

RESOLUTION NO. R- 2763

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. IR-80-49 BY 14TH AND MARKET ASSOCIATES TO CONSTRUCT AN OFFICE BUILDING 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 7,200 TO PROFESSIONAL RESIDENTIAL.

WHEREAS, the Department of Community Development has received an application filed by 14th and Market Associates 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 RS 7.2 zone and the proposed development is a permitted use within the PR zone; and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held a public hearing thereon at their regular meeting of October 2, 1980; 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; and

WHEREAS, the City Council, in regular meeting, did consider the environmental documents received from the responsible official, together with the recommendation of the Planning Commission.

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. IR-80-49 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 RS 7.2 to PR, 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 resolution 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 for the City of Kirkland
- (d) Public Services Department of the City of Kirkland
- (e) Project and Construction Management of the City of Kirkland
- (e) The 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 20th day of October, 1980.

SIGNED IN AUTHENTICATION THEREOF on the 20th day of October, 1980.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

3043A



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY _____ DATE _____

XXX RECOMMENDED BY _____ DATE October 2, 1980

ADOPTED BY _____ DATE _____

STAFF _____

BOARD OF ADJUSTMENT _____

HOUGHTON COMMUNITY COUNCIL _____

XX PLANNING COMMISSION Kay Haenggi
Kay Haenggi, Chairperson

CITY COUNCIL AS INCORPORATED IN _____

RESOLUTION _____ ORDINANCE _____

NUMBER _____

DATE _____

FILE NUMBER IR-80-49

APPLICANT 14th & Market Associates

PROPERTY LOCATION N.E. corner 14th Ave. and Market St.

SUBJECT APPLICATION FOR INTENT TO REZONE FROM RS 7.2 to PR for office bldg.

HEARING/MEETING DATE October 20, 1980

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Site Plan & Vicinity Map "C" Existing Features

"D" North Elevation "D2" South Elevation "D3" West Elevation "D4" East Elevation

"E" Storm Drainage, Retention -Detention Plan "F" SEPA Information "G" Citizen Input

"H" - Quit Claim Deed "I" Slides Presented by Applicant

I. SUMMARY

A. DESCRIPTION OF PROPOSED ACTION

14th and Market Associates has applied for an Intent to Rezone from RS 7200 to PR for construction of an office building at the northeast corner of 14th Avenue and Market Street. The site is 10,404 square feet in area.

The proposed building is 26 feet in height; has a maximum horizontal dimension of 50 feet as viewed from the low density area (as defined in the Land Use Policies Plan) to the east; has maximum lot coverage of 33%; provides approximately 6600 gross square feet contained in two office stories; and provides 23 parking stalls under and outside of the structure. The Zoning Ordinance defines this building as a two-story structure.

Site design on Exhibit "E" (storm drainage) was revised, as shown on Exhibit "B". The purpose of Exhibit "E" is to show storm drainage only.

Major issues are: compliance with the State Environmental Policy Act; traffic access; bulk of building; public utilities; landscaping; citizen input and compliance with the Land Use Policies Plan.

B. RECOMMENDATIONS

Based on the Statements of Fact, Conclusions and Exhibits "A" through "H" attached to this report, we recommend approval of this Intent to Rezone application from RS 7200 to PR subject to the following conditions:

1. This application is subject to the various requirements contained in the Kirkland Zoning Ordinance, the Uniform Building Code, Kirkland Municipal Code and various Fire Department regulations. It is the responsibility of the applicant to become familiar with and to comply with applicable provisions contained in these ordinances and regulations. The applicant is required to obtain, at the minimum, a building or grading permit prior to any site work.

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2. Any major changes, revisions or additions constituting a departure from the approved site plan shall be fully processed in the same manner as an amendment to the zoning map.
3. Appurtenances above the roofline shall not be allowed. Vents and ducts shall be hidden below the mansard roof.
4. Signs shall be oriented toward Market Street and may be face-mounted or ground-mounted. If ground-mounted, height of the sign shall not exceed 5 feet above grade. Signs shall not be backlit.
5. The Norway Maple tree on City right-of-way (near hydrant on 14th Ave.) shall be retained.
6. Prior to issuance of a Building Permit the applicant shall:
 - a. Reduce building height by one (1) foot to provide a maximum height of 25 feet above average lot elevation.
 - b. Revise the landscaping plan, as follows:
 - i. Hypericum shall be replaced with ivy.
 - ii. The two proposed flowering cherry trees shall be replaced with two large caliber Red Maple or Scarlet Oak trees.
 - iii. Show a design for planter areas that will not allow beauty bark to spill over onto sidewalks or asphalt.
 - iv. Note the following sizes and spacings on the plan:
 - Azaleas, rhododendrons: 2 feet high at time of planting.
 - Boxwood: 4 feet high at time of planting; 5 feet on-center.

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- Birch: 2 1/2" caliper.
 - Pyramidalis (cedar): 3 feet high at time of planting; 3 feet on-center.
 - Ivy: 2 1/2" diameter containers; 4 feet on-center.
 - Red Maple or Scarlet Oak: 3 1/2" caliper.
- c. Submit a lighting plan for Department of Community Development approval. Lighting shall be directed away from surrounding properties. Fixtures may be on poles or on the building, but shall extend no higher than the top of the building's roofline.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall:
- a. Place appropriate traffic directional signing (and arrows on pavement) on the site, as approved by the Public Services Department, conforming to U.T.C.D. standards.
 - b. Replace any damaged ivy or trees in the Market Street planting strip, to the specifications and approval of the Parks Department.
 - c. Record the Quit Claim Deed (Exhibit "H" for the eastern 10 feet of the site.
 - d. The four western parking stalls at the entrance shall be removed and replaced with dense, high landscaping, to be approved by the Department of Community Development. Gross floor area shall be reduced proportionately.
8. The building shall be sprinklered according to the standards of the Uniform Fire Code.

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II. MAJOR ISSUES, FACTS AND CONCLUSIONS

A. COMPLIANCE WITH THE STATE ENVIRONMENTAL POLICIES ACT (SEPA)

1. Statements of Fact

The State Environmental Policies Act requires that rezone applicants submit an Environmental Checklist and the Responsible Official issue a Declaration. A complete application and Environmental Checklist was submitted by the applicant on July 15, 1980. A Declaration of Non-Significance was issued by the Responsible Official on July 23, 1980.

2. Conclusions

The State Environmental Policy Act has been complied with through submittal of an Environmental Checklist and issuance of a Declaration.

B. TRAFFIC ACCESS

1. Statements of Fact

a. The applicant is proposing two points of access (ingress from Market Street and egress onto 14th Avenue). The parking plan is designed for this one way traffic flow through the site. Directional devices (arrows, signs, etc.) are not shown on the site plan.

b. Left turns southbound onto Market Street from 14th Ave. are prohibited. Cars exiting the site onto 14th Avenue wishing to go south on Market Street need to travel through the residential area on 1st Street to a cross street. Cars southbound on Market will also need to travel on 1st Street to gain access to the site off northbound Market Street.

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- c. A Metro bus stop is located on Market Street in front of the site. Metro has not objected to the proposal, provided that the driveway is 60-80 feet from 14th Avenue.
- d. The four western parking stalls at the entrance are a maximum of 36 feet from the asphalt on Market Street. The backing distance needed for a car is between 16 feet and 24 feet.

2. Conclusions

- a. The Police Department has recommended that access from Market Street be oneway ingress only, as proposed. Exiting onto Market from the site may constitute a hazard due to the Metro bus stop - buses would impair site distance. Therefore, the proposed exit onto 14th Avenue is safer than exiting onto Market.
- b. Since turns from 14th Ave. onto southbound Market and from southbound Market onto 14th are prohibited via signs and barriers, some traffic from the office building will ultimately travel on residential side streets. This is not due to site design, but to Market Street design.
- c. The Metro bus stop will be in the 70 feet between 14th Ave. and the Market Street driveway. This complies with Metro standards.
- d. Appropriate traffic directional signing (DO NOT ENTER, EXIT ONLY, etc.) and arrows painted on pavement should be placed in appropriate locations on site, as determined by the Public Services Department (and conforming to Uniform Traffic Control Devices (U.T.C.D.) standards) prior to issuance of Certificate of Occupancy.

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- e. Cars backing out of the four western stalls at the entrance may cause stacking of cars along northbound Market Street, if a car is waiting to enter the site. The two western stalls may cause an additional hazard - cars from these two stalls will back out over the sidewalk. There is inadequate room for backing and entering at this location. Therefore, the four western stalls at the entrance should be removed. High, dense landscaping should replace these stalls (to be approved by the Department of Community Development) to provide additional screening of the building. A proportionate reduction in gross floor area should occur to account for the reduction in stalls.

C. BULK OF BUILDING

1. Statements of Fact

- a. The proposed building dimensions are:

Height - The building height as measured from avg. bldg. elevation (prior to any earth displacement) is 23 1/2'.
- The building height as measured from average lot elevation is 26'

Stories - Zoning Definition: 2 stories
- As viewed from Market Street: 3 stories.
- As viewed from 14th Ave.: 3 stories
- As viewed from north: 2 stories.
- As viewed from low-density area to east: 2 stories.

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Lot Coverage: 33%

- b. Section 23.14.060 of the Zoning Ordinance requires that "Small professional offices are to conform to the height and bulk of the surrounding residential area. Small professional offices shall not exceed two stories and not be higher than twenty-five (25) feet above the average lot and building elevations. The maximum horizontal dimension of structures adjacent to low density areas as defined in the Land Use Policies Plan shall not exceed fifty (50) feet in order to achieve a maximum height of twenty-five (25) feet. If the maximum horizontal dimension exceeds fifty (50) feet, the structure shall not be higher than twenty (20) feet above the average lot and building elevations."
- c. The area east of the site is identified in the L.U.P.P. as a low density area.
- d. There is one other building which appears 3 stories (as viewed from Market Street) along upper Market Street. The "surrounding residential area" (300 feet from the site boundaries) contains no structures which appear 3 stories except for a 37 foot high single-family residence at 421 14th Ave. W. which received a Variance in 1977.
- e. L.U.P.P. Market Area - Economic Activities gives standards for new office development along Market Street. Standard 4.a. states: "Structures adjacent to single family areas may not exceed a height normally associated with single family houses. The height of structures should be kept as low as possible as measured from Market Street to prevent significant view obstructions."

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- f. The applicant has told staff that vents and ducts will be along the eastern wall of the building under the mansard roof.

2. Conclusions

- a. The proposal conforms to all PR zone height and bulk standards except height above average lot elevation. The applicant should reduce building height by one (1) foot to provide a maximum height of 25 feet above average lot elevation, prior to issuance of a Building Permit.
- b. The proposal conforms to the maximum allowable height and bulk of the surrounding residential zone - RS 7200. This zone has the same height (25 feet and 2 stories) and lot coverage (35%) as the PR zone. In addition, the building appearance is 2 stories as viewed from the low density properties to the east.
- c. Significant view blockage should not occur. The site is heavily vegetated at present with tall trees blocking most views of the lake. Trees on single-family property to the east also impair views for uphill properties. In fact, the proposal will probably open views due to removal of trees and vegetation over the open southern portion of the site.
- d. Appurtenances above the roofline should not be allowed. Vents and ducts should be hidden below the mansard roof.

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D. PUBLIC UTILITIES

1. Statements of Fact

- a. Both Market Street and 14th Avenue are fully developed with curb, gutter and sidewalk. Existing fire flow at the hydrant at 14th and Market is 1,700 gallons per minute. The Fire Department requires 2,500 gallons per minute for this development.
- b. Metro needs a minimum of 60 feet for a bus stop to serve the articulated coaches, at the stop along Market Street adjacent to the site.

2. Conclusions

- a. Street related improvements to Market Street and 14th Avenue should not be required. Adequate fire flow for this development is not available. By sprinklering the building, fire flow requirement will be reduced to below 1,700 gallons per minute. Therefore, the building should be sprinklered according to Uniform Fire Code standards
- b. The 65 foot long bus stop complies with Metro standards.

E. LANDSCAPING

1. Statements of Fact

- a. The proposed landscaping plan is shown on Exhibit "B".
- b. Landscaping on the western property line consists of Boxwood shrubs for parking screening; pyramidalis (cedar) for parking screening; hypericum for groundcover; a planter area with flowering cherry trees, azaleas, and rhododendrons; and areas covered with bark.

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- c. Landscaping on the northern and eastern property lines consists of pyramidalis (cedar) and hypericum.
- d. Landscaping on the southern property line consists of Boxwood shrubs for parking screening.
- e. Interior site landscaping consists of birch trees, rhododendrons, azaleas and bark.

2. Conclusions

The landscaping plan should be re-drawn prior to issuance of a building permit to reflect these changes:

- a. The Parks Department has recommended that the Hypericum should be replaced with ivy. Hypericum requires extensive watering and will not grow well in shaded areas (such as the north and east property lines). Hypericum has been planted in the Market Street medians.
- b. The Parks Department has recommended that the two existing Madrona trees (see Exhibit "C") be replaced with two substantial sized Red Maple or Scarlet Oak trees. These two trees should be planted in place of the two proposed flowering cherry trees. Madrona trees thrive when surrounded by underbrush. When this vegetation is removed, tree life is significantly reduced.
- c. The Norway Maple tree on City right-of-way (near fire hydrant on 14th Ave.) should be retained. This is a large tree which will help screen the site. The Parks Department has recommended that this tree be retained.

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- d. Any damaged ivy or trees in the Market Street planting strip should be replaced prior to issuance of a Certificate of Occupancy to the specifications and approval of the Kirkland Parks Department.
- e. Since beauty bark may clog storm sewers, any bark used on-site should remain in planter beds. The applicant should design planter areas so that bark does not spill over onto sidewalks or asphalt.
- f. The following sizes and spacings should be noted on the landscaping plan:
- Azaleas, rhododendrons: 2 feet high at time of planting.
- Boxwood: 4 feet high at time of planting; 5' on center.
- Birch: 2 1/2" caliper.
- Pyramidalis: 3' high at time of planting; 3' on-center.
- Ivy: 2 1/2" diameter containers; 4' on-center.
- Red Maple or Scarlet Oak: 3 1/2" caliper.

The above sizes are based on the Department of Community Development's landscaping standards.

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F. CITIZEN INPUT

1. Statements of Fact

The applicant contacted residents within 300' of the site to discuss the proposal. The proposal has been scaled down (original proposal is shown on Exhibit "E") since it was shown to the residents. Form letters pro and con were then signed by these residents and are attached as Exhibit "G". No other written input has been received by the City.

Exhibit "G" contains a coded map showing property owner written responses to the project; a sample form letter of support which was signed (without additional comments) by 22 owners; 3 letters with additional written comments; and a listing of contacted owners.

2. Conclusions

Area residents are generally in favor of the proposal.

G. COMPLIANCE WITH THE LAND USE POLICIES PLAN

1. Statements of Fact

L.U.P.P. designates Market Street as a major arterial and the subject property as office/multi-family.

Economic Activities (pages 318-319)

Small offices/medium density residential uses permitted along Market Street, subject to standards.

Offices of a residential scale as well as medium density residential uses are a desirable form of development along Market Street. High land costs along Market Street may make quality single family development uneconomic to developers. It is a desirable area for offices due to high visibility with easy access. However, in order to minimize adverse impacts on the surrounding single family area, development should be subject to certain performance standards:

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- (1) Development should not extend beyond 19th Avenue at the northern end of Market Street.
- (4) All new office development in the Market Street corridor must also meet the following standards:
 - (a) Structures adjacent to single family areas may not exceed a height normally associated with single family houses. The height of structures should be kept as low as possible as measured from Market Street to prevent significant view obstructions.
 - (b) Development along Market Street should not significantly alter the exterior appearance of historic buildings. Restoration of such buildings is encouraged.
 - (c) Signing and lighting are to be controlled to be compatible with surrounding scale
 - (d) Primary vehicular access must be directly to and from Market Street or side streets.
 - (e) Office development is required to provide large, densely landscaped setbacks as a visual buffer between residential and non-residential uses. Parking would not be allowed in this setback area.

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- (f) The dedication of development rights to the City in the required buffer strip around the development facing the low density residential areas.

2. Conclusions

- a. The development does not extend north of 19th Avenue.
- b. Height of the structure is discussed in Section II.C. of this report.
- c. The site is vacant, and not occupied by a historic building.
- d. Existing signage along Market Street is not large. To maintain the character of signs along Market Street, signs should be oriented toward Market Street and may be face-mounted or ground mounted. If ground-mounted, height of the sign should not exceed 5 feet above grade. Signs should not be back-lit. This restriction has also been placed on other rezones along Market in the past three years.
- e. A lighting plan should be submitted for D.C.D. approval prior to issuance of a building permit. Lighting should be directed toward Market Street and away from surrounding properties. Fixtures may be on poles or on the building, but should extend no higher than the top of the building's roofline.
- f. Primary vehicular access is from Market Street, with an exit onto 14th Avenue.

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- g. The 10 foot wide landscaped buffer along the eastern property line (adjacent to a low density residential area) complies with the intent of the L.U.P.P. for a "large, densely landscaped setback". The proposed pyramidalis trees should provide a maximum 20 foot height as a solid hedge in future years. The quit claim deed (Exhibit "H") should be recorded prior to issuance of a Certificate of Occupancy for the eastern 10 feet of the site.

III. BACKGROUND

A. HISTORY

An Intent to Rezone was, in effect, denied last year by the Planning Commission. The applicant (AWC, Inc.) was asked to redesign the two structures on the site to comply with the 50 foot horizontal dimension requirement. The applicant could not redesign economically and subsequently withdrew the application.

The Market Street corridor has had a number of rezones to PR in the past four years. The emerging land use pattern along Market Street can be seen by looking at a number of recent rezones on Market:

- Antisdale (Market Square) - 16th and Market (S.E. corner): A 19.5 foot high, 7,330 sq. ft. building. Lot coverage is 23%. Primary access is from Market Street with secondary access from the alley to the east. Horizontal dimension is 74 feet. All on-grade parking.
- Maruyama (Swallow Ski) - 812 Market: Existing two-story dwelling converted to an office. Major feature is a grass-grid parking area.

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- AWC, Inc. (this site): Rezone, in effect, denied. Height approximately 25 feet. Lot coverage of 30.7%. Horizontal dimension 79'. Gross square footage: 4,608 sq. ft. Featured some under-building parking.
- HJC (801 Market Street): Existing dwelling (one-story) converted to an office.
- Kilburn (2nd St. W. and 8th Ave. W.): Existing dwelling converted to office, plus an addition, for a medical clinic. Alley access for employee parking was allowed. This rezone approved prior to the L.U.P.P. Height is one story; lot coverage is 4.7%; gross sq. footage is 2,112 sq. ft.; horizontal dimension is 30 feet.
- Cunningham (1029 Market Street): Height is one story; 14 feet. Lot coverage is 26%; gross square footage is 3,900 sq. ft. Maximum horizontal dimension is 115 feet. Primary access is from Market Street and 11th Avenue West.
- Kirk (S.W. corner of Market and 5th Ave. W.): Two story, 20 foot high building. Gross square footage of 6,000 sq. ft. with lot coverage of 31%. Access is from 5th Ave. W. Maximum horizontal dimension is 70 feet.

B. DESCRIPTION OF NEIGHBORHOOD

1. Zoning. The subject property as well as most of the property between 14th Ave. and 15th Ave. on the east side of Market is currently zoned RS 7200. The area east of the subject property is also zoned RS 7200. Along the west side of Market lies BN (Neighborhood Business) and PR (Professional Residential) zones.

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Land Use. The subject property is currently vacant. Single family homes lie directly to the north and northeast of the subject property; multi-family units lie further to the north and directly to the east of the subject property. A retail building is located northwest of the subject property, and an office building to the southwest. Further to the west and south, lie predominantly single family homes.

IV. ALTERNATIVES

1. Multi-Family: Three attached dwelling units (using the rounding procedure in the Zoning Ordinance) could be constructed on the site under either RM 3600 or PR zoning. The same height, bulk and setback provisions that apply to office development would apply in this alternative. Parking could be reduced to 6 stalls. An Intent to Rezone would be necessary.
2. Single-Family: One single family unit could be constructed on the site without public hearings. The structure could be the same size as the proposed building. Since the 50 foot horizontal dimension would not apply, a longer building could be proposed at the 25 foot height (offices or multi-family would be limited to 20 foot height if horizontal dimension exceeded 50 feet).

V. DEVELOPMENT STANDARDS

This application is subject to the various requirements contained in the Kirkland Zoning Ordinance, the Uniform Building Code, Kirkland Municipal Code and various Fire Department regulations. It is the responsibility of the applicant to become familiar with and comply with applicable provisions contained in these ordinances and regulations.

A. KIRKLAND ZONING ORDINANCE

23.34.040 Off-Street Parking Areas: The following requirements shall pertain to off-street parking areas:

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- (1) The party developing an off-street parking area shall submit a plan showing adjacent streets, circulation of traffic, drainage, lighting, landscaping, fencing and screen planting to the Department of Community Development for approval.
- (4) Construction: All required off-street parking areas shall be surfaced to a standard comparable to the public street providing access thereto. A parking area shall be developed and completed to the required standards before an occupancy permit for the building is issued. All traffic control devices such as parking stripes designating car stalls, directional arrows or signs, bull rails, curbs and other improvements, shall be installed and completed as shown on the approved plans. Hard surfaced parking areas shall use paint or similar devices to delineate car stalls and direction of traffic. Where pedestrian walks are used in parking lots for the use of foot traffic only, they shall be curbed, or raised 6 inches above the lot surface.

23.54.050 Security Device: The Department of Community Development may recommend the issuance of a temporary Certificate of Occupancy conditioned upon the subsequent completion or satisfaction of unfulfilled requirements or regulations, or uncompleted development proposals. A condition for issuance of such temporary certificate shall be the posting with the City of a security device to insure fulfillment of all conditions to which such certificate is subject. The condition shall be listed upon the certificate or attached thereto. No Certificate of Occupancy shall be issued except as hereinabove provided. If the conditions are not satisfied within one year or less excepting for maintenance agreement which may not exceed two years, demand shall be made by the City against the security device for completion and performance. Prior to such demand being given, the Director of Community Development shall give seven days written notice to the person or persons involved.

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23.54.060 Amount of Security Device: The Security Device shall be in a form acceptable to the City Attorney. A Security Device for performance shall be 100% of the fair cost estimate at the time of completion as determined by the City. A Security Device for maintenance will represent 30% of the fair cost estimate, unless otherwise specified by the Director of the Department of Community Development.

23.62.070 (Rezone - Action by City Council): Any major changes, revisions or additions constituting a departure from the approved site plan applied for by the applicant or developer shall be fully processed as herein provided by the Planning Commission and the City Council in the same manner as an amendment to this Ordinance or zoning map.

B. UNIFORM BUILDING CODE

Buildings of B-2 occupancy (as shown) require fire protected openings and parapets closer than 10 feet to an adjoining property line. The applicant is required to obtain, at the minimum, a building or grading permit prior to any site work.

C. FIRE DEPARTMENT

1. A minimum fire flow of 2500 gallons per minute is required (1700 g.p.m. available).
2. A type "B" automatic fire alarm system will be required. Contact the Kirkland Fire Department for specific requirements with Building Permit application.
3. Fire extinguishers will be required per N.F.P.A. Pamphlet #10. Contact Kirkland Fire Department for specific requirements and locations approximately six weeks prior to occupancy.

VI. APPENDICES

Exhibits "A" through "H" are attached.
Exhibit "I" is available in the official file.

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