

RESOLUTION NO. R-2504

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A FINAL PLANNED UNIT DEVELOPMENT PERMIT AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. PUD-77-97(H), BY VILLAGE UNIVERSAL OF WASHINGTON FOR A 6-UNIT CONDOMINIUM PROJECT AT 6000 LAKE WASHINGTON BOULEVARD, 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, Inc., the owner of said property described in said application and located within a Waterfront District I zone.

WHEREAS, the application has been submitted to the Kirkland Planning Commission and Houghton Community Council who held public hearings thereon at their regular meetings of February 9, 1978 and February 7, 1978 respectively, and

WHEREAS, pursuant to City of Kirkland Ordinance No. O-2319 concerning environmental policy of the State Environmental Policy Act, an environmental worksheet 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 worksheet and declaration have been available and accompanied the application through the entire review process, and

WHEREAS, the Kirkland Planning Commission and Houghton Community Council after their public hearings and consideration of the recommendations of the Department of Community Development and having available to them the environmental worksheet 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-77-97(H) are adopted by the Kirkland City Council as though fully set forth herein except for "RECOMMENDATION 1-c".

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 together with the following:

"The applicant shall be required to install a security system on all outside doors to the proposed building."

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. Notwithstanding, the recommendations heretofore given by the Houghton Community Council, the subject matter of this Resolution and the Final Planned Unit Development Permit herein granted are, pursuant to Ordinance 2001, subject to the disapproval jurisdiction of the Houghton Community Council, and therefore this Resolution shall become effective only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this Resolution within 60 days of the date of the passage of this Resolution.

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 21st day of February , 1978.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY _____ DATE _____
XX RECOMMENDED BY _____ DATE February 9, 1978
ADOPTED BY _____ DATE _____

STAFF _____
BOARD OF ADJUSTMENT _____
HOUGHTON COMMUNITY COUNCIL _____
XX PLANNING COMMISSION _____
CITY COUNCIL AS INCORPORATED IN _____
RESOLUTION _____ ORDINANCE _____

David Russell
David Russell, Chairperson

NUMBER _____
DATE _____

FILE NUMBER PUD-77-97(H) FINAL
APPLICANT ALAN LURIE/VILLAGE UNIVERSAL OF WASHINGTON, INC
PROPERTY LOCATION 6000 Lake Washington Boulevard
SUBJECT FINAL PLANNED UNIT DEVELOPMENT of 6 condominium units in WD I
HEARING/MEETING DATE February 21, 1978
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Vicinity Map "B" Site Plan "C" Notice of Approval "D" Soils Report "E" First Floor Plan "F" Second Floor Plan "G" Third Floor Plan "H" East Elev. "I" West Elevation "J" North Elevation "K" Vicinity Section "L" East-west Section "M" North-south Section

STATEMENTS OF FACT:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for a Final Planned Unit Development for 6 condominium units to be developed in Waterfront District I. The subject property is generally referred to as 6000 Lake Washington Boulevard. (Refer to Exhibit "A" - Vicinity Map, and "B" - Site Plan).
2. Setbacks. The applicant proposes to increase the setbacks beyond the first floor of the building. Therefore, the building cube diminishes in size past the first floor level. At the first floor level the applicant proposes a ten foot setback on the south and a 15 foot setback on the north property line. From the second floor on, the applicant proposes a 17 foot setback on the south and a 35 foot on the north. The applicant has proposed a 20 foot setback along the water's edge and a 0 line setback for the parking spaces which are below street grade and a 35 foot setback for building above street grade.

B. RECOMMENDATIONS OF PRELIMINARY PLANNED UNIT DEVELOPMENT: (for a detailed discussion of the Existing Physical Characteristics, Public Utilities, Neighborhood Characteristics, Local Zoning And/Or Land Use Policies and Plans, refer to the Advisory Report prepared for the Preliminary Planned Unit Development application, and reviewed by the Houghton Community Council and Kirkland Planning Commission on August 9 and August 25, 1977, respectively.)

On September 19, 1977 the Kirkland City Council approved the Preliminary Planned Unit Development and Substantial Development Permit for this project under Resolution R-2459, which contains the following conditions of approval:

1. The applicant shall be required to develop an oil and sediment separator system which will control the entry of contaminants into Lake Washington within acceptable water quality standards.
2. The applicant shall be required to meet the requirements of the Public Service Department and the Department of Fire Services.
3. The applicant shall be required to install a security system on all outside doors to the proposed building to insure that the proposed development does not become a policing problem to the City of Kirkland.
4. The maximum signage 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.
5. A final soils and engineering analysis shall be required as a condition of approval for the Final Planned Unit Development as it relates to this project.

Statements of Fact, Continued

- B.
6. The Final Planned Unit Development application shall exhibit that a minimum of 30% frontal openness is obtained with reference to Lake Washington Boulevard. All structural elements located in the south and street setback areas shall be reduced in height to an elevation generally the same as the average elevation of the sidewalk. This provision shall apply to all structural elements regarding this 30% openness ratio. The approximate elevation of these areas will, therefore, be approximately 27 feet in elevation as indicated on Exhibit "E".
 7. Improvements to the water's edge pedestrian trail should include the following which are consistent with the requirements for Sunset Condominiums:
 - a. Sidewalks shall be a minimum of five feet wide, concrete and not closer than two feet to the water's edge. The pedestrian trail should connect to the existing paved improvements in NE 60th Street and extend to the path to the south side of the Foghorn Restaurant. The trail shall be designed for the use of handicapped and disabled persons.
 - b. Low lighting shall be installed as per Police Department review.
 - c. Stabilization of the shoreline should be included.
 - d. Existing cottonwoods should be limbed up to a height of 15-20 feet.
 - e. Landscaping in this area shall be designed to provide maximum visibility from NE 60th Street street-end for the benefit of the Police patrols.
 - f. The applicant shall work with the Department of Community Development and the Kirkland Park Department on the final landscaping plan.
 8. Prior to applying for Final Planned Unit Development review, the applicant shall make the following modifications to the site and landscaping plan:
 - a. The high water line setback area adjacent to NE 60th Street shall be kept as open as possible to permit maximum visibility for police patrol. This may reduce the size of the waterward extension of the patios on the first level and to some minor extent some of the proposed berming in this area.
 - b. The landscape architect shall work with the Kirkland Park Department to integrate and supplement existing landscaping at the north end of the park with landscaping for this project.
 - c. The landscaping on the deck of the north building shall be kept low so as to not impair more view to the water. Landscaping shall not be above 18-24" and no temporary or perm-

Statements of Fact, Continued

- B. 8. c. anent structures which would obstruct views shall be permitted in this area.
9. The applicant shall design the roof of the building so as to limit the number of roof penetrations and camouflage them, while keeping them to as low a height as possible.
10. This project shall be subject to "Fee in Lieu" provisions of Section 23.10.110 of Ordinance No. 2183, which shall be paid prior to receiving a Building Permit.
11. The sidewalk along Lake Washington Boulevard shall be graded to provide a level transition across the proposed access to the understory parking.

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This application for a Final Planned Unit Development is consistent with the requirements of the Kirkland Zoning Ordinance and the Kirkland Shoreline Master Program.
2. The applicant has satisfied the conditions of approval for the Preliminary Planned Unit Development to the extent necessary for processing of this Final Planned Unit Development application. Some of the previous conditions of approval will be more appropriately addressed at the time of Building Permit application, and are so noted in the following sections.

B. PRELIMINARY PLANNED UNIT DEVELOPMENT REQUIREMENTS:

1. Oil and Sediments Separator. The applicant has indicated that he will comply with this requirement, and will submit detailed designs for an oil and sediment separator system at the time of Building Permit application.
2. Public Service and Fire Departments. The applicant has indicated that he will satisfy the requirements of these two Departments.
3. Security System. The applicant has indicated that he will install a security system on all outside doors to the proposed buildings. A detailed design for this system will be submitted at the time of Building Permit application.
4. Signage. The applicant has not proposed any signage for the proposed project.
5. Soils Analysis. The applicant has not yet submitted a final soil and engineering analysis for this project. However, the applicant has indicated that he will be able to make one available at the time of Building Permit application. Based on the information contained in previous soils analysis conducted for other projects on this site, the Department of Community Development anticipates no problems with the bearing capacity of this site. This Department

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Conclusions, Continued

- B. 5. would therefore recommend that the applicant's desire to postpone submittal of a final soils report until Building Permit be accommodated.
6. Drawings submitted by the applicant indicate that 30.2% frontal openness for this project will be obtained. The applicant has indicated, however, that a portion of the pedestrian mall within the front setback will need to be elevated approximately three feet above sidewalk level, in order to allow vehicles adequate clearance into the understory parking. The Department of Community Development feels that, since this revision will not disrupt public useage of the front area as an open mall, and will not change the character of the building, this revision could be accomodated.

(Cont'd on next page)

7. Pedestrian trail.

- a. Sidewalk. The applicant has proposed a 5 foot wide concrete sidewalk to be installed along the waterfront. The applicant has indicated that this sidewalk will be held back two feet from the water's edge, and will connect with the existing paved improvements in N.E. 60th Street and will extend to the path on the south side of the Foghorn Restaurant. The trail shall be designed for the use of handicapped and disabled persons.
- b. Lighting.. The applicant shall submit a lighting plan with the Building Permit application, for review by the Police Department.
- c. The applicant has indicated stabilization of the shoreline. Detailed designs shall be submitted with the Building Permit application, and will be subject to the normal review process.
- d. On the final landscaping plan to be submitted with the Building Permit, the applicant shall indicate that the existing cottonwoods along the waterfront will be limbed up to a height of 15-20 feet.
- e. Visibility. The applicant has worked with the Park Department to insure maximum visibility of the pedestrian trail from the N.E. 60th Street-end for the benefit of police patrols.
- f. The applicant has worked with the Department of Community Development and the Kirkland Park Department on the final landscaping plan.

8. Plan Modifications.

- a. Visibility. The applicant has reduced the amount of berming to be placed within the waterfront setback, in order to increase visibility from N.E. 60th Street.
- b. The applicant has worked with the Kirkland Park Department on a landscaping plan which will integrate and supplement the existing landscaping at the north end of the park with the landscaping for this project. However, the Department

8. b. (Cont'd)

of Community Development feels that additional materials should be installed along the southern edge of the proposed above-ground parking area. These materials should not reach a height of greater than 36" at maturity, and should be indicated on the final landscaping plan to be submitted with the Building Permit application.

c. The landscaping proposed by the applicant for the sideyards appears to be of types which should not substantially obstruct views from Lake Washington Boulevard. The Department of Community Development feels that additional landscaping should be installed along the north side of the driveway entering the underground parking area, and said additional landscaping should be noted on the final landscaping plan to be submitted with the Building Permit application.

9. The applicant has indicated that the roof penetrations will be camouflaged with skylighting. The proposed skylighting would be approximately 4 feet maximum in height. The overall height of the building, including the skylighting, would be within the height requirements of the Zoning Ordinance.

10. This project shall be subject to "Fee-in-Lieu" provisions of Section 23.10.110 of Ordinance No. 2183, which shall be paid prior to receiving a Building Permit.

11. The applicant has indicated that the sidewalk along Lake Washington Boulevard will be graded to provide a level transition across the proposed access to the understory parking.

RECOMMENDATIONS:

Subject to the foregoing Statements of Fact, Conclusions, and Exhibits "A" through "M", we hereby recommend approval of this Final Planned Unit Development application subject to the following conditions:

1. At the time of Building Permit application, the applicant shall satisfy the remainder of the requirements included as Conditions of Approval for the Preliminary Planned Unit Development (Resolution No. R-2459), which include the following:
 - a. The applicant shall be required to develop an oil and sediment separator system which will control the entry of contaminants into Lake Washington within acceptable water quality standards.
 - b. The applicant shall be required to meet the requirements of the Public Service Department and the Department of Fire Services.
 - c. The applicant shall be required to install a security system on all outside doors to the proposed building ~~to insure~~ R-2504

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Recommendations, Cont'd

1. c. (Cont'd)

~~that the proposed development does not become a policing problem to the City of Kirkland.~~

- d. A final soils and engineering analysis shall be provided as it relates to this project.
- e. A lighting system shall be designed for review by the Police Department.
- f. Detailed designs of shoreline stabilization shall be submitted.
- g. This project shall be subject to "Fee-in-Lieu" provisions of Section 23.10.110 of Ordinance No. 2183.
- h. The sidewalk along Lake Washington Boulevard shall be graded to provide a level transition across the proposed access to the understory parking.
- i. The sidewalk to be installed along the water's edge shall be physically connected to the public access system for the Foghorn Restaurant to the north of the site.

2. The final landscaping plan to be submitted with the Building Permit shall indicate the following:

- a. Existing cottonwoods will be limbed up to a height of 15 to 20 feet.
- b. Additional low shrubs shall be installed along the south side of the proposed guest parking area.
- c. Additional low landscaping shall be provided along the north boundary of the proposed driveway serving the understory parking. This shrubbery shall be of a type to conform with Section 23.60.040 of the Kirkland Zoning Ordinance, and shall be maintained so that the height of these materials will not exceed 4 feet in height at any time.

3. The applicant shall submit to the City a "Dedication of Public Access Area on Privately Owned Shoreline" document, similar in form to the document required for the applicant's development of Sunset Condominiums. This easement shall be recorded with King County prior to receiving any additional permits from the City.

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