

RESOLUTION NO. R-2828

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-81-28 BY DONOGH HOMES, INC. TO CONSTRUCT 92 DWELLING UNITS, TOTEM LAKE HEIGHTS, 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 35,000 TO RESIDENTIAL MULTI-FAMILY 3,600.

WHEREAS, the Department of Community Development has received an application filed by Donogh Homes, Inc., as applicant and Ellis W. Moore, 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 35,000 zone and the proposed development is a permitted use within the RM 3,600 zone; and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearings thereon at their regular meetings of April 16, 1981 and April 30, 1981; and

WHEREAS, pursuant to City of Kirkland Ordinance No. 2473, 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 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 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-81-28 are hereby adopted by the Kirkland City Council as

though fully set forth herein, with the exception of Recommendations 2g, viii, and 3b, which are not adopted; and that part of Conclusions 2c and 1d on pages 9 and 14, respectively, which read "and north" are likewise not adopted.

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, and further subject to the addition of a new Condition 2g, viii which shall read as follows: Locate a five foot wide concrete walkway along the West perimeter of the site connecting N.E. 128th Street with the Northwest corner of the site, if such a walkway and fence to separate the walkway from the remainder of the site are permissible and approved under the terms and conditions of the existing easement granted to the City of Seattle for power transmission; and a new condition 3b to read as follows: Construct the five foot walkway connecting N.E. 128th Street with the Northwest corner of the site; and further subject to the addition of a new Condition 4 which shall read as follows: If the agreement between the City staff and the applicant as referenced above in Condition 2e cannot be reached and executed within two weeks of the City Council action approving this rezone, the applicant may request the City Council at its meeting of June 1, 1981 to determine whether or not a contingent obligation to pay future costs of the traffic light should be part of such an agreement.

Section 3. The City Council approves in principle the request for reclassification from RS 35,000 to RM 3,600, 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 Department 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, open meeting on the 18th day of May, 1981.

SIGNED IN AUTHENTICATION THEREOF on the 18th day of May, 1981.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Director of Administration and Finance  
(ex officio City Clerk)

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DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT  
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_  
xx RECOMMENDED BY \_\_\_\_\_ DATE April 30, 1981  
ADOPTED BY \_\_\_\_\_ DATE \_\_\_\_\_

STAFF \_\_\_\_\_

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

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

xxx PLANNING COMMISSION Carol Goddard  
Carol Goddard, Chairperson

CITY COUNCIL AS INCORPORATED IN \_\_\_\_\_

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

NUMBER \_\_\_\_\_

DATE \_\_\_\_\_

FILE NUMBER IR-81-28

APPLICANT Donogh Homes, Inc.

PROPERTY LOCATION East end of NE 128th St., east of Madison House and south of Shawnee Village in the Totem Lake Area.

SUBJECT INTENT TO REZONE FROM RS 35,000 to RM 3600 FOR TOTEM LAKE HEIGHTS

HEARING/MEETING DATE May 18, 1981

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" through "H" listed on reverse

"A" - Application

"B" - Vicinity Map

"C" - Existing Features

"D" - Site Plan 1

"D2" Site Plan 2

"E" - Conceptual Landscape Plan

"F" - Building Elevations

"G" - SEPA Information

"H" - Artist's Rendering

I. SUMMARY

A. Description of of the Proposed Action

Donogh Homes, Inc. has applied for a rezone of a 7.65 acre parcel from RS-35,000 to RM-3,600 for construction of 92 dwelling units. The potentially unstable site is located at the eastern end of N.E. 128th Street, east of Madison House and south of Shawnee Village in the Totem Lake Area. The site is characterized by steep slopes to the south and east; and a substantial amount of significant trees.

The site plan shows 93 dwelling units, but is in error--only 92 units are permitted under RM-3,600 zoning.

Major issues are: Compliance with rezone criteria; natural constraints; traffic and public improvements; parking, tree retention and landscaping; compliance with Land Use Policies Plan; and compliance with the State Environmental Policies Act.

B. Recommendations

Based on the statements of fact, conclusions, and attached Exhibits "A" through "H", we recommend approval of this rezone application from RS-35,000 to RM-3,600, 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 the 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 Permit prior to any site work. The Development Standards section in the back of this report is a brief overview of other applicable regulations.
2. Prior to issuance of building permits, the applicant shall:

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- a. Revise all drawings to show no more than 92 units.
- b. Submit engineered drawings showing curb, gutter and sidewalk around the N.E. 128th St. cul-de-sac, and provide an internal pedestrian walkway system, connecting to N.E. 128th Street.
- c. Shift the western 3 sections of Building 5 to the northwest; and shift the eastern section of Building 5 back no more than 10 feet.
- d. Submit 5% of the estimated traffic signal cost for 120th N.E. and N.E. 128th Street as determined by the Public Services Department.
- e. Execute a concomitant or other agreement (as approved by the City Attorney and Public Services Director) which will permit the City to consider the difference between the actual fairshare dollar amount submitted above, and the fair-share dollar amount when traffic signals are installed in the future.
- f. Remove the extra two stalls adjacent to the landscaping island containing the 60-inch fir by Building 5.
- g. Revise the conceptual landscaping plan (Exhibit "E") to reflect the site plan on Exhibit "D", and as follows, for the Department of Community Development approval:
  - i. Species shall be similar to Exhibit "E".
  - ii. Three coniferous trees shall be planted north of Building 1 for buffering.
  - iii. Size and spacing of plant material shall conform to City standards;
  - iv. Zoning Ordinance parking screening requirements must be met;

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- v. Location and detailing of the required 200 square feet of recreation space per unit (required in Section 23.10.110) shall be shown.
- vi. Methods to contain beauty bark in planting beds shall be shown and is subject to Parks Department approval.
- vii. Detail trees to be retained. Show the 60" cedar in front of Building 5 to be retained.
- viii. Locate a 5 foot wide concrete walkway along the north and east perimeters of the site connecting N.E. 128th St. with the north-east corner of the site.
- h. Use noise-reducing techniques in building design to reduce freeway noise impacts.
- i. Record and dimension a greenbelt easement for the area below the "top of bank" line (Exhibit "D2"), using the following wording: "No construction, clearing, or alterations shall be allowed to occur within the boundaries of this easement with the exception of landscaping, ordinary maintenance and repair."
- j. Construct a temporary cyclone or similar-type fence along the "top of bank" line - Exhibit "D2" - (or further up the slope), to be inspected and approved by the Department of Community Development.
- k. Place 4-foot high stakes connected by several strands of brightly colored surveyors tape around the dripline of trees or clusters of trees to be retained. The trees shall also be wrapped with several strands of tape. These techniques shall be inspected and approved by the Department of Community Development.

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3. Prior to issuance of Certificates of Occupancies, the applicant shall:
  - a. Extend the existing curb, gutter and underground drainage around the cul-de-sac on N.E. 128th Street, and install a concrete cement sidewalk subject to Public Services Department approval, also, internal walkway on-site as stated in Recommendation 2.b.
  - b. Construct the 5-foot walkway connecting N.E. 128th Street with the N.E. corner of the site.
  - c. Record a public pedestrian access easement for the walkway described above in 3.b. with maintenance to be provided by the City, in a form acceptable to the City and the applicant.

## II. MAJOR ISSUES, FACTS AND CONCLUSIONS

- A. Is the change in zoning requested in conformity with the adopted comprehensive plan, the provisions of the zoning ordinance and the public interest?
  1. Applicant's response: "Yes, the property as shown on the current comprehensive plan for multiple family. This parcel is presently not in compliance with the comprehensive plan."
  2. Statements of Fact.
    - a. Figure 39 of the Land Use Policies Plan designates this parcel as office/multi-family (10-14 dwelling units per acre). This is equivalent to an RM 3600 zone (Appendix 5 of the Land Use Policies Plan.
    - b. The proposal complies with the requirements of the zoning ordinance (see Section V.B. of this report).

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3. Conclusions.

The proposal conforms to the maximum density in the Land Use Policies Plan and the Zoning Ordinance. It is in the public interest by providing 92 additional housing units, and by retaining significant vegetation and steep slopes.

B. Is the use or change in zoning requested in the zoning map of the zoning ordinance...supported by an architectural site plan showing the proposed development and its relationship to surrounding areas as set forth in the cover sheet of this application and Section 23.62.030 of the Kirkland Zoning Code?

1. Applicant's response: "Yes, the proposal is in conformance with all applicable regulations."

2. Statements of Fact.

An architectural site plan is attached as Exhibit "D".

3. Conclusions.

The applicant has complied with this criteria.

C. Analysis of physiographic elements and municipal services.

1. Statements of Fact.

a. Domestic water. Water service is provided by District 79.

b. Sanitary Sewer: Sanitary sewer is provided by the N.E. Lake Washington Sewer and Water District.

c. Storm Sewer: On-site retention is required by the City.

2. Conclusions

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Domestic water, sanitary sewer and storm drainage facilities are adequate. Potentially unstable slopes are in this area.

D. The applicant must provide further evidence to the Planning Commission's satisfaction that there is an additional need for this type of land classification for which he is applying (see Exhibit "A").

E. Natural Constraints.

1. Statements of Fact.

a. Soils: A soils report has been submitted in Exhibit "G". Page 6 discusses slope stability and identifies a pre-historic landslide on the south slope.

b. Slopes: Steep slopes rim the site on the south and east, with slopes ranging from 30% to 82%. A ravine is located near the eastern property line. Drainage from the slopes and ravine flows into Totem Lake. Environmentally sensitive areas map shows the slope as potentially unstable.

c. Vegetation: Significant trees cover the site, posing a constraint on development (see Exhibit "C").

2. Conclusions.

The combination of steep, potentially unstable slopes and the large number of significant trees pose a severe constraint on development of the site.

Development and vegetation removal on the steep slopes may lead to increased erosion and sedimentation in Totem Lake and the eastern ravine, and potential slope failure. The 92 units are generally clustered onto the flatter portion of the site.

Building 5 sits partially on an 80% slope. The western 3 sections of the building should be shifted 10 feet to the northwest,

off the slope. This shift may necessitate removal of a 60-inch maple cluster between the building and parking. However, it is more important to retain the slope than to retain this cluster of trees. The eastern section should be shifted back no more than 10 feet to retain the significant 60 inch cedar. Generally, the buildings and parking areas have been arranged to retain the maximum number of significant trees possible.

F. Traffic and Public Improvements.

1. Statements of Fact.

- a. A traffic report was submitted as part of Exhibit "G". Five intersections were evaluated: N.E. 124th St./124th Avenue N.E., Kingsgate Way/120th Avenue N.E., Kingsgate Way/N.E. 132nd Street, and N.E. 128th St./120th Avenue N.E. The findings of this report are summarized below:

Intersection	Vol. to Capacity Ratio 1980	Vol to Capacity with Project	Percentage Increase in Volumn to Capacity Ratio Due to Project
NE 124th St/124th Ave N.E.	1.05	1.06	1%
Kingsgate Way/120th Ave. N.E.	.93	.95	2%
Kingsgate Way/N.E. 132nd St.	.76	.77	1%
120th Ave. N.E./N.E. 128th St.	.63	.68	5%
120th Ave. N.E./N.E. 132nd St.	Not applicable - see Traffic Study		

- b. In a volume to capacity ratio, 1.00 means the volume of traffic equals the capacity of the road.
- c. N.E. 128th St. is presently a 50 foot wide right-of-way improved with 34 feet of asphalt curb-to-curb to the cul-de-sac. There are no sidewalks on the street.
- d. Activity centers in the area and existing pedestrian paths are identified ofn Exhibit "B".

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2. Conclusions

- a. The proposal itself will not create a need for new signals at any intersections in the area. However, the incremental effect of many similar projects, without improvements to roadways, will result in failing or near-capacity intersections such as those in the Totem Lake area. It is difficult to pin areawide specific improvements on a particular project, because traffic is generated from uses outside the area. Therefore, this development should have some responsibility for intersection improvements at 120th Ave. N.E./N.E. 128th St. - which all of the project's traffic must flow through. A signal is not presently needed, but may be needed in the future as the Totem Lake area continues to grow. The applicant should contribute 5% of the estimated signal cost (based on the project's increase in the v/c ratio) as determined by the Public Services Department prior to issuance of Building Permits. Since these funds may devalue by the time a signal is installed, the applicant should also execute a concomitant or other agreement (as approved by the City Attorney and Public Services Director) which will permit the City to consider the difference between the actual fair-share dollar amount submitted above, and the fair-share dollar amount when traffic signals are installed in the future.
- b. The Public Services Department has recommended installation of curb, gutter and sidewalk around the NE 128th St. cul-de-sac. There are no sidewalks on either side of N.E. 128th St., but there is a curb up to the cul-de-sac. Evergreen Hospital property abuts the entire northern edge of the right-of-way. Installing a sidewalk along N.E. 128th St. from the site to 120th Ave. N.E. may be required with future expansion of Evergreen Hospital. An exten-

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sion of the existing curb and underground drainage and a cement concrete sidewalk around the cul-de-sac would assist with drainage control and pedestrian safety. These improvements should be accomplished prior to occupancy.

- c. The Parks Department has recommended that a 5 foot wide walkway should be constructed through the N.E. corner of the site connecting the Salish Village walkway to the proposed on-site sidewalk system. However, a walkway through the site may create security and financing problems. Therefore, a walkway easement along the west and north perimeters of the site (north of N.E. 128th St.) should be recorded by the applicant in a form acceptable to the City and the applicant. The City will maintain this walkway. This will facilitate pedestrian traffic to and from the Totem Lake Shopping Center and Metro bus lines on 120th Ave. N.E., to the west; and to and from the new King County Park at N.E. 132nd St./132nd Ave. N.E., and the residential areas to the east. This walkway should be cement concrete. This surface is necessary for bicycle use and for easy maintenance. The walkway should be shown on the landscaping plan and location is subject to Parks Department approval. This connector should be installed and a pedestrian access easement recorded, prior to occupancy. Also, internal pedestrian sidewalks connecting to N.E. 128th St. should be installed.

G. PARKING, TREE RETENTION AND LANDSCAPING

1. Statements of Fact

- a. The project contains 186 stalls - two more than required by code for 92 units.

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- b. Trees to be retained are shown on Exhibit "D" as circles; trees to be removed are shown with the symbol "X". Of the approximately 277 trees on the upper flat, 212 will be retained (77% retention).
- c. Landscaping is conceptually shown in Exhibit "E". This exhibit was part of the initial submission in January, 1981. After site analysis, staff requested an alternative plan which would retain more trees, on April 6, 1981. (this new alternative is now the proposal, on Exhibit "D"). However, there was inadequate time to re-draw the landscaping plan.
- d. 200 square feet of multi-purpose open recreation space is required by Code.

## 2. Conclusions

- a. The extra two stalls should be removed in the area adjacent to a 60" fir in a parking island in front of Building 5 (clockwise from top). This will assist in tree retention by keeping construction farther away from the tree.
- b. The conceptual landscaping plan (Exhibit "E") should be revised to reflect the site plan shown on Exhibit "D", prior to issuance of Building Permits. Species should be similar to Exhibit "E". To help buffer the northern building from future hospital expansion to the north and Salish Village to the east, three coniferous trees should be planted north of the building.
- c. The revised landscaping plan should conform to City landscaping standards (size and spacing of plant material); Zoning Ordinance parking screening requirements; and provide for and detail the location of 200 sq. ft. of recreational space per unit (as required in Section 23.10.110 of the Zoning Ordinance).



- d. Beauty bark may be washed from planting beds and clog the storm drainage system. Therefore, methods to contain beauty bark in planting beds should be shown on the landscaping plan and is subject to Parks Department approval.

H. COMPLIANCE WITH LAND USE POLICIES PLAN

1. Statements of Fact

a. Community Policy 7.b.

Encourage innovative site designs which reduce the amount of impervious surfaces, utilities and other support facilities, and which increase useable open space.

b. Natural Elements Policy 1.b.

Regulate development in potentially unstable slopes.

c. Natural Elements Policy 5.b.

Maintain existing vegetative cover to the greatest extent feasible.

- d. LUPP Figure 39 identifies the site for office/multi-family use, at a density of 10-14 dwelling units per acre. The 92 proposed units are at a density of 12.3 units per acre.

- e. LUPP Figure 40 identifies a potentially unstable slope rimming the site on the south and east.

- f. LUPP Figure 41 identifies a significant woodland on the site.

g. Totem Lake Area - Natural Elements

In all slope areas, existing vegetation should be preserved to the greatest extent feasible in order to help stabilize the slopes as well as maintain natural drainage patterns.

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h. Totem Lake Area - Living Environment

Property to the south of the hospital has been designated as suitable for small office structures and residential uses up to a density of 10 to 14 dwelling units per acre. Potentially unstable slopes will require a slope stability analysis. Slopes and existing vegetation may constrain, to some extent, full development potentials. Freeway noise will also have to be dealt with in the siting, design and construction of residential units.

i. Totem Lake Area - Open Space/Parks

Potential large open spaces would include Totem Lake and some of the surrounding wetlands in addition to parts of the wooded slope north of the lake which may pose constraints to development.

j. Totem Lake Area - Public Services/Facilities

The Totem Lake area conceivably could develop as an aggregation of dwellings, employment opportunities, commercial facilities and social services with convenient access to regional transit facilities. The opportunity to provide residents with non-automotive alternatives to meet daily needs should not be lost.

Conclusions

- a. The site design is innovative by generally retaining the potentially unstable slopes on the south and east and retaining a large number of trees.
- b. Freeway noise is identified in the L.U.P.P. as an environmental aspect of the site to be considered. Building design should use noise-reducing techniques to reduce freeway noise impacts.

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- c. Vegetation on the potentially unstable slopes plays an important role in drainage and erosion control, and slope stability. Since these slopes should not be built on, a greenbelt easement below the "top of bank" line (Exhibit "D2") should be dimensioned and recorded with King County prior to issuance of Building Permits stating: "No construction, clearing, or alterations shall be allowed to occur within the boundaries of this easement with the exception of landscaping, ordinary maintenance and repair." This will insure that the slopes will not be built on in the future. To retain slope vegetation during construction, a temporary cyclone or similar-type fence should be constructed along the "top of bank" line - Exhibit "D2" - (or farther up the slope) prior to issuance of Building Permits, and inspected and approved by the Department of Community Development. This technique has proved very effective for vegetation retention during construction. City standards for individual tree and cluster retention consists of 4 foot high stakes connected by several strands of brightly colored surveyor's tape, placed around the dripline of the tree or cluster. Also, the trees should be wrapped with several strands of tape, in case the staking is removed or falls. Trees shown to be retained on Exhibit "D" should be identified in the above manner and be inspected by the Department of Community Development prior to issuance of Building Permits, and should be detailed on the landscaping plan.
- d. An existing walkway connects Forest Grove Subdivision, Salish Village, and N.E. 128th St. (see Exhibit "B"). This walkway lies to the north and west of the site. The perimeter of the site along the walkway measures 807 feet. A diagonal walkway from the site's N.E.

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corner through the site to N.E. 128th St. measures 640 feet. Reducing walking distance will facilitate pedestrian traffic between Forest Grove, Salish Village and Totem Lake Heights with the Totem Lake Shopping Area (employment, transit and shopping); and the new King County Park at 132nd N.E./N.E. 132nd St. (east side of Forest Grove). However, a walkway through the site may create financing and security problems. The walkway should be located along the north and west site perimeters (north of N.E. 128th St.).

I. COMPLIANCE WITH THE STATE ENVIRONMENTAL POLICY ACT (SEPA)

1. Statements of Fact

An Environmental Checklist (Exhibit "G") was submitted January 15, 1981, and a Declaration of Non-Significance issued March 26, 1981.

2. Conclusions

The applicant and the City have complied with the SEPA.

III. BACKGROUND

A. NEIGHBORHOOD AND ZONING

Exhibit "B" shows the immediate vicinity and zoning. To the north lies Planned Area 12 and Evergreen Hospital; to the east is Salish Village (RM-1800/P.U.D.); to the west is Madison House (RM-3600); to the south is the approved, but presently unbuilt Totem Lake Condominiums (Planned Area 8).

B. HISTORY

1. In late 1979, the City received a similar 92-unit rezone application for the site. The proposal was for 9 buildings on the site, with 4 placed on the eastern slope. The application was withdrawn after staff requested additional environmental information on traffic and slope stability.

2. On January 15, 1981, staff received an application for 92 units in a single structure. This design would remove 30% of the trees on the upper flat (this design is shown on the landscaping plan - Exhibit "E"). On April 6, 1981, staff requested an alternative design, possibly two or more buildings, which would retain more of the significant coniferous trees on the site (shown as Exhibit "D2").

#### IV. ALTERNATIVES

Design alternatives are mentioned in the History Section of this report. A use alternative is a rezone to PR for professional offices and/or multi-family units.

#### 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 the 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 Permit prior to any site work. The Development Standards section in the back of this report is a brief overview of other applicable regulations.

##### A. Kirkland Zoning Ordinance

###### RM-3600 Zone

	<u>Required</u>	<u>Proposed</u>
Density	3600 sq.ft. per unit	3622 sq. ft. per unit
Front Yard	20' minimum	75' west wide
Side Yard	5' min., 15' total	15' north side; 125' so. side
Rear Yard	10' minimum	108' east side
Height	30' max. above average building elevation	29' to 30' above ave. building elevation

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Lot Coverage 35% maximum 10%

B. PUBLIC SERVICES DEPARTMENT

On-site temporary and permanent storm water retention is required.

C. BUILDING DEPARTMENT

Project should be constructed in accordance with submitted Soils Report.

D. FIRE DEPARTMENT

The turning radii on all curves shall be a minimum of no less than 45 feet. "NO PARKING - FIRE LANE" signs and painted curbs stenciled "NO PARKING - FIRE LANE" are required (contact Fire Department prior to occupancy for locations). A minimum fire flow of 2500 g.p.m. shall be available at the site. Fire hydrants will be required - contact the Fire Department for locations.

VI. APPENDICES

Exhibits "A" through "H" are attached as a part of this report.

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