effect on water quality, vegetation, fish and/or wildlife. The above components shall be designed to permit normal circulation of water, sediments, fish and other aquatic life in and along the water's edge.

8/12/76  
7/27/76



Conclusions, Cont'd

- A. 4. (Cont'd)  
Kirkland harmless for any claims for injury or damages resulting from improper maintenance of that area. Further, the applicant shall be required to submit an exhibit which indicates the physical areas where public access is being permitted on the subject property. Further, Exhibits "A" and "K" shall be modified to include a 6 foot wide hard surface ramp in the north property line setback from the location of the proposed entry driveway to the waterfront trail area. This shall be in addition to the public pathway as indicated on that exhibit.
- B. HISTORICAL BACKGROUND:
5. The applicant has complied with the provisions as indicated in the Stipulation Order of Dismissal, SHB No. 222 as approved on June 14, 1976 except for providing a 6 foot wide pathway between the entry driveway and public walkway in the North property line setback as indicated in the above conclusion.
- C. GOVERNMENTAL COORDINATION:
6. Public Service Department/Department of Fire Services/Building Department/Police Department. All relevant requirements of the Preliminary Planned Unit Development as approved in Resolution No. 2359 should be made conditions of final approval for this application.
7. Park Department. The landscape plan should be revised to incorporate the comments of the Park Department and the proposed public easement language should be revised as indicated in Conclusion No. 4.
- D. EXISTING PHYSICAL CHARACTERISTICS: (No relevant conclusions)
- E. PUBLIC UTILITIES: (No relevant conclusions.)
- F. NEIGHBORHOOD CHARACTERISTICS: (No relevant conclusions)
- G. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:
8. Pursuant to Resolution No. 2359, the following are relevant:
- The applicant shall be required to modify Exhibit "A" to comply with the Shoreline Hearing Board Order of Dismissal. With this addition, the proposed public access area will be accessible for handicapped and disabled persons.
  - The Park Department has recommended that the pedestrian trails be constructed out of aggregate concrete. This material was recommended due to its resistance to wave action and erosion plus the previous use of gravel, cinders, and asphalt in City waterfront parks have not been functionally satisfactory. This material has been used with the Moss Bay Marina (Hadley project).

8/12/76

7/27/76

Conclusions, Cont'd

- G. 8. c. Preliminary P.U.D. recommendation regarding construction of the bulkhead, waterfront trail, and pier should be made condition of approval for the final P.U.D.
- d. The preliminary P.U.D. recommendation regarding the proposed pier performance standards should be made a condition of approval of the Final P.U.D.
- e. Prior to review by the Kirkland City Council, the applicant shall submit a final landscaping plan which includes the following:
- Include the comments of the Park Department of July 29, 1976.
  - Provide additional path area along the south side of the watercourse with an additional bench.
  - Taper the fronting pedestrian way into the existing sidewalk, and
  - Provide additional screening materials along the property lines in the north and south setback areas.
- f. The applicant has proposed an open streamway in the proposed fill area of the public area at the southwestern portion of the property. A cross section should be included in the landscape plan.
- g. The preliminary P.U.D. recommendation regarding oil and sediment separator should be a condition of approval for the Final P.U.D.
- h. All requirements of the Kirkland Department of Public Services as indicated in memorandum from Art Knutson dated February 10, 1976 should be made a condition of final P.U.D approval.
- i. All requirements of the Kirkland Department of Fire Services as indicated in the memorandum from Robert Ely dated February 2, 1976 shall be made a condition of approval for the final P.U.D. A dry standpipe system shall be developed for the proposed pier. This system shall be constructed under the main decking of the pier.
- j. The applicant shall be required to propose and install a security system on all outside doors so that the proposed development does not become a policing problem for the City of Kirkland. Said security system shall be reviewed and approved by the Kirkland Police Department at the time of building permit application.
- k. No signing has been proposed with the final P.U.D. application.
1. A soils and geologic analysis done by Earth Consultants, Inc. File W-098 and dated May 11, 1976, indicates the construc-

8/12/76

7/27/76

Conclusions, Cont'd

- G. 8. - 1. (cont'd)  
tion of the proposed facility is feasible using the conventional shallow spread footing system and that a professional engineer did not foresee any adverse geologic impacts or stability problems resulting from construction of the proposed facility.
- m. The proposed pier has been moved a considerable distance to the south, and is essentially located in the center of the subject property. The length of the main pier structure has been reduced from approximately 200 feet to 131 feet in this proposal. Said pier should be constructed with a standpipe under the main deck which would be adequate to utilize as a component of the sewage pumpout facility if such a facility is needed in the future.
- n. As indicated on Exhibit "A", the proposed site plan indicates 30.91% frontal openness along Lake Street South.

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions and as identified in Exhibits "A" through "O", we hereby recommend that this application for a Final Planned Unit Development be approved subject to the following:

- 1: Prior to this application being reviewed by the Kirkland City Council, the following shall be accomplished:
- a. The applicant shall modify Exhibit "K" - Dedication of Public Access Area on Privately Owned Shoreline" so that the responsibility of maintenance and the liability from any claims for injury or damage resulting from improper maintenance are not the responsibility of the City of Kirkland. Further, that the applicant shall submit a site plan indicating those areas where public access would be permitted on the subject property similar to Exhibit "L".
- b. That the applicant shall modify Exhibits "A", "H", "I" and "J" to include a 6 foot wide aggregate concrete pathway from the entry driveway to the north property line setback area to the water's edge pedestrian way which is in addition to the public access already indicated there and is consistent with the Order of Dismissal from the Shoreline Hearing Board of SHB NO. 222.
- c. That a final landscaping plan shall be submitted which includes the following:
- (1) The comments of the Park Department in their memo of 7/29/76. (Refer to Finding 14)
- (2) Additional path area along the south side of the watercourse with a bench.
- (3) Taper the fronting pedestrian way into the existing sidewalk, and
- (4) Additional non-site-obscuring materials along the property lines in the north and south setback areas consistent with Section 23.12.052 of the Kirkland Zoning Ordinance.

8/12/76  
7/27/76

Recommendations, Cont'd

2. No building shall be located higher than 32.5 feet above the average building grade or 53.4 feet above mean sea level.
3. Construction of the bulkhead, waterfront trail and pier shall be constructed from materials which do not have a significant adverse physical or chemical effect on the water quality, vegetation, fish and/or wildlife. The above components shall be designed to permit normal circulation of water, fish, and other aquatic life in and along the water's edge.
4. The proposed pier shall not have a deck elevation more than 2 feet above mean high water level. Identification signs for slips or piers shall be permitted if they do not exceed one square foot per moorage. Covered waste receptacles shall be located at least one at each intersection of finger and main pier (total 4 minimum), and shall be designed as an integral part of the pier structure and shall be secured from being overturned by wind or waves. All piers shall be adequately lighted. Light sources shall be directed away from and shielded from adjoining properties. All necessary utilities shall be provided and constructed below the pier deck and/or concealed underground.
5. The applicant shall be required to develop the open streamway as proposed and the proposed fill area from the existing storm drainage running across the southern boundary of the subject property.
6. The applicant shall be required to develop an oil and sediment separator system that will control the entry of contaminants into Lake Washington within acceptable water quality standards.
7. All requirements of the Department of Public Services shall be required as per the memorandum from Art Knutson dated February 10, 1976. (Refer to Finding 11).
8. All requirements of the Kirkland Department of Fire Services shall be required as per the memorandum from Robert Ely dated February 2, 1976 (Refer to Finding 12). A dry standpipe system shall be developed for the proposed pier. This system shall be constructed under the main decking of the pier.
9. The applicant shall be required to propose and install a security system on outside doors so that the proposed development does not become a policing problem to the City of Kirkland Police Department. Said security system shall be reviewed and approved by the Kirkland Police Department at the time of the building permit application.
10. Development of the subject property shall be consistent with the soils and geologic analysis completed by Earth Consultants, Inc., File W-098 dated May 11, 1976. The proposed pier shall be constructed with a standpipe under the main deck, which would be adequate to be utilized as components of the sewage pumpout facility if such a facility were needed in the future.

8/12/76  
7/27/76

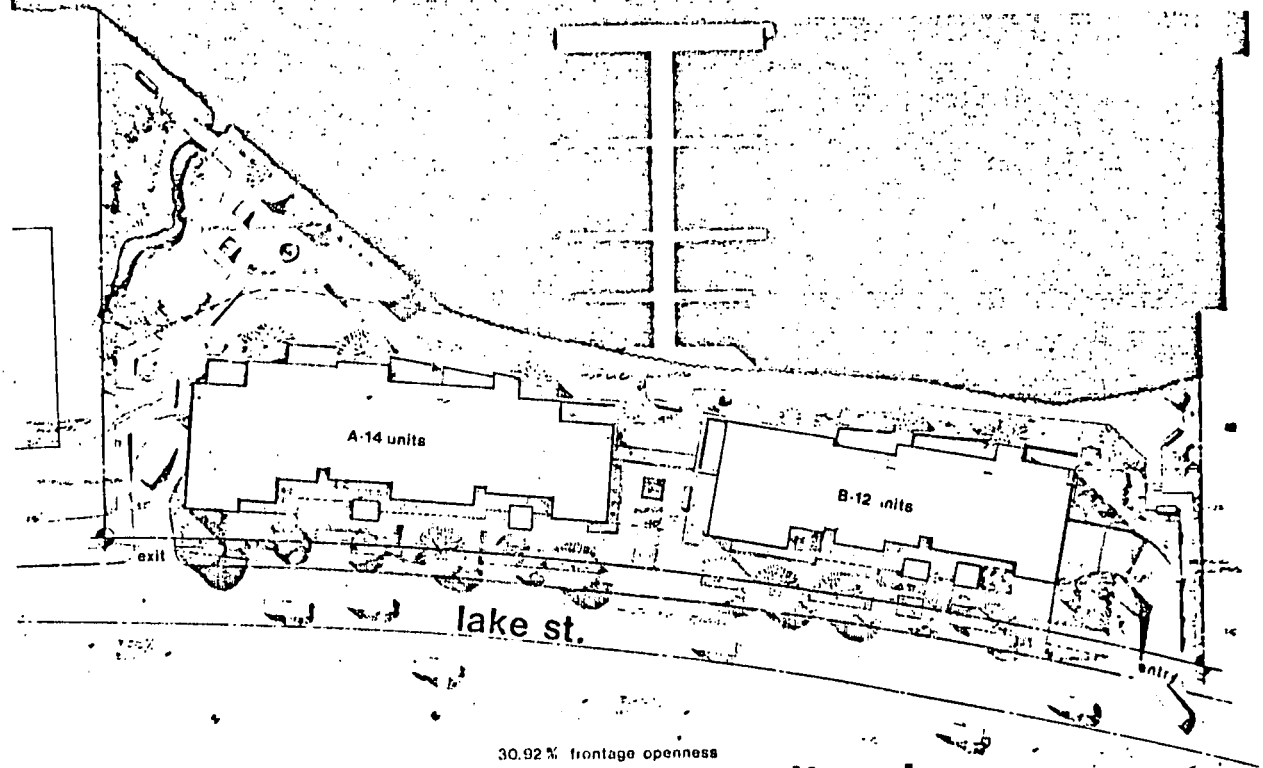
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SNP-PUD-76-41(P)  
Inset Condominiums  
Page 12 of 12

Recommendations, Cont'd

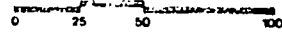
11. The applicant shall be required to record modified Exhibits "K and "L" with the King County Department of Records and Elections prior to receiving a building permit for the subject property. A copy of this recorded document shall be submitted to the Department of Community Development prior to the issuance of any building permit.
12. The applicant shall provide measures to minimize or camouflage roof penetrations.

EXHIBIT "A"  
 SITE PLAN/VICINITY MAP  
 SDP-PUD-76-41(P) Final  
 Sunset Condominiums



30.92% frontage openness

site plan



PROJECT INFORMATION  
 FINAL PLANNED UNIT DEVELOPMENT

SITE:

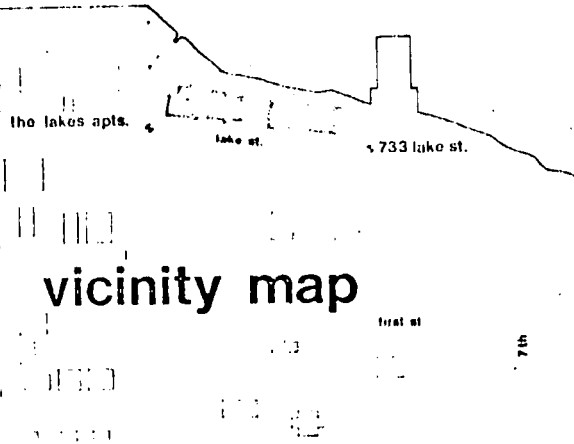
37,360 sq. ft. existing land area  
 7,700 sq. ft. proposed fill  
 45,060 sq. ft. total land area  
 1.03 acres  
 427 ft. of waterfront

BUILDINGS:

17,076 sq. ft. north building  
 12 units  
 20,205 sq. ft. south building  
 14 units

37,281 sq. ft. total unit area - 26 units

PARKING: 58 cars - 2.2/unit



vicinity map

1/5

**SUNSET**  
 CONDOMINIUMS

**G. CICHANSKI**  
 ARCHITECT  
 252-7100