

RESOLUTION NO. R-2858

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. CZ-81-82, BY LAKE WASHINGTON SCHOOL DISTRICT NO. 414 TO CONSTRUCT A ONE-STORY OFFICE BUILDING BEING WITHIN A RESIDENTIAL SINGLE FAMILY 8,500 ZONE, AND SETTING FORTH CONDITIONS TO WHICH SUCH CONDITIONAL USE PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Community Development has received an application for a Conditional Use Permit filed by Lake Washington School District No. 414, the owner of said property described in said application and located within a RS 8.5 zone.

WHEREAS, the application has been submitted to the Houghton Community Council and Kirkland Planning Commission who held hearings thereon at their regular meetings of July 7, 1981 and August 6, 1981, respectively, and

WHEREAS, pursuant to City of Kirkland Ordinance No. 0-2473 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 and Houghton Community Council after their public hearings and consideration of the recommendations of the Department of Community Development and having available to them the environmental checklist and negative declaration did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the Conditional Use Permit subject to the specific conditions set forth in said recommendations, 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. CZ-81-82 are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Conditional Use Permit shall be issued to the applicant subject to the conditions set forth in the Recommendations hereinabove adopted by the City Council.

Section 3. A certified copy of this Resolution, together with the Findings, Conclusions and Recommendations therein adopted shall be attached to and become a part of the Conditional Use Permit or evidence thereof delivered to the permittee.

Section 4. 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 this project, other than expressly set forth herein.

Section 5. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the Conditional Use Permit is subject shall be grounds for revocation in accordance with Ordinance No. 2183, the Kirkland Zoning Ordinance.

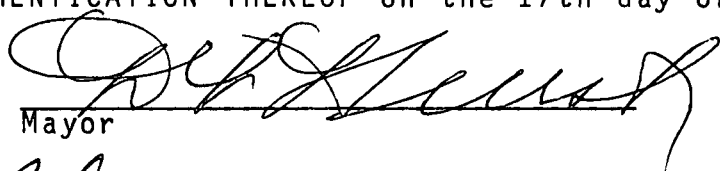
Section 6. Notwithstanding any recommendations heretofore given by the Houghton Community Council, the subject matter of this Resolution and the Conditional Use Permit herein granted are, pursuant to Ordinance 2001, subject to the disapproval jurisdiction of the Houghton Community Council, and therefore, this Resolution shall become effective only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this Resolution within 60 days of the date of the passage of this Resolution.

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

- (a) Applicant
- (b) Department of Community Development of the City of Kirkland
- (c) Fire and Building Departments of the City of Kirkland
- (d) Public Service 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 on the 17th day of August, 1981.

SIGNED IN AUTHENTICATION THEREOF on the 17th day of August, 1981.



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 August 6, 1981
___ ADOPTED BY _____ DATE _____

___ STAFF _____
___ BOARD OF ADJUSTMENT _____
___ HOUGHTON COMMUNITY COUNCIL _____
XX PLANNING COMMISSION Robert G. Burke
___ CITY COUNCIL AS INCORPORATED IN _____
Robert G. Burke, Vice Chairperson

___ RESOLUTION _____ ORDINANCE _____
NUMBER _____
DATE _____

FILE NUMBER CZ-81-82
APPLICANT Lake Washington School District No. 414
PROPERTY LOCATION E. of 108th Ave. N.E. and So. of N.E. 53rd St.
SUBJECT Conditional Use Permit for Administration Building
HEARING/MEETING DATE August 17, 1981
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Vicinity Map "B" Existing Features "C" Remove Indicated concrete, etc. "D" Site Plan "E" Landscape Plan "F" Existing Trees to be Retained and Landscape Islands "G" Temporary Storm Drainage Control "H" Environmental Information "I" Soils Report "J" Application (on file with DCD)

I. SUMMARY

A. PROJECT DESCRIPTION

Lake Washington School District has submitted an application for a Conditional Use permit to construct an administration building east of 108th Avenue Northeast and south of Northeast 53rd Street. The administration building will be a one-story, 28,000 square foot structure. The six existing portable structures will be removed from the site, and two permanent buildings will be demolished. The property is zoned residential single family, minimum lot size 8,500 square feet. Section 23.08.030 allows schools in the single family dwelling zone with a Conditional Use permit. The parcel size is 10.1 acres. Lake Washington School District has existed on the site since 1958.

B. RECOMMENDATIONS

1. This application is subject to the various requirements contained in the Land Use Policies Plan, the Kirkland Zoning Ordinance, the Uniform Building Code, the Fire Code and other regulations. It is the responsibility of the applicant to assure compliance with the various provisions contained in these ordinances. Some of the specific regulations are listed in the Development Standards, Section V, of this report.
2. Prior to the issuance of the Building and Grading Permit, the applicant shall:
 - a. Stake a construction area line no farther than 20 feet from the buildings southern face and bisecting the site in an east/west horizontal line. This staking must be marked by surveyor's tape and approved by the Department of Community Development. Land south of this line shall be left undisturbed, except for the removal of structures and slabs.
 - b. Identify with 4' high stakes and surveyor's tape the dripline of each tree or tree clump to be saved. These trees are identified in Exhibit F, and the staking must be approved by the Department of Community Development.

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- c. If compact sized parking stalls are used, the applicant shall revise the site plan to group the stalls in at least two places within the parking lot, and shall mark them "compact".
- d. The building permit application shall specifically show if the mechanical roof top system is visible by pedestrians or car occupants in the right-of-ways. If the Department of Community Development determines the systems are visible, these roof top appurtenances shall be screened by a material related to the exterior finish of the building and approved by the Department of Community Development.
- e. Indicate a method of temporary erosion and surface water control which meets the approval of the Public Service Department.
- f. Place landscaped islands in the parking lot so that no more than 8 stalls are in a continuous row. A conceptual arrangement is found in Exhibit F. The islands must be landscaped to the satisfaction of the Department of Community Development and the Parks Department.
- g. Indicate additional right-of-way improvements along the entire frontage of 108th Avenue Northeast and Northeast 53rd Street per the standards of Ordinance 2576. This will include, at a minimum, the extension of a 5 foot concrete cement sidewalk, vertical curb, gutter, and storm drainage as well as street trees which will not exceed the height of the building at full growth. These trees shall be planted in a 5 foot wide landscaped bed between the sidewalk and the curb.

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- h. Indicate the removal of all concrete and gravel surfaces shown on Exhibit C, and seed.
 - i. Indicate compliance with the recommendations in the Soils Report, Exhibit "I".
 - j. Landscape and buffer along the eastern border to the construction barrier line, according to Department of Community Development approval. The existing slabs shall either be removed or visually screened in the eastern area.
 - k. The existing asphalt parking lot on the southwest shall be retained with two curb cuts.
3. Prior to Certificate of Occupancy, the applicant shall have:
- a. Completed or financially guaranteed all right-of-way improvements per Ordinance 2576 to the satisfaction of Project and Construction Management Department. If the improvements are completed, a maintenance guarantee shall be approved by the City Attorney and Public Service.
 - b. All site improvements shall be completed or financially guaranteed to the satisfaction of the Building Department and the Department of Community Development. If improvements are completed, a landscaping maintenance guarantee shall be approved by the City Attorney and the Department of Community Development.
4. The portables and permanent buildings may be left on the site and occupied during construction and no more than 1-1/2 months after Certificates of Occupancy for the new structure have been issued. These Certificates of Occupancy shall be temporary, for one month only, and cannot be reissued until the portables have been removed and the 2 previously existing permanent buildings demolished.

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II. PROJECT DESCRIPTION

- A. The property generally slopes from the northeast to the southwest at 2-5% grade with a steeper 12% bank on the eastern edge. Soils constitute a sandy loam with a water table at approximately a 12 foot depth. Significant trees, with trunk size greater than 6 inches in caliper, are scattered throughout the site. Existing features include six portables, two permanent structures, various concrete slabs, gravel and asphalt parking areas. Traffic presently accesses onto 108th Avenue Northeast and Northeast 53rd Street.

III. MAJOR ISSUES

A. COMPLIANCE WITH THE STATE ENVIRONMENTAL POLICY ACT.

1. Statement of Fact

The applicant submitted an Environmental Checklist on May 4, 1981, amended it on May 29, 1981 and received a Declaration of Non Significance June 19th, 1981.

2. Conclusions

The applicant has complied with the requirements of the State Environmental Policy Act, and the responsible official has determined that the project will not pose significant adverse environmental impacts.

B. COMPLIANCE WITH THE ZONING ORDINANCE

1. Statement of Fact

The standards found in the Zoning Ordinance are compared to the proposal as listed below:

Front Yard Setback

20 feet required from NE 53rd Street and 108th Avenue NE (95 feet provided from NE 53rd Street and 40 feet from 108th Avenue NE).

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Side Yard Setback

A minimum of 5 feet, and a combined total of 15 feet is required (390 feet provided from south property line and 420 from the east property line).

Building Height

25 feet above average existing grade allowed (The building is 25 feet above average existing grade).

Maximum Lot Coverage

The building may cover up to 35% of the lot (Lot coverage proposed is 6.5%).

Parking

97 stalls required, 33% may be compact (111 stalls are proposed, 27 of these are compact).

Views from all adjacent property must be screened (Views from the east are screened by a high bank, and views from the south are screened by existing foliage).

2. Conclusions

The applicant meets all of the Zoning Ordinance standards.

C. CONDITIONAL USE PERMIT CRITERIA

1. Does the use or modification requested by the Conditional Use fit within the intent of the Kirkland Zoning Ordinance, and in the public interest? If so, indicate the proposed use and how it fits the above:

- a. Applicant's Response

"The property described above is the existing location of the Lake Washington School District Administration Center, which has occupied the property with that use since 1958. The proposed

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use is to maintain the administration center, housing it in a single building rather than in the various portable and permanent buildings currently housing the center on the property. The proposed use fulfills the intent of the Kirkland Zoning Ordinance by being a permitted conditional use under the land use zoning of the property. Compatibility of the current use with neighboring uses has been established historically. The proposed use is in the public interest by allowing the continuance of the Lake Washington School District Administration Center, which serves the educational needs of the community, and by allowing the center to be housed in a better facility, which does not differ significantly in size, height, scope, location or function than the current use; nor does it require significant changes to the administration center site or its natural features."

b. Statement of Fact

The property is zoned RS 8.5 and Section 23.08.030(11) and (12) allows development of the administration office through a conditional use permit process. The project proposes to delete traffic access directly onto 108th Avenue NE, and it proposes to reduce, through consolidation of structures, the amount of impervious surface by 52 percent. The building location is pulled away from the single family homes to the east and to the south. As demonstrated in chart form in the previous section, the site development meets the Kirkland zoning standards. Several significant trees are located on the site. Some of these trees will be removed in development of the administration building. These trees are shown on Exhibit F.

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The applicant is proposing the new development on the northern portion of the site. The site is large, 10.1 acres, and the majority of it is left undisturbed. The compact stalls are located on the far eastern edge of the parking lot, in one large grouping.

A mechanical roof top system is tentatively proposed in the building design, and may be visible from the abutting right-of-ways.

The parking lot proposes continuous rows of parking stalls, up to 27 stalls in a row. Kirkland policies speak against a "sea of asphalt". The parking lot has 14 stalls more than what is stipulated in the Zoning Ordinance.

The site has had long historic use, and concrete slab foundations are scattered throughout the site. An old parking lot accesses onto 108th Avenue Northeast, and is used as a parking area for recreation on the ballfield. A graveled area accesses onto Northeast 53rd Street.

The administrative personnel will continue to function on the site while the new building is under construction. Single family homes located immediately east of the site are presently buffered by a natural growth of Scotch Broom, bushes and trees.

c. Conclusions

The proposed development meets the City's standards and is in the public interest. Consolidating several buildings into one structure which is located away from the single family homes to the east and south, and directing traffic through NE 53rd Street to 108th Avenue NE are all in the public interest.

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Stake a construction area line no farther than 20 feet from the buildings southern face and bisecting the site in an east/west horizontal line. This staking must be marked by surveyor's tape and approved by the Department of Community Development. Land south of this line shall be left undisturbed, except for the removal of structures and slabs.

Identify with 4' high stakes and surveyor's tape the dripline of each tree or tree clump to be saved. These trees are identified in Exhibit F, and the staking must be approved by the Department of Community Development.

If compact sized parking stalls are used, the applicant shall revise the site plan to scatter the stalls in at least two places within the parking lot, and shall mark them "compact".

The building permit application shall specifically show if the mechanical roof top system is visible by pedestrians or car occupants in the right-of-ways. If the Department of Community Development determines the systems are visible, these roof top appurtenances shall be screened by a material related to the exterior finish of the building and approved by the Department of Community Development.

Place landscaped islands in the parking lot so that no more than 8 stalls are in a continuous row. A conceptual arrangement is found in Exhibit F. The islands must be landscaped to the satisfaction of the Department of Community Development and the Parks Department.

Indicate the removal of all concrete and gravel surfaces shown on Exhibit C, and seed with a grass/ clover mixture. The existing southwest asphalt parking

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lot with the two curb cuts shall be retained. The eastern border of the site, north of the construction barrier fence, plays an important role as a buffer for existing single family homes. Therefore, this area must have the underbrush cleared away, and be appropriately landscaped per approval of the Department of Community Development. The existing concrete slabs in this eastern area must either be removed or visually screened.

The portables and permanent buildings may be left on the site and occupied during construction and no more than 1-1/2 months after Certificates of Occupancy for the new structure have been issued. These Certificates of Occupancy shall be temporary, for one month only, and cannot be reissued until the portables have been removed and the 2 previously existing permanent buildings demolished.

D. COMPLIANCE WITH THE LAND USE POLICIES PLAN

1. Statement of Fact

- a. The site is located in the central Houghton area neighborhood and is indicated for school use. 108th Avenue NE is a pedestrian/bicycle way as well as a secondary arterial. NE 53rd Street is a collector arterial. The need for a proposed park is identified either on the site or for the neighborhood.
- b. "School district plans call for the eventual relocation of the administration center, currently located on 108th Avenue NE. This site may eventually be used for an elementary school. This site has also been designated as a potential neighborhood park. Depending on the school district's final use of the property, the City should jointly develop or acquire, if necessary, the property for park use." (Page 199)

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"Pedestrian bicycle pathways are also part of the park and open space system, in addition to providing a transportation function. Major pathways in the central Houghton area should be established according to the designations in Figure 20." (Page 201)

c. Public Services/Facilities

"108th Avenue NE, designated as a secondary arterial, passes through a predominantly single family area. Many schools front on this arterial. Heavy through traffic on this street could produce several adverse impacts and should be avoided if possible. Improvements to this right-of-way or any expansion of the 108th Avenue NE/SR 520 interchange that would facilitate through traffic should not be permitted. This street should serve as a collector of primarily locally generated traffic and not through traffic. Any improvements to this right-of-way should include provisions for a bicycle path separated from traffic flows."

2. Conclusions

Lake Washington School District has decided to locate the administration building on this site. Development plans for the remainder of the site have not been made. 108th Avenue NE should be improved to facilitate pedestrian/bicycle traffic.

E. STREET IMPROVEMENTS

1. Statement of Fact

Ordinance 2576 establishes standards for street improvements, and applies to all development action in the City of Kirkland. This ordinance designates 108th Avenue NE as a secondary arterial, standards and improvements to be determined by the Public Service Director. The minimum requirement is that 44 feet of asphalt be provided. The Public Service Department has requested that street trees, sidewalk improvements and vertical curb with underground storm sewer extension be provided per Exhibit K.

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The Public Improvements Ordinance 2576 designates NE 53rd Street as a neighborhood collector requiring 60 feet of right-of-way, 36 feet of asphalt, vertical curbs, underground storm sewer, through curb inlets, bicycle grades, 5 foot landscape strip next to the curb, street trees 30 feet on center and a 5 foot concrete sidewalk. The frontage along NE 53rd Street provides these improvements in part. The 5 foot concrete sidewalk and vertical curb must be extended to the eastern edge of the property. Street trees 30 feet on center must also be installed with the minimum size of 2 inches in caliper. These similar improvements, the 5 foot concrete sidewalk, 5 foot landscape strip and street trees, must also be extended along 108th Avenue NE to the southern property line.

Single family homes are located east and south of the site.

2. Conclusions

Under the standards established in Ordinance 2576, the applicant must complete his right-of-way improvements. These include street trees 30 feet on center of a species which will not, at maturity, exceed the height of the building. This is done to protect the views of existing single family residences. The trees shall have a minimum size of 2 inches in caliper. The applicant shall provide an extension of the 5 foot wide concrete sidewalk next to a 5 foot wide landscape strip, and some extension of the vertical curb.

F. STORM WATER DETENTION AND SOILS

1. Statement of Fact

Ordinance 2430 controls water runoff and pollution during construction. This ordinance stipulates that the rate, volume, pollution, sedimentation, temperature and points of entrance and exit of surface water not be altered beyond that of the predevelopment level. The applicant proposes a temporary surface water control of either a drainage swale or other method approved by Public Service Department.

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2. Conclusions

The method of surface water control shall meet the standards found in Ordinance 2430 and shall meet the approval of the Public Service Department.

IV. DEVELOPMENT STANDARDS

A. The following standards are listed for the applicant's benefit and in no way represent all codes or regulations which might apply to the project.

1. Fire - The existing fire hydrant on 108th Avenue NE and NE 53rd Street shall be changed to a three port fire hydrant. A new three port fire hydrant shall be provided and located as shown on the attached print. A minimum fire flow of 1,800 gallons per minute shall be available for fire suppression. The fire hydrant shall be installed, charged and fully operational before the framing stage of construction begins. The access roadways as shown are adequate.
2. Perpendicular parking stalls shall be 9 feet by 20 feet in dimension with 24 feet of backup room allowed in the driving lane. 33 percent of the stalls may be of compact dimension, which is 8 feet by 16 feet.

V. APPENDICES

Appendices A through K are included.

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