

RESOLUTION NO. R- 2575

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF AN UNCLASSIFIED USE PERMIT AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. F-PUD-UUP-78-68(H), BY METRO TO CONSTRUCT A PERMANENT 572 STALL PARK AND RIDE FACILITY, BEING WITHIN A PO ZONE, AND SETTING FORTH CONDITIONS TO WHICH SUCH UNCLASSIFIED USE PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Community Development has received an application for an Unclassified Use Permit filed by METRO, the owner of said property described in said application and located within a PO 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 November 16, 1978 and November 14, 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 Unclassified Use 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. F-PUD-UUP-78-68(H) are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Unclassified Use 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.





DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT  
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_  
XX RECOMMENDED BY \_\_\_\_\_ DATE November 16, 1978  
ADOPTED BY \_\_\_\_\_ DATE \_\_\_\_\_

STAFF \_\_\_\_\_  
BOARD OF ADJUSTMENT \_\_\_\_\_  
HOUGHTON COMMUNITY COUNCIL \_\_\_\_\_  
XX PLANNING COMMISSION David Russell, Chairperson  
CITY COUNCIL AS INCORPORATED IN \_\_\_\_\_

RESOLUTION \_\_\_\_\_ ORDINANCE \_\_\_\_\_  
NUMBER R-2574-PUD  
R-2575-UUP  
DATE \_\_\_\_\_

FILE NUMBER F-PUD-UUP-78-68(H)

APPLICANT METRO

PROPERTY LOCATION NW corner 108th Ave. NE & NE 38th Place

SUBJECT FINAL PLANNED UNIT DEVELOPMENT AND UNCLASSIFIED USE PERMIT FOR AN EXTENDED PARK AND RIDE LOT

HEARING/MEETING DATE December 4, 1978

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application for Final PUD "B" Application for Unclassified Use Permit "C" Vicinity Map "D" Existing Site Plan "E" Proposed Site/Landscaping Plan

"F1" thru "F4" Cross Sections "G" Approved Short Plat "H" Soils Information "I" Environmental Information "J" Findings & Recommendations of Bellevue Hearing Examiner

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I. SUMMARY:

A. DESCRIPTION OF THE PROPOSAL:

1. This is an application for a Final Planned Unit Development and an Unclassified Use Permit for an expanded Metro Park and Ride lot at the northwest corner of 108th Ave. N.E. and N.E. 38th Place.
2. The proposed development of the 8-acre site will include parking spaces for 572 cars, a waiting station, landscaping, grading, and storm water control facilities.
3. The easterly 3.5 acres are within the corporate limits of Bellevue. On September 28, 1978 the Bellevue hearing examiner conditionally approved a contingent use for the proposed facility. The findings and recommendations of the Bellevue hearing examiner are contained in Exhibit "J" of this report.
4. The proposed facility will have two access points, the principal one on 108th Ave. N.E. and a secondary one on N.E. 38th Place.

B. RECOMMENDATIONS:

Subject to the Statements of Fact, Conclusions and Exhibits "A" through "J" contained herein we recommend approval of this application subject to the following conditions:

1. The applicant shall redesign the N.E. 38th Place access in the manner agreed to by the Public Service Department. The site distance easterly from the access point shall be not less than 165 feet. A left-hand turn lane shall be provided on N.E. 38th Place. The configuration of this left-hand turn lane shall be approved by the Department of Community Development and the Public Service Department.
2. Prior to the commencement of any grading on the subject property the applicant shall submit to the Department of Community Development a landscaping plan. This landscaping plan shall indicate the species, size, and location of the proposed plantings. Lighting shall also be indicated on this plan. The choice of plantings and lighting shall be such that maximum security and safety is provided to users of the parking lot. This landscaping plan shall also be reviewed and approved by the Department of Community Development and the Parks Department prior to any grading on the subject property.
3. Unless the Public Service Department determines that a sidewalk is inappropriate because of the steep bank on the north side of N.E. 38th Place, the applicant shall provide a 5 foot wide concrete sidewalk where the subject property abuts N.E. 38th Place.

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II. MAJOR STATEMENTS OF FACT AND CONCLUSIONS:

A. HISTORICAL BACKGROUND:

1. Statements of Fact. The subject property is currently occupied by the existing Metro Park and Ride lot which contains 386 parking spaces.
2. Conclusions. None.

B. GOVERNMENTAL COORDINATION:

1. Statements of Fact.

- a. Police Department. Access is adequate as shown.
- b. Fire Department. Emergency access is adequate as shown. The present hydrant locations are adequate provided no structures are erected within the parking area. Fire flow is adequate.
- c. Building Department. A grading permit will be required if land surface modification occurs.
- d. Parks Department. The applicant should provide more detailed landscaping information prior to obtaining a grading permit. A 5 or 6 foot wide concrete sidewalk should be provided on N.E. 38th Place.
- e. Public Service Department. Conversations between the applicant and this Department have indicated that the access point on N.E. 38th Place can be redesigned so as to achieve a site distance easterly of 165 feet and a left-hand turn lane on N.E. 38th Place. This would be adequate site distance. The applicant will be required to submit adequate storm water drainage plans.

2. Conclusions.

- a. The applicant should redesign the N.E. 38th Place access so as to achieve a site distance easterly of 165 feet. The configuration of a left-hand turn lane in N.E. 38th Place shall be approved by the Department of Community Development and the Public Service Department.
- b. The applicant should submit a landscaping plan indicating the size, species, and location of all plantings. Lighting should also be indicated on this plan. The choice of plantings and lighting should be such that maximum security and safety is provided to users of the parking lot. This landscaping plan should be approved by the Department of Community Development and Parks Department prior to the commencement of any grading on the subject property.

- II. B. 2. c. The applicant should provide a 5 foot wide concrete sidewalk where the subject property abuts N.E. 38th Place unless the Public Service Department determines that a sidewalk is inappropriate because of the existing bank.

C. EXISTING PHYSICAL CHARACTERISTICS:

1. Statements of Fact.

- a. Topography. The subject property is flat for the most part. Steep slopes exist to the east and north of the site. A steep bank approximately 10 feet high exists on the north side of the existing improvements in N.E. 38th Place.
- b. Vegetation. The subject property supports little significant vegetation.

2. Conclusions.

The bank adjacent to N.E. 38th Place may preclude the installation of a sidewalk where the subject property abuts N.E. 38th Place. A final determination on the above should be made by the Public Service Department.

D. PUBLIC UTILITIES:

1. Statements of Fact.

- a. Streets. The subject property fronts on both N.E. 38th Place and 108th Ave. N.E. A local improvement district is being formed for 108th Ave. N.E. The north half of N.E. 38th Place is improved with half street paving, concrete curb, and gutter.
- b. Sewer/Water/Storm Sewer. Adequate systems exist in the adjoining rights-of-way.
- c. Pedestrian Facilities. An 8 foot wide asphalt sidewalk exists on the northeast side of N.E. 38th Place west of the subject property.

2. Conclusions.

Prior to receiving a grading permit the applicant will be required to submit to the City a storm water retention plan which meets the standards of the Public Service Department. Also, see Governmental Coordination.

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II. E. NEIGHBORHOOD CHARACTERISTICS:

1. Statements of Fact.

- a. Zoning. That portion of the subject property within Kirkland is zoned Professional Office as is the property to the northwest of the subject property. Property to the southwest is zoned Professional Residential.
- b. Land Use. The subject property is occupied by the current METRO Park and Ride lot. Offices, a restaurant, and a hotel under construction occupy other properties to the west and southwest.
- c. For Bellevue zoning and land uses, see Exhibit "J".

2. Conclusions.

This proposal would be consistent with the surrounding relatively intensive uses of land in the area.

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

1. Statements of Fact.

- a. The following extract is from the Lakeview Area Chapter of the Land Use Policies Plan (page 221):

"Proposals have been made to develop and expand the existing interim METRO Park and Ride Lot as a permanent facility. This site will produce few interface problems because of the terrain and the adjacent office complex. Through traffic levels on 108th Ave. N.E. may increase and traffic congestion could be a problem on N.E. 38th Place and Northup Way. The final site design for this facility should allow for improved access to and from NE 38th Place as well as signalization and left turn lanes to minimize congestion and facilitate turning movements near the facility. The large parking facility should include landscaping to break the paved areas and around the perimeter."

- b. The proposal is required to conform to Chapter 23.34 of the Kirkland Zoning Ordinance No. 2183.

2. Conclusions. This proposal is consistent with the Land Use Policies Plan and Chapter 23.34 of the Kirkland Zoning Ordinance.

III. APPENDICES: Exhibits "A" through "J" are attached.