

RESOLUTION NO. R-2685

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING A DEVELOPMENT PROPOSAL SUBMITTED UNDER THE INTENT TO REZONE PROVISIONS OF CHAPTER 23.62 OF THE KIRKLAND ZONING ORDINANCE AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. R-79-62(P) BY DAVID BROMEL TO CONSTRUCT 5 STRUCTURES FOR WAREHOUSE AND OFFICE USE AND SETTING FORTH CONDITIONS TO WHICH SUCH DEVELOPMENT PROPOSAL SHALL BE SUBJECT AND SETTING FORTH THE INTENTION OF THE CITY COUNCIL TO, UPON APPROVED COMPLETION OF SAID DEVELOPMENT, REZONE THE PROPERTY FROM RESIDENTIAL SINGLE FAMILY 8,500 TO LIGHT INDUSTRIAL.

WHEREAS, the Department of Community Development has received an application filed by David Bromel as owner of the property described in said application requesting a permit to develop said property in accordance with the intent to rezone procedure established in Chapter 23.62 of Ordinance 2183; and

WHEREAS, said property is located within a Residential Single Family 8,500 zone and the proposed development is a permitted use within the Light Industrial zone; and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held a public hearing thereon at their regular meetings of September 6, 1979, October 18, 1979 and November 15, 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 through the entire review process; and

WHEREAS, the Kirkland Planning Commission, after their public hearing 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 to the City Council approval of the proposed development and the intent to rezone pursuant to Chapter 23.62 of Ordinance 2183, all 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. R-79-62(P) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. A Development Permit, pursuant to the intent to rezone procedure of Chapter 23.62 of Ordinance 2183, shall be issued to the applicant subject to the conditions set forth in the Recommendations hereinabove adopted by the City Council.

Section 3. The City Council approves in principle, the request for reclassification from Residential Single Family 8,500 to Light Industrial, pursuant to the provisions of Chapter 23.62 of Ordinance 2183, and the Council shall, by ordinance, effect such reclassification upon being advised that all of the conditions, stipulations, limitations, and requirements contained in this Resolution, including those adopted by reference, have been met within six months of the date of enactment of this Resolution.

Section 4. A certified copy of this Resolution, together with the Findings, Conclusions and Recommendations herein adopted shall be attached to and become a part of the development permit or evidence thereof, delivered to the permittee.

Section 5. 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 the proposed development project, other than as expressly set forth herein.

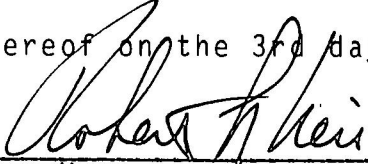
Section 6. Failure on the part of the holder of the development permit to initially meet or maintain strict compliance with the standards and conditions to which the development permit and the intent to rezone is subject shall be grounds for revocation in accordance with Ordinance 2183, the Kirkland Zoning Ordinance.

Section 7. Certified or conformed copies of this Resolution shall be delivered to the following:

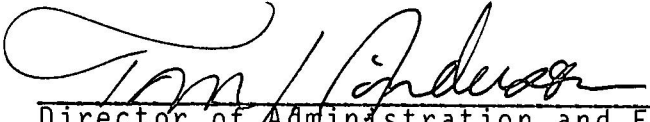
- (a) The applicant.
- (b) Department of Community Development of the City of Kirkland.
- (c) Fire and Building Department of the City of Kirkland.
- (d) Parks and Recreation Department of the City of Kirkland.
- (e) Public Service Department of the City of Kirkland
- (f) Office of the Director of Administration and Finance (ex officio City Clerk) for the City of Kirkland.

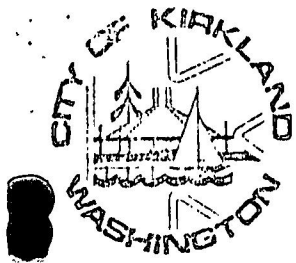
PASSED by majority vote of the Kirkland City Council in regular meeting on the 3rd day of December, 1979.

SIGNED IN AUTHENTICATION thereof on the 3rd day of December, 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 November 15, 1979

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

STAFF \_\_\_\_\_

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

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

PLANNING COMMISSION \_\_\_\_\_ *Kay Haenggi, Chairperson*

CITY COUNCIL AS INCORPORATED IN \_\_\_\_\_ Kay Haenggi, Chairperson

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

NUMBER \_\_\_\_\_

DATE \_\_\_\_\_

FILE NUMBER R-79-62(P)

APPLICANT DAVID BROMEL

PROPERTY LOCATION E. of 16th Ave. N.E., & So. of N.E. 112th St.

SUBJECT INTENT TO PEZONE FROM RS 8.5 to LI

HEARING/MEETING DATE December 3, 1979

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED See list on reverse side

Bromek - 11-15-79

- "A" - Application
- "B" - Vicinity Map
- "C" - Fire Protection
- "D" - Topography & Grading
- "E" - Drainage
- "F" - Landscaping Proposal to Dedicate Air Rights
- "G" - Existing Features
- "H" - Building Sections, Parcel A
- "I" - Building Sections - Parcel C
- "J" - Environmental Checklist & Amendments to Checklist
- "K" - Terteling Short Plat
- "L" - Planning Commission Minutes of 9/6/79
- "M" - Letter Requesting Neighborhood Meeting
- "N" - Petition Submitted 10/18/79
- "O" - Planning Commission Minutes of 10/18/79
- "P" - Planning Commission Study Session Minutes of 10/25/79
- "Q" - Noise Survey Study

I. SUMMARY

A. DESCRIPTION OF PROPOSED ACTION:

This is an application by David Bromel for an Intent to Rezone two parcels of land in the Parmac Area. The two parcels are identified as Parcel A and Parcel C and are located east of 116th Ave. N.E. and south of N.E. 112th Street as identified in Exhibit "B" - Vicinity Map.

The applicant requests a change in zoning from RS 8500 to Light Industrial for portions of both parcels. Parcel A is approximately 72000 square feet in size and will have two proposed structures totalling 22,240 square feet which house 35% office and 65% warehouse uses. Parcel C is approximately 132,000 square feet in size with 3 proposed structures of 10% office and 90% warehouse totalling roughly 66,474 square feet.

An existing 25 foot vegetative buffer separates the adjacent single family zone from this proposal. Access will feed off of N.E. 112th Street via the existing 117th Ave. N.E., providing one point of ingress and egress to the site.

B. MAJOR ISSUES:

The proposal was before the Planning Commission on September 6, 1979. After deliberation, the hearing date was continued to October 18, 1979 to allow the applicant additional time to address these issues: Visual impact of building mass and lighting glare, noise impact, traffic routing and intensity, storm water drainage. (Exhibit "L")

A neighborhood meeting on October 9, 1979 raised the additional issues of impact on residential property values and pedestrian safety along N.E. 112th Street.

Planning Commission met October 18, 1979 and finding the issues inadequately addressed, continued the hearing to November 15, 1979.

The Planning Commission met in a special study session on October 25, 1979, and refined the major issues of the project. Solutions were discussed, and general guidance given to the developer. Minutes of the meeting are found as Exhibit "P". The guidance topics included: increasing landscape buffer widths, additional berming and planting against buildings in Parcel A, noise mitigation, and traffic guidance to prevent left turns onto N.E. 112th St.

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On November 15, 1979, Planning Commissioners again held a public hearing and reviewed the proposal.

C. RECOMMENDATIONS:

Based on Statements of Fact, Conclusions, and Exhibits "A" through "Q" contained herein, we recommend approval of this Intent to Rezone application subject to the following conditions:

1. A 40 foot landscaped buffer be provided for the west and north perimeter of Building B and the west and north perimeter of Building A, a 25 foot landscaped buffer on the north edge of Parcel A, and a 10 foot landscaped buffer on the east edge of Parcel A, as shown in Exhibit "F". The buffer shall include existing trees whenever possible, and supplemental planting with Douglas Fir, Scotch Pine, Japanese Privet, and Scarlet Maple as indicated on the landscape plans as shown. The two large specimen firs found in the northeast corner of Parcel A shall be preserved. Security shall be issued to the City of Kirkland to insure proper maintenance of planted vegetation for a period covering two consecutive summers.
2. Air rights for a 40 foot wide area including the 25 foot undisturbed buffer and a 15 foot landscaped setback shall be dedicated to the City of Kirkland.
3. A comprehensive sign program shall be created to unify all on-site signs. Two ground monumentation directory signs will be installed, one at the entrance to Parcel A and the second at the entrance of Parcel C. An additional ground monumentation sign shall be placed at the intersection of N.E. 112th St. and 117th Ave. N.E. which identifies the project.
4. A stop sign and a right turn only sign shall be placed at the intersection of 117th Avenue N.E. and N.E. 112th Street, at the expense of the developer. These signs shall face south.
5. Exterior lighting is not allowed on the west and northern walls of Building B, the west and northern walls of Building A, and the western wall of Buildings 1 and 2. Lighting which is provided shall not glare into surrounding single family areas.

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6. All proposed structures shall obtain access from 117th Ave. N.E.
7. A noise barrier fence made of wood, concrete or steel weighing 4 to 8 lbs. per sq. foot and six feet in height shall be erected along the entire western edge of 117th Ave. N.E. The fence cannot be perforated nor made of tongue and groove wood. The fence shall be certified by a qualified engineer and its location and detailed design shall be approved by the Department of Community Development. Said fence shall be maintained in perpetuity.
8. Mechanical systems, other than normal heating, jair circulation or plumbing vents shall not be installed on the roof of Buildings A and B and that all systems for Parcels A and C be oriented to exhaust away from the RS zone. The height of the vents shall not exceed the minimum height as required by the Uniform Building Code.
9. The developer shall bear the financial burden of installing a left turn lane on N.E. 112th St. according to standards and designs specified by the Department of Public Service and meeting the Department's approval. Such design shall include the improvement of existing walkway on N.E. 112th Street.
10. Orifices are not permitted on the north and west walls of Buildings A and B.
11. At the time a Grading Permit application is submitted the applicant shall:
  - a. Stake and string with surveyor's tape a 25 foot buffer edge along the northern and western perimeter of Parcel C. The two large specimen trees on the northeastern corner of Parcel A shall likewise be staked and marked at their dripline. This staking and marking shall be approved by the Department of Community Development prior to release of the Grading Permit. No grading is allowed inside the staked or marked areas.
  - b. A tree retention plan shall be submitted showing all trees over 6" in caliper which are to be saved. Trees so indicated shall be staked and marked according to the above provisions if they lie outside the landscape buffer.

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- c. Submit an interim and permanent storm water drainage and retention system design which includes an oil-silt separator if not already provided. A permanent system shall hook into the LID 115 system.
  - d. Install the stop sign and right turn only signs according to the standards of the Department of Public Service.
12. At the time a Building Permit application is submitted, the applicant shall:
- a. Submit an interior landscape plan for 5% of the site according to Section 23.40 of the Kirkland Zoning Code. This percentage shall be computed individually for Parcel A and Parcel C.
  - b. Submit a lighting plan in conformance with Condition No. 7 and the Performance Standards of the Kirkland Zoning Code.
  - c. Submit a barrier wall design to be approved by the Departments of Community Development and Building.
  - d. The Building plans shall closely match the section drawings shown on Exhibits "H" and "I" and indicate the location and orientation of mechanical systems projecting from the structures.
  - e. The north and west wall elevation of Buildings A and B shall be designed to include a mansard-type roof design of a general residential scale to be reviewed and approved by the Department of Community Development.
13. Before framing begins, the developer shall have the fire hydrant installed and approved by the Kirkland Fire Department.
14. Before Certificate of Occupancy, the applicant shall:
- a. Submit a two-year landscaping maintenance security conforming to Condition No. 1.
  - b. Submit a Comprehensive Sign Program.
  - c. Install the barrier fence and obtain approval from the Departments of Community Development and Building.

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- d. Install a left turn lane on N.E. 112th St. and obtain approval from the Department of Public Service.
- e. Dedicate air rights over the 40 foot buffer referenced in Condition 7.
- f. Erect the noise barrier fence to the satisfaction of the Department of Community Development.

II. MAJOR ISSUES, STATEMENTS OF FACT AND CONCLUSIONS:

A. VISUAL IMPACT OF BUILDING MASS - Factors to consider are screening and mass.

1. Statement of Fact.

- a. L.U.P.P. Living Environment Policy No. 2.. "In many parts of Kirkland, strong commitments have been made to single family land use. These commitments are in terms of future planning and zoning as well as in terms of existing residential development. The single family character of such a neighborhood should be preserved by severely restricting commercial, industrial, or high density residential uses. Adequate criteria should be established to insure that the visual and acoustic characteristics of uses in (or near) single family neighborhoods do not exceed standards normally associated with such residential development. Design standards should include building heights, dwelling unit densities, intensity of vehicular traffic, noise levels, landscaping, lighting, signing, appurtenant structures and other performance standards."
- b. L.U.P.P. Economic Policy No. 5.... "Visual impacts should be minimized in order to maintain the character of adjacent uses, shield outdoor storage areas and remove on-site debris and waste."
- c. LUPP development standards for the Parmac Area: ... "Industrial operations (for example: manufacturing, processing, storage, shipping/receiving, parking) must not be visible from nearby residential development. Land

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scaped setbacks, landscaped berms, fences, special arrangement of structures, or some combination of these techniques must provide adequate buffering along residential boundaries."

- d. LUPP development standards for the Parmac neighborhood: "...The height of structures associated with industrial activities may not exceed 20 feet near the perimeter of the development when adjacent to residential uses. Taller structures may be permitted if there is additional setback and visual buffering to compensate for the added height and bulk."
- e. Kirkland Zoning Code standards for light industry states: "There is no maximum building height..." and then lists criteria a building shall meet if it exceeds 30 feet.
- f. Proposed buildings are designed for concrete material and flat topped roofline.
- g. Proposed building mass as viewed from the adjacent residential properties is shown in the chart on the next page.

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(APPROXIMATE DIMENSIONS IN FEET)

STRUCTURAL "MASS" DIMENSIONS FACING RESIDENTIAL ZONES

	<u>ORIGINALLY PROPOSED</u>		<u>REVISED</u>	
	Height	Length	Height	Length
Buildings #1 and #2				
West Wall	20	80	20	80
North Wall	20	145	20	140
Sq.Ft. Bldg. #1	11,520		11,120	
Sq.Ft. Bldg. #2	11,520		11,120	
Building A				
West Wall	14	150	14	150
North Wall	14	192	14	176
Sq. Feet	28,800		26,400	
Building B				
West Wall	17	133	11-14	127
North Wall	17	110	11	115
Square Feet	14,520		14,250	

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- h. In the October 25, 1979 study session, Planning Commissioners suggested a mansard-type roof for the western and northern walls of Building B. This would help blend the structure into the residential neighborhood.
- i. The Land Use Policies Plan recommends landscaping in the Parmac neighborhood as follows:
  - (1) Landscaping and vegetative buffering can provide important screening and transition between the Light Industrial and residential uses.
  - (2) Landscaping requirements must include provisions for maintenance.
  - (3) Economic Activities Policy Discussion No. 5.. "The development of large asphalt areas that are visually and physically unbroken should not be permitted. Landscaping both within and around the edges of such areas can serve to provide visual relief and sharpen the identity of spaces, as well as help to decrease surface runoff."
- j. The project proposes landscaping buffers as described below:

LANDSCAPE BUFFERS

PARCEL A

Eastern edge: Proposed 5 feet, revised to 10 feet, Planning Commission suggested 15-20 feet.

Northern edge: Proposed 25 feet, revised to 25 feet plus N.E. corner, Planning Commission has no suggestion.

Western edge: Proposed 25 feet, revised to 25 feet, Planning Commission has no suggestion.

PARCEL C.

Building A, north and west walls: Proposed 25 feet, revised to 40 foot building setback with 25 feet landscaping undisturbed; Planning Commission suggested 25 feet landscaping undisturbed and a 31 foot building setback.

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Building B, north wall: Proposed 25 feet, revised to 40 foot building setback with 25 feet landscaping undisturbed; Planning Commission suggested 40 to 44 feet landscaping undisturbed and a 50 foot building setback.

Building B, west wall: Proposed 25 feet, revised to 40 feet building setback with 25 feet landscaping undisturbed; Planning Commission had no suggestions.

k. October 25, 1979, Planning Commissioners in study session suggested:

(1) Parcel A shall have a 15 to 20 foot landscaped edge along the eastern boundary. There is significant mature vegetation along this edge, and preserving the vegetation establishes a buffer between the site and N.E. 112th St. The proposal will require extensive grading on Parcel A and the established buffer strip will ensure that mature trees will remain on the border of the property.

(2) Increasing the landscaped buffer along the northern edge of Building B and related parking lot to 40 or 44 feet would alleviate the impact of building mass on adjacent residential homes. By imposing a 50 foot building setback from the northern edge, the developer is given at least 6 feet for construction activity and would prevent degradation of the landscaped buffer. The increased vegetative cover would further alleviate light and glare spilling over from the parking lot.

(3) These landscaping modifications require additional landscape plans beyond those which are proposed.

l. Landscaping plans proposed replacement of the 11 dead Douglas Fir and addition of quick growing plant species including Scotch Pine and Japanese Privet. Scotch Pine typically does not lose its lower branches at maturity while the Douglas Fir does. The two tree species reach 50 feet in height, and the Japanese Privet is 10-12 feet at mature height.

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- m. Parcel A has visual impact on views from N.E. 112th St. and residential homes to the west and north. These property edges also represent zone boundary change between Light Industrial and RS 8500. Parcel C also has residential zones on the north and west edges.
- n. Parcels A and C are heavily wooded in spots. Ordinance 2193 provides for site plan integration with existing trees over 6" in caliper.

2. Conclusions.

- a. Mature trees aid in visually screening the buildings. To insure the survival of trees existing in the landscaped buffers, the developer shall have staked and marked with surveyor's tape those landscaped buffers described below. No grading will be allowed to intrude into these marked landscaped buffers.  
  
25 feet shall be marked along the north and west edges of Parcel C.  
  
25 feet shall be marked on the northern edge, and 10 feet on the eastern edge of Parcel A.
- b. Buildings on the north and western edges of Parcel C shall be painted a dark green color to blend in with the landscape vegetation.
- c. Mechanical systems placed on top of the roofs of buildings A and B would increase building height and impact. Mechanical systems shall not be placed on the roofs of these buildings.
- d. To reduce a sense of walling in, building setbacks are established at 40 feet for Buildings A and B from the north and west property edges. The 15 feet between the landscaped buffer edge and building walls shall be landscaped.
- e. Landscaping shall adhere to the plans shown in Exhibit "F".
- f. Construction of buildings shall be similar in size and character to the sections shown in Exhibits "H" and "I". Dropping the apparent height of Building B from 17 to 11 feet alleviates the need for a mansard-type roofline.

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- g. To insure that the buffer strip will not be developed, air rights for the north and west buffered edges of Parcel C shall be dedicated to the City of Kirkland.
- h. Two large specimen trees found in the northeast corner of Parcel A are of considerable significance, and shall be preserved.
- i. A mansard-type roof line on the north and west roof line of Buildings A and B would present a residential image and promote the visual integration of uses.
- j. Interior landscaping shall serve to break up the expanse of asphalt shown in the parking area.

## II. B. GLARE FROM LIGHTING

### 1. Statement of Fact

- a. The Land Use Policies Plan states as Recommendation #7 that industrial operations must not create excessive noise, glare, light, dust, fumes and other adverse conditions which disrupt the residential character of the surrounding area.

- b. Kirkland Zoning Ordinance states:

Section 23.36.090 Exterior Lighting: Exterior artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will be reflected away from a residential use.

Section 23.36.100 Glare or Heat: Any operation producing intense glare or heat shall be performed within an enclosure so as to completely obscure such operation from view from any point along the property line.

- c. Buildings A, B and C front internally to the site. All loading and entrance points are away from adjacent residences.

Buildings 1 and 2 allow loading and entrance points on the north and south sides. Buildings 1 and 2 are 80 feet from adjacent residential zone to the west.

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2. Conclusions.

Loading and entrance areas which require lighting for reasons of safety and security are not located immediately adjacent to single family homes, and down-spot lighting will not be an impact. North and west facades on Buildings A, B and west facades on Buildings 1 and 2 will not be lighted, to mitigate the glare potential.

C. NOISE - Factors considered dwell with loading and parking lot noises, traffic on 117th Ave. N.E., and traffic on 112th St. N.E.

1. Statements of Fact.

- a. The Kirkland Zoning Code establishes noise level standards in Chapter 23.36.060.

Noise Levels: The intensity level of sounds shall not exceed the following described levels at any point of any boundary line of the lot on which the use is located, or beyond:

<u>Decibels</u>	<u>Adjacent Use</u>
50	All "R" Zones
55	WD I & II, WFD, BN, PR Zones
60	BC & CBD
65	LI Zones

The sound level shall be measured with a type of audio output meter approved by the Federal Bureau of Standards. Objectionable noise due to intermittence, or shrillness shall be muffled so as not to become a nuisance to adjacent uses.

- b. The Land Use Policies Plan states as Recommendation #1: Industrial traffic should be controlled in order to protect the character, safety and peace of the residential neighborhood. Major industrial traffic should be prevented from passing through the residential area. Industrial traffic should exit to the east.

Recommendation #6: Hours of industrial operation should be restricted on a case-by-case basis in order to maintain the residential character of nearby properties.

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- c. N.E. 112th St. has 39 feet of pavement and is adequate in size for two lanes plus a left turn lane. The street narrows considerably west of 117th Ave. N.E.
- d. A noise survey was taken at the intersection of 112th St. N.E. and N.E. 117th Ave. and an average noise level of 70 decibels was found. The survey was taken November 2, 1979 between 6:30 and 7:30 a.m. Traffic exiting from the site must go up a slight incline and then generally stops at the intersection. Noise levels generally increased going up the hill and then decreased at the point of noise assessment. (See Exhibit "D")
- e. Distance and barriers can decrease noise decibel levels. Information gathered from the Washington Dept. of Transportation maintains that a solid barrier fence made of wood, concrete or steel approximately 4 to 8 lbs. weight per square foot and 6 feet in height will cut noise levels by 5 decibels. Every 2 feet in height will cut an additional one decibel. Noise travels through and around barriers, the higher and longer the barrier, the more noise is decreased.
- f. The proposed facility is projected to generate an additional 100 to 150 vehicular trips per day.
- g. The excessive noise level is intermittent in nature, the proposed project will double the amount of vehicular traffic and consequently double the amount of intermittent excessive noise levels.
- h. Inside warehouse noises may spill over onto residential zones through window openings and other orifices.
- i. The parking and loading area serving Buildings A, B and C is buffered by Buildings A and B from the residential zone. At one point a gap exists between Buildings A and B. At this point, the parking lot is 11 feet below the residential grade.

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## 2. Conclusions.

Truck traffic along 117th Ave. N.E. is not compatible with the surrounding residential neighborhood as it exceeds performance standards established in the Kirkland Zoning Code. Truck traffic is at present intermittent, and the proposed project is estimated to have a doubling effect on truck traffic. A noise barrier fence would mitigate the truck noise impact on residential homes. This fence is most effective when it is aligned close to the roadway and parallel to the entire industrial/RS zone change. At the southern end, the fence should angle westerly to deflect noise spill-over. A fence 6 feet in height and 4 to 8 lbs. weight per sq. ft. would satisfactorily mitigate adverse noise impacts from 117th Ave. N.E.

Parking lot noise will be adequately absorbed through the 11 foot grade change between residential homes and parking level. No additional mitigation is required. Parking lot noise on Parcel A can be somewhat alleviated through the construction of concrete "wing walls" 6 feet in height extending south from Building 1 and north from Building 2. The western walls of Buildings 1 and 2 shall have a bermed landscaping approximately 5 feet in height to aid in reducing noise reflection from street traffic.

Trucks turning left from 117th Ave. N.E. to N.E. 112th Street create a noise factor which cannot be controlled by the noise barrier fence. These trucks impact not only homes directly adjacent to the site but homes fronting N.E. 112th St. A median barrier placed within N.E. 112th St. will prevent trucks from turning left and curtail this impact. This median barrier would require a left-turn lane in the center of 112th St. for traffic entering the site. The lane will be designed by the City of Kirkland and the developer shall bear the financial burden of installation.

A stop sign and right turn only sign located at the intersection and facing south will prevent vehicular accidents as cars enter and exit N.E. 117th Avenue.

## D. PEDESTRIAN SAFETY

### 1. Statements of Fact

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- a. NE. 112th St. has an asphalt walkway on the northern side. School children use the path to walk to A.G. Bell Elementary School or the Junior High and High School bus stops.
- b. N.E. 112th St. has a heavy traffic load.

2. Conclusion.

The heavy traffic is a temporary condition. The asphalt walkway will be kept in repair by the City.

E. TRAFFIC ROUTING

1. Statements of Fact

N.E. 117th Place is a private easement which was created to provide access to [arce;s A, B, C and D of the Terteling properties short plat (K427W(P)). Lot A was prohibited from accessing straight onto N.E. 112th Street. Access onto N.E. 116th Ave. was discouraged to minimize intersections on the collector arterial and to retain the residential neighborhood.

2. Conclusions:

Alternate access points onto N.E. 116th Ave. and N.E. 112th St. are not feasible.

F. STORM WATER DRAINAGE

1. Statement of Fact

- a. LID 115 provides a system of permanent storm water drainage and retention system for the area.
- b. Impervious surface covers approximately 95% of the proposed site, not including the landscaped buffer.

2. Conclusion:

Storm water drainage will not pose an adverse impact to the site and surrounding properties.

G. IMPACT ON NEIGHBORHOOD RESIDENTIAL PROPERTY VALUES:

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1. Statement of Fact:

- a. The Land Use Policies Plan identifies the subject properties as appropriate for light industrial use (Figure 39, Page 355). The LUPP is a legally adopted, policy document. Public hearings had been held prior to City Council adoption.
- b. The Kirkland Zoning Code describes uses which are classified as Light Industrial. The proposed use of the site fits the Light Industrial zone classification.

2. Conclusions.

The proposed use is allowed according to policy established in LUPP. The issue of property value impact is a policy question which occurs in establishing boundary lines of many contiguous zones, and through the LUPP document a boundary line for light industry in Parmac has been drawn. The use is clearly allowed, however, the site specific physical impacts need to be addressed.

III. EXISTING CHARACTERISTICS:

A. SITE DESCRIPTION

The existing topography of the subject property is shown on Exhibit "D" - Topography Map. The site is generally flat with a steep bank along the eastern edge of Parcel A with an approximate grade of 25%. A small but very steep bank cuts diagonally through Parcel C. The second bank stands about two to four feet in height with approximately 40% grade. Parcel C is barren of all vegetation except minimal groundcover and a mixture of fir and underbrush where proposed Warehouse B is located. Parcel A is wooded with a clearing on the northern one-third of the site.

B. NEIGHBORHOOD CHARACTERISTICS:

Present zoning on the site is 8500 as is land to the west. Land to the south and east is zoned Light Industrial.

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The subject property is substantially vacant with an outdoor storage lease situated on the corner of Parcel C, an informal car parking lot across the street from the neighboring Cosco building. The land to the east and south is of Light Industrial use (Lincoln Warehouse) while land to the north and west is predominantly single family residences. Seven single family homes are directly north and west of the proposed site.

IV. CITIZEN INPUT:

- A. A public hearing scheduled for August 16, 1979 was continued to September 6, 1979 due to the overloaded agenda.
- B. PUBLIC HEARING ON SEPTEMBER 6, 1979 WAS HELD BY THE PLANNING COMMISSION TO REVIEW THIS APPLICATION. After deliberation the application was continued to October 18, 1979. A copy of the Preliminary Minutes are attached as Exhibit " ".
- C. WORKSHOP HELD OCTOBER 9, 1979.

The meeting commenced at 7:10 p.m. with the following present: Alan Gamage, 11420 NE 112th St., Neil Beck, 11406 N.E. 112th, Don Zimmerman, 11228 115th Pl. N.E., Mike Akers, 11050 116th Ave. N.E., Marlene Burke, 11037 116th Ave. N.E., Mary McCartor, 11505 N.E. 112th, Jerry E. Morin, 11505 N.E. 112th, Thomas M. Deebach, 11418 N.E. 112th, Janice Mayer, 11616 N.E. 112th, Lanny W. Rhoton, 11637 N.E. 112th St., Jane Fisher, 11243 115th Pl. N.E., Melba Schock and Tony Schock, 11514 N.E. 113th Pl., Evelyn Jones, 11041 111th Ave. N.E., Harold Obaitek, 11258 N.E. 112th, Eileen Sherwood, 11212 115th Pl. N.E., Glen Sherwood, same, Lawrence E. Scurloch, 11240 N.E. 112th, Ron Wood, 11058 116th N.E., Mr. and Mrs. Gerry Robinson, 11505 N.E. 113th Pl., Cal Jordan, David Bromel and Ted Gallanger for DKB and Associates, and Sandra Korbek for City of Kirkland, Department of Community Development.

Cal Jordan presented the proposal. Subsequent discussion raised concern on whether industry is appropriate adjacent to a residential zone, impact on property values, pedestrian safety along N.E. 112th St., adequacy of the Environmental Checklist, and the possibility of initiating an amendment to the Land Use Policies Plan to redesignate the industrial use to single family. The meeting adjourned at 9:15 p.m.

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- D. A public hearing on October 18, 1979 was held by the Planning Commission to review this application. After deliberation, the application was continued to November 15, 1979 and a special study session was scheduled for October 25, 1979.
- E. In the special study session of October 25, 1979 the Planning Commission members met and discussed the potential impacts of the proposed project. The general discussion on issues and solutions resulted in several suggested measures to mitigate adverse impacts. These are described in the minutes of the meeting and are in the staff report as Exhibit "P".
- F. A public hearing on November 15, 1979 was held by the Planning Commission to review this application. Issues discussed covered the noise barrier fence, visual building impact, air rights dedication and installation of a left turn lane. Audience participation included Alan Gamage, 11402 N.E. 112th; Michael Akers, 11050 N.E. 116th Ave. and Ken Robinson, 11033 116th N.E. who addressed concerns about the development. Dave Bromel, the applicant, and his agents Cal Jordan and Gary Moore spoke for the proposal.

V. DEVELOPMENT STANDARDS

This application for an Intent to Rezone will be subject to the following additional standards:

- A. Kirkland Zoning Ordinance No. 2183:
  - 1. Light Industrial Zone Requirements: (Section 23.22): Note in particular Permitted Uses found in Section 23.22.020 and 23.22.040.
  - 2. All uses shall conform to the general provisions and exceptions of the Off-Street Parking Requirements and Loading Area Requirements set forth in this Ordinance (Chapter 23.34).
  - 3. For the landscaping, screening and fencing requirements, refer to Chapter 23.40.
  - 4. Performance Standards found in Chapter 23.36.

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B. Fire Department Operating Procedures:

One additional fire hydrant shall be provided. It shall be located in front of Building C as shown on Exhibit "C". The required fire hydrant as well as the existing hydrant shall be equipped with a steamer port as well as two 2 1/2" ports. If the buildings are to be sprinklered, then the required fire flow will be a minimum of 2500 gallons per minute. Copies of the sprinkler plans shall be submitted, reviewed and approved by the Kirkland Fire Department.

C. Ordinance 2340, Water Runoff and Pollution During Construction.

D. Terteling Short Plat (K427W(P)).

E. All other applicable standards and approvals.

VI. EXHIBITS "A" through "Q".

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