

RESOLUTION NO. R- 2526

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY PLAT OF FORBES CREEK AS APPLIED FOR BY DONALD HILL AND GERALD SCHLATTER, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. P-SUB-77-77(P) AND SETTING FORTH CONDITIONS TO WHICH SUCH PRELIMINARY PLAT SHALL BE SUBJECT.

WHEREAS, the Department of Community Development has received an application for a preliminary plat, said application having been made by Donald Hill and Gerald Schlatter and said property as legally described in the application is within a RS 35,000 zone, and

WHEREAS, pursuant to City of Kirkland Ordinance No. 0-2319 concerning environmental policy and the State Environmental Policy Act, an Environmental Checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland and a positive declaration reached, and

WHEREAS, said Environmental Checklist and Declaration have been available and accompanied the application throughout the entire review process, and

WHEREAS, thereafter, a final Environmental Impact Statement was prepared, published and made available and accompanied the application through the entire review process, and

WHEREAS, the Kirkland Planning Commission, after public hearings and consideration of the recommendations of the Department of Community Development, did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the preliminary plat, subject to the specific conditions set forth in said recommendation.

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. P-SUB-77-77(P) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The preliminary plat of Forbes Creek is hereby given approval, 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, along with the Findings, Conclusions and Recommendations hereinabove adopted shall be attached to and become a part of the evidence of preliminary approval of said preliminary plat to be delivered to the applicant.


Section 4. Nothing in this Resolution shall be construed as excusing the applicant from compliance with all federal, state or local statutes, ordinances or regulations applicable to this project, other than as expressly set forth herein.

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


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

ADOPTED in regular meeting of the Kirkland City Council on the 15th day of May, 1978.

SIGNED IN AUTHENTICATION thereof on the 15th day of May, 1978.

  
\_\_\_\_\_  
Mayor pro tem

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 \_\_\_\_\_  
XXXX ADOPTED BY \_\_\_\_\_ DATE May 15, 1978

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

XXX CITY COUNCIL AS INCORPORATED IN  
XX RESOLUTION \_\_\_\_\_ ORDINANCE \_\_\_\_\_  
NUMBER R-2526  
DATE May 15, 1978

FILE NUMBER P-SUB-77-77(P)  
APPLICANT DONALD S. HILL & GERALD R. SCHLATTER  
PROPERTY LOCATION W. of 116th Ave. NE & north of NE 104th St.  
SUBJECT PRELIMINARY SUBDIVISION OF "FORBES CREEK" a 24-lot residential subdivision  
HEARING/MEETING DATE May 15, 1978  
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" Proposed Plat "D" Topography  
"E" Environmental Checklist "F" Environmental Declaration



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT  
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_

XXX RECOMMENDED BY \_\_\_\_\_ DATE April 27, 1978

ADOPTED BY \_\_\_\_\_ DATE \_\_\_\_\_

STAFF \_\_\_\_\_

BOARD OF ADJUSTMENT \_\_\_\_\_

HOUGHTON COMMUNITY COUNCIL \_\_\_\_\_

XXX PLANNING COMMISSION \_\_\_\_\_

CITY COUNCIL AS INCORPORATED IN \_\_\_\_\_

*David Russell*  
David Russell, Chairperson

RESOLUTION \_\_\_\_\_ ORDINANCE \_\_\_\_\_

NUMBER \_\_\_\_\_

DATE \_\_\_\_\_

FILE NUMBER SUB-77-77(P)

APPLICANT DONALD S. HILL AND GERALD SCHLATTER

PROPERTY LOCATION W. of 116th Ave. N.E., & north of N.E. 104th Street

SUBJECT Preliminary Subdivision of "FORBES CREEK" into a 24-lot residential subdivision.

HEARING/MEETING DATE May 15, 1978

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" Proposed Plat "D" Topography  
"E" Environmental Checklist "F" Environmental Declaration



STATEMENTS OF FACT:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application by Mr. Don Hill and Mr. Gerald Schlatter for Preliminary Subdivision of Forbes Creek. The subject property is located in the North Highlands area, between 116th NE and I405, at approximately NE 104th Street. (Refer to Exhibit "B" - Vicinity Map).
2. The applicant proposes to create 24 lots from a 27 acre parcel of property. The applicant proposes to develop lots 23 and 24 as a City Park. Lots 7 through 20, and 22, are proposed to be included in the Forbes Creek PUD, for which the applicants have filed concurrently under File No. PUD-77-75(P). (Refer to Exhibit "C" - Proposed Plat).
3. The applicant intends to create lots 1 through 6 in conformance with RS 8500 zoning. Such a subdivision would require the re-zone of the subject property from the present zoning of RS 35,000 to RS 8500.

Lots 7 through 20 would range in size from approximately 2600 square feet to 6200 square feet. The applicants intend to develop these smaller lots using 0 lot line setbacks.

Lots 21 would contain approximately 37,500 square feet. At present, there is no access to this lot, as it is separated from the majority of the property by a steep ravine, and does not abut any rights-of-way.

4. An Environmental Impact Statement has been completed for this action, which is appended to the Advisory Report for the PUD application, under File No. PUD-77-75(P). The reader should refer to the EIS and PUD Advisory Report for further details concerning the historical background, existing physical characteristics, neighborhood characteristics, public utilities, governmental coordination, and zoning and land use regulations relating to this project.

B. HISTORICAL BACKGROUND:

5. The southern 1/3 of this property was at one time used as a barrow pit for the construction of Interstate 405. Some private clearing and grading has occurred on this site in recent months.

C. EXISTING PHYSICAL CHARACTERISTICS:

6. Topography. The majority of the subject property slopes in a northeasterly direction at approximately 5%. On the northeast corner of the property is a steep ravine with slopes of 40% or greater. Along the south and north property lines of the subject property are steep slopes, reaching 100%. (See Exhibit "D" - Topography)

Statements of Fact, Continued

- C. 7. Hydrology. Forbes Creek runs through the base of the ravine on the northeast portion of the site.
8. Vegetation. The northern 2/3's of the subject property are densely vegetated with a mixture of coniferous and deciduous materials.
9. Soils/Geology. Local soil mapping indicates the subject property to be located within an Arents, Alderwood (AgC) classification, while the geologic unit is Vashon Till (Qt).

D. NEIGHBORHOOD CHARACTERISTICS:

10. Zoning. The subject property is presently zoned RS 35,000. The property directly to the south is presently being developed consist with RS 8500 zoning. To the west is property zoned RS 8500. North of the site is Light Industrial zoning, while to the east of the site, separated by I405, is King County Residential zoning.
11. Land Use. The subject property presently supports five single family residences, one of which is vacant. The majority of the subject property is undeveloped. In the area which was once used as a borrow pit, there is storage of construction equipment. To the south and west of the site is property being developed for single family residential use. To the north of the site is ParMac Industrial Park. Abutting the east property line of the site is Interstate 405.
12. Parks/Recreation. One thousand feet to the southwest of the subject property is Highlands Park. Seven hundred and fifty feet to the south of the site is a City-owned parcel of property, which at this time is undeveloped. The Land Use Policies Plan has indicated the need for additional park facilities in this neighborhood.

E. PUBLIC UTILITIES:

13. Sewer. The developers will be required to provide adequate sewer to serve this proposal.
14. Water. The developers will be required to provide adequate water to supply the domestic and fire flows necessary to serve this project.
15. Storm Drainage. The subject property presently drains in a northerly direction into Forbes Creek.
16. Streets. The subject property fronts on 116th Avenue NE, which is 30-foot wide right-of-way. The road exists in a graded condition.

Statements of Fact, Continued

E. 17. Sidewalks. There are no existing sidewalks abutting the subject property. When surrounding residential developments are completed, street and sidewalk improvements will be installed along portions of 116th Avenue NE.

F. GOVERNMENTAL COORDINATION:

18. Many City Departments, as well as other individuals and agencies have provided input on this development. Comments from the City Departments are fully discussed in the PUD Advisory Report. All other comments have been addressed in the Environmental Impact Statement prepared for this proposal.

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

19. The proposed development is required to be consistent with the Kirkland Subdivision Ordinance No. 2178, with the following specific sections noted for the applicants' benefit:

- a. A tree cutting plan for all development shall be required indicating those trees over 6-inches in caliper which will be cut and which will remain on site. (Section 2.5.5)
- b. The use of water retention basins to minimize run-off or soil erosion potential may be required. (Section 2.5.6)
- c. The applicant is required to provide a minimum five percent open space dedication for the use of recreational purposes, or deposit an amount into the "fee in lieu of open space" account of the Park and Municipal Cumulative Reserve Fund. This amount would be \$200 per proposed lot, or 10% of the assessed valuation of the entire subdivision, whichever is greater. (Section 2.5.9)
- d. All proposed streets within the subdivision must be constructed to minimum City specifications. (Section 2.11.3)
- e. Where a subdivision abuts existing roads, sidewalks or walkways will be required to be installed in or adjacent to the abutting right-of-way. (Section 2.11.9)
- f. All required utilities shall be undergrounded to current utilities specifications. (Section 2.12.3)

20. Pursuant to the Kirkland Land Surface Modification Ordinance No. 2293, subsequent to the approval of the preliminary plat, a land surface modification or grading permit may be issued for land surface modification or grading work to be done only within proposed streets or utility easements as designated on the approved Preliminary Plat drawings. Prior to the approval of a final plat, the applicant shall indicate the maximum extent of vegetation removal for housing and development.

4/27/78

4/6/78 eb

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This application is consistent with the Kirkland Subdivision Ordinance as indicated in the following sections.
2. At the time of Final Plat application, the applicant should submit an application for Rezone. The Rezone application should pertain only to lots 1 through 6. Application for rezoning of the remainder of the subject property should accompany the Final Planned Unit Development applications.
3. It has been noticed that not all parties owning property involved in this subdivision have been represented on the application form. Pursuant to State Law (RCW 58.17.165) all property owners would be required to sign the application for Final Plat approval for this project. These signatures will also need to accompany any rezone application for lots 1 through 6.
4. Application for Final Plat approval should be approved by the Planning Commission prior to Planning Commission review of the Final PUD application for this project. This will insure that all property owners are properly represented prior to the construction of any dwelling units on the property.
5. Due to the fact that proposed lot 21 has no apparent access, this area should not be established as a separate lot, but should be included as part of lot 22 and should remain undeveloped.

B. HISTORICAL BACKGROUND: (No relevant conclusions)

C. EXISTING PHYSICAL CHARACTERISTICS:

6. Topography/Soils/Geology. These factors should not constrain the Planning Commission from making either a positive or negative decision on this application.
7. Hydrology. The developers should be required to maintain Forbes Creek in a natural condition. All necessary precautions should be taken to maintain existing water quality of this creek.
8. Vegetation. Vegetation on the subject property should be maintained to the maximum extent possible. Prior to Final Plat review, the applicant should submit a plan indicating all vegetation over 6-inches in caliper, and showing which of this vegetation will be removed and which will remain with development of this project.

D. NEIGHBORHOOD CHARACTERISTICS:

9. Zoning. Proposed lots 1 through 6 are consistent with the proposed zoning of RS 8500 for the subject property. Lots 7 through 20, which are of a significantly smaller size, do not conform to the subdivision ordinance and should therefore be deleted from the site plan.

4/27/78  
4/6/78 eb

Conclusions, Continued

- D. 9. Proposed zoning of the subject property is consistent with other existing and expected zoning of surrounding properties.
10. Land Use. The general use of this property (residential) would be consistent with other uses in the surrounding area. However, those units to be constructed within the confines of the proposed PUD could be of varying types, including townhouses and units with 0-line property setbacks. A more complete discussion of the proposed land use is included in the Advisory Report prepared for the PUD application under File No. PUD-77-75(P).
11. Parks/Recreation. The applicants are proposing to develop and dedicate a 2.2 acre park on lots 23 and 24, to address the expressed need for additional park facilities in this neighborhood.

E. PUBLIC UTILITIES:

12. Sewer. The applicants have indicated that they will be installing adequate sewer to serve this project. Detailed drawings will need to be submitted to, and approved by, the Public Service Department prior to any construction of these utilities.
13. Water. The applicants have proposed to install the necessary water to serve this development, which would connect to the existing 8-inch water line in the right-of-way of 116th Avenue NE. Detailed drawings will need to be submitted to, and approved by, the Public Service Department prior to construction of any of these utilities.
14. Storm Drainage. Prior to the installation of any required utilities, grading, or clearing or development on the subject property, the applicants shall be required to submit for review engineering calculations and plans for the storm water run-off and drainage system to the Department of Public Services. This system will be designed so that the water leaving the site from a storm having an intensity equal to or less than a ten-year storm will not have a lesser quality or greater quantity than that which currently leaves the site under identical storm conditions.

In addition, the applicant should submit to the Public Service Department an interim storm drainage/erosion control plan for their approval. This plan is to be approved by the Public Service Department prior to any grading on the site. Also, the developer should submit a bond to the City in an amount determined by the Public Service Department for the maintenance of the interim drainage/erosion control facility.

15. Streets/Sidewalks. With the platting of this property, the following improvements should be made to 116th Ave. N.E.:
- The applicants should dedicate a strip of land 30 feet in width to the City for right-of-way purposes, to bring the total width of 116th Ave. N.E. to 60 feet.
  - The applicant should provide 18 feet of asphaltting, with underground drainage and curb and gutter improvements and a 5 foot wide concrete sidewalk on 116th Ave. N.E., where the subject property abuts that street. These improvements may meander in the right-of-way to save existing vegetation

Conclusions, Continued

E. 15. c. A vehicle turn-around should be provided at the northern extent of the improvements to 116th NE.

d. Recommended improvements for the various systems serving the portion of this plat to be included in the proposed PUD are stated in the Advisory Report for the PUD application, File No. PUD-77-75(P).

F. GOVERNMENTAL COORDINATION:

16. The applicants should be required to comply with the recommendations of these Departments, where applicable.

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

17. Rather than deposit an amount of money into the "fee in lieu of open space" account of the Park and Municipal Facilities Cumulative Reserve Fund, the applicant has proposed to develop and dedicate a park facility. The Parks Department and Park Board has responded favorably to this proposal and it would be our recommendation that this proposal be accepted. The applicants should be required to work with the Parks Department on a final design of the park facility. The final park plan should be submitted for review by the Planning Commission along with the Final Plat application.

18. All utilities should be undergrounded.

19. After preliminary plat approval, land surface modifications should only be allowed within the proposed streets and utility easements serving this development.

RECOMMENDATIONS:

Subject to the foregoing Statements of Fact, Conclusions, Exhibits "A" through "F", we hereby recommend that this Preliminary Plat of Forbes Creek be approved subject to the following conditions:

1. Approval of this application shall be contingent upon approval of the Preliminary Planned Unit Development application submitted under File No. PUD-77-75(P).
2. The Environmental Impact Statement prepared for this project shall be included as part of the adopting Resolution for this application.
3. Planning Commission of Final Plat application for this project shall precede Commission review of the Final Planned Unit Development application for this project. Accompanying the Final Plan application shall be a Rezone application pertaining to lots 1 through 6. Other lots within this development shall be rezoned concurrently with Final Planned Unit Development applications. Lots 7 through 20 shall be deleted from the site plan.

4/27/78  
4/6/78 eb



Recommendations, Continued

4. The Final Plat application shall bear the signatures of all parties having a partial ownership of the subject property, as well as the rezone application for lots 1 through 6. Approval of this application does not negate any of the conditions of approval imposed upon the subject property under File No. PUD-77-75(P).
5. With development of the subject property, the following improvements to 116th Avenue NE shall be provided:
  - a. Dedication of a 30-foot wide parcel of property to the City for right-of-way purposes, where the subject property abuts 116th Avenue NE.
  - b. Eighteen feet of asphalt, with underground drainage and curb and gutter improvements, and a 5-foot wide concrete sidewalk. These improvements may meander in the right-of-way to maintain vegetation.
  - c. A vehicle turn-around shall be provided at the northern extent of the improvements to 116th Ave. N.E.
6. All utilities shall be undergrounded.
7. Prior to the installation of any required utilities, grading, clearing or development on the subject property, the applicant shall be required to submit for review engineering calculations and plans for the storm water run-off and drainage system to the Department of Public Services.

The system shall be designed so that the water leaving the site from a storm having an intensity equal to or less than a ten year storm will not have a lesser quality or greater quantity than that which currently leaves the site under identical storm conditions.
8. Prior to the construction of any utilities, the applicants shall submit detailed plans for the construction of water and sewer systems to the Department of Public Services for their review and approval.

In addition, the applicant shall submit to the Public Service Department an interim storm drainage/erosion control plan for their approval. This plan is to be approved by the Public Service Department prior to any grading on the site. Also, the developer shall submit a bond to the City in an amount determined by the Public Service Department for the maintenance of the interim drainage/erosion control facility.
9. To satisfy the requirement for the provisions of public recreational area, the applicant shall design and develop the 2.2 acre park proposed along the east side of 116th Avenue NE. The applicants shall continue to work with the Parks Department on a final design of this park. The final design shall be included with the applications for Final Planned Unit Development.
10. Subsequent to approval of this preliminary plat application, clearing and grading shall occur only within the proposed streets and utility easements.
11. Lot 21 shall be incorporated into Lot 22 and shall remain undeveloped.

4/27/78

4/6/78

APPLICATION FOR A PRELIMINARY SUBDIVISION

NOTE: Before preparing this application, please read information on cover page of this form.

Name of Applicant DONALD S HILL Phone 822 9641

Company Name \_\_\_\_\_

Mailing Address 10639 116<sup>th</sup> Ave NE City KIRKLAND Zip 98033

(1) Briefly describe the nature of the proposed subdivision (include intended use and number of lots proposed):

30 Residential Lots RS8500

Proposed name of subdivision: FORBES CREEK

Location of subdivision: 116<sup>th</sup> AVE NE & NE 104<sup>th</sup> STREET

(2) Existing zoning of property RS35000

(3) Initial size of property (unsubdivided): \_\_\_\_\_ SQ. FEET,  
27 ACRES.

(4) If one large lot, suitable for subdivision, remains, explain reason:  
ONE LOT WILL BE TREATED AS A P.U.D. (RESIDENTIAL TYPE)

The undersigned applicant(s) is(are) the owners of the property described as follows (legal description): SEE ATTACHED DRAWING SUBDIVISION FORBES CREEK

Exhibit "A"  
Application  
Forbes Creek  
SUB-77-77(P)

Said property was acquired by the applicant(s) on \_\_\_\_\_, 19\_\_.



A F F I D A V I

STATE OF WASHINGTON )  
COUNTY OF KING )  
CITY OF KIRKLAND )

Ronald S. Hill, being duly sworn depose and say(s), that I (we) am (are) the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief.

Ronald S. Hill  
(owner)

\_\_\_\_\_  
(owner)

Subscribed and sworn to before me this 15 day of September, 1977.

B. Stone

Notary Public in and for the  
STATE OF WASHINGTON, residing at

Redmond

STATE OF WASHINGTON)  
COUNTY OF KING ) SS  
CITY OF KIRKLAND )

I/we, Donald S. Hill, being duly sworn depose and say, that I am/we are the owner(s) of the property legally described below, and that \_\_\_\_\_ has my/our permission to act as my/our agent in my/our behalf for this application for a \_\_\_\_\_ for the subject property with the City of Kirkland.

Donald S. Hill  
\_\_\_\_\_  
(Signature(s) of Owner(s))

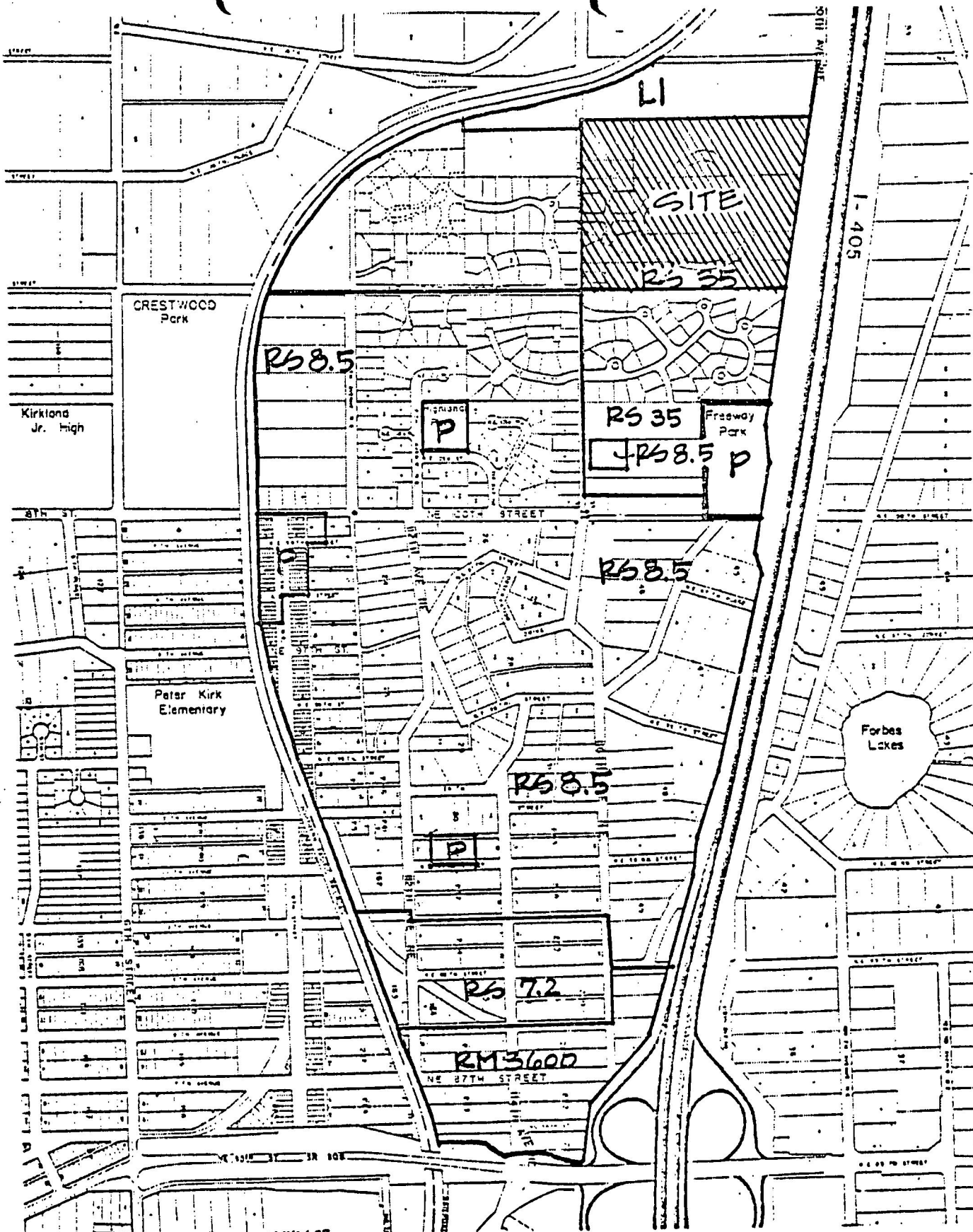
Subscribed and sworn to before me this 15<sup>th</sup> day of September, 1977.

B Stone  
\_\_\_\_\_  
Notary Public in and for the State of Washington residing at \_\_\_\_\_  
Redmond



LEGAL DESCRIPTION:

That Portion of the NW 1/4 of the SW 1/4, Sec 33, Township 26N, Range 5 EAST, WM. IN KING COUNTY, W.N. BEGINNING at the SW CORNER of said SUBDIVISION, thence N 0° 30' 03" E along the Subdivision line, 976 Feet, thence S 89° 44' 49" E, 1250.6 Feet More or less to the Right of Way of Secondary State Highway # 2A By Deed under Auditor's File # 4585169. Thence S 6° 45' 13" W, along said Right of Way 995.64 Feet More or less to the South line of said SUBDIVISION, Thence N 89° 09' 49" W 1142.18 Feet TO THE POINT OF BEGINNING  
(Continue legal description on reverse side if necessary.)



**LEGEND**

**SINGLE FAMILY**  
 RS 35 - MIN. 35000 SQFT LOT  
 RS 8.5 - MIN. 8500  
 RS 7.2 - MIN. 7200

RM - RESIDENTIAL MEDIUM DENSITY, 30000 SQ. UNIT

**ZONING**

Exhibit "B"  
 Vicinity Map  
 Forbes Creek  
 SUB-77-77(P)

FIG. II-9

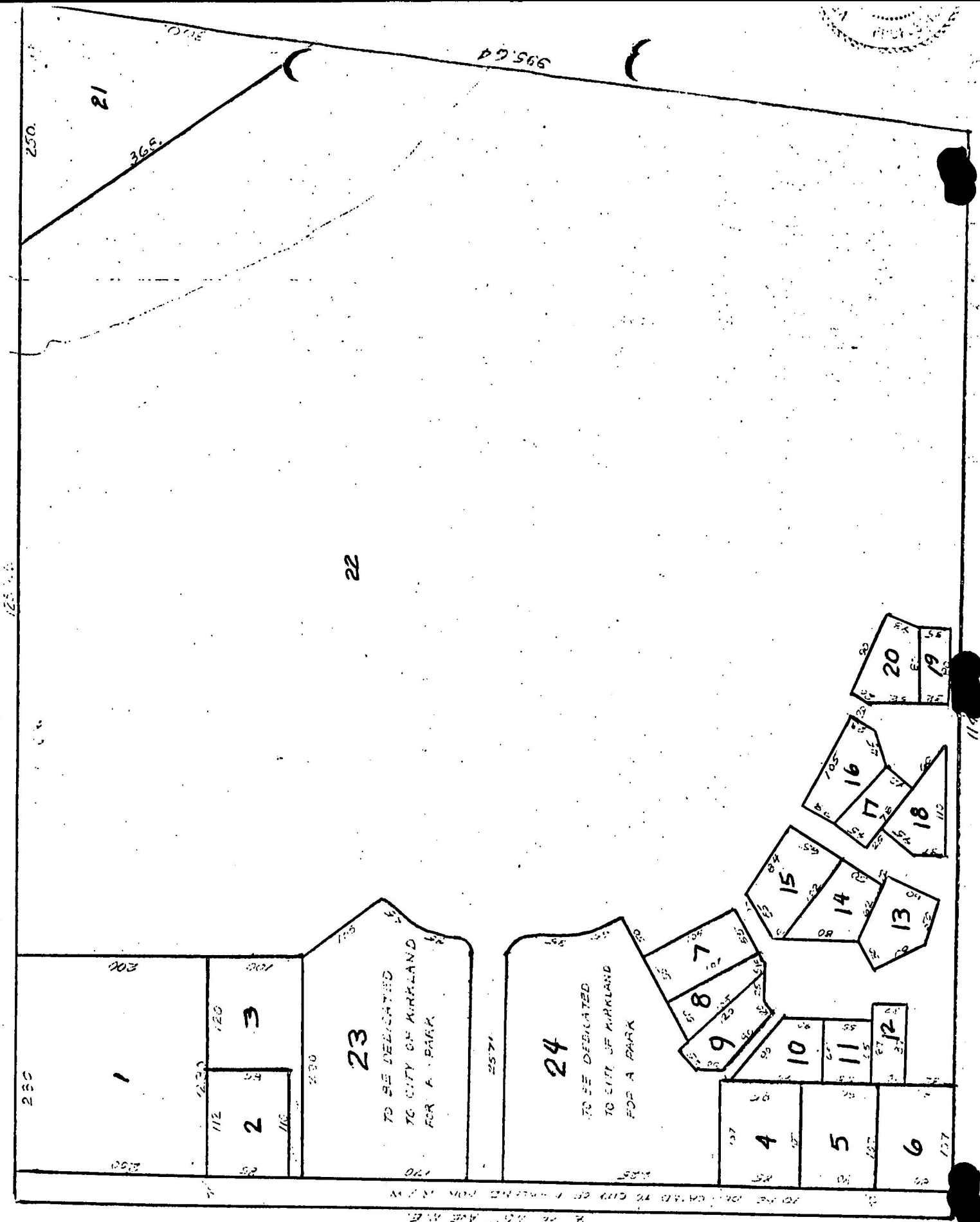
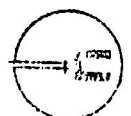
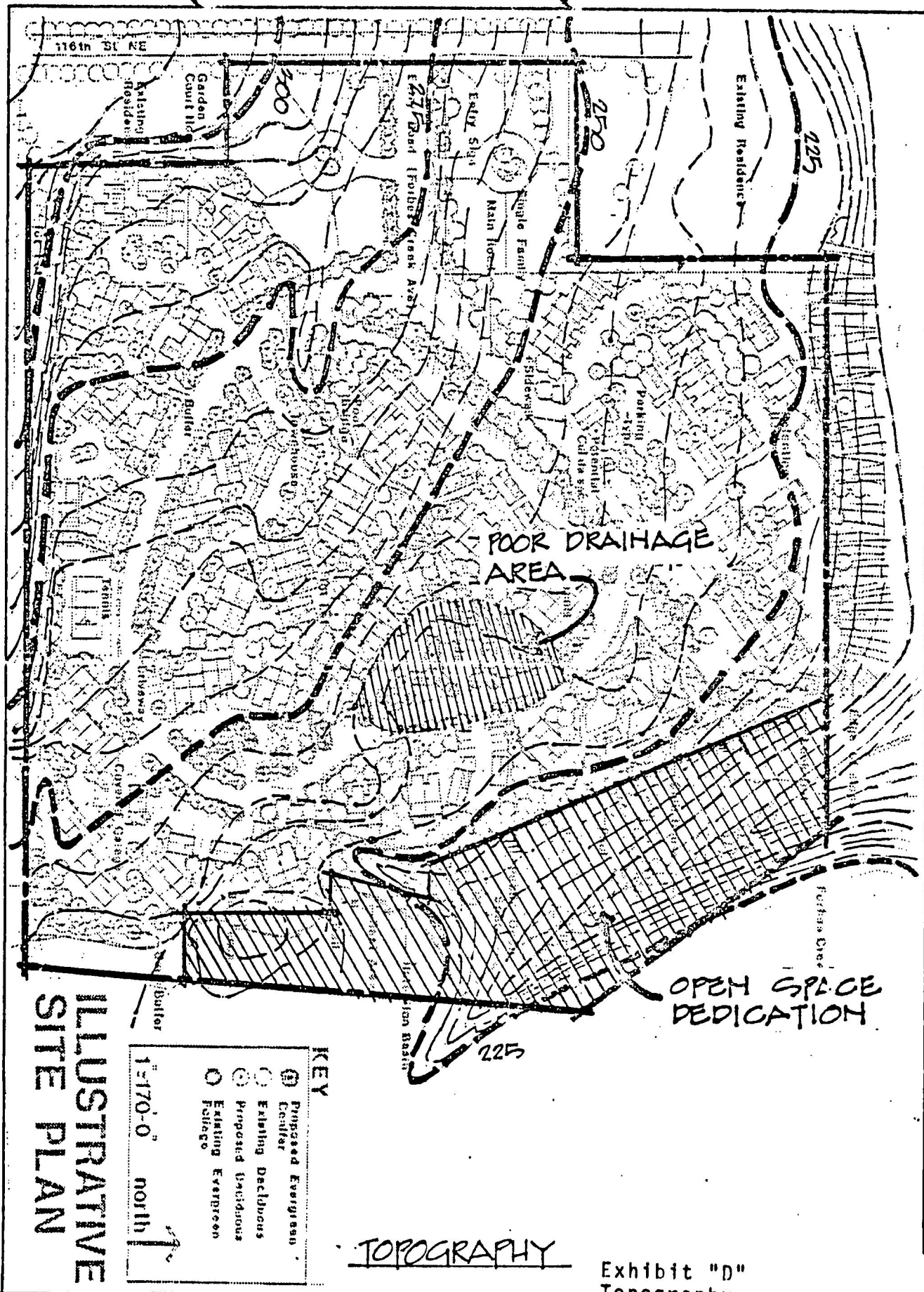


Exhibit "C"  
 Proposed Plat  
 Forbes Crrek  
 SUB-77-77(P)





**ILLUSTRATIVE  
SITE PLAN**

**KEY**

- ⊕ Proposed Evergreen Center
- Existing Deciduous
- Proposed Deciduous
- Existing Evergreen Foliage

1" = 70' north

**TOPOGRAPHY**

Exhibit "D"  
Topography  
Forbes Creek  
SUB-77-77(P)

ENVIRONMENTAL CHECKLIST

I. BACKGROUND

- 1. Name of Proponent DONALD S HILL
- 2. Address and Phone Number of Proponent:  
10634 116<sup>th</sup> AVE NE KIRKLAND  
Phone 822-9641
- 3. Date Checklist Submitted Aug 19 1977
- 4. Agency Requiring Checklist KIRKLAND DEPT. OF COMM. DEV.
- 5. Name of Proposal, if applicable:

- 6. Nature and Brief Description of the Proposal (including but not limited to its size, general design elements, and other factors that will give an accurate understanding of its scope and nature):  
a SUBDIVISION CONSISTING OF 30 LOTS Residential  
3 (a RESIDENTIAL DEVELOPMENT)

- 7. Location of Proposal (describe the physical setting of the proposal, as well as the extent of the land area affected by any environmental impacts, including any other information needed to give an accurate understanding of the environmental setting of the proposal):  
23 ACRES ON 116<sup>th</sup> AVENUE IN VICINITY  
OF NE 10<sup>th</sup> ST. KIRKLAND. IT IS BOUNDED  
BY FORBES CREEK & I-405 ON THE EAST, PARMAC

- 8. Estimated Date for Completion of the Proposal: INDUSTRIAL PARK  
1980 SUMMER ON THE WEST

- 9. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local--including rezones):  
STANDARD SUBDIVISION REVIEW &  
APPROVAL BY CITY OF KIRKLAND

- 10. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:  
ONE LOT WILL BE FULLY Exhibit "E"  
DIVIDED INTO A RESIDENTIAL Environmental Checklist  
Forbes Creek  
SUB-77-77(P)



11. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:

KIRKWOOD MANOR SUBDIVISION

12. Attach any other application form that has been completed regarding the proposal; if none has been completed, but is expected to be filed at some future date, describe the nature of such application form:

APPLICATION TO CITY of KIRKLAND, Dept. OF COMMUNITY DEV. FOR A SUBDIVISION

ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required)

(1) Earth. Will the proposal result in:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
(a) Unstable earth conditions or in changes in geologic substructures?	—	—	<u>X</u>
(b) Disruptions, displacements, compaction or overcovering of the soil?	—	—	<u>X</u>
(c) Change in topography or ground surface relief features?	—	—	<u>X</u>
(d) The destruction, covering or modification of any unique geologic or physical features?	—	—	<u>X</u>
(e) Any increase in wind or water erosion of soils, either on or off the site?	—	—	<u>X</u>
(f) Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	—	—	<u>X</u>

Explanation: \_\_\_\_\_

(2) <u>Air</u> . Will the proposal result in:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
(a) Air emissions or deterioration of ambient air quality?	—	—	<u>X</u>
(b) The creation of objectionable odors?	—	—	<u>X</u>
(c) Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	—	—	<u>X</u>

Explanation: \_\_\_\_\_

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
(3) Water. Will the proposal result in:			
(a) Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	—	—	<u>X</u>
(b) Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	<u>X</u>	—	—
(c) Alterations to the course or flow of flood waters?	—	—	<u>X</u>
(d) Change in the amount of surface water in any water body?	—	—	<u>X</u>
(e) Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	—	—	<u>X</u>
(f) Alteration of the direction or rate of flow of ground waters?	<u>X</u>	—	—
(g) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	—	—	<u>X</u>
(h) Deterioration in ground water quality, either through direct injection, or through the seepage of leachate, phosphates, detergents, waterborne virus or bacteria, or other substances into the ground waters?	—	—	<u>X</u>
(i) Reduction in the amount of water otherwise available for public water supplies?	—	—	<u>X</u>
Explanation: <u>25% of The Property</u> <u>Will Be built upon Requiring some</u> <u>REDIRECTION OF RUNOFF WATER.</u>			
(4) <u>Flora.</u> Will the proposal result in:			
(a) Change in the diversity of species, or numbers of any species of flora (including trees, shrubs, grass, crops, microflora and aquatic plants)?	<u>X</u>	—	—
(b) Reduction of the numbers of any unique, rare or endangered species of flora?	—	—	<u>X</u>



Yes   Maybe   No

- (c) Introduction of new species of flora into an area, or in a barrier to the normal replenishment of existing species?                 X
- (d) Reduction in acreage of any agricultural crop?                          X
- Explanation: Probably not  
IN A SUBSTANTIAL AMOUNT

(5) Fauna. Will the proposal result in:

- (a) Changes in the diversity of species, or numbers of any species of fauna (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?                 X
- (b) Reduction of the numbers of any unique, rare or endangered species of fauna?                          X
- (c) Introduction of new species of fauna into an area, or result in a barrier to the migration or movement of fauna?                          X
- (d) Deterioration to existing fish or wildlife habitat?                          X

Explanation: \_\_\_\_\_

(6) Noise. Will the proposal increase existing noise levels?

                    X  

Explanation: \_\_\_\_\_

(7) Light and Glare. Will the proposal produce new light or glare?

                    X  

Explanation: \_\_\_\_\_

(8) Land Use. Will the proposal result in the alteration of the present or planned land use of an area?

           X           

Explanation: Present zoning is RS-3500G, LAND USE Policy proposes 4-5 dwellings per acre

(9) Natural Resources. Will the proposal result in:

- (a) Increase in the rate of use of any natural resources?                          X

		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
(9)	(b) Depletion of any nonrenewable natural resource? Explanation: _____	—	—	<u>X</u>
(10)	<u>Risk of Upset</u> . Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? Explanation: _____	—	—	<u>X</u>
(11)	<u>Population</u> . Will the proposal alter the location, distribution, density or growth rate of the human population of an area? Explanation: <u>The AREA IS CURRENTLY UNDERGOING Rapid Residential Development</u>	—	<u>X</u>	—
(12)	<u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing? Explanation: _____	—	—	<u>X</u>
(13)	<u>Transportation/Circulation</u> . Will the proposal result in:			
	(a) Generation of additional vehicular movement?	<u>X</u>	—	—
	(b) Effects on existing parking facilities, or demand for new parking?	<u>X</u>	—	—
	(c) Impact upon existing transportation systems?	—	<u>X</u>	—
	(d) Alterations to present patterns of circulation or movement of people and/or goods?	—	—	<u>X</u>
	(e) Alterations to waterborne, rail or air traffic?	—	—	<u>X</u>
	(f) Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? Explanation: <u>The sole Access to The Project will be FROM 116th Ave NE</u>	—	<u>X</u>	—

Yes   Maybe   No

(14) Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- |                                                        |          |   |          |
|--------------------------------------------------------|----------|---|----------|
| (a) Fire protection?                                   | —        | — | <u>X</u> |
| (b) Police protection?                                 | —        | — | <u>X</u> |
| (c) Schools?                                           | —        | — | <u>X</u> |
| (d) Parks or other recreational facilities?            | —        | — | <u>X</u> |
| (e) Maintenance of public facilities, including roads? | <u>X</u> | — | —        |
| (f) Other governmental services?                       | —        | — | <u>X</u> |

Explanation: Recreational facilities will be located on site. AAAA

(15) Energy. Will the proposal result in:

- |                                                                                                  |   |   |          |
|--------------------------------------------------------------------------------------------------|---|---|----------|
| (a) Use of substantial amounts of fuel or energy?                                                | — | — | <u>X</u> |
| (b) Demand upon existing sources of energy, or require the development of new sources of energy? | — | — | <u>X</u> |

Explanation: \_\_\_\_\_

(16) Utilities. Will the proposal result in a need for new systems, or alterations to the following utilities:

- |                               |          |   |          |
|-------------------------------|----------|---|----------|
| (a) Power or natural gas?     | <u>X</u> | — | —        |
| (b) Communications systems?   | <u>X</u> | — | —        |
| (c) Water?                    | <u>X</u> | — | —        |
| (d) Sewer or septic tanks?    | <u>X</u> | — | —        |
| (e) Storm water drainage?     | <u>X</u> | — | —        |
| (f) Solid waste and disposal? | —        | — | <u>X</u> |

Explanation: \_\_\_\_\_

Yes   Maybe   No

(17) Human Health. Will the proposal result in the creation of any health hazard or potential health hazard (excluding mental health)?

—   —   X

Explanation: \_\_\_\_\_  
\_\_\_\_\_

(18) Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

—   —   X

Explanation: \_\_\_\_\_  
\_\_\_\_\_

(19) Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

—   —   X

Explanation: \_\_\_\_\_  
\_\_\_\_\_

(20) Archeological/Historical. Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?

—   —   X

Explanation: \_\_\_\_\_  
\_\_\_\_\_

II. SIGNATURE

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Proponent: *Theresa Hill*

Mailing Address: HILL - SCHLATTER  
220 1st STREET  
KIRKLAND W.W. 98033

Telephone: 822 8287

PROPOSED DECLARATION

OF

SIGNIFICANCE

Description of Proposal: An application for a Planned Unit Development, a Preliminary Subdivision and an Intent to Rezone from RS-35,000 to RS-8500 on 23.36 acres. A Planned Unit Development would include 124 dwelling units of both single family detached and townhouse and four-plex configuration.

Proponent: For the subject property is Hill-Schlatter.

Location of Proposal: North of NE 101st Street and Burlington Northern Railroad right-of-way and east of 116th Avenue NE and between I-405.

Lead Agency: City of Kirkland, Department of Community Development

This proposal has been determined to have a significant adverse impact upon the environment. An Environmental Impact Statement is required under RCW 23.21C.030 (2)(c). This decision was made after review by the lead agency of a completed Environmental Checklist and other information on file with the lead agency.

The lead agency has made this decision upon a complete and thorough view of this project and its impacts upon the North Highlands and Highlands Neighborhood. This decision was reached by the Responsible Official after analysis of traffic counts provided to the City of Kirkland by the Washington State Highway Department at the intersection of 114th Avenue NE and NE 85th Street. Based on those figures and normal traffic engineering procedures, it is evident that a traffic light is warranted under two of eight warrants at the present time. Further it was found that this proposed development would add approximately an additional 33% of existing traffic load which would create further traffic impacts at this point unless such a traffic light is installed.

In addition other areas of significant impact to the North Highlands Neighborhood would include the cumulative negative impacts of added traffic on 116th Avenue NE; the intergration of this project into adjoining and other developments; the introduction of a new housing style within a single family detached neighborhood; and review by the Park Board for the incorporation of a neighborhood park within the subject property.

Further, the Responsible Official found that additional information would need to be submitted in the following deficient areas which would represent the major areas of concentration for Environmental Impact Statement:

Exhibit "F"  
Environmental Declaration  
Forbes Creek  
SUB-77-77(P)

Department of Community Development  
Kirkland  
September 29, 1977

1. Preliminary report by an engineering geologist or soils engineer on that area adjacent to steep slope areas being along Forbes Creek ravine and on the north side of the property, as these are within an environmentally sensitive area as indicated in Ordinance 2319.
2. Provide additional information on acoustical conditions of the site and how the proposed berm along Interstate 405 will mitigate these impacts.
3. Provide population estimates based upon housing types and life styles.
4. Provide information regarding vehicular traffic generation which could be generated by a professional engineer who is knowledgeable of traffic engineering and derives his livelihood from that specialty.
5. Having the traffic engineer review:
  - a. Vehicular traffic generation from the property and its impacts upon the surrounding community,
  - b. Review the engineering proposal for extending 116th to the north,
  - c. Reviewing impacts of additional traffic generation upon NE 85th and 116th which generated from this property.

Responsible Official Gerald F. Link

Position/Title Director of the Department of Community Development

Date Sept. 29, 1977

Signature

Gerald F. Link

Distribution:

Original to Deputy City Clerk  
Copy to Appropriate File

DCD File No. SUB-77-77 and PUD SUB-77-75