

RESOLUTION NO. R-2556

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A SUBSTANTIAL DEVELOPMENT PERMIT AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SDP-78-48(H), BY CITY OF KIRKLAND TO ALLOW CONSTRUCTION OF AN ADDITION TO EXISTING "NORTH MARSH PARK" ON THE WEST SIDE OF LAKE WASHINGTON BOULEVARD IN THE 6700 BLOCK, BEING WITHIN A WATERFRONT DISTRICT I ZONE, AND SETTING FORTH CONDITIONS TO WHICH SUCH SUBSTANTIAL DEVELOPMENT PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Community Development has received an application for a Substantial Development Permit filed by City of Kirkland, the owner of said property described in said application and located with 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 September 21, 1978, and September 12, 1978, respectively, and

WHEREAS, pursuant to City of Kirkland Ordinance No. 0-2319 concerning environmental policy of 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 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 checklist and negative declaration did adopt certain Findings, Conclusions, and Recommendations and did recommend approval of the Substantial Development Permit 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. SDP-78-48(H) are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Substantial 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 Substantial 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, or other than the permit requirements of the Shoreline Management Act of 1971. Construction pursuant to the Substantial Development Permit shall not begin or be authorized within 30 days of the date of its final approval by the local government or until all review proceedings initiated within said 30 days from the date of final approval by local government have been terminated.

Section 5. Failure on the part of the holder of the Substantial Development Permit to initially meet or maintain strict compliance with the standards and conditions to which the permit is subject shall be grounds for revocation in accordance with Section 23.54.090 of Ordinance No. 2183, the Kirkland Zoning Ordinance. This permit may be rescinded pursuant to Section 14(7) of the Shoreline Management Act of 1971 in the event the permittee fails to comply with any conditions hereof.

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) Fire and Building Department of the City of Kirkland
- (d) Park 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
- (h) The Department of Ecology for the State of Washington
- (i) The Office of the Attorney General for the State of Washington


ADOPTED in regular meeting of the City Council on the 2nd day of October, 1978.

SIGNED IN AUTHENTICATION thereof on the 2nd day of October, 1978.

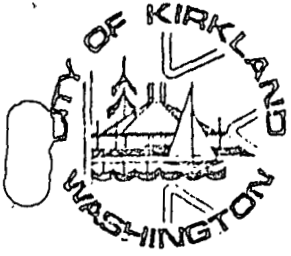


Mayor

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 September 21, 1978

___ ADOPTED BY _____ DATE _____

___ STAFF _____

___ BOARD OF ADJUSTMENT _____

___ HOUGHTON COMMUNITY COUNCIL _____

xx PLANNING COMMISSION _____ *David Russell*

David Russell, Chairperson

___ CITY COUNCIL AS INCORPORATED IN _____

___ RESOLUTION _____ ORDINANCE _____

NUMBER R-2556

DATE _____

FILE NUMBER SDP-78-48(H)

APPLICANT CITY OF KIRKLAND

PROPERTY LOCATION 6700 Lake Washington Boulevard

SUBJECT Substantial Development Permit for addition to existing

"NORTH MARSH PARK"

HEARING/MEETING DATE October 2, 1978

KIRKLAND CITY COUNCIL

BEFORE _____

EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" Existing Site

Conditions "D" Proposed Site Conditions "E" Environmental Information

I. SUMMARY

A. DESCRIPTION OF PROPOSAL

1. This is an application for a Substantial Development Permit to allow the construction of an addition to the existing North Marsh Park (see Exhibit "A"). The park is located in the 6700 block on the west side of Lake Washington Boulevard. Improvements are proposed to the parcel of property immediately to the north of the currently developed park (see Exhibit "D"). This new portion would contain approximately 11,000 square feet of dry land area. The improvements proposed consist of a concrete walkway down to and along the water, additional rip-rap bulkhead along the water's edge, a widening of the sidewalk along Lake Washington Boulevard in the southern portion of the subject property, and filling in or grading of the upland portion of the subject property. An existing house has been removed from the site, and the existing delapidated dock is also proposed to be removed. The above improvements are designed for handicap access.

B. RECOMMENDATIONS:

Subject to the Statements of Fact and Conclusions contained herein and as identified in Exhibits "A" through "E", we hereby recommend approval of this application for a Substantial Development Permit.

II. MAJOR STATEMENTS OF FACT AND CONCLUSIONS:

A. GOVERNMENTAL COORDINATION:

1. Statements of Fact:

a. Building Department.

Relevant Building Code Requirements: With this proposal there are no relevant Building Code requirements.

Other: The park should be developed around the parameters set forth in the State Building Code.

b. Fire Department.

Adequacy of Emergency Access: The existing emergency access is adequate.

Fire Hydrants: The present hydrant locations are sufficient.

Adequacy of Fire Flow: Not applicable, as no structures are proposed.

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II. A. 1. c. Police Department.

Public safety concerns: No public safety concerns with the development of this park.

d. Public Service Department. No utility nor public right-of-way improvements necessary other than those shown.

2. Conclusions:

In regards to Building Department comments, the applicant has indicated that the proposed improvements will be developed within the parameters set forth in the State Building Code.

B. EXISTING PHYSICAL CHARACTERISTICS:

1. Statements of Fact:

a. Topography. The subject property slopes down from east to west.

b. Vegetation. Approximately 20 trees currently exist on the subject property. Almost all of these trees are deciduous and most of the deciduous trees are black cottonwoods. (See Exhibit "C").

2. Conclusions: The existing trees will be retained and incorporated in the proposed design.

C. PUBLIC UTILITIES: (Not applicable)

D. NEIGHBORHOOD CHARACTERISTICS:

1. Statements of Fact:

a. Zoning. The subject property, as well as properties to the north and south of the subject property, is zoned Waterfront District I. Properties to the east of the subject property, across Lake Washington Boulevard, are zoned Residential Multi-family 3600 square feet.

b. Land Use. Immediately to the south of the subject property is the existing North Marsh Park. Immediately to the north of the subject property is a multi-family building, the Cambria. Along the common property line of the subject property and the Cambria, there currently exists a vertical wooden slat fence approximately 6 feet high. Farther to the north there exist several single family residences. To the east of the subject property, across Lake Washington Boulevard, there exist several multi-family structures, specifically the Pleasant Bay Apartments and a new building at 6736 Lake Washington Boulevard (see Exhibit "B" - Vicinity Map). A rockery

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II. D. 1. b. (Cont'd)

from 3 to 6 feet high presently exists along the western portion of the southern property line of the subject property. This rockery, which presently forms a barrier between the subject property and the existing park, would be removed and the subject property would be linked to the park by means of a graded concrete walkway as well as a set of stairs adjacent to the water.

2. Conclusions:

- a. Zoning. This proposal meets the substance and intent of the Kirkland Zoning Ordinance.
- b. Land Use. This proposal is consistent with and would have no adverse impact on the existing land use patterns in the area.

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

1. Statements of Fact:

- a. Two important goals of shoreline land use planning within the City of Kirkland are stated in the Shoreline Master Program as follows: "(5) Increase public access to publicly owned areas of the shoreline; (6) Increase recreational opportunities for the public in the shoreline" (Shoreline Master Program, Introduction page 1).
- b. The following policies from the public access chapter of the Shoreline Master Program apply to this proposal:

Policy 1 - Public access to, and along the water's edge, should be consistent with the public safety, private property rights, and the conservation of unique or fragile areas.

Policy 2 - Public access to, and as close to the water's edge as feasible, should be available in publicly owned shoreline areas.

2. Conclusions:

This proposal is consistent with the substance and intent of the Shoreline Master Program.

III. APPENDIXES:

Exhibits "A" through "E" are attached.

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