

RESOLUTION NO. R-2581

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE FINAL PLAT OF ALPHA REACH BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. F-SUB-78-89(P) AND SETTING FORTH CONDITIONS TO WHICH SUCH FINAL PLAT SHALL BE SUBJECT.

WHEREAS, a Preliminary Plat of Alpha Reach was approved by Resolution No. R-2530, and

WHEREAS, the Department of Community Development has received an application for a Final Plat, said application having been made by Alan and Brian Lurie and said property as legally described in the application is within an RM 3600 zone, and an RS 8,500 zone, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of January 18, 1979, and

WHEREAS, pursuant to City of Kirkland Ordinance No. 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 Final Subdivision 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. F-SUB-78-89(P), are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. Approval of the Final Plat of Alpha Reach is subject to the applicant's compliance with the conditions set forth in the Findings, Conclusions and Recommendations hereinabove adopted by the City Council and further conditioned upon the following:

A. A plat bond in an amount determined by the Director of Public Service in accordance with the requirements therefore in Ordinance No. 2178 shall be deposited with the City of Kirkland and be conditioned upon the completion and acceptance by the City of all public improvements within one year from the date of passage of this Resolution. No City official, including the Mayor, shall affix his signature to the final plat drawing until such time as the plat bond herein required has been deposited with the City and approved by the Director of Public Service as to amount and form.

Section 3. A certified copy of this Resolution, along with the Findings, Conclusions and Recommendations hereinabove adopted shall be delivered to the applicant.

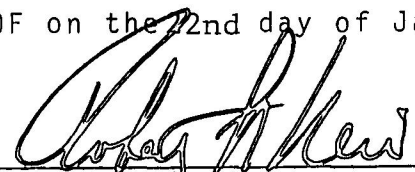
Section 4. Nothing in this Resolution shall be construed as excusing the applicant from compliance with all federal, state or local statutes, ordinances or regulations applicable to this project, other than as expressly set forth herein.

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

- A. Applicant
- B. Department of Community Development of the City of Kirkland
- C. Fire and Building Department of the City of Kirkland
- D. Parks Department of the City of Kirkland
- E. Police 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 22nd day of January, 1979.

SIGNED IN AUTHENTICATION THEREOF on the 22nd day of January, 1979.

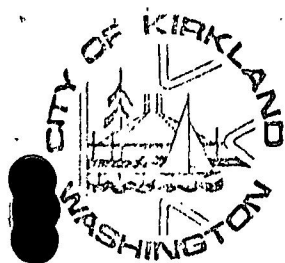


Mayor

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 January 18, 1979
____ ADOPTED BY _____ DATE _____

____ STAFF _____
____ BOARD OF ADJUSTMENT _____
____ HOUGHTON COMMUNITY COUNCIL _____
XX PLANNING COMMISSION Paul H. Russell _____
____ CITY COUNCIL AS INCORPORATED IN _____
Chairperson

____ RESOLUTION _____ ORDINANCE _____
NUMBER _____
DATE _____

FILE NUMBER F-SUB-78-89(P)
APPLICANT ALAN & BRIAN LURIE
PROPERTY LOCATION Betw. Lake St. So. & 2nd St. So. in 700 block
SUBJECT FINAL SUBDIVISION OF "ALPHA REACH"
HEARING/MEETING DATE _____
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" Site Plan "D" Utility
Plans "E" Notice of Approval for Prelim. Subdiv. "F" Approved Substantial
Development Permit "G" Final Negative Declaration

I. SUMMARY:

A. DESCRIPTION OF THE PROPOSED ACTION:

This is an application for Final Subdivision of a 2.6 acre parcel into one multi-family lot and eight single family lots. The applicant is Alan Lurie, and the project, located between Lake Street South and 2nd Street South in the 700 block, is known as "Alpha Reach".

Six of the single family lots would access from a cul-de-sac extension of 1st St. So. The two eastern-most lots would access from 2nd Street South, and the multi-family parcel would access directly from Lake Street South.

B. RECOMMENDATIONS:

Based upon the Statements of Fact, Conclusions, and Exhibits "A" through "G" contained herein, we hereby recommend approval of this application for Final Subdivision subject to the following conditions:

1. Applicant shall bond for all engineering improvements prior to Final City Council approval. These improvements include the following:
 - a. A six foot sidewalk along Lake Street South and a 5 foot sidewalk along the cul-de-sac and 1st Street South to the edge of the property line.
 - b. Twenty-four feet of asphalt on 1st Street South.
 - c. Storm drainage plans which will accommodate the plans for a single access multi-family development on Lot 1 as approved under Substantial Development Permit 78-40.
 - d. A fire hydrant as per Fire Department specifications.
 - e. A 24 inch arch pipe under 1st Street South allowing the stream to remain open.
 - f. Undergrounded utilities.
 - g. Rehabilitation of the stream.
2. No on-street parking will be allowed in the cul-de-sac. Signs must be posted by the time of final building inspection of the houses on the cul-de-sac.
3. The approval of this subdivision will not negate any conditions of the Substantial Development Permit obtained for Lot 1.
4. The portion of the right-of-way north of the cul-de-sac should be designated as "Tract A", and the face of the plat should show that Lots 5 and 7 should have an undivided interest in Tract A and its maintenance. No impervious surface is to be placed on Tract A and this shall also be noted on the face of the plat.

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- I. B. 5. No further culverting or piping of the stream shall occur on lot 1 beyond that which currently exists.
6. The large deciduous tree in the southwest quadrant of lot 1 will be retained, so noted on the face of the plat linen, and be physically staked for review and approval by the Department of Community Development prior to issuance of building permits.

(continue to Page 3)

II. MAJOR STATEMENTS OF FACT AND CONCLUSIONS:

A. HISTORICAL BACKGROUND:

1. Statements of Fact.

- a. The applicant received approval of the Preliminary Subdivision of "Alpha Reach" on June 5, 1978. The conditions of approval accompanying the preliminary subdivision can be found in Exhibit "E".
- b. The applicant received a Substantial Development Permit for eight condominium units on proposed lot 1 on August 21, 1978. The conditions of approval for the Substantial Development Permit and drawings of the proposed units can be found in Exhibit "F".

2. Conclusions.

No relevant conclusions.

B. GOVERNMENTAL COORDINATION:

1. Statements of Fact.

- a. Fire Department. Access as shown on drawing is adequate for emergency vehicles. The fire hydrant as shown in the cul-de-sac is adequate. A minimum fire flow of 1500 gallons per minute shall be available at the hydrant in the subject cul-de-sac.
- b. Police Department. Only one access point should be allowed on Lake Washington Boulevard.
- c. Building Department. No permits will be issued for buildings on Lot 1 except for plans conforming to an approved Substantial Development Permit.
- d. Parks Department. Stream may be relocated from its present position but should remain open.
- e. Public Service Department. Sanitary Sewer: Construct 8" sewer to service plat per City-approved plans. Domestic Water: Construct 8" water line from 10th Ave. So. to service plat per City-approved plans. Storm water: Relocation of stream may be approved after approval of interim drainage plan. Storm water retention system required. Right-of-way improvements: 24' curb to curb within plat with curb and gutter both sides, sidewalk on one side. 20 feet of asphalt minimum from 10th Ave. So. to plat entrance.

Existing and future systems will meet the needs of this area. The effect on natural systems will be minor - development will serve to stabilize the slope area.

2. Conclusions. The stream would remain open and the buildings located on Lot 1 will require an approved Substantial Development Permit.

II. C. CITIZEN INPUT:

1. Statements of Fact. No letters have been received concerning this application.
2. Conclusions. No relevant conclusions.

D. EXISTING PHYSICAL CHARACTERISTICS:

1. Statements of Fact.

- a. 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 Street South. Directly to the south of the eastern portion of the site is a steep ravine generally twenty feet in depth. The ravine enters the subject property in the south-central portion of the site.
- b. 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 more heavily vegetated with trees and groundcover, and the Land Use Policies Plan indicates that the ravine area is a significant woodland.
- c. Hydrology. A stream flows in the bottom of the ravine, entering the site at the south-central portion, and exiting the site at a point approximately 90 feet from the west property line. The applicant proposes to keep the stream open although it may be moved slightly from its present location.
- d. Soils. Local soils mapping indicates the subject property to be located within an Arents, Alderwood soils classification (AmC). Local geologic mapping indicates the property to be within a Vashon Till (Qt) unit. A soils survey was submitted with the Preliminary Subdivision indicating the suitability of lot 2 for a single family residence.

2. Conclusions.

The ravine and stream are significant natural features that should be preserved to the greatest extent possible in the development of this site. Any structure built on lot 2 should incorporate the recommendations of the soils report.

II. G. 2. (Cont'd)

Since this area is prone to landslide or creepage, soils reports by a licensed engineer may be required prior to the issuance of a Building Permit.

III. APPENDICES:

Exhibits "A" through "G" are attached.

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APPLICATION FOR A FINAL SUBDIVISION

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

Name of Applicant ALAN LURIE & BRIAN LURIE Phone _____

Company Name Tim Hart & Assoc.

Mailing Address 220 6th St. City Kirkland Zip _____

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

Proposed - 9 Lots No 1 Multiple Dwelling
No 2 - 9 for single Family

Proposed name of subdivision: ALPHA REACH

Location of subdivision: Sec 8 T-25N, R-5E, W.M.

2) Existing zoning of property B-25-B500

3) Initial size of property (unsubdivided): 114,098 SQ. FEET,
2.619 ACRES.

4) If one large lot, suitable for subdivision, remains, explain reason:

Lot No. 1 for multiple dwellings!

The undersigned applicant(s) is(are) the owners of the property described

as follows (legal description): 1/4 Sec. 8, T-25N, R-5E, W.M.
See Plat

EXHIBIT "A"
APPLICATION
ALPHA REACH
F-SUB-78-89(P)

Property was acquired by the applicant(s) on _____, 19____.

AFFIDAVIT

STATE OF WASHINGTON
COUNTY OF KING
CITY OF KIRKLAND

ALAN LURIE & BRIAN LURIE, being duly sworn depose and say(s), that ~~we~~ we (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.

Alan Lurie
(owner)

Brian Lurie
(owner)

Subscribed and sworn to before me this 13th day of OCT., 1988.

James O'Hart
Notary Public in and for the
STATE OF WASHINGTON, residing at
KIRKLAND

I. E. PUBLIC UTILITIES:

1. Statements of Fact.

- a. Sanitary Sewer. There is an existing 12" sewer line on the west side of Lake Washington Boulevard.
- b. Storm Sewer. There is an existing storm sewer system along the east side of Lake Washington Boulevard.
- c. Domestic Water. There is an existing 10" water line on the east side of Lake Washington Boulevard.
- d. Streets. The subject property is adjacent to three streets: Lake Washington Boulevard, First Street South, and Second Street South. Lake Washington Blvd. is improved to approximately 50 feet of its 60 foot width. First Street South is improved to approximately 20 to 22 feet of its 30 foot width while Second Street South has a similar improvement within its 50 foot right-of-way. The applicant intends to continue First Street South with an asphalt road 24 feet wide.
- e. Pedestrian Ways. There are no sidewalks adjacent to the subject property. On the west side of Lake Washington Boulevard exists a 6 foot wide concrete sidewalk.

2. Conclusions. Public utilities are available to this site. The extension of First Street South as proposed would be adequate to serve the newly created lots.

F. NEIGHBORHOOD CHARACTERISTICS:

1. Statements of Fact.

- a. 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 1.3 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 Water-front District I, while to the east is RS-8500.

- b. Land Use. The subject property presently supports a single family residence, accessing from 2nd Street South. 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. Land to

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

the north contains a mixture of multi-family and single-family residences.

2. Conclusions.

The proposal is consistent with the zoning and the land use of the area.

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

1. Statements of Fact.

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.

The following excerpts are included in the "State Street Area" section of the Kirkland Land Use Policies Plan, and are relevant to this application:

"Two small streams exist within the State Street Area as illustrated in Figure 25 on Page 238. Both streams are 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)

"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).

"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)

2. Conclusions.

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 and allow for natural drainage.