

RESOLUTION NO. R- 2530

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY PLAT OF ALPHA REACH AS APPLIED FOR BY BRIAN LURIE BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. P-SUB-78-23(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 Brian Lurie and said property as legally described in the application is within an RS 8500 and RM 3600 zone, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of May 11, 1978, 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 negative declaration reached, and

WHEREAS, said environmental checklist and declaration have been available and accompanied the application throughout 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-78-23(P) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The preliminary plat of Alpha Reach 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 and Fire Departments of the City of Kirkland
- (d) Police Department of the City of Kirkland
- (e) Parks Department of the City of Kirkland
- (f) Public Service Department of the City of Kirkland
- (g) 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 5th day of June, 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 _____

RECOMMENDED BY _____ DATE May 11, 1978

ADOPTED BY _____ DATE _____

STAFF _____

BOARD OF ADJUSTMENT _____

HOUGHTON COMMUNITY COUNCIL _____

PLANNING COMMISSION _____

David Russell
David Russell, Chairperson

CITY COUNCIL AS INCORPORATED IN _____

RESOLUTION _____ ORDINANCE _____

NUMBER _____

DATE _____

FILE NUMBER P-SUB-78-23(P)

APPLICANT BRIAN LURIE

PROPERTY LOCATION E. of Lake St. So., between 7th & 10th Sts, from
Lake St. So. to 2nd St. So.

SUBJECT PRELIMINARY SUBDIVISION OF "ALPHA REACH"

HEARING/MEETING DATE June 5, 1978

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Site Plan "B" Vicinity Map "C" Zoning Map "D" Soils
Survey "E" Environmental Checklist & Declarations



STATEMENTS OF FACT:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for Preliminary Subdivision submitted by Brian Lurie of Village Universal of Washington. The applicant proposes to create one multi-family area and a single family tract from a 2.5 acre parcel lying east of Lake Street South between 7th Ave. So. and 10th Ave. So. (See Exhibit "A" - Site Plan).

B. HISTORICAL BACKGROUND:

2. The applicants submitted a proposal for Planned Unit Development for the subject property under File No. PUD-77-104(P). The proposal for Planned Unit Development became void when a Variance for reduction of minimum acreage requirement, V-77-103(B), was denied.

C. EXISTING PHYSICAL CHARACTERISTICS:

3. Soils/Geology. Local soils mapping indicates the subject property to be located within an Arents, alderwood (AmC) soils classification. Local geologic mapping indicates the property to be within a Vashon Till (Qt) unit.
4. A soils survey for Lot 2 indicates that this lot is suitable for construction of a single family residence supported on shallow footings. (See Exhibit "B").
5. Topography. The slope of the majority of the subject property is approximately 5%, rising in an easterly direction. Although most of the property sits well above Lake Washington Boulevard, there is a severe topographic break approximately 80 feet east of Lake St. So. Directly to the south of the eastern portion of the site is a steep ravine, generally 20 feet in depth. The ravine enters the subject property in the south-central portion of the site.
6. Hydrology. A stream flows in the bottom of the ravine, entering the site in the south-central portion, and exiting the site at a point approximately 90 feet from the west property line. The applicant proposes to culvert the portion of the stream that flows beneath areas proposed for asphaltting.
7. Vegetation. The westerly portion of the subject property is sparsely vegetated with evergreen and deciduous trees and some groundcover. The area around the ravine is heavily vegetated with trees and groundcover, and the Land Use Policies Plan indicates that the ravine area is a significant woodland.

5/11/78

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R-2530

Statements of Fact, Cont'd

- C. 8. Streets. The subject property is adjacent to three streets, consisting of Lake Washington Boulevard, 1st St. So., and 2nd St. So. Lake Washington Boulevard is improved to approximately 50 feet of its 60 foot width. First Street South is improved to approximately 20-22 feet of its 30 foot width while 2nd St. So. has a similar improvement within its 50 foot right-of-way. The applicant intends to continue 1st St. So. with an asphalt road 24 feet wide. Due to the topography of the ravine area, the applicants propose an extensive rockery along either side of the road.
9. Pedestrian Paths. There are no sidewalks adjacent to the subject property. On the west side of Lake Washington Blvd. there exists a 6-foot wide concrete sidewalk.
10. Domestic Water Supply. There is an existing 10" water line on the east side of Lake Washington Boulevard.
11. Sanitary Sewer. There is an existing 12" sewer line on the west side of Lake Washington Boulevard.
12. Fire Hydrants. There is one existing fire hydrant on the east side of Lake Washington Boulevard, near the southwest corner of the subject property.
13. Storm Sewers. There is an existing storm sewer system along the east side of Lake Washington Boulevard.
14. Public Transportation. Metro currently serves the subject property with Routes 235, 240, 251 and 254.
15. Parks and Open Space. According to Section 2.5.9 of the Kirkland Subdivision Ordinance, subdivisions shall either reserve 5% of the total land area for park and recreation space or dedicate funds in lieu of such area.

D. GOVERNMENTAL COORDINATION:

16. Kirkland Park Department. The Kirkland Park Department has indicated the need for a concrete sidewalk along the west property line and for sidewalk to be installed along the cul-de-sac and proposed addition to 1st St. So. The Park Department has asked that trees over 6" in caliper be saved. The Kirkland Park Board has stated their opposition to filling the ravine area.
17. Fire Department. The Fire Department will require the installation of a fire hydrant for the single family tracts.

Statements of Fact, Cont'd

- D. 18. Public Service Department. The Public Service Department indicated that the continuation of 1st St. So. should be a 30 foot right-of-way with at least 24' of asphalt pavement. The cul-de-sac approach should be constructed so that the radius of (outside radius of curve to east) be 60' from the south right-of-way line to the cul-de-sac line and the northeast radius (inside radius of curve to east) be 30'. No parking should be allowed in the cul-de-sac. Curb and gutter must be installed on both sides of the proposed continuation of 1st St. So.

E. NEIGHBORHOOD CHARACTERISTICS:

19. Zoning. The subject property is located within two zones: RM 3600 and RS 8500. The portion of the subject property which is zoned RM 3600 is located on the western part of the site, and includes .67 acres. The remaining 1.83 acres is zoned RS 8500.

Properties to the north and south of the subject property also contain a mixture of RM 3600 and RS 8500 zoning. To the west of the subject property is Waterfront District I, while to the east is RS 8500.

20. Land Use. The subject property presently supports a single family residence, accessing from 2nd St. So. The remainder of the site is vacant. To the west of the subject property are a number of multi-family developments. Properties to the southwest have been developed primarily for multi-family residential use, with one single family residence. Properties to the east and southeast of the subject property have been developed for single family residential use. Large parcels of property to the north of the site presently support single family residences.

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

21. The Kirkland Land Use Policies Plan indicates that approximately the western .67 acres of this property should be developed at a density of RM 3600, with the remainder of the subject property indicated as being developed for Single Family Residential use, RS 8500.
22. The following excerpts are included in the "State Street Area" section of the Kirkland Land Use Policies Plan, and are relevant to this application:
- a. "Two small streams exist within the State Street Area as illustrated in Figure 25 on Page 238. Both streams are

5/11/78

5/8/78 bk

R-2530

Statements of Fact, Cont'd

F. 22. a. (Cont'd)

located in small ravines and have running water throughout the year. The streams and adjacent ravines are to be maintained in a natural condition and should allow for the natural drainage." (Natural Elements, p. 258)

b. "Potentially unstable slopes are also present in the State Street Area as shown in Figure 24, on Page 237. It should be noted that three small landslides have already occurred adjacent to Lake St. So. The potentially unstable slope designation has been expanded somewhat due to these landslides, as well as the presence of a small ravine to the west of Lakeview School. Due to the possibility of landslides in identified areas, a slope stability analysis is required prior to development on these potentially unstable slopes. If landslide or drainage problems are likely to occur as a result of the proposed development, whether on the slope itself or upland from it, then the type, design and/or density of land use should be restricted as necessary to avoid these problems." (Natural Elements, p. 259).

c. "Existing vegetation in these areas should be preserved to the greatest extent feasible to help stabilize the slope and maintain drainage patterns." (Natural Elements, p. 259)

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This application for a Preliminary Subdivision is generally consistent with the requirements of the Kirkland Zoning Ordinance.

B. HISTORICAL BACKGROUND:

2. The applicants have reworked their proposal into a scheme which they feel is more consistent with the scope of the Kirkland Zoning Ordinance.

C. EXISTING PHYSICAL CHARACTERISTICS:

3. The ravine and the stream are significant natural features that should be preserved to the greatest extent possible in the development of this site. The proposed design of the continuation of 1st St. So. and the cul-de-sac calls for culverting a substantial length of the stream. Arrangements should be made for minimal impact on the stream and the ravine. The continuation of 1st St. So. could be bridged so that the stream can continue its flow and the ravine can remain unfilled. The cul-de-sac is not in an optimal position for retention of the natural state of the stream.

Conclusions, Cont'd

- C. 4. Existing trees should be saved to the greatest extent possible, and this should be taken into account if any tree cutting plan is submitted for this property in the future.
5. The applicants must provide the assessed valuation of the subject property so that the fee in lieu of open space can be computed since no land has been designated as open space.
6. Lot 2 should be developed only if all the recommendations of the soils report (Exhibit "B") are met.
7. The existing water and sewer systems appear to be adequate for serving the proposed plan.
- D. GOVERNMENTAL COORDINATION:
8. The applicant should be required to install sidewalk along Lake Street South and along the side of the cul-de-sac and 1st St. So. to the property line as requested by the Park Department.
9. The development should include a fire hydrant placed per Fire Department recommendations.
10. The design of 1st St. So. and the cul-de-sac should meet the specifications and approval of the Department of Public Services.
- E. NEIGHBORHOOD CHARACTERISTICS:
11. This proposal is consistent with the Kirkland Zoning Ordinance and land use designated in the Land Use Policies Plan.
- F. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:
12. The Natural Elements Section of the Land Use Policies Plan states that the stream and adjacent ravines are to be maintained in a natural condition. The proposed configuration of access road and turn-around should be rearranged to preserve the natural condition of the stream and the ravine.
13. Since this area is prone to landslide or creepage, soils reports by a licensed engineer may be required by the Department of Community Development prior to issuance of a building permit.

RECOMMENDATIONS:

Pursuant to the foregoing Statements of Fact and Conclusions, and Exhibits "A" through "E", we recommend approval of this application for Preliminary Subdivision, subject to the following:

1. The continuation of 1st St. So. be bridged so that the creek and the ravine are preserved as much as possible in their natural condition. The design of the bridge shall be designed to support an 80,000 pound vehicle and shall be designed to the standards of the City of Kirkland.

Recommendations, Cont'd

2. The cul-de-sac shall be redesigned so that the stream is not covered by the asphalt area.
3. The proposed addition to 1st St. So. shall be a 30 foot right-of-way with a 24 foot width of asphalt pavement.
4. Six foot sidewalks shall be provided along Lake St. So. and along the cul-de-sac and 1st St. So. to the edge of the southern property line.
5. The applicant shall coordinate with the Parks Department concerning any removal of trees over 6" in caliper.
6. The applicant shall coordinate with the Public Service Department and the Parks Department concerning the rehabilitation of the stream.
7. A fire hydrant shall be installed according to Fire Department recommendations.
8. No on-street parking will be allowed in the cul-de-sac. Signs must be posted.
9. The applicant, with Final Subdivision, will submit to the Department of Community Development, documentation of the assessed valuation of the entire property as determined by the King County Assessor for general tax purposes for the year during which the application is made.

5/11/78
5/8/78 bk